

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

March 24, 2015

Re: RCO Meeting Summary Form

ZBA Calendar No. 24699/ Zoning Application No. 591630

735 Pemberton St. / ZBA hearing date: March 25, 2015, 5:00 pm

Applicant: David Orphanides, Esq.

Dear Ms. Chapman:

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

Position:	Opposition (To off-street parking only)
Dates of Meetings:	March 10, 2015 (Previous application meetings: November 13 & December 9, 2014)
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee
Number of Attendees:	Approximately 15 excluding zoning committee members

Reason for Position:

The applicant seeks to demolish 2 existing dwellings, combine 3 lots into one, and to erect a new 3600 square foot 4 story dwelling with a 5th floor pilot house, a 1 car garage, and multiple decks. The application is refused for the parking, height and rear yard depth. **The Bella Vista Neighbors Association (BVNA) Zoning Committee notes that this application may not have been accurately refused for the building height** which is shown on the plans to be a maximum of 38 feet.

This project was also heard by BVNA under a previous zoning application in November & December 2014, as well as with additional sub-committee meetings held with immediate neighbors. Many meetings were warranted due to the number of variances sought, as well as significant concerns about height, bulk and garage parking. Subsequently and at the most recent BVNA meeting the applicant has offered a revised design and zoning application with many fewer variances sought.

BVNA greatly appreciates the measures taken to appeal to the community, especially with respect to reducing the height, the size of the pilot house, meeting open area requirements, and reconfiguring the decks to best accommodate neighbor's concerns. **BVNA does not object to the rear yard depth provided.** However, allowance of the off street parking garage remains a significant issue due its proximity to Cianfrani Park with respect to children playing in Perth street, as well as perceived harm to the pedestrian experience and preservation of the currently (and only) intact curb line along Perth Street.

BVNA therefore opposes only the request for off-street parking. We expect members of BVNA and the community to attend the ZBA hearing. 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, PCPC-rco@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, David Orphanides, Esq.
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets