



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)

422 RECTOR ST.

PROPERTY OWNER'S NAME:

CEJ2LP

PHONE #:

E-MAIL:

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

2627 Marcissa Road  
Plymouth Meeting Pa. 19462

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

APPLICANT:

James G. Valucci, Inc.

FIRM/COMPANY:

PHONE #:

215 4160193

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

2506 Chestline Dr.  
Jansdel Pa 19446

E-MAIL:

Valucci J & Associates, Inc.

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # \_\_\_\_\_

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.

No

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.

No

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

No

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.

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 of flooding? Explain.

No

REASONS FOR APPEAL:

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: James D Valera

Date: 2 MONTH 21 DATE 14 YEAR

CITY OF PHILADELPHIA  
ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR APPEAL

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL <input type="checkbox"/> SPECIAL USE PERMIT	CITY OF PHILADELPHIA <b>DEPARTMENT OF LICENSES &amp; INSPECTIONS</b> Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL	APPLICATION #
		1/29/2014	513719
		Zoning District(s) COMMERCIAL MIXED-USE DISTRICT-2	

ADDRESS/LOCATION: 422 RECTOR ST (THRU TO CLEARVIEW ST)

APPLICANT: JAMES G VALUCCI (CONTRACTOR)

ADDRESS: 2506 CRESTLINE DRIVE, LANSDALE, PA 19446

APPLICATION IS FOR THE EXTENSION OF PREVIOUSLY EXISTING STRUCTURE FOR THE PROPOSED USE AS AN EQUIPMENT & MATERIALS STORAGE BUILDING. SIZE AND LOCATION AS PER PLANS. NO SIGNS ON THIS APPLICATION.

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

TABLE 14-602-2

PROPOSED

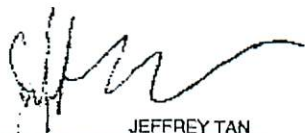
THE PROPOSED USE AS AN EQUIPMENT & MATERIALS STORAGE BUILDING IS NOT PERMITTED IN THIS ZONING DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: \$250

ZONING BOARD OF ADJUSTMENT  
 RECEIVED  
 2014 FEB 21 PM 2:06

CC:  
 JOHN S COLOSSE  
 CEJ2LP  
 422 RECTOR ST  
 PHILADELPHIA, PA 19128



JEFFREY TAN  
 PLANS EXAMINER

1/29/2014  
 DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11<sup>TH</sup> FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF THE DATE OF REFUSAL.