

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)

515 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 # 868251

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.

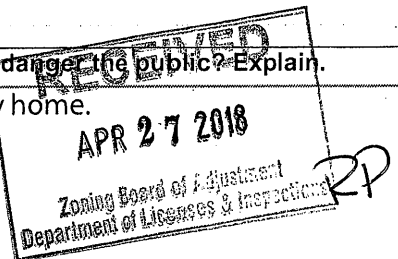
Yes. The applicant has been refused because of minimum open space of about 6%. The proposed single family home would be reduced and cause bedroom to be too small. The other refusal is for deck above first story.

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.



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.

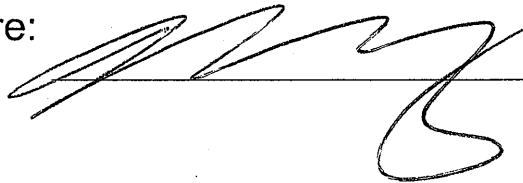
REASONS FOR APPEAL:

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.

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.

RECEIVED
APR 27 2018
Zoning Board of Adj.
Department of Licenses & Inspections
RP

Applicant's Signature:



Date:

4 / 26 / 2018
MONTH DATE YEAR

City of Philadelphia Project Information Form

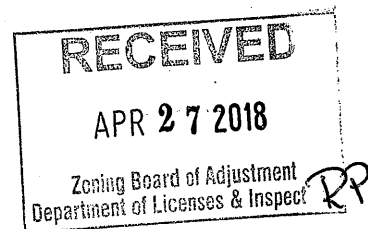
PIF Confirmation Page

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

515 SIGEL ST

Council District #

1

Name of Applicant

Dennis George

Zoning Application Number

868251

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: <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 04/17/18	APPLICATION # 868251
		ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION:
515 SIGEL STREET

APPLICANT: KEITH LAM BROAD ST INVESTMENT LLC (OWNER)	ADDRESS: 1142 S MARSHALL STREET PHILADELPHIA, PA 19147
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APPLICATION FOR:

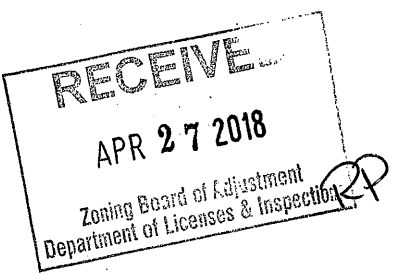
 FOR THE ERECTION OF AN ATTACHED BUILDING WITH REAR DECK AT THE THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING.

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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>						
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	<table border="0"> <tr> <td>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</td> <td>REQUIRED</td> <td>PROPOSED</td> </tr> <tr> <td>MINIMUM OPEN AREA</td> <td>25% (166 SF)</td> <td>18.75% (124.5 SF)</td> </tr> </table>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:	REQUIRED	PROPOSED	MINIMUM OPEN AREA	25% (166 SF)	18.75% (124.5 SF)
THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:	REQUIRED	PROPOSED					
MINIMUM OPEN AREA	25% (166 SF)	18.75% (124.5 SF)					


ONE (1) USE REFUSAL
 ONE (1) ZONING REFUSAL

 FEE TO FILE APPEAL: \$300



NOTE TO ZBA – SEE A/P 857244 FOR PLANS

Cc:
OWNER/APPLICANT = SAME


 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, 18TH 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

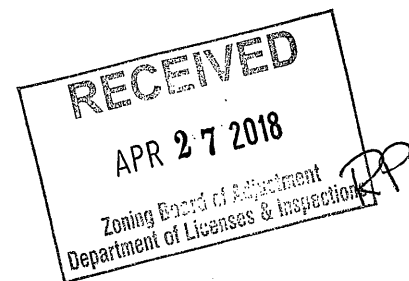
Certificate of Tax Clearance Zoning Board

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

Owner of
515 SIGEL ST
PHILA, PA 19148-1836

Issue Date
4/24/2018

Confirmation Number
EQ08105724



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.