

# 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

February 17, 2019

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 36338, Zoning Application No. 938799  
911-913 Catharine St. / ZBA hearing date: February 20, 2019, 9:30 am,  
Presenting Applicant: Brett Peanasky, esq., for listed applicant: Maryann T. Marsella

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>	February 5, 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 16 excluding zoning committee members

#### Reason for Position:

The applicant proposes to erect a new (3) three-story single family attached dwelling with rooftop deck and pilot house, as well as a detached (1) one-story garage structure upon (3) three existing consolidated lots situated at the northwest corner of Catharine and South Percy Streets. The application has been refused because off-street parking is not permitted in the Residential Parking Control Area overlay district and the proposed garage exceeds the height allowed and encroaches upon the required setbacks from the street and property line. The applicants presented a proposal that they indicated was intended to match the style and scale of the neighborhood with no variances required for the principal structure. All of the refusals listed are related to the proposed garage. While the applicants presented no hardship related to the request for an off-street parking structure; they indicated that the inherent size and shape of the corner lot necessitates the proposed location and configuration of the garage structure.

All of the neighbors in attendance spoke in support of the project. Five affected nearby neighbors (within 250') voted to support the application, none voted in opposition. The vote of the non-nearby neighbors had one in support and none in opposition.

While BVNA is reluctant to endorse off-street parking without a clear hardship presented, the Committee realizes the unanimous support offered by the neighbors, and recognizes that if the parking were permitted, the design proposed, to be accessed along a narrow side street, is the best way to accommodate the garage while fitting in with the neighboring buildings. **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: BPeaasky@klehr.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

February 17, 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: 36338  
Zoning Application Number: 938799  
911-913 Catharine Street  
February 20, 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')
Support		1	5
Oppose	1	0	0
Non-Opposition	5		

**Date of Meeting:** February 5, 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 16 (excluding zoning committee members)

### Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: \_\_\_\_\_

Lawrence Weitraub AIA  
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla: [c/o Marie.Beren@phila.gov](mailto:c/o.Marie.Beren@phila.gov)  
Planning Commission: [rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
ZBA: [Kariyma.Quintana@phila.gov](mailto:Kariyma.Quintana@phila.gov)  
For applicant: [BPeanasky@klehr.com](mailto:BPeanasky@klehr.com)