

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.

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

April 26, 2015

Re: RCO Meeting Summary Form

ZBA Calendar No. 24745/ Zoning Application No. 590711

727 Washington Ave / ZBA hearing date: April 28, 2015, 9:30 am

Applicant: Shao-Xian Xu

Dear Ms. Chapman:

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

Position:	Opposition
Dates of Meeting:	April 14, 2015
Location of Meeting:	Palumbo Recreation Center, 10 th & Fitzwater Streets.
Participating RCO's:	Bella Vista Neighbors Association Zoning Committee
Number of Attendees:	Approximately 20 excluding zoning committee members

Reason for Position:

The applicant seeks to convert the property from an RM-1 to a CMX-2 zoning district. The Bella Vista Neighbors Association (BVNA) Zoning Committee considers this application a misguided attempt at "spot zoning".

Of the four central dwellings (721-727) that front this block of Washington Avenue, the applicant attempted to convey that the majority of them already contained active commercial uses; however, no supporting evidence was presented. Zoning archive folder research reveals that just 725 Washington Avenue was granted a temporary three year commercial use permit in May of 2013 for a professional office on the 1st floor.

Given the inappropriate form of application for what clearly seemed to be spot zoning, the Committee did not think that such a request should be considered valid, so no vote was taken (i.e. an application for "any use allowed" in a CMX-2 zoning district is without merit on its face).

BVNA therefore opposes this application as written.

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, Shao-Xian Xu
encl: Zoning Meeting Poster, Zoning Meeting Sign-in Sheets