

NOTICE OF DECISION

City of Philadelphia

ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 552455

DATE OF DECISION: 08/15/17

CAL #: 30815

ATTORNEY: WILLIAM O'BRIEN
MANAYUNK LAW OFFICE
4322 MAIN ST
PHILADELPHIA PA 19127

APPLICANT: WILLIAM O'BRIEN
MANAYUNK LAW OFFICE
4322 MAIN ST
PHILADELPHIA PA 19127

OWNER: TWIN RIDGE LLC
2160 HARTS LN
CONSHOHOCKEN PA 19428

PREMISES: 6212 RIDGE AVE

THIS IS NOT A PERMIT

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for an APPEAL AGAINST L&I is:

GRANTED

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J.F.K. BLVD.
2. IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS ZONING BOARD OF ADJUSTMENT DECISION BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DECISION DATE.
3. IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS ZONING BOARD OF ADJUSTMENT DECISION BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DECISION DATE.
4. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
5. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.



CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES AND
INSPECTIONS

North District
217 E. Rittenhouse Street
Philadelphia, PA 19144
Office: 215-685-2276
Email : North_Inspections@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 552455

Date of Notice: 09/05/2016

TWIN RIDGE LLC
2160 HARTS LN
CONSHOHOCKEN PA 19428

Property In Violation: 6212 RIDGE AVE REAR

Dear Sir/Madam,

On 09/02/2016 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 10/07/2016 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Joseph Flanagan or the District Office noted above.

YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT REINSPECTION DATE INCLUDED ON THIS NOTICE

VIOLATIONS:

A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use. For zoning information call 215-686-2455. (See A-301.1.5)

Location: REAR LOT

OFF STREET PARKING IN THE REAR LOT FOR FOR SEVEN (7) VEHICLES

RIGHT TO APPEAL

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at www.phila.gov/li. If you have any questions call (215) 686-2427.

PLEASE NOTE: TO APPEAL FIRE CODE VIOLATIONS ONLY, designated by an "F" prefix, you will need to file a FIRE CODE VIOLATION APPEAL with the Board of Safety and Fire Prevention.

The appeal form and directions can be downloaded from the Fire Department website by going to



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INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 552455

www.phila.gov/fire and clicking on FORMS.

PENALTIES AND FEES

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.