

APPLICATION FOR ZONING / USE REGISTRATION PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING – CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

(For office use only)

APPLICATION # _____

ZONING CLASSIFICATION _____

PREVIOUS APPLICATION NO. _____

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)
 551, 553 WALNUT LANE

PROPERTY OWNER'S NAME
 N/F BLIND RELIEF FUND OF AMERICA

PHONE # _____ FAX # _____

PROPERTY OWNER'S ADDRESS:
 3800 MARKET STREET, SUITE 320

PHILADELPHIA, PA 19104

LICENSE # _____ E-MAIL: RPATTERS@KLEHR.COM

APPLICANT:
 RONALD J. PATTERSON, ESQUIRE FOR EQUITABLE OWNER

FIRM/COMPANY:
 KLEHR HARRISON HARVEY BRANZBURG LLP

PHONE # (215) 569-4585 FAX # (215) 568-6903

ADDRESS:
 1835 MARKET STREET, SUITE 1400

PHILADELPHIA, PA 19103

LICENSE # AC2679771 E-MAIL: RPATTERS@KLEHR.COM

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
551, 553	*VACANT		
	*ADMINISTRATIVE OFFICE		
	*SINGLE-FAMILY RESIDENTIAL DWELLING		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
	6 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS (ONE ON EACH LOT), EACH WITH ACCESSORY GARAGE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK/CHANGE

1. LOT LINE RELOCATION TO CREATE 6 LOTS FROM 3 LOTS
2. PARTIAL DEMOLITION OF EXISTING STRUCTURES AS NOTED ON SUBMITTED PLANS
3. PARCEL B: CONSTRUCT ACCESSORY DETACHED GARAGE TO EXISTING STRUCTURE FOR SINGLE-FAMILY USE
4. PARCEL A, C, D, E, F: CONSTRUCT 5 DETACHED SINGLE-FAMILY STRUCTURES, WITH ACCESSORY GARAGES
5. WITH SHARED REAR DRIVEWAY
6. AS PER PLANS PREPARED BY RUGGIERO PLANTE-SURVEY (7/18/2018) AND ZONING PLANS (9/7/2018)

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein, I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: Ronald J. Patterson

DATE: 9/27/18

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/6/2018	APPLICATION # 913924
		ZONING DISTRICT(S) RSD-3 UNDER WWO/ WISSAHICKON WATERSHED OVERLAY, STEEP SLOPE PROTECTION AND RIDGE AVE (14-503(6) OVER LAY DISTRICT	

ADDRESS/LOCATION: 551 AND 553 WALNUT LANE, PHILADELPHIA, PA (SWC HOUGHTON ST)

APPLICANT: RONALD PATTERSON, ESQ

ADDRESS: 1835 MARKET ST, SUITE 1400, PHILADELPHIA, PA 19103

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE SIX(6) PARCELS "PARCEL A", "PARCEL B", "PARCEL C", "PARCEL D", "PARCEL E" AND "PARCEL F" FROM TWO(2) OPA ACCOUNTS (551 WALNUT LANE AND 553 WALNUT LANE) AS FOLLOWS:

"PARCEL A", (HOUGHTON ST FRONTAGE) : FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH THREE (3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING

"PARCEL C" AND "PARCEL D": (WALNUT LANE FRONTAGE): FOR THE ERECTION OF ONE(1) SEMI-DETACHED STRUCTURE(NTE 38' HIGH) WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT.

"PARCEL B" FOR AN EXISTING SINGLE FAMILY HOUSEHOLD LIVING WITH THREE(3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEAR DRIVEWAY.

