

# APPLICATION FOR ZONING / USE REGISTRATION PERMIT

*(For office use only)*

APPLICATION # \_\_\_\_\_

ZONING CLASSIFICATION \_\_\_\_\_

PREVIOUS APPLICATION NO. \_\_\_\_\_

*(Applicant completes all information below. Print clearly and provide full details)*

LOCATION OF PROPERTY (LEGAL ADDRESS)

3680 INDIAN QUEEN LANE

PROPERTY OWNER'S NAME

PHILADELPHIA REDEVELOPMENT

PHONE # \_\_\_\_\_

FAX # \_\_\_\_\_

APPLICANT:

RONALD J. PATTERSON, ESQUIRE

FIRM/COMPANY:

KLEHR HARRISON HARVEY BRANZBURG LLP

PHONE # (215) 569-4485

FAX # (215) 568-6803

RELATIONSHIP TO OWNER:    TENANT/LESSEE    ATTORNEY    DESIGN PROFESSIONAL    CONTRACTOR    EXPEDITOR



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102

*For more information visit us at [www.phila.gov](http://www.phila.gov)*

PROPERTY OWNER'S ADDRESS:

6610 GERMANTOWN AVENUE - SUITE 100

PHILADELPHIA PA 19119

LICENSE # \_\_\_\_\_

E-MAIL: RPATTERS@KLEHR.COM

ADDRESS:

1835 MARKET STREET, SUITE 1400

PHILADELPHIA, PA 19103

LICENSE # AC2679771 E-MAIL: RPATTERS@KLEHR.COM

### TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1	COMMERCIAL/RETAIL (VACANT)		
2-3	2 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS	SEE ZONING PERMIT #762054 (4/12/2017)	

### PROPOSED USE OF BUILDING/SPACE

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1	1 SINGLE-FAMILY RESIDENTIAL DWELLING UNIT
2-3	SAME

### STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK/CHANGE

1. CHANGE IN USE OF FLOOR 1 TO ONE ADDITIONAL SINGLE-FAMILY RESIDENTIAL DWELLING UNIT, FOR A TOTAL OF 3 UNITS.
2. NO CHANGES TO BUILDING HEIGHT, FOOTPRINT OR AREA.
3. WITHOUT PREJUDICE TO, OR ABANDONMENT OF, ALL PRIOR PERMITS AND APPROVALS.

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO. \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES

VIOLATION #: \_\_\_\_\_

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA. 19102-1667		PERMIT NUMBER 7621054
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		LOCATION OF WORK: 05680 INDIAN QUEEN LA PHILADELPHIA, PA 19129-1525		FEE \$250.00
OWNER CENTER CITY VENTURES LLC 1140 FRANKFORD AVE PHILA, PA 19125		APPLICANT PAUL KRECAMER 2288 S COLORADO STREET PHILADELPHIA, PA 19147-		DATE 04/12/17
PLAN EXAMINER		ZONING CLASSIFICATION CMX25		
ZONING BOARD OF ADJUSTMENT DECISION		CALENDAR #		
DATE				
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>				
UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.				
<b>USE REGISTRATION</b> FOR USE AS VACANT COMMERCIAL ON THE FIRST FLOOR. (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND TWO (2) FAMILY HOUSEHOLD LIVING. NO SIGNS OR PARKING ON THIS APPLICATION.				
SUBJECT TO THE FOLLOWING PROVISIONS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:				
<p>ANY PERSON AGGRIEVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2423 OR 215-686-2450.</p> <p>IT SHALL BE THE OWNERS RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7880.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD, APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE., 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: 215 986-7485</p> <p>LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p>				
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>				
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.				

