

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)

513 Sigel Street

PROPERTY OWNER'S NAME:

Broad St Investment LLC

PHONE #:

E-MAIL:

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

1142 South Marshall Street  
Philadelphia, PA 19147

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

APPLICANT:

Dennis George, Esq.

FIRM/COMPANY:

Arangio & George, LLP

PHONE #:

215-567-1999

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

2000 Market Street, Suite 1440  
Philadelphia, PA 19103

E-MAIL:

DGeorge@ArangioGeorge.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

857244

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 applicant has been refused because of minimum open space of about 6%. The proposed single family home would be reduced and cause bedroom to be too small. The other refusal is for deck above first story.

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 application is for single family home and better living space for resident with a deck outside one of the bedrooms which will overlap the rear yard.

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

No. The property is currently vacant land and owner proposes single family home.

**RECEIVED**  
APR 27 2018  
Zoning Board of Adjustment  
Department of Licenses & Inspections  
KD

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. Application does not impair on light or air of other properties.

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. Property will be single family home.

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

No. There is no impact on any of the above.

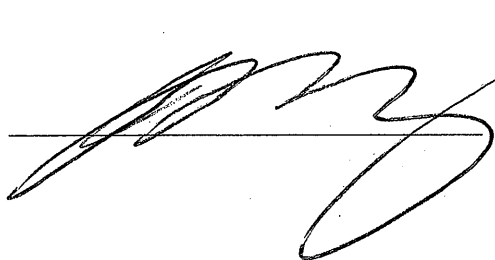
**REASONS FOR APPEAL:**

Application is for erection of single family home with rear deck at third floor level outside bedroom. There are two minor refusals, open area requirement is exceeded by 6.25% and deck has partial extension over rear yard.

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APR 27 2018  
Zoning Board of Adjustment  
Department of Licenses & Inspections

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:

4      26      2018  
MONTH      DATE      YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**

## City of Philadelphia Project Information Form

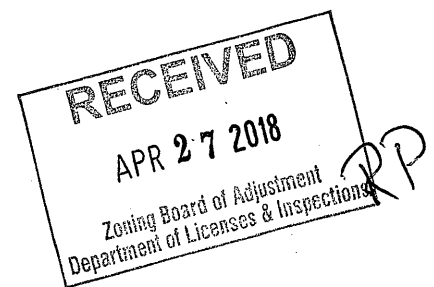
### PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(3)(A) of the Philadelphia Code, "*an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application...*"

[View all projects](#) submissions.

**PRINT YOUR FORM**



**Applicant Information**

**Address of Development Project**

513 SIGEL ST

**Council District #**

1

**Name of Applicant**

Dennis George

**Zoning Application Number**

857244

**Address of Applicant**

Arangio & George, LLP  
2000 Market Street, Suite 1440  
Philadelphia, Pennsylvania 19103

**Contact Information**

**Is the contact person the same as applicant?**

- Yes

**Name of Contact Person**

Dennis George

**Phone Number of Contact Person**

(215) 567-1999

**Email Address of Contact Person**

DGeorge@ArangioGeorge.com

**Project Information**

**Is your project exclusively residential?**

Yes

**Does your project contain three or fewer units?**

Yes

**Sign & Submit**

**Agreement:**

- I understand that all information submitted on this form is public information.

**Printed Name of Applicant**

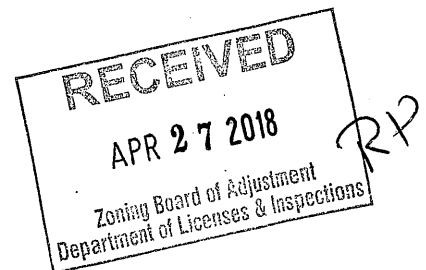
Dennis George, Esq.

**Please sign with the Initials of the Applicant**

DG

**Date**

04/26/2018



**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  
04/17/18

APPLICATION #  
857244

ZONING DISTRICT(S)  
RSA-5 RESIDENTIAL DISTRICT

ADDRESS/LOCATION:

513 SIGEL STREET

APPLICANT:

KEITH LAM  
BROAD ST INVESTMENT LLC  
(OWNER)

ADDRESS:

1142 S MARSHALL STREET  
PHILADELPHIA, PA 19147

APPLICATION FOR:

FOR THE ERECTION OF AN ATTACHED BUILDING WITH REAR DECK AT THE THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING.

**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**

14-604(4)(d)(.3)(.a)

WHEREAS THE PROPOSED USE, DECK IN THE REQUIRED REAR YARD ABOVE THE FIRST STORY FULLY ABOVE GRADE, IS PROHIBITED IN THE RSA-3 ZONING DISTRICT.

TABLE 14-701-1

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

MINIMUM OPEN AREA

REQUIRED

25%  
(166 SF)

PROPOSED

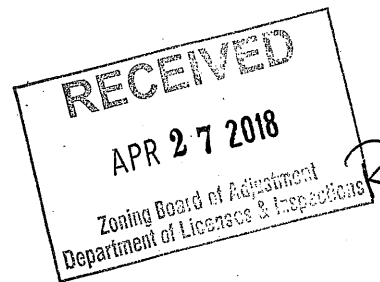
18.75%  
(124.5 SF)

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$300

Cc:  
OWNER/APPLICANT = SAME



*AK*  
ANDREW KULP  
PLANS EXAMINER

04/17/18  
DATE

**NOTICE TO APPLICANT:**

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



**City of Philadelphia**  
LIFE • LIBERTY • AND YOU™

City of Philadelphia  
Department of Revenue

Frank Breslin  
Revenue Commissioner  
[www.phila.gov/revenue](http://www.phila.gov/revenue)

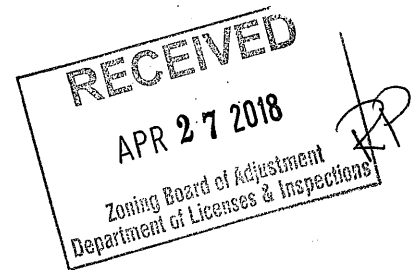
## Certificate of Tax Clearance Zoning Board

BROAD ST INVESTMENT LLC  
ID#: \*\*\*\*\*7480

Owner of  
513 SIGEL ST  
PHILA, PA 19148-1836

**Issue Date**  
4/24/2018

**Confirmation Number**  
EQ08104728



**Tax Clearance Valid Through 5/24/2018**

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.