

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.

Dr. James E. Moylan, DC
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

May 27, 2016

Re: RCO Meeting Summary Form
ZBA Calendar No. 27490/ Zoning Application No. 673342
816 S Mildred St/ ZBA hearing date: June 1, 2016, 4:00 pm Applicant: Christopher Yasiejko

Dear Dr. Moylan:

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

Position:	Not opposed
Date of Meeting:	May 3, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 11 excluding zoning committee members

Reason for Position:

The longtime owner/applicant seeks to erect a 3rd floor level addition with a front situated deck, and a 4th level deck and pilot house. The application has been refused for lack of required front deck setback, and for non-compliance for open area due to the depth of the proposed 3rd floor addition that aligns with the current two story rear wall of the structure.

The applicant indicated a clear hardship with respect to the preexisting lot size and building lot coverage. Due to a former subdivision of the property many years ago, the original rear yard had been removed from this property leaving approximately 15" of rear yard depth. Given the very small size and scale of this house, and the existing adjacent much taller structures, the applicant presented a thoughtful design that offers them much needed additional space, but with the bulk of the 3rd floor addition set back from the front property line so as to minimize the impact upon narrow Mildred Street.

Two (2) immediate neighbors, one to the south and one behind to the west who received flyers for this case, offered non-opposition to the proposal. Two (2) additional flyered neighbors offered non-opposition, and seven (7) non-flyered neighbors in attendance offered non-opposition. There were no neighbors in attendance who expressed opposition.

Given that this is a narrow street with small houses on small lots, that the proposed addition is consistent with other houses in the immediate area, and that there was no expressed opposition, **BVNA therefore does not oppose this 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. Mark Squilla, BVNA Zoning Committee, PCPC-rco@phila.gov, RCOZBA@phila.gov,
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encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets