

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 DiCicco
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

January 30, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 32395/ Zoning Application No. 828758
700 S. 7th Street / ZBA hearing date: January 31, 2018, 2:00 pm/Applicant: Queen Village Properties

Dear Mr. DiCicco:

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

Position:	Conditional/Partial Non-Opposition (With deck setback as determined by ZBA)
Date of Meeting:	November 14, 2017
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 17 excluding zoning committee members

Reason for Position:

The applicant seeks to demolish a single story attached full lot coverage corner commercial building and replace it with a four-story attached structure having a full lot coverage ground floor commercial space and two (2) single-family dwellings above on floors two through four, with a compliant rear yard setback of 10'-6", or 20% of lot depth, for the upper floors, and a rear yard deck at the 2nd floor roof level. The application has been refused for the 1st floor full lot coverage, and for the lack of a deck setback along the Bainbridge Street side of the lot.

The applicant expressed a hardship related to the requirement to obtain a variance to rebuild the preexisting full lot coverage structure that has stood for many decades, and that needs to be razed to best erect the new structure; and that this full lot coverage is needed to offer a practical leasable commercial space of a minimum adequate size (515 square feet as shown on plans), given the modest overall lot size (15'-8" x 52'-3").

However, BVNA found no apparent hardship with respect to the proposed 10'-6" x 15'-8" second floor level rear deck as far as providing up to a 5' setback along Bainbridge Street. The applicant was therefore amenable to introducing a setback of some distance to be determined by the ZBA. BVNA would not be opposed to a minimum 3' setback, as anything less could present a hazard to pedestrians with respect to items falling from the deck railing along that side. Of the neighbors flyer'd within 250 ft., four (4) voted in favor and two (2) were opposed. Eight (8) residents from the larger neighborhood were in favor with three (3) opposed. The immediate neighbor situated at 702 S. 7th Street was strongly opposed to the application and raised additional concerns about the 2nd level deck relative to his privacy, and possible damage to the shared foundation and party wall during construction.

BVNA is therefore not opposed to the relief sought for the proposed 1st floor full lot coverage but remains opposed to the lack of a deck setback along Bainbridge Street and thus asks the ZBA to establish an acceptable deck setback with a minimum of 3 feet. BVNA expects that the immediate neighbor will attend the ZBA hearing, with legal counsel, to voice their opposition 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 c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov, wardleader@philadelphia2ndwardgop.com, ZBA Kariyma.Quintana@phila.gov, Joseph Console, Esq., joe@consolelegal.com

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

Bella Vista Neighbors Association Zoning Committee

PO Box 63955
Philadelphia, PA 19147

January 29, 2018

Hon. Frank DiCicco
Chair, Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

Re: RCO Meeting Summary Form

ZBA Appeal Number: 32395
Zoning Application Number: 828758
700 S. 7th Street
January 31, 2018, 2:00 pm

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
- ✓ **CONDITIONAL/PARTIAL Non-Opposition**
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee	Meeting Attendees	Other Additional Meeting Attendees: Immediate (flyered within 250') neighbors
<i>Support</i>		8	4
<i>Oppose</i>		3	2
<i>Non-Opposition</i>	5		

Date of Meeting: January 9, 2018

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

Participating RCO: Bella Vista Neighbors Association Zoning Committee (BVNA)

Total Number of Attendees: 17 (Excluding BVNA 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: *The Hon. Mark Squilla c/o Marie Beren Marie.Beren@phila.gov,
Planning Commission - rco.notification@phila.gov
ZBA Kariyma.Quintana@phila.gov
Applicant: Queen Village Properties, Joseph J. Console, Esq., joe@consolelegal.com*