

BELLA VISTA NEIGHBORS ASSOCIATION

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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.

March 10, 2016

Hon. Mark Squilla
Councilman 1st District, City of Philadelphia
City Hall, Room 332
Philadelphia, PA 19107-3459

Re: Sidewalk Café – Outdoor Seating Ordinance Request
“Al Zaytouna”
906 Christian Street
Applicant: Koubeil Ben Ayed, Owner & Operator

Dear Councilman Squilla,

The owner-operator of “Al Zaytouna” restaurant, located at 906 Christian Street, seeks permission to use the public right-of-way (sidewalk) to provide outdoor café seating for the patrons of his establishment.

As requested, to hear this application, the Bella Vista Neighbors Association (BVNA) posted notice, flyer nearby residential properties, and held a public meeting on March 1, 2016 at the Palumbo Recreation Center in concert with our regularly scheduled monthly zoning meeting. There were approximately 21 neighbors in attendance in addition to our committee members. From a show-of-hands, none of the residents of the nearby properties flyer attended this meeting.

The restaurant is located on the south side of Christian Street just west of the intersection at South 9th Street and is close to several other existing establishments with outdoor sidewalk café seating. Sabrina’s Café, located at 910 Christian Street has sidewalk seating as well as Lorenzo’s Pizza at 900 Christian Street with seating facing South 9th Street. Opposite Al Zaytouna, at 901 Christian Street, Monsu Restaurant also has sidewalk seating. The owner of Al Zaytouna is proposing three tables to accommodate ten seats and outdoor hours that are consistent with his present opening hours of 11am to 10pm on weekdays and 11am to 11pm on weekends. He indicated that he has no plans for a liquor license and will continue to operate as a BYOB only.

No neighbors spoke in opposition to the proposal and several spoke in favor.

BVNA feels that the proposed use is consistent with other businesses in the immediate vicinity and does not generate any undue safety or use concerns. BVNA has no objection to the application, provided that the proposal is unaltered.

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: BVNA Zoning Committee, Koubeil Ben Ayed
encl: Zoning Meeting Poster