

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)

3000 W. School House Lane

PROPERTY OWNER'S NAME:

Overseers of William Penn Charter School

PHONE #: 215-569-5655

E-MAIL: kelsen@blankrome.com

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

3000 W. School House Lane  
Philadelphia, PA 19144

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

APPLICANT:

Overseers of William Penn Charter School

FIRM/COMPANY: by Peter F. Kelsen, Esq.

PHONE #: 215-569-5655

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

Blank Rome LLP  
130 N. 18th Street, Philadelphia, PA 19107

E-MAIL: kelsen@blankrome.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 948138

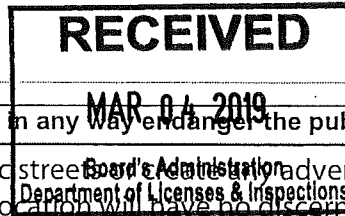
IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

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 requested variances will allow the school to create accessory, state of the art athletic and wellness facilities on the existing school campus. Two of the three variances are de minimis; the third is related to the necessary height of the athletic building, a height which is standard for such a building.

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.

The variances sought constitute a minor modification of technical provisions of the zoning code consistent with the long standing existing use of the property.



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

The grant of the variances will not increase congestion in public streets or have any adverse impact to the public health, safety or welfare. Introducing the new building at this location will have no discernible impact on the surrounding community.

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 grant of the variances will not cause a negative impact on adjacent properties. The proposed building will be located on the existing school campus and will have no impact on the adjacent community.

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 grant of the variances will not increase traffic congestion 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 proposed variances will not create any negative impact to the environment nor result in pollution, erosion, or siltation or increase the danger of flooding. The proposed building will comply with all requirements of the Philadelphia Water Department in terms of storm water management and drainage.

**REASONS FOR APPEAL:**

The proposed athletic building and wellness center is ancillary to the use of the property as an educational facility, a use that is permitted under the existing zoning classification of the property. The variances sought constitute a minimal modification of zoning code provisions consistent with the longstanding and continuing use of the property.

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.

Overseers of William Penn Charter School

Applicant's Signature:

 Date:

Peter F. Kelsen, Esq.

2      27      2019  
MONTH      DATE      YEAR

<b>NOTICE OF:</b> <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: <b>03/01/2019</b>	APPLICATION #: <b>948138</b>
		ZONING DISTRICT(S): <b>RSD-3 – RESIDENTIAL SINGLE FAMILY          DETACHED</b>	
		OVERLAY DISTRICT(S): <b>WISSAHICKON WATERSHED          OPEN SPACE AND NATURAL RESOURCES          – STEEP SLOPE PROTECTION</b>	

ADDRESS/LOCATION: **3000 W. SCHOOL HOUSE LN., S.W.C OAK RD., THROUGH TO STOKLEY ST. AND COULTER ST.**

APPLICANT: **PETER F. KELSEN  
BLANK ROME LLP  
(ATTORNEY)** ADDRESS: **BLANK ROME LLP, ONE LOGAN SQUARE  
130 N. 18TH ST.  
PHILADELPHIA, PA 19144**

APPLICATION FOR: **FOR THE ERECTION OF A ONE (1) STORY DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION / PLAN. FOR USE AS AN ACCESSORY ATHLETICS AND WELLNESS CENTER WITH AN ATHLETIC FIELD TO AN EXISTING EDUCATIONAL FACILITY AND A FOR RECONFIGURATION OF OFF-STREET PARKING WITH A NEW TOTAL OF 286 SPACES.**

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](http://WWW.PHILA.GOV))

<b>CODE REFERENCE:</b>	<b>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</b>						
<b>TABLE 14-602-1</b>	WHEREAS THE PROPOSED USE, ATHLETICS AND WELLNESS CENTER WITH AN ATHLETIC FIELD ACCESSORY TO AN EDUCATIONAL FACILITY, IS PROHIBITED IN THE RSD-3 DISTRICT.						
<b>TABLE 14-802-1</b>	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM REQUIRED PARKING SPACES</td> <td>368</td> <td>286</td> </tr> </tbody> </table>		REQUIRED:	PROPOSED:	MINIMUM REQUIRED PARKING SPACES	368	286
	REQUIRED:	PROPOSED:					
MINIMUM REQUIRED PARKING SPACES	368	286					

<b>CODE REFERENCE:</b>	<b>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</b>						
<b>§14-510(6)(a)</b>	<table border="1"> <thead> <tr> <th></th> <th>ALLOWED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>IMPERVIOUS COVERAGE CATEGORY 1</td> <td>20% OF LOT AREA</td> <td>20.309% OF LOT AREA</td> </tr> </tbody> </table>		ALLOWED:	PROPOSED:	IMPERVIOUS COVERAGE CATEGORY 1	20% OF LOT AREA	20.309% OF LOT AREA
	ALLOWED:	PROPOSED:					
IMPERVIOUS COVERAGE CATEGORY 1	20% OF LOT AREA	20.309% OF LOT AREA					
<b>§14-704.(2)(c)</b>	WHEREAS ON PORTIONS OF A LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED.						
<b>TABLE 14-701-1</b>	<table border="1"> <thead> <tr> <th></th> <th>ALLOWED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM HEIGHT</td> <td>38 FT.</td> <td>51.3 FT.</td> </tr> </tbody> </table>		ALLOWED:	PROPOSED:	MAXIMUM HEIGHT	38 FT.	51.3 FT.
	ALLOWED:	PROPOSED:					
MAXIMUM HEIGHT	38 FT.	51.3 FT.					

