

# 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.*

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

September 22, 2019

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 36772 Zoning Application No. 914956  
907 Schell St. / ZBA hearing date: September 25, 2019, 9:30 am  
Applicant: Raymond Dorizio, Esq.

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>	September 10, 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 47 excluding zoning committee members

#### Reason for Position:

The applicant seeks two dimensional variances to erect a 3-story rear addition with a roof top deck and "pilot house" to an existing very small dwelling (approximately 14' x 14'-4") situated upon a very small lot (approximately 14' x 22'-7") that fronts the east side of South Schell Street. A diminutive street not dedicated upon city maps that is considered a privately maintained public walkway. The application has been refused because the applicant proposes no rear yard where 7' depth is required and for no rear "pilot house" setback where 5' is required. The stated hardship is due to a non-conforming lot where the size prevents compliance with dimensional requirements.

This particular section of South Schell Street between Montrose and Christian Streets is very dense and mostly comprised of "Trinity" style homes set upon very small lots and where many of the houses in the immediate vicinity have already had non-conforming additions approved and erected. One nearby affected neighbor (within 250' radius) appeared at the meeting and was supportive of the applicant. Eighteen neighbors from the Bella Vista neighborhood also voted in support.

The Committee recognizes the difficulty of coping with the size of the lot and sees no adverse effects from the proposal. **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, For applicant: Raymond Dorizio Esq., rtdorizio@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

September 22, 2019

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

### **Re: RCO Meeting Summary Form**

Calendar No. 36772  
Application No. 914956  
907 S. Schell Street  
September 25, 2019; 9:30 am

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
- Opposed
- Non-Opposition**  
Did not reach agreement on the application

### **Vote Count(s) (for plans as presented)**

	RCO	All Attendees (excl. affected)	Affected addresses (within 250')
Support	0	18	1
Oppose	0	0	0
Non-Opposition	6	0	0

**Date of Meeting:** September 10, 2019

**Location of Meeting:** Palumbo Recreation Center, Fitzwater & S 10<sup>th</sup> St.

**Participating RCO:** Bella Vista Neighbors Association

**Total Number of Attendees:** Approximately 47, 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), BVNA Zoning Committee, rco.notification@phila.gov,  
ZBA: Kariyma.Quintana@phila.gov  
For applicant: Raymond Dorizio Esq., rtdorizio@gmail.com.