



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)

442 Conarroe Street

PROPERTY OWNER'S NAME:

John Szollose

PHONE #:

E-MAIL:

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

2627 Narcissa Road
Plymouth Meeting, PA 19462

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

APPLICANT:

Carrie B. Nase-Poust, Esquire

FIRM/COMPANY:

Fox Rothschild LLP

PHONE #:

215-299-2030

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

2000 Market Street
20th Floor
Philadelphia, PA 19103

E-MAIL: cnase-poust@foxrothschild.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 515793

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.

Compliance of the Zoning Code requirements would cause unnecessary hardship that was not created by the owner. Testimony will be provided at the hearing to prove such hardship.

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 variance will represent the least modification of the code provisions

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

The variance to allow a two family dwelling on the property will not increase congestion in the public streets. The property provides off-street parking for the dwelling units in an area that otherwise has on-street parking.

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 to allow a two family dwelling on the property will not substantially harm the neighboring properties. The surrounding neighborhood is residential and this use will be consistent with the character of the area. The dwellings are located on the first floor and do not have an impact on the supply of light and air.

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 variance to allow a two family dwelling on the property will not have an adverse impact on the public streets or place undue burden on the utilities. No additions are proposed to the existing building. All improvements occur in the building. Offstreet parking is provided for the dwelling units.

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

The variance will not create environmental damage, pollution or increase the danger of flooding since the dwelling units are constructed in the existing building. No additions to the building are proposed.

REASONS FOR APPEAL:

The owner requests a variance to allow two single family dwellings to be used on the first floor of the existing building located on this property, where two family dwellings are not permitted in this zoning district. The surrounding area is residential with many homes being duplexes. In addition, other homes in the neighborhood have been converted to two family or multi family dwellings. Therefore, the proposed use would be consistent with the character of the surrounding area and would not have an adverse impact on the neighborhood.

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:

01
MONTH

29
DATE

2014
YEAR

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL <input type="checkbox"/> SPECIAL USE PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS 1401 John F. Kennedy Boulevard -Phila. PA. 19102 Municipal Services Building - Concourse Level	DATE OF REFUSAL 01/27/2014	APPLICATION # 515793
		ZONING DISTRICT(S) RSA-5	

ADDRESS/LOCATION: 442 CONARROE ST.

APPLICANT: CARRIE B. NASE-POUST (ATTORNEY) ADDRESS: 2000 MARKET ST., 20TH FLOOR, PHILA., PA 19103

APPLICATION FOR: A USE PERMIT TO ALLOW TWO SINGLE FAMILY DWELLINGS ON THE FIRST FLOOR OF THE EXISTING BLDG. THE EXISTING PLUMBING OFFICE ON THE FIRST FLOOR AND THE SINGLE FAMILY DWELLING ON THE SECOND FLOOR ARE TO REMAIN. NO IMPROVEMENT ARE PROPOSED. NO SIGNS ARE INCLUDED 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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>
TABLE 14-602-1	THE PROPOSED USE CHANGE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, TWO FAMILY DWELLINGS, IS NOT PERMITTED IN THIS ZONING DISTRICT

ONE (1) USE REFUSAL
 APPEAL FILING FEE: \$250.00

NOTES TO ZBA: SEE A/P #031231024, CAL#04-1205, ZBA DECISION TO GRANT VARIANCE FOR USE AS PLUMBING AND HEATING SHOP W/ACCESSORY OFFICE AND 1 APT. AND ACCESSORY GARAGE

Cc: JOHN SZOLLOSE
 2627 NARCISSA RD.
 PLYMOUTH METTING, PA 19462



 John N. Diamond
 PLANS EXAMINER

01/27/2014

 DATE

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.