

BELLA VISTA

NEIGHBORS ASSOCIATION

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***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. Julia Chapman
Chair, Philadelphia Zoning Board of Adjustment
1401 JFK Blvd. – 11th Floor
Philadelphia, PA 19102-1687

June 11, 2015

Re: RCO Meeting Summary Form

ZBA Calendar No. 25059/ Zoning Application No. 597886

711-15 Bainbridge St. through to 616-24 S 7th St.

ZBA hearing date: June 17th, 2015, 2:00 pm

Applicant: Hercules Grigos, Esq.

Dear Ms. Chapman:

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

Position:	Non-Opposition
Date of Meeting:	May 12, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees:	Approximately 42 excluding zoning committee members

Reason for Position:

The original zoning application and refusal indicates a request to relocate lot lines to create one (1) lot from six (6) lots and to erect six (6) dwellings (NTE 38') with multiple decks, and seven (7) off-street parking spaces. However, the applicant presented a revised design for seven (7) dwellings (NTE 38') with multiple roof decks and seven (7) off-street parking spaces. The application has been refused for the proposed elimination of the CMX-2 designated use, for the proposed off-street shared parking, and for a lack of minimum yard depth.

A majority of neighbors attended the meeting to hear this specific case. Five (5) close by neighbors and fifteen (15) others from the general neighborhood expressed support for the project. No one expressed opposition. Members of BVNA had some concerns about the future location of utility meters, a provision for permeable paving at the parking area, and about the location of the basement egress window well for the dwelling unit to face Bainbridge St. The applicant agreed to relocate the egress well to the rear of the structure and indicated an intention to seek necessary approvals, if possible, to install all utility meters within the courtyard area of the development. The applicant also expressed compliance with any Water Department regulations that may require permeable paving to remediate rain water run off for the development.

Given the unanimous non-opposition, even for the additional requested dwelling, as well as for the other possible aforementioned accommodations offered by the applicant, **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.

Respectfully submitted,

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, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Hercules Grigos, Esq., Katherine Missimer
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets