

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. 37199, Zoning Application No. 955201
918 Catharine St. / ZBA hearing date: July 24, 2019, 9:30am
Applicant: Joshua Schmidt, Owner

Dear Mr. DiCiccio:

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

Position: Not opposed (with dimensional conditions agreed by applicant)
Dates of Meetings: 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 26 (7-9-19) excluding zoning committee members

Reason for Position:

The applicant seeks to construct a roof deck and roof deck access structure (pilot house) upon the rooftop of an existing three-story attached dwelling situated at the southwest corner of Catharine and South Hutchinson Streets. The application has been refused for a minimum deck setback requirement of 5', with 0' proposed along S. Hutchinson Street, and with a pilot house aligning with the S. Hutchinson Street façade such that the proposed structure has been considered as a 4th floor, and therefore exceeds the 38' height limit at 43'-2.75" proposed. **BVNA notes that that perhaps L & I should have refused the pilot house for setback requirements, rather than as a 4th floor area {See: 14-604(5)(c).(4)}**

In seeking zoning relief for the pilot house location, the owner/applicant expressed a hardship that the existing internal stairwell is situated along the S. Hutchinson Street façade, and thus the most practical location for the pilot house would be an extension of that stairwell rather than sacrificing a bedroom space to construct a new code compliant stairwell to the roof. However, the owner/applicant could not offer a hardship for the excessive deck area with no setback along S. Hutchinson Street. Therefore, given BVNA's safety concerns of deck railings at the façade planes whereby objects could fall to the sidewalk and cause possible injury, the applicant agreed to set back the deck railing 2' from the S. Hutchinson Street building line frontage.

Without a deck railing setback concession, neighbors voted eight (8) opposed, with none in support, and with the 2' deck railing dimensional setback condition, neighbors voted ten (10) in favor with none opposed. There were no nearby neighbors (within 250' radius) present at the meeting. Given the deck railing setback concession, **BVNA does not oppose the application so long as the ZBA requires, and the applicant honors, a dimensional variance that provides a minimum deck railing setback of 2' along the S. Hutchinson Street building line, with the current proposed 5' setback maintained along Catharine Street. BVNA however does maintain a concern that granting this pilot house height variance as a 4th floor area could allow for a future much larger 4th floor area to be constructed without requiring a variance. BVNA would like the ZBA to confirm that the 4th floor relief granted only applies to extents of the pilot house structure as proposed.** 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. Kenyatta Johnson c/o (Joshua.Harris@phila.gov & Dillon.Mahoney@phila.gov),
BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, Applicant: joshua.d.schmidt@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

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. 37199
Zoning Application No. 955201
918 Catharine Street
July 24, 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

Oppose

X Non-Opposition (with dimensional conditions as agreed by applicant)

Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee: (7-9-19)	Non- flyered Attendees: (7-9-19)	Immediate neighbors: (flyered within 250') (7-9-19)
<i>Support</i>			
<i>Oppose</i>	7	11	N/A
<i>Non-Opposition</i>	0	2	N/A
*Oppose	1	0	N/A
*Non-Opposition	6	15	N/A

***VOTE TAKEN AFTER DIMENSIONAL CONDITIONS AGREED BY APPLICANT**

Date of Meeting: 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 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: cc: The Hon. Kenyatta Johnson c/o (Joshua.Harris@phila.gov & Dillon.Mahoney@phila.gov)
Planning Commission: rco.notification@phila.gov
ZBA: Kariyma.Quintana@phila.gov, Applicant: joshua.d.schmidt@gmail.com