

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

July 21, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 37230, Zoning Application No. 943406
907 S. 9th St. / ZBA hearing date: July 24, 2019, 3:30pm
Applicant: (For the owner) Vern Anastasio, Esq.

Dear Mr. DiCiccio:

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

Position: Not opposed (with dimensional conditions agreed by applicant)
Dates of Meetings: June 4 and July 9, 2019
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 16 (6-4-19) & 26 (7-9-19) excluding zoning committee members

Reason for Position:

The applicant seeks to construct a two-story addition on top of an existing one-story structure with a vacant commercial space at the first floor and with two dwelling units at the upper floors. The application has been refused for rear yard depth, with 9' required and 0' proposed, and with a maximum occupied area of 80% allowed, with 100% proposed.

In seeking zoning relief for full lot coverage the owner expressed a hardship that the small CMX-2 designated irregularly shaped lot (15' x 40') could only be commercially viable for leasing at the first floor with the largest possible square footage, and that upper floor apartments would also need to occupy the full lot area to provide adequate spaces. The owner further stated that a prospective commercial tenant could utilize the adjacent rear yard space for trash storage, situated at 909 S. 9th Street, a lot also owned by the applicant. However, BVNA expressed concerns that this application did not include a lot consolidation or deed restriction to enable use of the adjacent yard in perpetuity, and that full lot coverage also meant that the upper floor apartments would have no rear windows for emergency egress. Thus BVNA suggested that the applicant revise their plans and return to illustrate reconfigured floor footprints that would accommodate rear yard space for trash storage, and apartments above with code compliant rear windows.

At the second meeting, the applicant issued revised drawings illustrating a small angled first floor rear yard setback depth of between 3' and 5'-5", and an upper floor angled rear setback of between 0' and 2'-5". Unfortunately the proposed upper floor setback still would not allow for code compliant rear windows that must be setback more than 3' from the property line. Upon further discussion the applicant agreed to increase the rear yard setback at the upper floors from between 2' to 4'-5", rather than 0' to 2'-5", so as to allow for code compliant windows to be placed upon the rear façade. At the first meeting (6-4-19), one (1) nearby neighbor (within 250' radius), and two (2) far neighbors opposed the application, with no one in support. At the second meeting (7-9-19), with the negotiated additional rear setback at the upper floors, the one (1) nearby and four (4) far neighbors, as well as the Committee, supported the application. Therefore, **BVNA does not oppose the application so long as the ZBA requires, and the applicant honors, a dimensional variance that provides a minimum rear yard depth at the upper floors from between 2' at the north property line and 4'-5" at the south property line.** 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, For Applicant: vern@alawphilly.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

July 21, 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

Appeal No. 37230
Zoning Application No. 943406
907 S. 9th Street
July 24, 2019, 3:30 pm

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 (with dimensional conditions as agreed by applicant)

Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee: (6-4-19)	RCO Board/ Committee: (7-9-19)	Non- flyered Attendees: (6-4-19)	Non- flyered Attendees: (7-9-19)	Immediate neighbors: (flyered within 250') (6-4-19)	Immediate neighbors: (flyered within 250') (7-9-19)
<i>Support</i>			0	0	0	0
<i>Oppose</i>	6	7	2	0	1	1
<i>Non-Opposition</i>	0	0				
*Oppose		0		0	0	
*Non-Opposition		7		4	1	

***VOTE TAKEN AFTER DIMENSIONAL CONDITIONS AGREED BY APPLICANT AT 7-9-19 MEETING**

Dates of Meetings: June 4, 2019 & July 9, 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 16 (6-4-19) & 26 (7-9-19) 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, For Applicant: vern@alawphilly.com