

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

August 18, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 37378, Zoning Application No. 961070
629 Washington St. / ZBA hearing date: August 21, 2019, 3:30 pm, Applicant: Dennis George, Esq.

Dear Mr. DiCiccio:

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

Position: Not opposed (with dimensional conditions, only if agreed by applicant)
Date of Meeting: August 12, 2019
Location of Meeting: Palumbo Recreation Center, 10th & 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 an existing CMX-2 designated one, two and three-story structure and replace it with a three and four-story structure with ground level commercial space, two apartments above and with a rear roof deck at the fourth floor level. The rear of the existing building has varied setbacks that afford a sense of openness, light and air to the small scaled shallow lots and yards of the League Street dwellings behind. But the proposed design intends a full three stories at the rear of the structure. The application has been refused for rear yard depth, where 9' is required and 3' is proposed, and where 89% proposed occupied area exceeds the maximum of 75% allowed. The applicant maintains that the proposed rear yard depth of 3' is misleading. The rear yard is irregular in shape, and while a portion is intended to be 3' deep, the predominant depth would be 6'-4".

The affected neighbors (within 250' radius) who live behind the property on League Street expressed great concern that the bulk of the planned construction would have a significant negative impact upon their homes which are much smaller and set upon very small lots. Given that the proposed structure is situated south of the League Street dwellings, the proposed building would cast significant shadows upon their homes and yards. BVNA and the general neighbors expressed similar concerns.

Two affected neighbors voted in opposition to the proposal. Five general neighbors voted in support and four voted in opposition. When the committee proposed a vote with the condition that the depth of the building be reduced by 2'-8" so that the rear yard depth requirement was substantially met, the affected neighbors were still in opposition but the general neighbors were unanimously in support. The committee voted unanimously to oppose the plan as presented, but also voted unanimously to waive opposition to the occupied area refusal if the rear building setback would be maintained in compliance at 9'-0" from the rearmost property line. **Therefore, as long as the applicant agrees to reduce the depth of the proposed rear of the structure at all floor levels by 2'-8", so as to maintain 9' clear to the rear most property line, BVNA shall not oppose the 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 c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, For applicant: Tracy Riley, Triley@arangiogeorge.com, Dennis George,
DGeorge@arangiogeorge.com.

encl: Zoning Meeting Agenda Poster, Zoning Meeting Sign-in Sheets

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

Bella Vista Neighbors Association Zoning Committee

PO Box 63955
Philadelphia, PA 19147

Re: RCO Meeting Summary Form

Calendar No. 37378
Application No. 961070
629 Washington Avenue
August 21, 2019; 3:30 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
- Opposed
- Non-Opposition (with dimensional conditions only if agreed by applicant)**
- Did not reach agreement on the application

Vote Count(s) (for plans as presented)

	RCO	All Attendees (excl. affected)	Affected addresses (within 250')
Support	0	5	0
Oppose	6	4	2
Non-Opposition	0	0	0

Vote Count(s) (for plans w/ rear yard depth in compliance, 9' to farthest rear lot line)

	RCO	All Attendees (excl. affected)	Affected addresses (within 250')
Support	0	9	0
Oppose	0	0	2
Non-Opposition	6	0	0

Date of Meeting: August 12, 2019

Location of Meeting: Palumbo Recreation Center, Fitzwater & S 10th St.

Participating RCOs: Bella Vista Neighbors Association

Total Number of Attendees: Approximately 17, excluding 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@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, For applicant: Tracy Riley, Triley@arangiogeorge.com, Dennis George,
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