

BELLA VISTA NEIGHBORS ASSOCIATION

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

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, 18th Floor
Philadelphia, PA 19102

August 18, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 37374 Zoning Application No. 955464
1008 S 8th St. / ZBA hearing date: August 21, 2019, 3:30 pm, Applicant: Vern Anastasio, Esq.

Dear Mr. DiCiccio:

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

The applicant seeks to legalize an existing three-unit multi-family dwelling that is currently zoned for a first floor commercial space and two dwellings above. The application has been refused because the lot area of 768 square feet does not meet the minimum RM-1 requirement of 1,080 square feet for a three-family dwelling. A previous owner informally converted the first floor commercial space into a residential unit. The current owner seeks to bring the entire building into code compliance with the installation of a required fire suppression system and to normalize the existing internal layout of three dwelling units in order to obtain all necessary permits and rental licenses from the city.

No affected neighbors (within 250' radius) were present at the meeting. No other neighbors in attendance expressed any concerns about the application. The committee recognized the owner's hardship and saw no issue in granting the application. **BVNA is therefore not opposed to 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 c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, Applicant: Vern Anastasio, Esq., vern@alawphilly.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

Re: RCO Meeting Summary Form

Calendar No. 37374
Application No. 955464
1008 S 8th Street
August 21, 2019; 3:30 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
- Opposed
- Non-Opposition**
Did not reach agreement on the application

Vote Count(s) (for plans as presented)

	RCO	All Attendees (excl. affected)	Affected addresses (250' radius)
<i>Support</i>	0	9	0
<i>Oppose</i>	0	0	0
<i>Non-Opposition</i>	6	0	0

Date of Meeting: August 12, 2019

Location of Meeting: Palumbo Recreation Center, Fitzwater & S 10th St.

Participating RCOs: Bella Vista Neighbors Association

Total Number of Attendees: Approximately 17, excluding 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

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