

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)

6156 Ridge Avenue (OPA#871277750)

PROPERTY OWNER'S NAME:

Roxborough Development Corporation

PHONE #: (215) 665-2133

E-MAIL: kgolden@cozen.com

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

PO Box 26035, Philadelphia, PA 19128

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

APPLICANT:

Kevin Golden, Esquire

FIRM/COMPANY: Cozen O'Connor

PHONE #: (215) 665-2133

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

1650 Market Street, Suite 2800
Philadelphia, PA 19102

E-MAIL: kgolden@cozen.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 812835

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 property causes a hardship that was not caused by the owner or applicant.

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, the variance we are requesting is in the spirit of what is permitted by special exception under the zoning code. Assembly and entertainment use is permitted by special exception, but we are seeking a variance because we plan to hold concerts where over 50 people attend.

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

No. Concerts will take place on an existing commercial corridor.



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. Permitting concerts will attract people to this commercial corridor and thereby benefit our neighbors.

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.

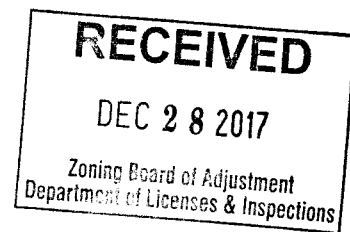
No. Our proposed uses will not increase congestion or overburden public facilities.

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

Our proposed uses have no effect on environmental damage, pollution, erosion, siltation or flooding.

REASONS FOR APPEAL:

The proposed uses will allow for the Philadelphia Folksong Society to efficiently and productively use its space and attract more visitors to the Ridge Avenue commercial corridor. Holding concerts where over 50 people attend is integral to its use of the property. There is ample non-accessory public parking available in the nearby Dupont Municipal Parking Lot less than 250 feet from the property and Leverington Municipal Parking Lot less than 1000 feet away.



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:

[Handwritten Signature]

Date:

12 / 28 / 2017
MONTH DATE YEAR



City of Philadelphia
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City of Philadelphia
Department of Revenue

Frank Breslin
Revenue Commissioner
www.phila.gov/revenue

Certificate of Tax Clearance
Zoning Board

PHILADELPHIA FOLKSONG SOCIETY
ID#: *****6972

Tenant at
6156 RIDGE AVE
PHILA, PA 19128-2626

Issue Date
12/28/2017

Confirmation Number
EQ06642866



Tax Clearance Valid Through 1/27/2018

This tax compliance certificate is based on the information provided by the taxpayer. The taxpayer is responsible for providing complete and truthful information. Any willfulness to not do so will result in the loss of opportunities within the City of Philadelphia.

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 12/11/17	APPLICATION # 812835
		ZONING DISTRICT(S) CMX-2.5 (NEIGHBORHOOD COMMERCIAL MIXED USE DISTRICT) AND NCA (RIDGE AVENUE OVERLAY DISTRICT)	

ADDRESS/LOCATION: 6156 RIDGE AVENUE

APPLICANT: KEVIN GOLDEN (ATTORNEY FOR OWNER)	ADDRESS: 1650 MARKET ST, STE 2800, PHILADELPHIA, PA 19102
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APPLICATION IS FOR NIGHT CLUB AND PRIVATE CLUB (NO ACTIVITIES AS DEFINED IN 14-603 (13) OF PHILADELPHIA ZONING CODE) ON 1ST FLOOR, PARTIAL BASEMENT AND PARTIAL 2ND FLOOR. PROPOSED INSTRUCTION IN MUSIC (PERSONAL SERVICE) (NO ACTIVITIES AS DEFINED IN 14-603 (13) OF PHILADELPHIA ZONING CODE) ON THE REMAINDER OF THE 2ND FLOOR AND REMAINDER OF THE BASEMENT WITH ACCESSORY OFFICE ON THE 3RD FLOOR (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)

CODE REFERENCE	PROPOSED	REQUIRED	PROPOSED
TABLE 14-602-2	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, NIGHT CLUB AND PRIVATE CLUB, IS PROHIBITED IN THIS ZONING DISTRICT.		
TABLE 14-802-2	MINIMUM ACCESSORY PARKING – 100 PEOPLE (1/10 SEATS OR 1/1000 SQ FT, WHICHEVER IS GREATER)	10 SPACES	0 SPACES

TWO (2) USE REFUSALS
 FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION.

SEE A/P # 151478, CAL # 5858, ZBA GRANTED WITH PROVISIO FOR LEGALIZATION OF AN EAT-IN AND TAKE-OUT COFFEE SHOP ON THE FIRST FLOOR WITH AN ACCESSORY OFFICE ON THE SECOND FLOOR ALL IN AN EXISTING STRUCTURE, 09/23/08.

CC:



 BINDU MATHEW
 PLANS EXAMINER

 12/11/17
 DATE

NOTICE TO APPLICANT:
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF THE DATE OF REFUSAL.

RECEIVED

DEC 28 2017

Zoning Board of Adjustment
 Department of Licenses & Inspections