



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)

4405-07 and 4409 SILVERWOOD STREET

PROPERTY OWNER'S NAME:

SMICK STREET TOWNHOMES, LLC

PHONE #: 215-487-3800

E-MAIL: LawyersOnMain@gmail.com

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

5913 HOUGHTON 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 #: 215-432-5341

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 # 665970

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.

Each of the three lots had previously been improved with a single-family dwelling. Existing site conditions include an area where the slope exceeds 25%. No action on the part of the owner has caused this condition. As a result of the area of steep slope, strict enforcement of the Zoning Code 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.

Relief from the steep slope limitations of the Zoning Code represents the least modification to overcome the hardship.

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

Relief from the steep slope provision will have no adverse affect on the public or cause traffic congestion.

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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.

Relief from the steep slope provision will have no adverse affect on any neighbors' use of their properties or impair the supply of light and air to such neighbors' 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.

Relief from the steep slope provision will have no adverse affect on the public health safety or welfare. The requested relief will cause no burden to public utilities, services, schools or other facilities.

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

Each of the properties was previously improved with a single-family dwelling. Relief from the steep slope provision will not cause environmental damage, pollution, erosion or affect the risk fo flooding.

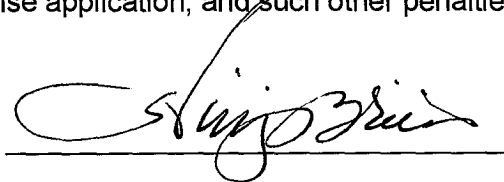
REASONS FOR APPEAL:

Each of the three properties was previously improved with a single-family dwelling. A portion of the area to be disturbed for the proposed new structures includes a slope greater than 25%. During construction, all necessary and appropriate measures will be taken to avoid run-off and erosion. Relief from the steep slope provision of the is the least modification possible to avoid the hardship imposed by strict enforcement of the Zoning Code. Relief from the steep slope provision will cause no adverse affect on public health, safety or welfare.

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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:

05 18 2016
MONTH DATE YEAR