

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

October 9, 2017

Re: RCO Meeting Summary Form

ZBA Appeal Nos. 31265 & 31266/ Zoning Application Nos. 792204 & 800157

604-606 S. 9th Street/ ZBA hearing date: October 11, 2017, 3:30 am/Applicant: Jackie Gusic, Designer

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

Position:	Not opposed
Date of Meeting:	September 5, 2017
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 27 excluding zoning committee members

Reason for Position:

The applicant proposes the consolidation of 604 and 606 S. 9th Street, through to S. Percy Street, into a single parcel (zoned CMX2) containing two preexisting full lot coverage structures; to enable a single building with two commercial spaces on the ground floor and ten (10) rental apartment units on the upper floors. The application has been refused for the re-legalization of a preexisting accessory off-street rear parking space, due to the lot consolidation process, and for a proposed maximum height of 50'-1", where 38' is allowed.

The tallest of the two buildings, 606 S. 9th Street, has a preexisting height of four-stories and 47'-11" at the east end that drops down to three-stories at the west end, except for a four-story elevator penthouse situated at the far rear end of the building. The proposal seeks to demolish the elevator penthouse and to replace it with a 50'-1" high full width addition upon the 3rd floor to extend the preexisting 4th floor all the way to the rear property line.

There was a mixed response among the immediate neighbors (those flyered for the RCO meeting). Some were concerned that the proposed 4th floor rear addition upon 606 S. 9th St. would set an unnecessary precedent to exceed the maximum allowable height, and further reduce light and air to the residences facing S. Percy Street. Six (6) immediate flyered neighbors supported the proposal and four (4) were opposed. Eight (8) neighbors from the wider community supported the application, none were opposed.

The proposal includes a significant improvement to the facade of 604 S. 9th St, and both refusals extend from preexisting historic conditions of overly scaled and overly tall commercial buildings. The off-street parking re-legalization represents no real change in use, and the additional 2'-2" in height sought at the rear of 606 S. 9th St. will have a minimal impact considering the bulk of the preexisting elevator penthouse to be replaced. BVNA also recognizes a potential financial hardship that could arise (from the preexisting over scaled conditions), should the applicant be required in some way to restore the buildings back to a current code compliant height. **BVNA therefore does not oppose the application.**

As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

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, wardleader@philadelphia2ndwardgop.com, ZBA Kariyma.Quintana@phila.gov, Jared Klein, Esq. jklein@otllp.com, Michael Harris, mikeharris@southstreet.com

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

Bella Vista Neighbors Association Zoning Committee
PO Box 63955
Philadelphia, PA 19147

October 9, 2017

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 Nos. 31265 & 31266
Zoning application nos. 792204 & 800157
604-06 S 9th St.
October 11, 2017, 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
- Oppose
- ✓ **Non-Opposition**
- Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee	Meeting Attendees	Other Additional Meeting Attendees: Immediate (flyered) neighbors
<i>Support</i>		8	6
<i>Oppose</i>		0	4
<i>Non-Opposition</i>	6		

Date of Meeting: September 5, 2017
Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association Zoning Committee
Number of Attendees: 27

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
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