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F. KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 765854
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED.		LOCATION OF WORK: 0680 INDIAN QUEEN LA, PHILADELPHIA, PA 19129-1558		FEE \$120.00
OWNER CENTER CITY VENTURES LLC 1140 PROCTOR RD AVE PHILADELPHIA, PA 19125		APPLICANT PAUL KEPMER 229 S COLGARDO STREET PHILADELPHIA, PA 19147		DATE 04/12/17
PLANS 1140 PROCTOR RD AVE PHILADELPHIA, PA 19125		PLAN EXAMINER		ZONING CLASSIFICATION CNC35
ZONING APPROVAL		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE		
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL REPEATED CONSTRUCTION PERMITS ARE ISSUED</b>				
<b>USING REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR</b>				
SUBJECT TO THE FOLLOWING PROVISIONS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:				
<b>OFFICE COPY</b>				
USE RESTRICTION FOR USE AS VACANT COMMERCIAL ON THE FIRST FLOOR. USES REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY AND TWO (2) FAMILY HOUSEHOLD LIVING. NO MORE OR PARKING ON THIS APPLICATION.				
SUBJECT TO THE FOLLOWING PROVISIONS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:				
<b>ANY PERSON AGGRIEVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2480.</b>				
IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7844. FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD, APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS FOR HEALTH, SAFETY OR SERVICES OFFICE OF FOOD PROTECTOR. 801 UNIVERSITY CITY, PHILADELPHIA, PA 19104. TELEPHONE NUMBER: (215) 686-2486. LIVATORNE IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS AND REVISIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS PERMIT EXPIRE FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST. IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.				
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>				
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.				

<b>BUILDING PERMIT</b>		City of Philadelphia Department of Licenses and Inspections 1401 John F. Kennedy Blvd. Philadelphia, PA 19102	Permit Number: 858133
This permit may be revoked if the information has been misrepresented or not provided.			Date Issued: 10/18/18
Location of work: 03680 INDIAN QUEEN LA PHILADELPHIA, PA 19129-1525 NEW CONSTRUCTION			Fee: \$1,592.00
Owner: PHILADELPHIA RE DEVELOPMENT CO., L 3680 INDIAN QUEEN LANE PHILADELPHIA, PA 19129		District: North District	
Licensed Contractor: ANC BUILDERS INC 482 NORRISTOWN RD BLDGE BELL, PA 19402 (610)895-8913 x		Phone Number: 215-685-2276	
Area: 2876 S.F.		Estimated Cost: \$210,000.00	
Plan Examiner: PARIN PATEL Certificate of Occupancy (C.O.) is part of this			
<b>If no Licensed Contractor is named, the Owner assumes all responsibility for compliance with the Code.</b>			
Occupancy: VACA. COMM. ON THE 1ST FLR (USEREG. PERMIT REQD PRIOR TO OCCUPANCY) & TWO FAMILY DWELLING ABOVE			
Description of work authorized by this permit: FOR THE ERECTION OF A FOUR (4) STORY STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE; FOR USE AS A VACANT COMMERCIAL SPACE ON THE 1ST FLOOR (U&O AND CO REQD PRIOR TO OCCUPANCY) AND A TWO FAMILY DWELLING UNIT. ENTIRE BUILDING TO BE SPRINKLERED PER NFA 11. SEPARATE PERMIT REQUIRED FOR MEP AND FIRE SUPPRESSION WORK.			
<b>FOR THE ERECTION OF A FOUR (4) STORY STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE; FOR USE AS A VAC</b>			
<b>INSPECTIONS</b>			
The owner or contractor is required to notify the District Office listed above prior to starting any work, and at least 24 hours in advance of the required inspections. Failure to notify the District will result in the issuance of a \$75 ticket by the Department. Inspections will not be made unless the Department-Approved plans are on the job.			
The Department is authorized by the Code to Charge a \$100 reinspection fee if: 1. The inspection reveals that the work is not constructed in accordance with the Code; 2. The work is not ready for inspection; or			
<b>THIS PERMIT REQUIRES THE FOLLOWING INSPECTIONS: INITIAL/SITE - FOUNDATION - UNDER SLAB/FLOOR - INSULATION - FRAMING/CLOSE-IN - PREFINAL/WALLBOARD - FINAL</b>			
Separate permits are required for plumbing, electrical, fire suppression, and for the use of streets and sidewalks, including shelter platforms, scaffolding, dumpsters, closures, etc. Limitations: This permit shall become invalid if the authorized work is not commenced within six (6) months of the date of issuance or if the work is suspended or abandoned for a period of six (6) months after commencing work. Permits may be revoked as per Section A-302.3 of the Administrative Code. PA ONE CALL SYSTEM is required to be notified by PA 44 38 of 1991, three (3) working days prior to disturbing the earth with any type of powered equipment. Also, this permit does not constitute approval from any State or Federal agency, if required. Where a Certificate of Occupancy (C.O.) is required, such buildings and spaces shall be licensed until Final Inspection is made and the Certificate is issued by the Department. All provisions of the Code and other City Ordinances must be complied with, whether specified herein or not. This Permit does not constitute Zoning Approval.			
Tax Exemption (Abatement): Information and applications for the Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment: www.phila.gov/opa, 215-686-4314, or 691 Walnut St., 3rd Fl., Phila., PA 19106. Applications for all new construction and commercial improvements are due within sixty (60) days of permit issuance. Residential rehab and build-to-rent applications are due by December 31st of the year of permit issuance.			
<b>POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES</b>			
FAILURE TO POST THIS PERMIT WILL RESULT IN THE ISSUANCE BY THE DEPARTMENT OF A \$75 TICKET			
FOR ALL NEW CONSTRUCTION, ADDITIONS, AND WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, THE ASSOCIATED ZONING/USE PERMIT SHALL BE POSTED ALONGSIDE THIS BUILDING PERMIT.			
81-15			



