

# 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.*

Hon. Frank DiCicco  
Chair, Philadelphia Zoning Board of Adjustment  
1401 JFK Blvd. – 11<sup>th</sup> Floor  
Philadelphia, PA 19102-1687

September 21, 2017

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 31345/ Zoning Application No. 800550  
773 S. 11th St/ ZBA hearing date: September 27, 2017, 2:00 pm

Applicant: Casey McNulty, Owner

Dear Mr. DiCicco:

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

<b>Position:</b>	<b>Conditionally Not opposed (See reason for position)</b>
<b>Date of Meeting:</b>	September 5th, 2017
<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 27 excluding zoning committee members

**Reason for Position:**

This moderately sized 2 & 3 story currently vacant CMX-2 building is located along an extra wide section of 11<sup>th</sup> Street on the northeast corner at Catherine Street and is situated among many much larger buildings. The applicant seeks to demolish an existing rear two-story addition of compromised structural integrity and replace it with new 2 & 3 story construction that extends fully to the rear lot line. The project intends to restore the commercial space on the ground floor and to install two residential dwelling units on the second and third floors; one for a tenant and one for the property owner. The proposed extension to the rear lot line creates the need for two variances including a lack of rear yard depth and provision of no open space. To alleviate the open space deficiency, the applicant intends to provide a rear inset 2<sup>nd</sup> floor balcony and a 3<sup>rd</sup> floor 21' long rear open roof deck.

Though the applicant expressed no significant hardship in seeking full lot coverage other than wanting a larger commercial space; the building is uniquely positioned as it is flanked to the north by a very large full lot depth commercial building, opposite a full lot depth church across the street to the south, and faces a mostly blank brick dwelling wall to the east on Clifton St. However, given the proposed full lot coverage and higher density mixed use, BVNA expressed concerns about adequate trash storage. And though the applicant intends to provide conditioned trash storage in the basement, BVNA felt that the more conveniently located ground floor trash storage closets shown were inadequately sized. Consequently, the applicant team volunteered that they could further enlarge the ground floor trash closets as requested.

No immediately adjoining property owners were present at the meeting. Three (3) neighbors present within the required 250' notification radius offered no opposition. Of other non-nearby neighbors in attendance, thirteen (13) offered no objection to the application and only two (2) offered opposition. The BVNA Zoning Committee members also offered no opposition.

**Given the minimal impact of the proposed rear building extension upon the surrounding area, and so long as the applicant honors their intent to enlarge the ground floor trash storage closets, BVNA therefore expresses no opposition.**

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](mailto:rco.notification@phila.gov), [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com),  
[Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov), [caseymcnulty@gmail.com](mailto:caseymcnulty@gmail.com), [BPeanasky@klehr.com](mailto:BPeanasky@klehr.com),

**RCO Meeting Summary Form to Zoning Board of Adjustment (ZBA)**

**Bella Vista Neighbors Association Zoning Committee**  
PO Box 63955  
Philadelphia, PA 19147

September 21, 2017

Frank DiCicco  
Chair, Zoning Board of Adjustment  
1401 John F. Kennedy Boulevard – 11<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: RCO Meeting Summary Form**  
*ZBA Appeal Number: 31345*  
*Zoning Application Number: 800550*  
*Location: 773 S 11th Street*  
*ZBA Hearing Date: September 27, 2017, 2 pm*

Dear Mr. DiCicco:

Below is summary of a public community meeting held regarding the above-referenced zoning proposal.

**Final Position Taken by Coordinating RCO is one of:**

- Support
- Oppose
- ✓ **Non-Opposition (with condition as volunteered by applicant)**
- Did not reach agreement on the application

**Vote Counts**

	RCO Board/ Committee	All Meeting Attendees	Other (e.g. affected addresses, members, etc.) Immediate (flyered) neighbors
<i>Support</i>		13	3
<i>Oppose</i>		2	0
<i>Non-Opposition</i>	6		

**Date of Meeting:** September 5, 2017  
**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & Fitzwater Streets.  
**Participating RCOs:** Bella Vista Neighbors Association Zoning Committee  
**Number of Attendees:** 27

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

Sincerely,

Bella Vista Neighbors Association, Inc.



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

Lawrence Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: *Marie Beren* [Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov),  
[rco.notification@phila.gov](mailto:rco.notification@phila.gov)  
[caseymcnulty@gmail.com](mailto:caseymcnulty@gmail.com)  
[BPeanasky@klehr.com](mailto:BPeanasky@klehr.com)