

BELLA VISTA NEIGHBORS ASSOCIATION

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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.

Ms. Carol Tinari
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

April 10, 2017

Re: RCO Meeting Summary Form

ZBA Calendar No. 29966/ Zoning Application No. 757668
923 S. 8th St/ ZBA hearing date: April 12, 2017, 4:00 pm

Applicant: Frank P. Ermilio Jr. Esq.

Dear Ms. Tinari:

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

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|-----------------------------|--|
| Position: | Not opposed |
| Date of Meeting: | April 4, 2017 |
| Location of Meeting: | Palumbo Recreation Center, 10 th & Fitzwater Streets. |
| Participating RCO: | Bella Vista Neighbors Association (BVNA) Zoning Committee |
| Number of Attendees: | Approximately 23 excluding zoning committee members |

Reason for Position:

The applicant plans to renovate an existing three-story corner building zoned RM1 that has been vacant for some time (and with its most recent use uncertain) to include three (3) residential rental units. The proposal requires a variance as a three-unit building within this zoning district requires a minimum 1,080 square foot lot and the existing lot has only 1,034 square feet.

Immediate neighbors expressed concerns over trash removal, parking, density, and the impact of construction activities upon the adjacent narrow Hall Street that provides the only vehicular access to a condominium development at the east end of the street. The applicant explained that trash would be stored prior to pick-up within an existing ground floor rear garage and that any possible construction dumpster would be situated along the 8th Street frontage. Of the flyered nearby neighbors, two expressed support for the proposal and two were opposed. Of those in attendance from the wider neighborhood, seven expressed support and none were opposed.

The committee thought that the 46 square feet by which this proposal fell short of the requirement was *de minimus*, that the three proposed dwelling units were of adequate size, and that a renovated and occupied building was preferable to the current vacant one. **BVNA is therefore 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.

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla, BVNA Zoning Committee, rco.notification@phila.gov, RCOZBA@phila.gov, wardleader@philadelphia2ndwardgop.com, FRANK.ERMILIO@oldecityabstract.com.