**CODE NOTES:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
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- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF REVENUE'S UNIFORM CONSTRUCTION CODE (UNIFORM CODE).

**PARTITION KEY:**

- 1. PARTITION
- 2. PARTITION
- 3. PARTITION
- 4. PARTITION
- 5. PARTITION
- 6. PARTITION
- 7. PARTITION
- 8. PARTITION
- 9. PARTITION
- 10. PARTITION

36880 INDIAN QUEEN LN.  
PHILA., PA 19129



**762054**  
APPLICATION FOR ZONING PERMIT  
DATE OF PERMIT: 08/17/17  
PROJECT NUMBER: 094  
DATE: 2-17-17  
SCALE: AS NOTED  
DRAWN BY: DPM

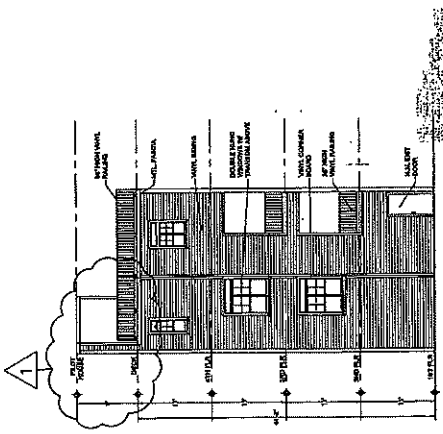
DAVID P. MCARTHUR  
REGISTERED ARCHITECT  
1001 MARKET ST. 10TH FLOOR, PHILA., PA 19103  
PHILADELPHIA, PA 19103  
PHILADELPHIA, PA 19103

Project Number: 094  
Date: 2-17-17  
Scale: AS NOTED  
Drawn By: DPM

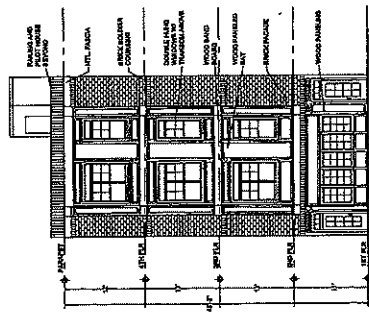
1	DATE	08/17/17
2	SCALE	AS NOTED
3	DRAWN BY	DPM
4	CHECKED BY	
5	APPROVED BY	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

