

# BELLA VISTA

## NEIGHBORS ASSOCIATION

P.O. Box 63955  
Philadelphia, PA 19147  
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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.*

June 16, 2014

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

**Re: RCO Meeting Summary Form**  
ZBA Calendar No. 22755 / Zoning Application No. 524452  
1014 S. 8<sup>th</sup> St. / ZBA hearing date: June 18, 2014, 5:00 pm  
Applicant: Brad Wertheimer, Esq.

Dear Ms. Chapman:

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

<b>Position:</b>	<b>Non-Opposition</b>
<b>Date of Meeting:</b>	June 10, 2014
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO's:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	13 (Excluding the zoning committee members.)

**Reason for Position:**

The applicant is seeking a use variance to install a law office at the first floor of a three-story RM-1 zoned building. The first floor has already been in use as a chiropractor's office for a long time.

The applicant declined to cite a hardship, but the Community and our Committee felt that a persuasive case was made that the law office would complement the mixed-use block; and through the employ of only a part-time receptionist and a paralegal the business would have little impact on the neighborhood with respect to parking.

Three neighbors attended the meeting to specifically register their support for the use variance. BVNA saw no compelling reason to deny this request.

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, BVNA Zoning Committee, BVUCA Zoning Board, [PCPC-rco@phila.gov](mailto:PCPC-rco@phila.gov),  
[wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov); Brad Wertheimer, Esq.  
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets