

**NOTICE OF:**

REFUSAL  
 REFERRAL

CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES & INSPECTIONS  
Municipal Services Building, Concourse Level  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

DATE OF REFUSAL: 3/20/2015  
APPLICATION #: 569659

ZONING DISTRICT(S):  
RSA-3 & CMX-2.5  
ZONING OVERLAY(S):  
WISSAHICKON WATERSHED OVERLAY  
RIDGE AVE. OVERLAY

ADDRESS/LOCATION:  
480 LYCEUM AVE., 482 LYCEUM AVE., 6056 RIDGE AVE. (N.W. CORNER LYCEUM AVE.)

APPLICANT: JOSEPH BELLER (ATTORNEY)  
ADDRESS: TEN PENN CENTER, 1801 MARKET ST., SUITE 2300 PHILADELPHIA, PA 19103

APPLICATION FOR:  
FOR LOT LINE ADJUSTMENT TO CREATE ONE (1) LOT FROM THREE (3) EXISTING LOTS (480 LYCEUM AVE., 482 LYCEUM AVE., 6056 RIDGE AVE.). EXISTING USE AS BUSINESS AND PROFESSIONAL OFFICE WITH ELEVEN (11) NEW ACCESSORY PARKING SPACES (TEN (10) STANDARD PARKING SPACES AND ONE (1) HANDICAP PARKING SPACE). SIZE AND LOCATION AS SHOWN ON APPLICATION/PLANS. NO SIGNS 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](http://WWW.PHILA.GOV))

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:	
	REQUIRED	PROPOSED
TABLE 14-802-1	MINIMUM NUMBER OF PARKING SPACES 13	11

ONE (1) USE REFUSAL  
FEE TO FILE APPEAL \$250

NOTES TO THE ZBA:

A/P #546229 (6056 RIDGE AVE)	ZBA GRANTED FOR THE INSTALLATION OF TWO (2) STATICALLY ILLUMINATED FLAT-WALL SIGNS AND FOUR (4) NON-ILLUMINATED FLAT-WALL AWNING SIGNS. SIZE AND LOCATION AS SHOWN IN APPLICATION. FOR USE AS SIGNS ACCESSORY TO PREVIOUSLY APPROVED BUSINESS AND PROFESSIONAL OFFICE. PROVISIO: SEE REVISED PLANS STAMPED BY ZBA ON 12-02-2014. (12/02/2014)
CAL #23821	
A/P #03121009 (6056 RIDGE AVE)	ZBA GRANTED THE ERECTION OF (2) S/F FLATWALL SIGNS 36"X125"; (2) WINDOW SIGNS 36"X36"; (1) FLATWALL ATM SURROUND 88-3/4"X49"; (1) FREESTANDING POLE DIRECTION DOUBLE FACED SIGN 32"X29"; (1) TWO POLE FREESTANDING SIGN 24"X85.5"X15' (1) 4'X6'X26'; TOTAL OF EIGHT ACCESSORY TO EXISTING BANK. PROVISIO: MUST MEET FIRE CODE. (04/27/2004)
CAL #04-0312	
A/P #077038 (5056 RIDGE AVE THRU TO 474-82 LYCEUM AVE)	ZBA GRANTED FOR THE LEGALIZATION OF A DOUBLE FACED PROJECTING SIGN AT ROOF TOP AND THE LEGALIZATION OF A FLATWALL SIGN ACCESSORY TO AN EXISTING BANK AT 6056-62 RIDGE; ONE APARTMENT AND DOCTOR'S OFFICE AT 474 LYCEUM AVE; 2 APARTMENTS AND DOCTOR'S OFFICES AT 480-82 LYCEUM AVE. AND A ONE FAMILY DWELLING AT 476 LYCEUM AVE.(12/02/1992)
CAL #92-0747	

Cc  
OWNER:  
ROXBOROUGH TOWN CENTER LLC  
121 SUMAC ST.  
PHILADELPHIA, PA 19128

CAITLIN M. MEST  
PLANS EXAMINER

3/20/2015  
DATE

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



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)**

480 Lyceum Avenue, 482 Lyceum Avenue, 6056 Ridge Avenue (NWC Lyceum Avenue)

**PROPERTY OWNER'S NAME:**

Roxborough Town Center LLC

PHONE #: 202-812-2980

E-MAIL: a.langsam@gmail.com

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

121 Sumac Street  
Philadelphia, PA 19128

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

**APPLICANT:**

Joseph Beller, Esquire

FIRM/COMPANY: Offit Kurman

PHONE #: 267-338-1314

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

Ten Penn Center  
1801 Market Street, Suite 2300  
Philadelphia, PA 19103

E-MAIL: jbeller@offitkurman.com / cfee@offitkurman.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 569659

### 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. This is an addition of land to provide parking. The lots provide 11 of 13 required. The Refusal is due only to the mixed zoning designations.

2009 MAR 25 PM 4:00  
BOARD OF ADJUSTMENT

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. This will utilize land for parking, whereas building could take place.

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

No, just the opposite.

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. It will help by removing street parking.

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. It is parking only as an accessory to already permitted uses.

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

No. Nothing in the use will create these problems.

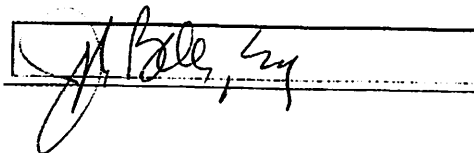
REASONS FOR APPEAL:

1. There is a hardship.
2. The Refusal is for a minimal use.
3. The use is not contrary to the public good.
4. The use is an improvement.
5. The use is accessory to commercial which would require no parking.

2015 MAR 25 PM 4:00  
CITY BOARD OF ADJUSTMENT  
OFFICE

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:

03	24	2015
MONTH	DATE	YEAR

CITY OF PHILADELPHIA  
ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR APPEAL