



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)

3625 McMICHAEL STREET

PROPERTY OWNER'S NAME:

RTR REALTY ASSOCIATES LLC

PHONE #: 267-265-1320

E-MAIL: STEVE@BAKER-PARTNERS.COM

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

4127 MAIN STREET
PHILADELPHIA, PA 19127

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

APPLICANT:

WILLIAM J. O'BRIEN

FIRM/COMPANY: MANAYUNK LAW OFFICE

PHONE #: 215-432-5341

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

4322 MAIN STREET
PHILADELPHIA, PA 19127

E-MAIL: LawyersOnMain@Gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 1003100

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 dimensional refusals are not the result of any proposed addition, alteration or construction. Owner does not propose to enlarge the existing structure. Owner proposes to change the existing use from institutional to Code-compliant RSA-1. Strict application of the Code imposes a hardship on the Property.

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.

Relief from the open area, side yard and rear yard dimensional requirements, and the introduction of off-street parking is the minimum relief to remove the hardship imposed by strict application of the Code.

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

The proposed change in use from assembly to BSA will reduce congestion and demand for on-street parking. The proposed change in use will have no adverse affect on the public.

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Zoning Board of Adjustment
Department of Licenses & Inspections

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.

Owner does not propose to enlarge the existing structure. Owner proposes to change the existing use from assembly to Code-compliant RSA-1. The change in use will not adversely affect any neighbor's use or enjoyment of their property.

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 proposed change in use from assembly to RSA-1 will reduce congestion and demand for on-street parking. The proposed change in use will have no adverse affect on public facilities or public utilities.

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

The proposed change in use will introduce interior alterations. No addition, exterior alteration or construction is proposed. The relief requested will not cause or create the risk of pollution, erosion or flooding.

REASONS FOR APPEAL:

The Owner proposes to change the existing nonconforming institutional use to a Code-compliant RSA-1 use. The requested relief from the dimensional and parking requirements are the minimum to eliminate the hardship imposed by strict application of the Code. The existing institutional use represents a greater demand on on-street parking than the proposed RSA-1 Code-complaint use. The grant of the requested relief will have no adverse affect on public health, safety or welfare. Strict application of the Code imposes a hardship on the Property that has not been caused or introduced by the Owner.

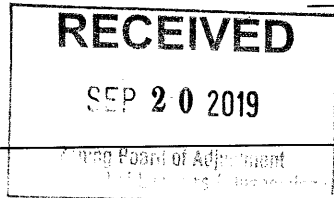
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: _____



Date: _____

9 / 20 / 2019
MONTH DATE YEAR



City of Philadelphia
Zoning Board of Adjustment
Application for Appeal

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: 09/10/2019
APPLICATION #: 1003100

ZONING DISTRICT(S):
RSA-1 RESIDENTIAL SINGLE FAMILY
ATTACHED-1

ADDRESS/LOCATION: 3625 MCMICHAEL ST.
PHILADELPHIA, PA 19129

APPLICANT: ZACH TORRES (CONTRACTOR)

ADDRESS: 482 ROXBOROUGH AVE.
PHILADELPHIA, PA 19128

APPLICATION FOR: FOR A LOT ADJUSTMENT TO CREATE TWO (2) LOTS (PARCEL A & B) FOR ONE (1) EXISTING LOT (3625 MCMICHAEL ST). FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT WITHIN EXISTING STRUCTURE TO BE SEPARATED BY DEMISING WALL. SIZE AND LOCATION AS SHOWN IN APPLICATION AND 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 ONLINE AT WWW.PHILA.GOV)

CODE REFERENCE:	PROPOSED USE IS REFUSED FOR THE FOLLOWING:	REQUIRED:	PROPOSED:
TABLE 14-802-1	NUMBER OF PARKING SPACES ON EACH LOT (PARCEL A & B)	1	0
	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
TABLE 14-701-1	OPEN AREA (PARCEL A)	70% (3881 SF)	62% (3437.39 SF)
	OPEN AREA (PARCEL B)	70% (4805.5 SF)	62.6% (4297 SF)
	SIDE YARD (PARCEL A)	25 FT	12 FT 7 IN
	SIDE YARD (PARCEL B)	25 FT	14 FT 3 IN
	REAR YARD (PARCEL A)	25 FT	4 FT 5 IN
	REAR YARD (PARCEL B)	25 FT	6 FT 8 IN

2 USE REFUSALS
6 ZONING REFUSALS

FEE TO FILE APPEAL - \$300

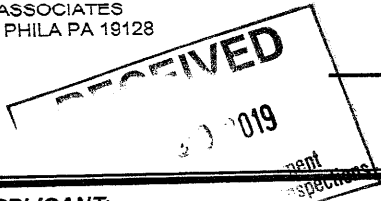
NOTES TO ZBA:

EXISTING BUILDING TO BE SEPARATED BY DEMISING WALL TO DESIGNATE SEPARATE STRUCTURES ON EACH LOT.

Cc: OWNER-
RTR REALTY ASSOCIATES
4127 MAIN ST PHILA PA 19128

SHAKIR COHEN
PLANS EXAMINER

9/10/2019
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 DATE OF REFUSAL.

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

3625 McMICHAEL STREET

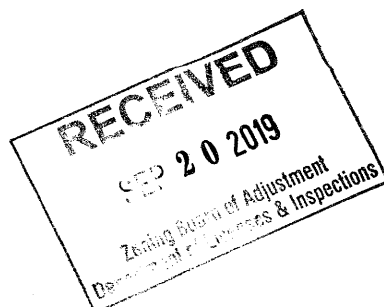
Council District #

4

Name of Applicant

WILLIAM OBRIEN

Zoning Application Number



1003100

Address of Applicant

4322 Main Street
P.O. Box 4603
PHILADELPHIA, PA 19127

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

WILLIAM OBRIEN

Phone Number of Contact Person

(215) 487-3800

Email Address of Contact Person

LawyersOnMain@Gmail.com

Project Information

Is your project exclusively residential?

Yes

Does your project contain three or fewer units?

Yes

Sign & Submit

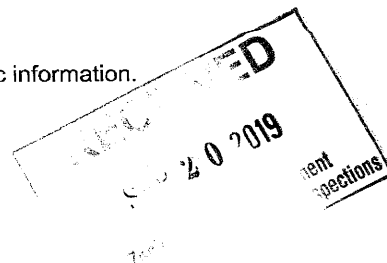
Agreement:

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

Printed Name of Applicant

WILLIAM OBRIEN

Please sign with the Initials of the Applicant



WJOB

Date

09/20/2019

Feedback

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Department of Licenses & Inspections