

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.*

September 8, 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. 23303 / Zoning Application No. 543242
925 Kimball St / ZBA hearing date: September 9, 2014, 9:30 am
Applicant: Alexander Glass

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:	August 12, 2014
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee
Number of Attendees:	11 (Excluding the zoning committee members.)

Reason for Position:

The applicant seeks to expand lot coverage with a resulting open area of 155 square feet or 22.5% (30% min. required) through the proposed erection a 3rd floor addition and a new 2 story rear addition with roof top deck to an existing modestly sized expanded "Trinity" style row home. These additions intend to create a more practically sized 3 bedroom-2 bath home.

The Bella Vista Neighbors Association (BVNA) Zoning Committee raised concerns about the depth of the proposed additions and their possible impact upon access to light and air to the adjacent properties. The applicant explained that the 1st floor of the two story addition would align with the depth of the properties to the east and west, the 2nd story addition would align with the depth of the dwelling to the east and the 3rd floor addition would extend beyond both adjoining dwellings. Nonetheless, BVNA felt that the proposed additions would generally be in keeping with the neighboring depths along this block and would minimally impact light and air. The owners of 927 Kimball Street were in attendance and offered support for the proposal. **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, PCPC-rco@phila.gov, RCOZBA@phila.gov,
wardleader@philadelphia2ndwardgop.com, Alexander Glass
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets