

City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
BOARDS ADMINISTRATION
MUNICIPAL SERVICES BUILDING, 11TH FLOOR
1401 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

6212 RIDGE AVENUE

PROPERTY OWNER'S NAME:

TWIN RIDGE, LLC

PHONE #: 215-487-1340

E-MAIL: LawyersOnMain@Gmail.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

2160 HARTS LANE
CONSHOHOCKEN, PA 19428

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

WILLIAM J. O'BRIEN

FIRM/COMPANY: MANAYUNK LAW OFFICE

PHONE #: 215-432-5341

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

4322 MAIN STREET
PHILADELPHIA, PA 19127

E-MAIL: LawyersOnMain@Gmail.com

RELATIONSHIP TO OWNER: TENANT/LESEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 984214

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

The existing configuration and use of the Property has existed for many years. The Owner has taken no action, or introduced any condition that contributes to the hardship imposed upon the Property by strict application of the Zoning Code.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

The requested relief from the Zoning Code will allow the existing legal, though now nonconforming, use to continue and is the least modification possible to eliminate the hardship.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

The requested relief will maintain the status quo and will have no affect on congestion or otherwise endanger the public.

RECEIVED

JUL 3 - 2019

Boards Administration
Department of Licenses & Inspections

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

The requested relief will maintain the status quo and will have no affect on any neighbors' use of their property or interfere with the supply of light and air to any neighbor's prpoerty.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

The requested relief will maintain the status quo and will have no affect on traffic, public utilities or public facilities.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

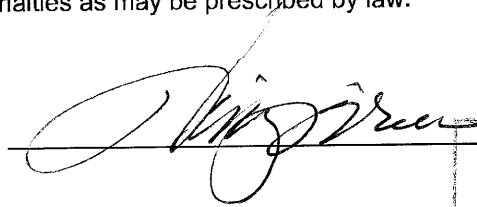
The requested relief will maintain the status quo. The scope of the requested relief does not include construction or earth disturbance, so the relief will not result in any adverse environmental impact.

REASONS FOR APPEAL:

The Property was reconfigured with a large one-story addition in 1952. As so reconfigured, the remaining open space has been used as a side yard driveway to an accessory rear yard parking area for seven cars. By decision dated August 15, 2017 the Zoning Board of Adjustment granted the Owner's appeal of a Violation Notice (Case 552455) finding that the existing seven-car rear yard parking area is a legal use that does not require the issuance of use permits. The Owner filed Application 984214 to legalize the existing condition of the parking area that does not satisfy dimensional, landscape and access elements that have been imposed many years after this parking use commenced. Strict application of the Zoning Code imposes a hardhsip on the Property. The grant of the requested relief will maintain the status quo and will have no adverse affect on public health, safety or welfare.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature:



Date:

7 3 2019
RECEIVED MONTH DATE YEAR

JUL 3 - 2019

City of Philadelphia Department of Licenses & Inspections

Zoning Board of Adjustment

Application for Appeal

NOTICE OF:

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL
 6/27/2019

APPLICATION #
 984214

REFUSAL
 REFERRAL

ZONING DISTRICT(S):
 CMX-2.5 COMMERCIAL DISTRICT
 OVERLAY DISTRICT(S):
 NONE (AFFECT THIS APPLICATION)

ADDRESS/LOCATION:
 6212 RIDGE AVE

APPLICANT:
 WILLIAM J. O'BRIEN
 (ATTORNEY)

