

# 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.*

---

Ms. Carol Tinari  
Chair, Philadelphia Zoning Board of Adjustment  
1401 JFK Blvd. – 11<sup>th</sup> Floor  
Philadelphia, PA 19102-1687

July 31, 2017

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 30591/ Zoning Application No. 757093  
800 S. 10th St./ ZBA hearing date: August 2, 2017, 3:30 pm    Applicant: Roger Perry, Esq.

Dear Ms. Tinari:

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

<b>Position:</b>	<b>Not opposed</b>
<b>Date of Meeting:</b>	June 6, 2017
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	Approximately 10 excluding zoning committee members

**Reason for Position:**

The applicant seeks to subdivide their property into two separate parcels; with Parcel "A" to have a commercial office and three (3) apartments, and Parcel "B" to have a single-family residence with three (3) off-street garage parking spaces.

**Of Note:** *Given that the overall property was granted a use permit many years ago to have three (3) off-street parking garage spaces to serve the four (4) dwelling structure, BVNA is concerned that the proposed parcel "A" will thus presumably be relinquishing those parking spaces to the proposed single-family structure upon Parcel "B". BVNA considers that this situation could promote a potential "non-accessory parking" situation that should have been accounted for within L & I's refusal language.*

Nevertheless, BVNA and the community heard a convincing case of hardship to promote the subdivision of the property; and given that the current uses of the property would remain unchanged there would thus be no apparent impact to their neighbors.

No immediately adjoining property owners, or other formally notified neighbors within the required 250' notification radius were present at the meeting. Of other non-nearby neighbors in attendance, seven (7) offered no objection to the application. The BVNA Committee members also offered no objection.

**BVNA is therefore not opposed to this 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, BVNA Zoning Committee, [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov), [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com), [RFentonPerry@aol.com](mailto:RFentonPerry@aol.com).