

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.

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

March 20, 2016

Re: RCO Meeting Summary Form

ZBA Calendar No. 26829/ Zoning Application No. 654807

939 S. 10th St. / ZBA hearing date: March 22, 2016, 9:30 am Applicant: Alan Henderson

Dear Ms. Chapman:

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

Position:	Non-Opposition
Dates of Meetings:	February 2, 2016 & March 1, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee
Number of Attendees:	Approximately 3 (2-2-16) & 21 (3-1-16) excluding zoning committee members

Reason for Position:

The applicant seeks zoning relief to demolish a preexisting non-conforming one story structure with roof deck at the first floor rear yard and to replace it with the erection of a smaller 2nd floor level only rear addition with a roof deck on top of it at the 3rd floor level. The application for this preexisting non-conforming lot coverage corner property was refused for lack of required rear yard depth and open space.

This project was heard by BVNA at two community meetings held in February and March 2016. Except for one immediate neighbor, no other neighbors were in attendance at either meeting to specifically hear this case. At the initial meeting, the immediate neighbor expressed a lack of clear understanding of the proposed project and its impact upon his property. BVNA suggested that the applicant team subsequently meet with the affected neighbor to address his concerns and to return for the March meeting. At the March meeting BVNA learned that the immediate neighbor's concerns about construction related noise and dust had been mitigated whereby he offered conditional support for the zoning relief sought.

Given the accommodations made by the applicant, as well as that the proposed addition is smaller than the original structure to be removed, and that no apparent adverse impact could be determined given the extents of the preexisting non-conforming structure, **BVNA therefore does not oppose 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, BVNA Zoning Committee, PCPC-rco@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Alan Henderson
encl. Zoning Meeting Poster, Zoning Meeting Sign-in Sheets