

# 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  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

August 18, 2019

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 37372 Zoning Application No. 959538  
644 Carpenter St. / ZBA hearing date: August 21, 2019, 9:30 am/Applicant: Herbert L. Scott

Dear Mr. DiCiccio:

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

**Position:** Not opposed with conditions as agreed by applicant  
**Date of Meeting:** August 12, 2019  
**Location of Meeting:** Palumbo Recreation Center, 10<sup>th</sup> & 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 erect a 3-story addition with a rear balcony and front bay to an existing 3-story attached dwelling within an RSA-5 residential district. The application has been refused because the 8' proposed rear yard depth does not meet the 9' required and the 15% open area proposed does not meet the 25% required. According to the applicant, the unusual shape of the rear end of the lot, which diminishes from 13' to 10' in width, creates a hardship that necessitates a variance to allow the design to meet minimum bedroom size requirements.

Adjoining property owners were concerned that the addition would loom over the small and irregularly shaped yards of the adjacent houses on Carpenter and S. 7<sup>th</sup> Streets adjacent to the applicant's lot. The neighbors and Committee discussed a number of options with the applicant of how dimensional adjustments made to the design plans could permit the applicant to meet the minimum 9' rear yard depth requirement.

Three affected neighbors (within 250' radius) and three general neighbors objected to the application. However, they expressed support for the proposal if the depth of the building were reduced by 1' bringing the plans into compliance with the minimum rear yard depth requirement of 9'. The Committee shared the neighbor's concerns and opposed the plans as presented, but would have no objection to the open area refusal if the proposal complied with the minimum rear yard depth requirement. **Therefore, given that the applicant agreed to reduce the depth of the proposed rear of the structure at all floor levels by 1'-0", so as to maintain 9' clear to the rear 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. Applicant: Herbert L. Scott, herbertlscott@aol.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. 37372  
Application No. 959538  
629 Washington Avenue  
August 21, 2019; 9:30 am

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  
Opposed

**Non-Opposition with dimensional conditions as agreed by applicant**

Did not reach agreement on the application

### Vote Count(s) (for plans as presented)

	RCO	All Attendees (excl. affected)	Affected addresses (250' radius)
Support	0	0	0
Oppose	6	3	3
Non-Opposition	0	0	0

### Vote Count(s) (for plans w/ rear yard depth in compliance)

	RCO	All Attendees (excl. affected)	Affected addresses (250' radius)
Support	0	4	3
Oppose	0	0	0
Non-Opposition	6	0	0

**Date of Meeting:** August 12, 2019

**Location of Meeting:** Palumbo Recreation Center, Fitzwater & S 10<sup>th</sup> 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, Applicant: Herbert L. Scott, herbertlscott@aol.com