

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)

539 1/2 HERMITAGE STREET

PROPERTY OWNER'S NAME:

BUCKLEY HOLDINGS MANAGEMENT

PHONE #: 610-573-7219

E-MAIL: vaughanbuckley@yahoo.com.au

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

1037 LINDEN AVE
SHARON HILL, PA 19079

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

APPLICANT:

DAVID PLANTE

FIRM/COMPANY: RUGGIERO PLANTE LAND DESIGN

PHONE #: 215-508-3900

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

4220 MAIN STREET
PHILADELPHIA, PA 19127

E-MAIL: DAVID@RUGGIEROPLANTE.COM

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 517645

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 parcel in question is very large (up to 6 times the size of some abutting parcels), yet due to a stricken city street, has become almost entirely landlocked. In order to utilize the space in the most desirable way for the future homeowners a small garden community has been planned with a communal space to ensure the parcel's large space creates an inviting and private community, by taking advantage of the land locked state.

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 homes in question will be on larger lots than the majority of surrounding properties and represent minimal density that is in line with zoning classification for the area. A variance is only required because of the lack of street frontage. This issue is overcome on a functional basis by creating a large open plan driveway and two way access to the property from multiple street frontages.

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

All homes will have abundant off-street parking and be entirely self contained. The curb cuts for the project is existing and will only one will need to be widened slightly. The public would not be endangered in any way.

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 variance will have no impact on the neighbors use of their property and will not affect the supply of light and air.

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 additional traffic generated by 4 single family detached homes will have no adverse impact on Hermitage Ave, Leverington, or surrounding streets. The development storm water quality and quantity controls in conformance with the Philadelphia SWM Ordinance. Ample parking spaces will be provided and a private sewer will be run to the development by the developer without any additional public infrastructure required.

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

The variance would not create any environmental damage. A Conceptual Storm Water Management Plan has been approved by PWD; a Post Construction Stormwater Management plan will be submitted to PWD.

REASONS FOR APPEAL:

Due to a street that was struck from the city plan, the physical characteristics of this land result in a parcel that is oversized and almost landlocked, this proposed development was the most minimally invasive construction that would allow for homes of a similar density and aesthetic to those in the surrounding area. Due to the minimal street frontage availability a variance is sought to allow this development to proceed with accommodations to create "interior" street frontage with a small self contained, "planned community" of four individual homes. This arrangement allows for the orderly and sustainable development of the lot consistent with the surrounding density, providing future homeowners with a detached single family lot arrangement without the need for additional public street & public infrastructure.

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

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