

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.*

June 16, 2014

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

Re: RCO Meeting Summary Form
ZBA Calendar No. 22746 / Zoning Application No. 523347
740 S. 8th St. / ZBA hearing date: June 18, 2014, 4:00 pm
Applicant: Vanessa Ianconelli

Dear Ms. Chapman:

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

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

Reason for Position:

The building has long been used only for residential dwelling purposes though it is located in a CMX-2 mixed use commercial zoning district that would require an area of commercial space at the 1st floor. Consequently the owner has been receiving fines from L & I citing the lack of apparent space for commercial use. The applicant has no future plans to offer any part of the building for commercial uses and would like to continue using the property solely as her residence.

Four neighbors attended the meeting to specifically register their support for the use variance. Our Committee 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,
wardleader@philadelphia2ndwardgop.com, RCOZBA@phila.gov; Vanessa Ianconelli
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets