

City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
Department of Planning & Development
Zoning Board of Adjustment
One Parkway Building
1515 Arch St, 18th Floor
Philadelphia, PA 19102

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

490 CONARROE ST, Philadelphia, PA 19128-3409

PROPERTY OWNER'S NAME: **MMNC PROPERTIES II LLC**

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

PHONE #: **267 603 2493**

**392 Leroy Street
Philadelphia PA 19128**

E-MAIL: **Joe@ConsoleLegal.com**

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

APPLICANT: **Joseph J. Console Esq.**

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

**1 West Third Street Suite 204
Media PA 19063**

FIRM/COMPANY: **Console Matison LLP**

PHONE #: **267 603 2493, x1**

E-MAIL: **Joe@ConsoleLegal.com**

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2020-000345**

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.

Yes. The Property has been solely a 2 unit residential since its inception, we are asking for permission to operate as the property has already operated, as a two unit without any commercial use along the ground floor frontage. To convert the ground floor to a commercial space would be a massive undertaking that would create a property that wouldn't confirm with the rest of the block.

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.

Yes.

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

No, we are not seeking to modify the property or current use at all.

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

No.

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.

No.

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

No.

REASONS FOR APPEAL:

The Property has been solely a 2 unit residential since its inception, we are asking for permission to operate as the property has already operated, as a two unit without any commercial use along the ground floor frontage. It has been remapped as 2.5, but to convert the ground floor to a commercial space would be a massive undertaking that would create a property that wouldn't confirm with the rest of the block.

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

Applicant's Signature: 

Date: 04 / 30 / 2020
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal

Notice of: **Refusal** **Referral**

Application Number: <i>ZP-2020-000345</i>	Zoning District(s): <i>CMX2.5</i>	Date of Refusal: 4/27/2020
Address/Location: <i>490 CONARROE ST, Philadelphia, PA 19128-3409</i> <i>Parcel (PWD Record)</i>		Page Number Page 1 of 1
Applicant Name: <i>Jenifer Cessna (MMNC PROPERTIES II LLC)</i>	Applicant Address: <i>392 Leroy St</i> <i>Philadelphia PA</i> <i>19128</i>	

Application for:
For use as Two-Family Household Living.

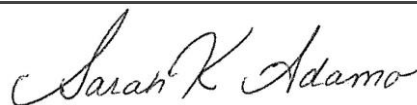
The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Reference</u>	<u>Proposed Use is Refused for the Following:</u>
TABLE 14-602-2, NOTE [2]	<i>In the CMX-2.5 districts, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line; whereas the proposed use is solely residential.</i>

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:
N/A



EXAMINER NAME
PLANS EXAMINER

4/27/2020
DATE SIGNED

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

490 CONARROE ST

Council District

4

Name of Applicant

Joseph Console

Zoning Application Number

2020000345

Address of Applicant

1 W Third St, Ste 204
Media, PA 19063

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Joseph Console

Phone Number of Contact Person

(267) 603-2493

Email Address of Contact Person

joe@consolelegal.com

Project Information

Is your project exclusively residential?

Yes

Does your project contain three or fewer units?

Yes

Sign & Submit

Agreement:

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

Printed Name of Applicant

Joseph J. Console, Esq.

Please sign with the Initials of the Applicant

JJC

Date

05/01/2020

Feedback

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Philadelphia, City of - License and Inspections, PA

eCLIPSE Application

Confirmation Number:	804398
Payment Date:	Friday, May 1, 2020
Payment Time:	11:21AM ET

Payer Information

Name:	Joseph Console
Street Address:	Console Matison, LLP 215 S Broad Street, Suite 500 Philadelphia, PA 19107 United States
Daytime Phone Number:	(267) 603 - 2493
E-mail Address:	theresa@consolelegal.com
Account Number:	226607911
SourceCodeFundIndex:	361201263601

Card Information

Card Type:	Visa
Card Number:	*****2874

Payment Information

Payment Type:	eCLIPSE Application
Payment Amount:	\$300.00
Convenience Fee:	\$6.00
Total Payment:	\$306.00

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