

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

September 11, 2015

Re: RCO Meeting Summary Form

ZBA Calendar No. 25515/ Zoning Application No. 611617

827 Carpenter St / ZBA hearing date: September 15, 2015, 9:30 am Applicant: Vern Anastasio, Esq.

Dear Ms. Chapman:

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

Position:	Non-Opposition
Date of Meeting:	August 4, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 10 excluding zoning committee members

Reason for Position:

The applicant seeks (2) two use variances and (2) two zoning variances to construct a two-story residence above an existing full lot coverage one-story attached accessory parking garage zoned CMX-2. At the meeting the applicant agreed to modifications to the design that successfully addressed the dimensional variances. Specifically, the applicant agreed to reduce the rear deck parapet from 70" to 42" and to install an inward sloping cap on the front deck parapet to mitigate the danger of objects falling from the deck to the street.

Regarding the use variances, this structure has already been in use as an accessory parking garage for many years. In addition, this block of Carpenter Street has recently been transitioning from light industrial uses to primarily residential ones. The proposed use is thus consistent with the residential conversion of this block, and in the opinion of the Committee the proposed design is a commendable adaptable reuse of a preexisting structure.

No neighbors present spoke in opposition to the proposal.

BVNA therefore does not oppose the application so long as the dimensional modifications mentioned above are included and executed.

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, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Vern Anastasio, Esq.
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets