

BELLA VISTA

NEIGHBORS ASSOCIATION

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Bella Vista Neighbors Association, formerly known as Bella Vista Town Watch, is an independent non-profit neighborhood organization. Our goal is to improve the quality of life for all residents of Bella Vista.

Ms. Julia Chapman
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

February 8, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 26549/ Zoning Application No. 647935

805 S Mildred St/ ZBA hearing date: February 9 2016, 9:30 pm Applicant: Landmark Architectural Design

Below is a summary of our public community meeting held regarding the above referenced zoning application.

Position:	Non-Opposition
Date of Meeting:	January 5, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 67 excluding zoning committee members

Reason for Position:

The applicant seeks (1) one zoning variance and (1) use variance for height and setback, both related to the erection of a pilot house situated at the front of the building to access a roof deck being constructed upon an existing three story dwelling. *BVNA notes that the refusal was written incorrectly in that the proposed building height is 42'-6", not 47'-6" as shown.*

The applicant explained that the original building permit to erect the 3 story dwelling excluded a deck and pilot house. Sometime during construction a new application was made to erect a roof deck and pilot house. Unbeknownst to the applicant, just before the permit submission to L & I, recent amendments to the zoning code had been enacted requiring a five-foot setback of the pilot house from the extreme front of the building.

Upon examining the plans submitted by the applicant, BVNA saw that while the pilot house structure did begin at the front line of the building, the roof line of the pilot house was sloped away from the facade and its maximum height was set back several feet from the front of the structure. Thus, no portion of the pilot house that exceeded the 38' maximum height would be visible from the street. 2 immediate neighbors and 9 community wide residents indicated they were not opposed to the application. Given that there was no community opposition, as well as the thoughtful and inconspicuous pilot house design, **BVNA therefore does not oppose the application as presented.**

As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

Respectfully submitted,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla, BVNA Zoning Committee, rco.notification@phila.gov, wardleader@philadelphia2ndwardgop.com, RCOZBA@phila.gov, Agata Reister, Landmark Architectural Design

encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets