

# BELLA VISTA

## NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147  
(215) 627-0057

[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.

Hon. Frank DiCicco  
Chair, Philadelphia Zoning Board of Adjustment  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

July 26, 2018

**Re: RCO Meeting Summary Form**

ZBA Calendar No. 33945, Zoning Application No. 876681

914 S Schell St./ ZBA hearing date: August 1, 2018, 4:00 pm / Applicant: Stuart Udis

Dear Mr. DiCicco:

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

<b>Position:</b>	<b>Not-opposed</b>
<b>Date of Meeting:</b>	July 10, 2018
<b>Location of Meeting:</b>	Palumbo Recreation Center, 10 <sup>th</sup> & Fitzwater Streets.
<b>Participating RCO:</b>	Bella Vista Neighbors Association (BVNA) Zoning Committee
<b>Number of Attendees:</b>	Approximately 9 excluding zoning committee members

**Reason for Position:**

The applicant is proposing to build a new attached three-story dwelling with roof top deck and pilot house upon very small (379 sf) lot and situated along a very narrow private street (11'-4" wide). The proposed full lot coverage has been refused for lack of open space and rear yard, where this zoning district (RSA-5) requires 25% open space and a rear yard of 9' depth (5' at the ground floor). The applicant cited an apparent hardship caused by the overly small lot size and dimensions (roughly 14'-9" x 25'-9"), indicating that if the zoning and current building code requirements were met, the house would be too small to be marketable for viable occupancy.

Six (6) nearby (within 250' radius) affected neighbors attended the meeting. Due to the nature of the street being private, and with respect to the poor condition of the existing street surface, sewer and drainage systems, they raised concerns about how the new construction would affect the aging infrastructure. Given that street surfacing and drainage issues are outside the scope of the variance request, BVNA recommended that the affected neighbors address these concerns directly with the applicant/developer, perhaps with some form of private agreement. The applicant was favorable to this suggestion, agreeing to resurface a portion of the street and to address the drainage concerns.

Of the six (6) nearby (within 250' radius) neighbors, five (5) were not opposed to the application, and just one (1) was opposed, citing the concern of erecting a new dwelling that lacked any windows on three sides, and that did not offer outdoor space for trash storage, etc. Two (2) general audience members residing outside of the immediate vicinity were not opposed to the application.

The committee recognizes the difficulties of building on such a small lot and is therefore **Not Opposed** to the zoning relief sought. 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 c/o ([Marie.Beren@phila.gov](mailto:Marie.Beren@phila.gov)), BVNA Zoning Committee, [rco.notification@phila.gov](mailto:rco.notification@phila.gov), [wardleader@philadelphia2ndwardgop.com](mailto:wardleader@philadelphia2ndwardgop.com), ZBA: [Kariyma.Quintana@phila.gov](mailto:Kariyma.Quintana@phila.gov), Applicant Team: [AGATA@landmarkaia.com](mailto:AGATA@landmarkaia.com), [stuart@parealtyadvisors.com](mailto:stuart@parealtyadvisors.com), [RSlavin@larssonlaw.com](mailto:RSlavin@larssonlaw.com), encl: Zoning Meeting Agenda Poster, Zoning Meeting Sign-in Sheets

## RCO Meeting Summary Form to Zoning Board of Adjustment (ZBA)

### **Bella Vista Neighbors Association Zoning Committee**

PO Box 63955  
Philadelphia, PA 19147

July 26, 2018

Hon. Frank DiCicco  
Chair, Zoning Board of Adjustment  
One Parkway Building, 1515 Arch Street, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: RCO Meeting Summary Form**

ZBA Appeal Number: 33945

Zoning Application Number: 876681

914 S. Schell Street

August 1, 2018, 4:30 pm

Dear Mr. DiCicco:

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

**Final Position Taken by Coordinating RCO is one of:**

- ☐ Support
- ☐ Oppose
- ☒ **Non-Opposition**
- ☐ Did not reach agreement on the application

**Vote Counts:**

	RCO Board/ Committee	Meeting Attendees	Other Additional Meeting Attendees: Immediate (flyered within 250') neighbors
<i>Support</i>	0	0	0
<i>Oppose</i>	0	0	1
<i>Non-Opposition</i>	7	2	5

**Date of Meeting:** July 10, 2018

**Location of Meeting:** Palumbo Recreation Center, NEC 10<sup>th</sup> & Fitzwater Streets.

**Participating RCO:** Bella Vista Neighbors Association Zoning Committee (BVNA)

**Total Number of Attendees:** 9 (Excluding BVNA Zoning Committee members)

**Letter with Explanation of/Rationale for Position Attached.**

Sincerely,

Bella Vista Neighbors Association, Inc.



By: \_\_\_\_\_

Lawrence Weintraub AIA  
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla c/o Marie.Beren@phila.gov

Planning Commission - rco.notification@phila.gov

ZBA: Kariyma.Quintana@phila.gov

Applicant Team: AGATA@landmarkaia.com, stuart@parealtyadvisors.com, RSlavin@larssonlaw.com