

# 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.*

May 28, 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. 22664/ Zoning Application No. 526070  
739-741 Bainbridge Street / ZBA hearing date: June 4, 2014, 2:00 pm  
Applicant: Cheryl L. Gaston, Esq.

Dear Ms. Chapman:

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

<b>Position:</b>	<b>Opposed</b>
<b>Date of Meeting:</b>	May 13, 2014
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO's:</b>	Bella Vista Neighbors Association Zoning Committee
<b>Number of Attendees:</b>	57 (Excluding the zoning committee members.)

### Reason for Position:

**Parking & Open Space:** The meeting was extremely well attended with an overwhelming majority opposed to the request for off-street front loaded parking, and to a significant extent opposed the related loss of required open space required by a design that chose to dedicate space for parking instead. The loss of on-street parking would detrimentally impact our densely inhabited community with limited on-street parking. It was suggested that a more creative design approach could have allowed for a shared parking access with one curb cut for all four homes. The applicant represented that the proposed depths of the structures matched those of the more modest neighboring ones, but the plans presented read otherwise.

**Residential Use:** An overwhelming majority was not opposed to the use change from commercial (CMX-2) to all residential.

**Lack of Hardship:** BVNA and the Community see no inherent hardship or need to sacrifice important zoning principles. When asked about possible development deficiencies of the parcel, obvious hardship, or other reasons to seek zoning relief, the applicant merely asserted that the market demanded such a development. The applicant's claims regarding his ability to sell the proposed dwellings at a requested price are, in our opinion, both irrelevant and erroneous to granting any zoning relief.

Many neighbors were also concerned with potential construction and access issues with respect to the common alley easement that runs along the west side of the lots. We expect many in the community to attend the ZBA hearing as well as members of our committee. 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), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov), [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com), Cheryl L. Gaston, Esq.  
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets