

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

June 14, 2018

Re: RCO Meeting Summary Form
ZBA Calendar No. 33495 Zoning Application No. 859600
617-619 S. Delhi St./ ZBA hearing date: June 20, 2018, 9:30 am
Applicant: Richard E. Felder, Martha & Thomas

Dear Mr. DiCiccio:

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

Position: **Opposed**
Date of Meeting: June 5, 2018
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 25 excluding zoning committee members

Reason for Position:

The applicant seeks to consolidate two (2) existing lots (617 & 619 S. Delhi St.) into one, raze the existing structure upon 617 and to construct a three-story +/-4000 sq. ft. (excluding full basement +/-1250 sq. ft.) single-family dwelling with roof top deck and pilot house. The application has been refused for lack of rear yard depth and open area, where 5 ft. rear yard depth at the 1st floor and 9 ft. depth at the upper floors are required, and where 25% open space is required and only 8.5% is offered. The height of the dwelling has only been refused for an overly large pilot house, with stair and elevator, where 90 sq. ft. is allowed and 144 sq. ft. is offered.

The applicant team declared that they should be entitled to overbuild the lot given that the consolidated lot depth is under 45 ft. and that such a depth (40') presents a hardship. However, BVNA notes that the resulting consolidated lot exceeds the RSA-5 minimum lot size of 1440 sq. ft. at 1480 sq. ft. Thus, BVNA feels that the largely square lot of conforming size presents no hardship at all.

BVNA heard great opposition to the proposal collectively from the residents of the Randall School Condominium Association (915 Bainbridge St.) located adjacent to the site and containing 18 dwellings. Several of these residents attended our meeting and those who could not presented a group letter of opposition. Their main concern was with respect to the over building of the site and the bulk and proximity of the windowless three-story façade along their property line that could greatly impact light and views. Attending neighbors (those within 250 ft) supported the proposal 10 to 7. Other attending community residents opposed the proposal 3 to 2.

BVNA shares the neighbor's concerns with respect to the impact of the excessive bulk of the proposed structure to available light and openness; a scale of development that runs counter to the existing modestly scaled homes on this block. And though the applicant team later offered to reduce the size of the pilot house; this reduction though appreciated does not mitigate the excessive bulk of the overall structure. BVNA would prefer that the design better attempt to comply with the 25% open area requirements for this district and include a full lot width overall rear setback. Therefore, BVNA is **Opposed** to this 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 (Jennifer.Slavic@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov, wardleader@philadelphia2ndwardgop.com, ZBA Kariyma.Quintana@phila.gov, SSHD mikeharris@southstreet.com
For Applicant: AGATA@landmarkaia.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

June 14, 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: 33495
Zoning Application Number: 859600
617-619 S. Delhi Street
June 20, 2018, 9:30 am

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**
- 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>	0	2	10
<i>Oppose</i>	7	3	7
<i>Non-Opposition</i>			

Date of Meeting: June 5, 2018

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

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

Total Number of Attendees: 25 (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](mailto:Kariyma.Quintana@phila.gov), SSHD mikeharris@southstreet.com
For Applicant: AGATA [@landmarkaia.com](mailto:AGATA@landmarkaia.com)