

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 DiCicco
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

May 13, 2019

RE: RCO Meeting Summary Form

ZBA Calendar No. 36556 Zoning Application No. 941438

907 Salter St. / ZBA hearing date: May 15, 2019, 9:30 am, Applicant: Vern Anastasio, Esq.

Dear Mr. DiCiccio:

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

Position:	Not opposed
Date of Meeting:	April 2, 2019
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 40 excluding zoning committee members

Reason for Position:

The applicant proposes to demolish an existing 2-story structurally deficient rear addition and replace it with a new three-story rear addition with pilot house to access a new roof top deck. The application received a use refusal as this CMX-2 designated lot requires a commercial first floor, and dimensional refusals for the pilot house setback, maximum occupied area, and rear yard depth. Of note, this non-conforming lot has always historically been of residential use only, and BVNA believes that L & I plans review incorrectly required a rear yard depth of 9' whereas only 7' is required given that the lot depth is just 27'-7'.

This particular short and narrow dead-end section of Salter Street is situated along the west side of the 9th Street Italian Market just below Christian Street. This address is the only lot that fronts Salter Street along this section, as the other adjacent lots are either the side of lots that face 9th St or the rear of lots that face Christian or Montrose Streets. As a result, retaining a residential ground floor use would have no impact upon the other uses along this street. For the same reason, and given the unique sequestered nature of this very small lot and structure, the dimensional variances create no adverse conditions for any neighboring properties or structures and are consistent with the existing non-conforming conditions of the property.

No neighbors within a 250' radius attended the meeting but 31 non-nearby neighbors attending the meeting voted in support of the applicant with no one in opposition. Given the difficult constraints of this very small non-conforming lot size and that the proposed variances do not significantly affect any surrounding properties; **Therefore, BVNA is not opposed to 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 c/o (Marie.Beren@phila.gov)

BVNA Zoning Committee, rco.notification@phila.gov

ZBA: Kariyma.Quintana@phila.gov, For applicant: Vern Anastasio, Esq., 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

May 13, 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

ZBA Appeal Number: 36556
Zoning Application Number: 941438
907 Salter Street
May 15, 2019, 9:30 a.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')
<i>Support</i>		31	0
<i>Oppose</i>	0	0	0
<i>Non-Opposition</i>	7		

Date of Meeting: April 2, 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 40 (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 Anastasio, Esq., vern@alawphilly.com