

BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147
(215) 627-0057

www.bellavistaneighbors.org

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.

Hon. Frank DiCiccio
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

February 10, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 35645, Zoning Application No. 915978
812 S 10th St. / ZBA hearing date: February 13, 2019
Listed Applicant: Tubb Erev Szep Zsofia

Dear Mr. DiCiccio:

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

Position:	Not opposed
Date of Meeting:	January 8, 2019
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 17 excluding zoning committee members

Reason for Position:

The subject property (18' x 105') fronts S. 10th Street and extends through to S. Alder St. The applicants wish to remodel their rear yard to create an elevated deck (to align with the 1st floor level), to erect side yard fencing to a height of 8', to remove a rear concrete block fence-wall, and to create a new off street accessory parking space accessed through a new solid roll-down steel security gate erected to a height of 9'-5". This portion of S. Adler St. is a narrow right-of-way (10') that currently serves as a shared driveway for (8) eight homes fronting S. Warnock Street. The application has been refused because the proposed heights of the side and rear yard fences and gate exceed the 6' height allowed.

The applicants expressed no apparent hardship other than to seek more privacy that can be afforded by higher fencing. They claimed that their need for an elevated deck and an ability to physically and more visually separate them from the proximity of the off-street automobile necessitates the zoning relief sought. The affected neighbors (those within 250' of the property) supported the application 7 to 0. Neighbors not in the affected area also supported the application 4 to 0. Eight members of the committee offered non-opposition, while one was opposed.

Though the applicants provided no significant hardship to justify their proposal, the committee believes given the nature of this specific street used as a shared driveway, as well as the moderately large and open yards of the homes on S 10th street, and that no near neighbors were opposed to the proposed fence heights, BVNA is therefore **not opposed** to the application.

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. Kenyatta Johnson c/o (Joshu.Harris@phila.gov & Dillon.Mahoney@phila.gov),
BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, For applicant: david@niemiecandcompany.com
encl: Zoning Meeting Agenda Poster, Zoning Meeting Sign-in Sheets

RCO Meeting Summary Form to Zoning Board of Adjustment (ZBA)

Bella Vista Neighbors Association Zoning Committee

PO Box 63955
Philadelphia, PA 19147

February 10, 2019,

Hon. Frank DiCicco
Chair, Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

Re: RCO Meeting Summary Form

ZBA Appeal Number: 35645
Zoning Application Number: 915978
812 S 10th Street
February 13, 2019 9:30 a.m.

Dear Mr. DiCicco:

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

Final Position Taken by Coordinating RCO is one of:

- Support
- Oppose
- X Non-Opposition
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee:	All other meeting attendees:	Immediate neighbors: (flyered within 250')
<i>Support</i>		4	7
<i>Oppose</i>	1	0	0
<i>Non-Opposition</i>	8		

Date of Meeting: January 8, 2019

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

Participating RCO: Bella Vista Neighbors Association Zoning Committee (BVNA)

Total Number of Attendees: Approximately 17 (excluding zoning committee members)

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weitraub AIA
Co-Chair, BVNA Zoning Committee

cc: *The Hon. Kenyatta Johnson c/o (Joshu.Harris@phila.gov & Dillon.Mahoney@phila.gov),
Planning Commission - rco.notification@phila.gov
ZBA Kariyma.Quintana@phila.gov
For applicant: david@niemiecandcompany.com*