



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)

439 MONASTERY AVENUE

PROPERTY OWNER'S NAME:

MONASTERY PROPERTIES, LLC

PHONE #: 215-482-7255

E-MAIL: ART@STUDIOTORRES.COM

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

367 LIVESEY STREET  
 PHILADELPHIA, PA 19128

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

APPLICANT:

WILLIAM J. O'BRIEN

FIRM/COMPANY: MANAYUNK LAW OFFICE

PHONE #: 215-487-3800

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 # 508620

**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 structure, built as a barn, is over 3,900 SF. It has never been occupied as a single-family dwelling. Prior uses include storage and garages on the first floor and office and woodworking shop on the second floor. The size of the structure is incompatible with single-family use and imposes a hardship on the property.

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 proposed three-family use will occupy the existing structure. There will be no increase in impervious coverage as no addition will be constructed. The proposed use is for three, two-bedroom dwelling units. The variance sought is compatible with existing residential uses in the immediate neighborhood.

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

The proposed use includes three off-street parking spaces: a one-car garage and two open-air spaces. All proposed off-street parking will be served by an existing curb cut. As proposed, the three-family use will have no adverse affect on public health, safety or welfare.

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**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 proposed use will not introduce any apparent change in the appearance of the property and have no effect on the neighbors' enjoyment of their respective properties.

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

The proposed residential use of the property will not affect traffic, nor introduce any burden on public utilities or public facilities.

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

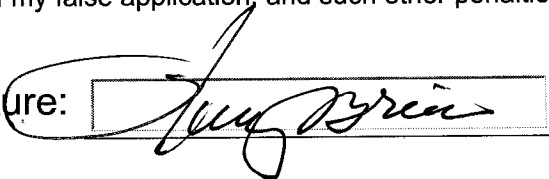
The proposed use will not increase impervious coverage. No construction activity is contemplated, so pollution, erosion, siltation or flooding will occur.

**REASONS FOR APPEAL:**

The property is improved with a two-story structure that was originally built as a barn. The prior uses include garages and storage on the first floor and office and woodworking shop on the second floor. The property has never been occupied for residential use. The size of the existing structure, more than 3,900 square feet, is incompatible with the sole permitted use, single-family dwelling. Strict application of the Zoning Code imposes a hardship on the property. The proposed residential use is compatible with other uses in the immediate neighborhood; and does not adversely affect 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:

MONTH

DATE

YEAR