TWO (2) USE REFUSALS  
THREE (3) ZONING REFUSALS  
FEE TO FILE APPEAL - \$300

**NOTES TO ZBA:**

A/P #125765 CAL #4656	ZBA GRANTED PERMIT FOR ERECTION OF A TWO(2) STORY STRUCTURE (49.5' HIGH) FOR USE AS A PERFORMING ARTS CENTER ACCESSORY TO AN ON THE SAME LOT AS AN EXISTING SCHOOL COMPLEX AND FOR RECONFIGURATION OF OFF - STREET PARKING WITH A NEW TOTAL OF 278 SPACES. (03/05/2008)
--------------------------	---

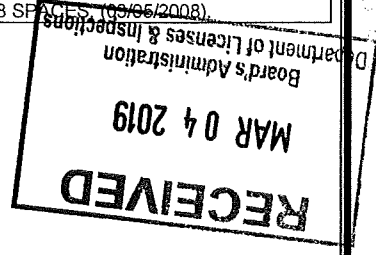
**CIVIC DESIGN REVIEW (§14-304(5)):**  
 THIS APPLICATION **DOES NOT** REQUIRE CIVIC DESIGN REVIEW  
 THIS APPLICATION **DOES** REQUIRE CIVIC DESIGN REVIEW

Cc:  
OWNER –  
OVERSEERS OF THE PUBLIC SCHOOL  
WILLIAM PENN CHARTER SCHOOL  
3000 W. SCHOOL HOUSE LN.  
PHILADELPHIA, PA 19144

*Yaniv Gal*

YANIV GAL  
CIVIL ENGINEER I

03/01/2019  
DATE



**NOTICE TO APPLICANT:**  
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET – 18<sup>TH</sup> 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

3000 W SCHOOL HOUSE LN

Council District #

4

Name of Applicant

Peter Kelsen

Zoning Application Number



948138

**Address of Applicant**

130 N. 18th Street  
Philadelphia, Pennsylvania 19103

**Contact Information**

Is the contact person the same as applicant?

- Yes

**Name of Contact Person**

Peter Kelsen

**Phone Number of Contact Person**

(215) 569-5655

**Email Address of Contact Person**

kelsen@blankrome.com

**Project Information**

Is your project exclusively residential?

No

Does your project result in a total of 2,500 square feet or more of floor area?

Yes

Is your zoning application exclusively for signage?

No

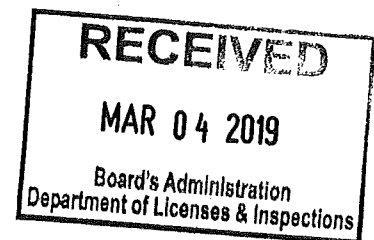
**Key Project Statistics**

Current Land Use on Parcel(s):

School

Proposed Land Use on Parcel(s):

Same, with new athletic/wellness building



**Net Change in Number of Housing Units:**

N/A

**Net Change in Commercial Square Footage:**

N/A

**Net Change in Total Floor Area:**

Approximately 87,000 sq. ft.

**Net Change in On-Street Parking:**

N/A

**Number of Off-Street Parking Spaces to be Provided:**

286

**Approximate Projected Construction Period:**

To be determined.

**Please provide a brief summary of your proposed project:**

The proposal is for the construction of a one story building to house athletic facilities and a wellness center on the existing campus of William Penn Charter School.

**Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:**

Landscaping and lighting will comply with City Code requirements.

**Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:**

None anticipated.

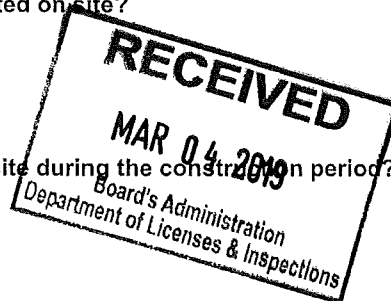
**Approximately how many full time equivalent jobs (if any) are currently located on-site?**

218

**Approximately how many full time equivalent workers will be employed on-site during the construction period?**

218

**Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?**



**Describe your plan, if any, to increase the supply of affordable housing:**

N/A

**Please describe any partnerships with local community organizations that will be utilized during and/or after construction:**

None anticipated.

**Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:**

N/A

**Please describe any other anticipated community impacts (positive or negative) associated with this project:**

None anticipated.

**Sign & Submit**

**Agreement:**

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

**Printed Name of Applicant**

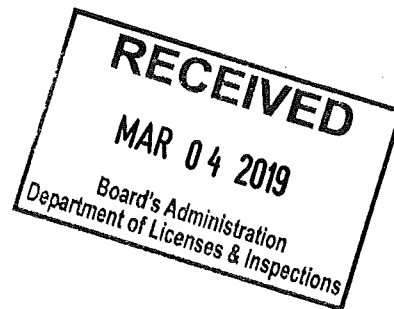
Peter F. Kelsen, Esq.

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

PFK

**Date**

03/01/2019



Feedback

VENDOR #	INVOICE #	DATE	INVOICE DESCRIPTION	AMOUNT
00724-0001	Kelsen 2-1-19 -1	03-01-19	050017180925 3000 W. School House Ln. ZBA Filing Fees	1,025.00

**RECEIVED**  
**MAR 04 2019**  
 Board's Administration  
 Department of Licenses & Inspections

**BLANK ROME LLP**

COUNSELORS AT LAW

One Logan Square  
Philadelphia, PA 19103-6998  
(215)569-5500

CHECK NO.

125191

3-7615

360

03/04/2019

One Thousand Twenty-Five and 00/100 Dollar(s)

<b>\$1,025.00</b>
-------------------

PAY TO THE ORDER OF **City of Philadelphia**

Citizens Bank

*[Signature]*

⑈ 125191⑈ ⑆ 036076150⑆ 6238671282⑈