

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
12/4/2017

APPLICATION #
831170

ZONING DISTRICT(S)
RESIDENTIAL: RSA-5

ADDRESS/LOCATION: 403 WATKINS ST

APPLICANT: NICHOLAS CAPELL
(CONTRACTOR)

ADDRESS: EAST COAST BUILDERS
843 N ROAD AVE, RUNNEMEDE NJ 08078

APPLICATION FOR THE ERECTION OF AN ADDITION ON AN EXISTING STRUCTURE FOR THE USE OF A SINGLE HOUSEHOLD LIVING . SIZE AND LOCATION AS PER SUBMITTED PLANS.

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

TABLE 14-701-1

PROPOSED

THE PROPOSED STRUCTURE IS NOT PERMITTED FOR THE FOLLOWING:

	MAXIMUM	PROPOSED
MIN OPEN AREA (SF)	25% [218.13 SF]	10.8% [94.93 SF]
MINIMUM REAR YD DEPTH (FT)	9'-0"	5'-3"

TWO (2) ZONING REFUSALS
FEE TO FILE APPEAL: \$150

Cc:
BEATRIX DAILY (OWNER)
403 WATKINS ST
PHILADELPHIA, PA 08078



JEFFREY TAN
PLANS EXAMINER

12/4/2017
DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 18TH FLOOR, 1515 ARCH ST, 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/projectreviews/pdf/list_of_rcos.pdf

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)

403 Watkins Street, Philadelphia, PA 19148

PROPERTY OWNER'S NAME:

Beatrix Daily

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

319 Reed Street
Philadelphia, PA 19147

PHONE #: (215) 651-2662

E-MAIL: debe.daily86@gmail.com

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

APPLICANT:

Nicholas Capell

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

843 N. ROAD AVE
RUNNEMEDE, NJ 08078

FIRM/COMPANY: EAST COAST BUILDERS

PHONE #: 267-230-3418

E-MAIL: nick.capelle@gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 831170

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. The existing shed was removed and replaced with the same footprint based on the advice of our architect.

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 wall was replaced in the pre-existing footprint.

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

No, no impact on congestion or public streets.

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, merely replacing pre-existing footprint

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, no impact on congestion or public streets.

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

No, no environmental impact as it is replacing pre-existing footprint.

REASONS FOR APPEAL:

Request to allow the proposed variance of minimum open space and minimum rear yd depth.

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: Nicholas Apell

Date: 12 / 12 / 2017
MONTH DATE YEAR



City of Philadelphia Zoning Board of Adjustment

Application for Special Exception

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)

403 Watkins Street, Philadelphia, PA 19148

PROPERTY OWNER'S NAME:

BEATRIX DAILY

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

319 Reed Street
Philadelphia, PA 19147

PHONE #: (215) 651-2662

E-MAIL: bebe.daily@gmail.com

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

APPLICANT:

Nicholas Capell

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

843 N. ROAD AVE

FIRM/COMPANY: EAST COAST BUILDERS

PHONE #: 267-230-3418

RUNNEMEDE, NJ 08078

E-MAIL: nick.capell@gmail.com

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

SPECIAL EXCEPTION REFERRAL OF ZONING/USE REGISTRATION PERMIT APPLICATION # 831170

PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A SPECIAL EXCEPTION

Will the special exception cause congestion in public streets or transportation systems beyond what would normally be expected from the proposed use? Explain.

No, no impact on public streets or transportation

Will the special exception cause overcrowding of the land beyond what would normally be expected from the proposed use? Explain.

No, replacing pre-existing footprint.

Will the special exception impair the adequate supply of light and air to adjacent properties? Explain.

No, replacing pre-existing footprint.

Will the special exception burden the water, sewer, school, park or other public facilities beyond what would be normally expected from the proposed use? Explain.

No, no impact on water, sewer or public facilities

Will the special exception impair or permanently injure the use of adjacent properties? Explain.

No, replacing pre-existing footprint.

Additional details:

Request to allow the proposed variance to replicate the previously existing footprint.

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: Nicholas Capell

Date: 12 / 12 / 2017
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment

Application for Special Exception