

# BELLA VISTA NEIGHBORS ASSOCIATION

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

[www.bellavistaneighbors.org](http://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.*

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

January 27, 2019

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 35905, Zoning Application No. 931785  
829-831 S Mildred St / ZBA hearing date: January 30, 2019 2:00 pm  
Applicant: Leah M. Redfield, Owner

Dear Mr. DiCiccio:

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

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

**Reason for Position:**

The applicant seeks to renovate an existing structure, historically consolidated and deeded as one lot and one tax parcel in 1960, back into a two family dwelling. The current structure was originally two separate single family homes, which were formerly occupied and used as a two family dwelling until 1998. The property has remained vacant since, and thus the use has reverted back to single family only. **Of note:** The applicant indicated that the L & I refusal application description of "complete demolition of all structures" is incorrect, and that only interior selective demolition shall occur, with the overall structures to remain.

The applicant expressed a hardship that the current structure is organized as a two-family dwelling complete with two sets of utility systems and meters and that the cost of converting the structure back into a single family home when it had originally been two separate dwellings would be untenable.

Given the unique location of the structure, with a narrow rear yard that adjoins full lot coverage commercial buildings at the side and rear, the applicant demonstrated that a proposed 2<sup>nd</sup> floor level elevated deck to serve as the only outdoor space for the upper dwelling unit was essential. Furthermore, given the existing limited yard depth; that extending the deck and supports to the rear and side property lines at the south end of the property would not affect the adjacent properties with respect to light and air.

At the meeting, the entire zoning committee and all 6 of the neighbors who reside within 250' of the property supported the application. No one was opposed. Given the well-received presentation and apparent hardship, **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. Mark Squilla c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,  
ZBA: Kariyma.Quintana@phila.gov, Applicant: leah.redfield@gmail.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

January 27, 2019

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

### Re: RCO Meeting Summary Form

ZBA Appeal Number: 35905  
Zoning Application Number: 931785  
829-831 S Mildred Street  
January 30, 2019 2:00 p.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
- Non-Opposition
- Did not reach agreement on the application

### Vote Counts:

	RCO Board/ Committee:	All other meeting attendees:	Immediate neighbors: (flyered within 250')
Support		0	6
Oppose	0	0	0
Non-Opposition	9		

**Date of Meeting:** January 8, 2019

**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & 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 Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla c/o Marie.Beren@phila.gov  
Planning Commission - rco.notification@phila.gov  
ZBA Kariyma.Quintana@phila.gov  
Applicant: leah.redfield@gmail.com