ADDRESS:
 4322 MAIN ST
 PHILADELPHIA, PA 19127

APPLICATION FOR:
 FOR THE LEGALIZATION OF SEVEN (7) EXISTING ACCESSORY SURFACE PARKING SPACES AT THE REAR OF A LOT WITH AN EXISTING SEMI-DETACHED STRUCTURE, AS PER SITE PLAN; NO CHANGES TO EXISTING USES, PARKING LAYOUT, OR HEIGHT AND AREA OF EXISTING BUILDING.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
		REQUIRED/ALLOWABLE	PROPOSED
TABLE 14-802-4 & §14-802(5)(a)	MINIMUM NUMBER OF VAN-ACCESSIBLE SPACES	1	0
§14-803(1)(b)(1)(a)(ii)	SURFACE PARKING SPACES ARE PROHIBITED WITHIN THE REQUIRED FRONT, REAR, AND SIDE YARDS; WHEREAS, THE SURFACE PARKING SPACES BEING LEGALIZED ARE WITHIN THE REQUIRED REAR YARD WITHIN THE CMX-2.5 COMMERCIAL DISTRICT AND ARE THEREFORE REFUSED.		
§14-803(1)(c)(2)(a)	ACCESSORY PARKING FOR ANY MULTI-FAMILY USE IN A SEMI-DETACHED STRUCTURE SHALL BE PROHIBITED UNLESS IT CAN BE ACCESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET; WHEREAS, THE PARKING BEING LEGALIZED IS ACCESSED FROM RIDGE AVENUE, A LEGALLY OPENED STREET, AND IS THEREFORE REFUSED.		
TABLE 14-803-1		REQUIRED/ALLOWABLE	PROPOSED
	MINIMUM STALL WIDTH	8.5 FT.	8 FT.
	MINIMUM AISLE WIDTH	24 FT.	22 FT.
§14-803(5)	ALL SURFACE PARKING LOTS SHALL PROVIDE LANDSCAPING AND SCREENING COMPLIANT WITH THIS SECTION, AS APPROVED BY THE CITY PLANNING COMMISSION; WHEREAS, THE REQUIRED LANDSCAPING AND SCREENING IS NOT BEING PROVIDED.		

SIX (6) USE REFUSALS

FEE TO FILE APPEAL: \$300

NOTE TO ZBA:

SEE CAL#30815 FOR ZBA GRANTING AN APPEAL ON 8/15/2017 AGAINST L&I VIOLATION CASE #554255 CLAIMING THAT REAR PARKING LOT REQUIRED USE PERMITS TO LEGALIZE.

CIVIC DESIGN REVIEW (§14-304(5)):

THIS APPLICATION **DOES NOT** REQUIRE CIVIC DESIGN REVIEW
 THIS APPLICATION **DOES** REQUIRE CIVIC DESIGN REVIEW

Cc OWNER:
 TWIN RIDGE, LLC
 2160 HARTS LN
 CONSHOHOCKEN, PA 19428

Matthew Wojcik
 RECEIVED
 JUL 3 - 2019
 Board's Administration
 Department of Licenses & Inspections

MATTHEW WOJCIK
 PLANS EXAMINER

6/27/2019
 DATE

NOTICE TO APPLICANT:
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPMENT, ZONING BOARD OF ADJUSTMENT AT ONE PARKWAY BUILDING, 1515 ARCH ST, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

City of Philadelphia Project Information Form

PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View all projects submissions.

PRINT YOUR FORM

Applicant Information

Address of Development Project

6212 RIDGE AVE

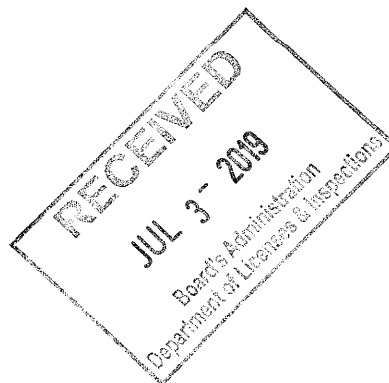
Council District

4

Name of Applicant

WILLIAM OBRIEN

Zoning Application Number



Address of Applicant

4322 MAIN STREET
PHILADELPHIA, PENNSYLVANIA 19127

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

WILLIAM OBRIEN

Phone Number of Contact Person

(215) 432-5341

Email Address of Contact Person

LawyewrsOnMain@Gmail.com

Project Information

Is your project exclusively residential?

No

Does your project result in a total of 2,500 square feet or more of floor area?

No

Sign & Submit

Agreement:

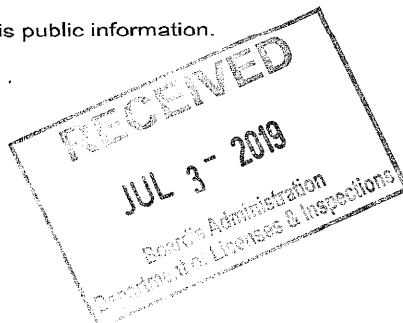
- I understand that all information submitted on this form is public information.

Printed Name of Applicant

WILLIAM O'BRIEN

Please sign with the Initials of the Applicant

WJOB



Date

07/03/2019

Feedback

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