

City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
Department of Planning & Development
Zoning Board of Adjustment
One Parkway Building
1515 Arch St, 18th Floor
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS) 625 E. Vernon Road, Philadelphia, PA 19119

PROPERTY OWNER'S NAME:
625 Vernon LLC

PHONE #: 215-392-6222

E-MAIL: joel@imperialmgmtgroup.com

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

625 E. Vernon Road, Philadelphia, PA 19119

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

APPLICANT:
Dawn M. Tancredi, Esquire

FIRM/COMPANY:
Zarwin Baum DeVito Kaplan Schaer Toddy P.C.

PHONE #: 215-825-3587

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
2005 Market St., 16th Floor, Philadelphia, PA 19103

E-MAIL: dmtancredi@zarwin.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2021-013439

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.

Compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours, and physical dimensions of the property. The hardship is not self inflicted.

Will the variance you seek represent the least modification possible of the code provision to provide relief from therequirements of the zoning code? Explain.

The variance seeks the least modification possible of the code provision to provide relief from the requirements of the zoning code.

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

The variance will not increase congestion in public streets or in any way endanger the public.

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.

The variance will not substantially or permanently harm the neighbors' use of their properties or impair an adequate supply of light and air to those 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.

The variance will not substantially increase traffic congestion in public streets or place an undue burden on water, sewer, school, park, or other public facilities.

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

The variance will not create environmental damage, pollution, erosion, or siltation or increase the danger of flooding.

REASONS FOR APPEAL:

Applicant seeks a variance for the legalization of the 22nd dwelling unit in an existing 21-unit multi-family dwelling structure. Applicant recently acquired the Property. There are 22 residential units in the Building. The Building has been used for 22 residential units for over 17 years.

Applicant also seeks a variance for accessory parking. The Code requires one accessory parking space for each dwelling unit. This Property has never had accessory parking. There is extensive street parking along Vernon Road, Milton Street, and Ardleigh Street, all of which surround the Property. The Property is also just steps away from Bus Route 18 and the Stenton Regional Rail Station.

The proposed use variances will not be detrimental to surrounding properties.

It is averred that the proposed development will not be detrimental to the health, safety, or general welfare of the community.

It is further averred that enforcement of the provisions of the ordinance will result in unnecessary hardship and the spirit of the ordinance shall be observed and substantial justice done if use and dimensional variances are granted.

The variances, if authorized, will represent the minimum variances that will afford relief.

Applicant reserves the right to supplement its reasons for the appeal to be consistent with the issues raised during any zoning hearing.

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: ___/s/ Dawn M. Tancredi, Esquire___

Date: 11/23/2021

MONTH DATE YEAR

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Project Information Form

Applicants must also complete a **Project Information Form (PIF)**.

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.

This requirement can be found in 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..."