

# BELLA VISTA NEIGHBORS ASSOCIATION

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[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.*

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

July 14, 2017

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 30481/ Zoning Application No. 772320  
920 League St/ ZBA hearing date: July 18, 2017, 9:30 am      Applicant: Ian Toner, Architect

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 modify an existing small “expanded Trinity” type rowhome by reconstructing and expanding a preexisting structurally substandard small 2<sup>nd</sup> floor rear addition, and to place a new deck area upon that roof. **Of Note:** *Though the application was only refused for extending the height of a preexisting non-conforming rear wall from the 1<sup>st</sup> floor, BVNA believes that the refusal language was issued in error, as this application is not just to extend the height of a rear wall, but to erect a deeper 2<sup>nd</sup> floor structure, and should have been additionally refused for lack of required open space at the 2<sup>nd</sup> floor plane.*

Nevertheless, BVNA and the community heard a convincing case of hardship to reconstruct a preexisting structurally deficient addition, as well as to expand the diminutively sized home situated upon a small substandard sized lot. Given that the proposed addition is set at the south side of the dwelling, and will align with the footprint of the preexisting non-conforming 1<sup>st</sup> floor addition, its impact upon light and air to the neighboring structures is minimized. Additionally, there exist several precedents along this block of similar 2<sup>nd</sup> floor rear over-build extensions that sought to enlarge active living space and that have not greatly impacted their neighbors.

No immediately adjoining property owners were present at the meeting. Only one neighbor within the required 250’ notification radius was present, and offered no objection. Of other non-nearby neighbors in attendance, four (4) 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), [ian@tonerarch.com](mailto:ian@tonerarch.com), [cassie.glinkowski@gmail.com](mailto:cassie.glinkowski@gmail.com).