**ZONING PLANS**

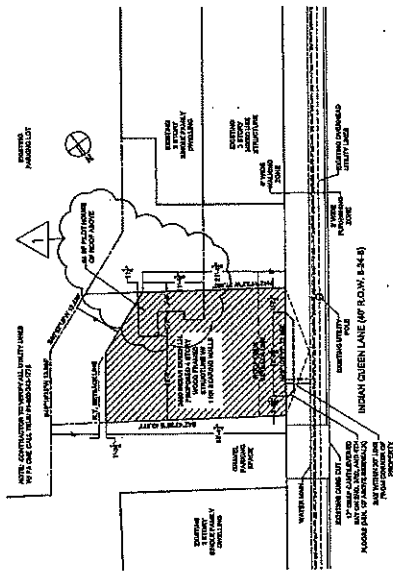
DRAWING TITLE: **Zn-1**



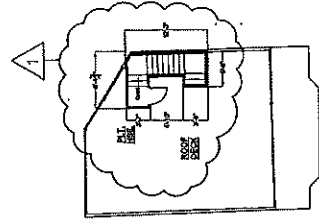
3 REAR ELEVATION  
Zn-1 SCALE: 1/8" = 1'-0"



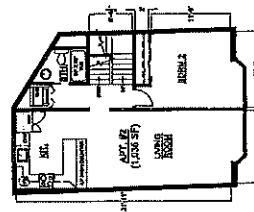
2 FRONT ELEVATION  
Zn-1 SCALE: 1/8" = 1'-0"



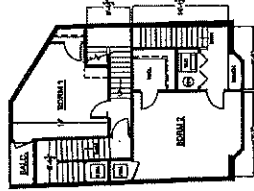
1 SITE PLAN  
Zn-1 SCALE: 1/16" = 1'-0"



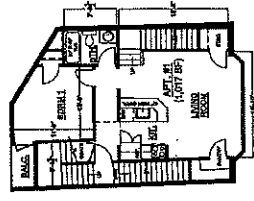
8 ROOF PLAN  
Zn-1 SCALE: 1/8" = 1'-0"



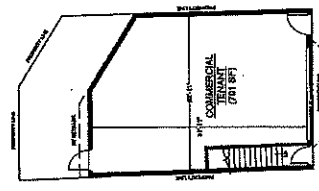
7 FOURTH FLOOR PLAN  
Zn-1 SCALE: 1/8" = 1'-0"



6 THIRD FLOOR PLAN  
Zn-1 SCALE: 1/8" = 1'-0"



5 SECOND FLOOR PLAN  
Zn-1 SCALE: 1/8" = 1'-0"



4 GROUND FLOOR PLAN  
Zn-1 SCALE: 1/8" = 1'-0"



ZONING BOARD OF ADJUSTMENT  
**APPLICATION FOR  
 APPEAL**

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

CALENDAR # [ ] (FOR OFFICE USE ONLY)

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

3680 INDIAN QUEEN LANE

PROPERTY OWNER'S NAME:

PHILADELPHIA REDEVELOPMENT

PHONE #:

E-MAIL:

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

6610 GERMANTOWN AVENUE  
 SUITE 100  
 PHILADELPHIA, PA 19119

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

APPLICANT:

Ronald J. Patterson, Esquire

FIRM/COMPANY:

KLEHR HARRISON HARVEY BRANZBURG LLP

PHONE #:

(215) 569-4585

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

1835 MARKET STREET - SUITE 1400  
 PHILADELPHIA, PA 19103

E-MAIL:

rpatters@klehr.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 935496

**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, contour or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

YES. NO. THE PROPERTY LOCATION, SURROUNDING USES, PROPOSED USE, CONFIGURATION AND BUILDING CONSTRAINTS CREATE UNNECESSARY HARDSHIPS TO VIABLE USE OF 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.

YES. THIS IS A REQUEST FOR A USE VARIANCE, WITH NO CHANGES TO BUILDING HEIGHT, FOOTPRINT OR AREA.