"PARCEL E" AND "PARCEL F" (HOUGHTON ST FRONTAGE):FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT

(SIZE AND LOCATION AS SHOWN IN THE 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)

	REQUIRED	PROPOSED
MIN. LOT WIDTH (FT) (PARCEL D AND PARCEL C)	50'	30'
LOT AREA (SF) "PARCEL C"	5,000SF	4,260 SF
LOT AREA (SF) "PARCEL D"	5,000SF	4,553 SF
FRONT YARD SETBACK (FT)(PARCEL A)	25'	15.9'
FRONT YARD SETBACK (FT)(PARCEL F)	25'	10.6'
SIDE YARD SETBACK (PARCEL B")	2/10' EACH TOTAL 25'	3.8'/18.4'
REAR YARD DEPTH (PARCEL A")	25'	4.1'
PARKING AT REQUIRED REAR YARD DEPTH (FT) "PARCEL B", "PARCEL C", "PARCEL D"]	25'	0'
PARKING AT REQUIRED REAR YARD DEPTH (FT) ["PARCEL E" & "PARCEL F"]	25'	0'
SECTION 14-704(2)(b).(1) STEEP SLOPE PROTECTION	NOT MORE THAN 24%	GREATER THAN 25%

FOURTEEN(14) ZONING REFUSALS
 FEE TO FILE APPEAL: \$300

NOTE TO ZBA: CITY PLANNING COMMISSION DISAPPROVED SURVEY PLANS AS PER CODE SECTION 14-304(6)(2)
 Cc:

N/F BLIND RELIEF FIND OF AMERICA
 3600 MARKET ST, SUITE 320
 PHILADELPHIA, PA 19104

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 CHELI DAHAL
 PLANS EXAMINER

 10/6/2018
 DATE

OCT 16 2018

NOTICE TO APPLICANT:

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

PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR ALL REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:

http://www.phila.gov/cityplanning/proiectreviews/pdf/list_of_rcos.pdf



ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

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

CALENDAR # [] (FOR OFFICE USE ONLY)

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

551, 553 WALNUT LANE

PROPERTY OWNER'S NAME:

N/F BLIND RELIEF FUND OF AMERICA

PHONE #:

E-MAIL:

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

3600 MARKET STREET, SUITE 320
PHILADELPHIA, PA 19104

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

APPLICANT:

RONALD J. PATTERSON, ESQUIRE

FIRM/COMPANY:

KLEHR HARRISON HARVEY BRANZBURG LLP

PHONE #:

(215) 569-4585

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

1835 MARKET STREET - SUITE 1400
PHILADELPHIA, PA 19103

E-MAIL:

rpatters@klehr.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 913924

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. NO. THE PROPERTY CONDITION, SIZE, PAST USE, SURROUNDING USES, PHYSICAL ATTRIBUTES, PHYSICAL CONFIGURATION, AND PROPOSED USE CREATE UNNECESSARY HARDSHIPS TO VIABLY DEVELOP 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.

YES. FOR THE PROJECT PROPOSED, THE REQUESTED DIMENSIONAL RELIEF REPRESENTS THE LEAST MODIFICATIONS.

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

NO. THE REQUESTED VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

OCT 18 2018

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. THE REQUESTED VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

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.

NO. THE REQUESTED VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

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

NO. THE REQUESTED VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

REASONS FOR APPEAL:

VARIANCE RELIEF REQUESTED IN CONNECTION WITH LOT LINE RELOCATION/SUBDIVISION TO CREATE 6 LOTS FOR 6 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS WITH RELATED BUILDING AND SITE IMPROVEMENTS.

LITERAL ENFORCEMENT OF THE ZONING CODE WILL IMPOSE AN UNNECESSARY HARDSHIP UPON THE PROPERTY AND APPLICANT, WHEREAS THE PROPOSED USE MEETS THE ELEMENTS OF PROOF UNDER 14-303(8) OF THE PHILADELPHIA ZONING CODE AND WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, WELFARE OR TRAFFIC IN THE AREA. THEREFORE, VARIANCE RELIEF IS REQUESTED. APPLICANT ALSO REQUESTS ANY OTHER VARIANCES, SPECIAL EXCEPTION OR SPECIAL USE PERMITS THAT ARE NECESSARY. APPELLANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPEAL WITH DOCUMENTS, ARGUMENTS, REASONS AND WITNESSES AT OR AFTER THE HEARING.

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: Ronald J. Patterson

Date: 10 / 12 / 2018
MONTH DATE YEAR

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL