

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.*

Dr. James Moylan, DC
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

August 1, 2016

Re: RCO Meeting Summary Form
ZBA Calendar No. 27951/ Zoning Application No. 672358
1019-21 S 8th St/ ZBA hearing date: August 2, 2106, 9:30 pm Applicant: Nhan Phan

Dear Dr. Moylan:

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

Position:	Not opposed
Date of Meeting:	July 5, 2016
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 10 excluding zoning committee members

Reason for Position:

The applicant is attempting to relocate the lot lines of 1019 and 1021 S. 8th St. to create a single lot. The application requires a use variance, as the property is zoned RM-1 and the applicant proposes a professional office on the first floor and part of the second floor. The property previously contained a grocery store on the first floor and the commercial use of the first floor was grandfathered when the zoning changed to RM-1. A commercial, professional use of the first floor is consistent with that section of S. 8th St.

There were neighbors who expressed concern over additional traffic and parking that would result from a commercial use. Four immediate neighbors were opposed to the application and two were in support. The committee notes that there is a municipal parking lot adjacent to the property.

The committee was concerned about the expansion of the commercial office to the second floor, as this would trigger several ADA related issues and could lead to future expansion that was not consistent with the neighborhood. The applicant has agreed to limit the commercial use to the first floor and if the application is amended to reflect that restriction, **the committee is not opposed to this variance.**

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: _____
Lara Rhame
Co-Chair, BVNA Zoning Committee

cc: *The Hon. Mark Squilla*, BVNA Zoning Committee, rco.notification@phila.gov, RCOZBA@phila.gov, wardleader@philadelphia2ndwardgop.com, Vern Anastasio, Esq.