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

THE REQUESTED USE VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

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 REQUESTED USE VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

Will the variance you see substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

THE REQUESTED USE VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

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

THE REQUESTED USE VARIANCE RELIEF WILL CAUSE OR CREATE NO SUCH IMPACTS.

**REASONS FOR APPEAL:**

APPEAL FOR USE VARIANCE RELIEF TO REMOVE COMMERCIAL USE REQUIREMENT ON FLOOR GROUND.

LITERAL ENFORCEMENT OF THE ZONING CODE WILL IMPOSE AN UNNECESSARY HARDSHIP UPON THE PROPERTY AND APPLICANT, WHEREAS THE PROPOSED USE MEETS THE ELEMENTS OF PROOF UNDER 14-303(8) OF THE PHILADELPHIA ZONING CODE AND WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, WELFARE OR TRAFFIC IN THE AREA. THEREFORE, VARIANCE RELIEF IS REQUESTED. APPLICANT ALSO REQUESTS ANY OTHER VARIANCES, SPECIAL EXCEPTION OR SPECIAL USE PERMITS THAT ARE NECESSARY. APPELLANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPEAL WITH DOCUMENTS, ARGUMENTS, REASONS AND WITNESSES AT OR AFTER THE 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:

Date:     
MONTH DATE YEAR

**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 12/26/2018	APPLICATION # 935496
ZONING DISTRICT(S) CMX-2 COMMERCIAL ZONING DISTRICT	

ADDRESS/LOCATION: **3680 INDIAN QUEEN LANE**
 APPLICANT:  
 RONALD PATTERSON  
 (ATTORNEY)

 ADDRESS:  
 1835 MARKET STREET, SUITE 1400, PHILADELPHIA PA 19103

APPLICATION FOR:

FOR A THREE FAMILY HOUSEHOLD LIVING (MULTI-FAMILY) WITHIN AN ATTACHED STRUCTURE PREVIOUSLY APPROVED.

**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))**

SECTION 14-602-4(a)[3]

THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:

IN THE CMX-2.5 DISTRICT, IN ORDER TO PROMOTE ACTIVE USES AT THE STREET LEVEL, BUILDINGS MUST CONTAIN A USE OTHER THAN RESIDENTIAL AND OTHER THAN PARKING ALONG 100% OF THE GROUND FLOOR FRONTAGE AND WITHIN THE FIRST 30 FEET OF BUILDING DEPTH, MEASURED FROM THE FRONT BUILDING LINE; WHEREAS THE ENTIRE GROUND LEVEL IS PROPOSED WITH A RESIDENTIAL USE.

SECTION 14-602(4)(a)[8](.a)

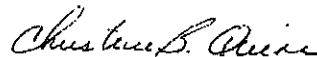
A MINIMUM OF 360 S.F. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR BUILDING LESS THAN OR EQUAL TO 45 FEET IN HEIGHT; WHEREAS THE EXISTING LOT AREA OF 1020 S.F. PERMITS ONLY TWO DWELLINGS; THEREFORE THE THREE FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THIS ZONING DISTRICT.

TWO (2) USE REFUSALS  
 FEE TO FILE APPEAL: \$300.00

**NOTE TO ZBA:** ZONING PERMIT A/P#762054 AND BUILDING PERMIT A/P#858133 WERE GRANTED FOR THE NEW CONSTRUCTION OF AN ATTACHED BUILDING FOR COMMERCIAL ON THE GROUND LEVEL AND A TWO FAMILY HOUSEHOLD LIVING ABOVE. THE BUILDING IS CURRENTLY UNDER CONSTRUCTION.

Cc:

PHILADELPHIA REDEVELOPMENT  
 6610 GERMANTOWN AVENUE,  
 SUITE 100  
 PHILADELPHIA PA 19119



CHRISTINE QUINN  
 PLANS EXAMINER

12/26/2018  
 DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPMENT, ZONING BOARD OF ADJUSTMENT AT ONE PARKWAY BUILDING, 1515 ARCH ST, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.