

# BELLA VISTA

## NEIGHBORS ASSOCIATION

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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.

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

June 11, 2015

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 24655/ Zoning Application No. 588687

915 Washington Ave. / ZBA hearing date: June 16th, 2015, 9:30 am      Applicant: Zhen H. Jin, Esq.

Dear Ms. Chapman:

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

<b>Position:</b>	<b>Opposition</b>
<b>Date of Meeting:</b>	April 14, 2015
<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>	Approximately 20 excluding zoning committee members

### Reason for Position:

The applicant seeks to convert an all residential RSA-5 district structure into a hair salon at the 1<sup>st</sup> floor with one accessory flat wall sign, and one (1) apartment to span the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The application has been refused for the proposed commercial use, multiple uses in the district, and excessive signage area. The applicant did not present any hardship related to the zoning request.

Only one nearby neighbor attended this meeting. Of those in attendance who voted on this case, five (5) were opposed, and six (6) were not opposed. However, given that many neighbors who live on this block do not speak English, a neighbor and member of the Asian community canvassed the block and obtained ten (10) petition signatures from residents nearby and on the block who opposed the application.

Given the existing mainly intact residential character of this block of Washington Avenue, other than several businesses at 10<sup>th</sup> Street end, and at the 9<sup>th</sup> Street corner, BVNA feels that the block should maintain and reinforce its residential quality and integrity, and thus opposes the application.

**BVNA therefore opposes 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](mailto:rco.notification@phila.gov), [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov),  
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encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets