

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

April 22, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 27090/ Zoning Application No. 662618

840-842 Christian St / ZBA hearing date: April 26, 2016, 9:30 am

Applicant: Sheehan Kovall

Dear Dr. Moylan:

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

Position:	Non-Opposition
Date of Meeting:	April 5, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee (BVNA)
Number of Attendees:	Approximately 22 excluding zoning committee members

Reason for Position:

The applicant seeks a special exception to legalize a recently established animal services business (dog day care) that occupies the first floor commercial space of this CMX-2 zoning district structure.

The applicant stated that he had already received and has maintained any applicable required state and county approvals to temporarily board animals. He further indicated that the business maintains hours of operation from 7 am to 7 pm daily and has a capacity to serve 26 dogs maximum. He stated that unlike other similar facilities, he has the benefit of having 400 square feet of outdoor space to serve the animals keeping them happier and better behaved.

BVNA raised concerns about the projection of barking and noise from the outdoor area to the tight area of existing structures that surround the rear yard. An immediate neighbor; the only one to attend who had received a notification letter for this meeting, with a property directly adjoining the rear yard, indicated that the noise was tolerable and well managed and offered his support for this use. Twelve (12) general community wide audience members who were not recipients of notification letters also offered non-opposition.

Given the well intentioned presentation made by the applicant, as well as community wide support for a use appropriate for this specific location and continued compliance with the stated hours of operation and animal capacity, **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