

**East Falls Community Council – RCO Meeting**

September 15<sup>th</sup>, 2021

**Project Address**

3504 Ainslie Street

Philadelphia, PA 19129

**Zoning Application Number**

ZP-2021-007889

**Applicant**

Andrew Menyo

5115 Rochelle Avenue, #1F

Philadelphia PA 19128

Email: [andrew@washauslimited.com](mailto:andrew@washauslimited.com)

Cell: 267-625-3710

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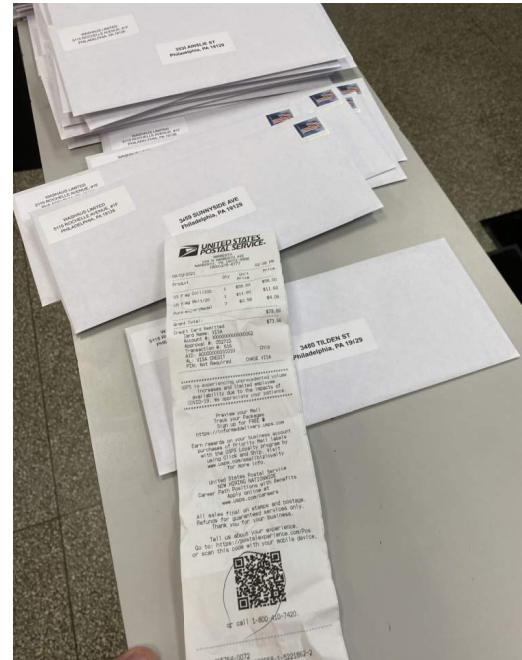
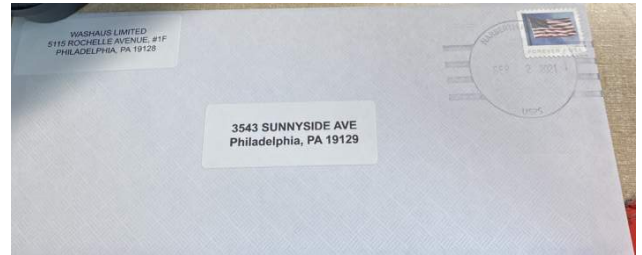
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**3504 Ainslie Street - RCO Meeting 9/15/2021 - Proof of Mailings**

ADDRESS	CITY	STATE	ZIP	3471 AINSLIE ST	Philadelphia	PA	19129
3514 NEW QUEEN ST	Philadelphia	PA	19129	3501-03 AINSLIE ST	Philadelphia	PA	19129
3516 NEW QUEEN ST	Philadelphia	PA	19129	3505-07 AINSLIE ST	Philadelphia	PA	19129
3518 NEW QUEEN ST	Philadelphia	PA	19129	3509-11 AINSLIE ST	Philadelphia	PA	19129
3520 NEW QUEEN ST	Philadelphia	PA	19129	3513-15 AINSLIE ST	Philadelphia	PA	19129
3522 NEW QUEEN ST	Philadelphia	PA	19129	3517-19 AINSLIE ST	Philadelphia	PA	19129
3524 NEW QUEEN ST	Philadelphia	PA	19129	3521-23 AINSLIE ST	Philadelphia	PA	19129
3526 NEW QUEEN ST	Philadelphia	PA	19129	3512 NEW QUEEN ST	Philadelphia	PA	19129
3528 NEW QUEEN ST	Philadelphia	PA	19129	3519 SUNNYSIDE AVE	Philadelphia	PA	19129
3530 NEW QUEEN ST	Philadelphia	PA	19129	3521 SUNNYSIDE AVE	Philadelphia	PA	19129
3532 NEW QUEEN ST	Philadelphia	PA	19129	3523 SUNNYSIDE AVE	Philadelphia	PA	19129
3419 CONRAD ST	Philadelphia	PA	19129	3525 SUNNYSIDE AVE	Philadelphia	PA	19129
3503 CONRAD ST	Philadelphia	PA	19129	3527 SUNNYSIDE AVE	Philadelphia	PA	19129
3505 CONRAD ST	Philadelphia	PA	19129	3529 SUNNYSIDE AVE	Philadelphia	PA	19129
3507 CONRAD ST	Philadelphia	PA	19129	3531 SUNNYSIDE AVE	Philadelphia	PA	19129
3509 CONRAD ST	Philadelphia	PA	19129	3533 SUNNYSIDE AVE	Philadelphia	PA	19129
3511 CONRAD ST	Philadelphia	PA	19129	3535 SUNNYSIDE AVE	Philadelphia	PA	19129
3513 CONRAD ST	Philadelphia	PA	19129	3537 SUNNYSIDE AVE	Philadelphia	PA	19129
3515 CONRAD ST	Philadelphia	PA	19129	3539 SUNNYSIDE AVE	Philadelphia	PA	19129
3460 AINSLIE ST	Philadelphia	PA	19129	3484 TILDEN ST	Philadelphia	PA	19129
3462 AINSLIE ST	Philadelphia	PA	19129	3455 SUNNYSIDE AVE	Philadelphia	PA	19129
3500 AINSLIE ST	Philadelphia	PA	19129	3457 SUNNYSIDE AVE	Philadelphia	PA	19129
3517 CONRAD ST	Philadelphia	PA	19129	3459 SUNNYSIDE AVE	Philadelphia	PA	19129
3502 AINSLIE ST	Philadelphia	PA	19129	3461 SUNNYSIDE AVE	Philadelphia	PA	19129
3504 AINSLIE ST	Philadelphia	PA	19129	3463 SUNNYSIDE AVE	Philadelphia	PA	19129
3510 AINSLIE ST	Philadelphia	PA	19129	3501 SUNNYSIDE AVE	Philadelphia	PA	19129
3512-14 AINSLIE ST	Philadelphia	PA	19129	3503 SUNNYSIDE AVE	Philadelphia	PA	19129
3518 AINSLIE ST	Philadelphia	PA	19129	3505 SUNNYSIDE AVE	Philadelphia	PA	19129
3520 AINSLIE ST	Philadelphia	PA	19129	3507 SUNNYSIDE AVE	Philadelphia	PA	19129
3526 AINSLIE ST	Philadelphia	PA	19129	3509 SUNNYSIDE AVE	Philadelphia	PA	19129
3528 AINSLIE ST	Philadelphia	PA	19129	3511 SUNNYSIDE AVE	Philadelphia	PA	19129
3534 AINSLIE ST	Philadelphia	PA	19129	3480 TILDEN ST	Philadelphia	PA	19129
3536 AINSLIE ST	Philadelphia	PA	19129	3482 TILDEN ST	Philadelphia	PA	19129
3532 CONRAD ST	Philadelphia	PA	19129	3525-27 AINSLIE ST	Philadelphia	PA	19129
3534 CONRAD ST	Philadelphia	PA	19129	3529-31 AINSLIE ST	Philadelphia	PA	19129
3536 CONRAD ST	Philadelphia	PA	19129	3533 AINSLIE ST	Philadelphia	PA	19129
3538 CONRAD ST	Philadelphia	PA	19129	3535 AINSLIE ST	Philadelphia	PA	19129
3540 CONRAD ST	Philadelphia	PA	19129	3537 AINSLIE ST	Philadelphia	PA	19129
3541 SUNNYSIDE AVE	Philadelphia	PA	19129	3539 AINSLIE ST	Philadelphia	PA	19129
3543 SUNNYSIDE AVE	Philadelphia	PA	19129	3541 AINSLIE ST	Philadelphia	PA	19129
3513 BOWMAN ST	Philadelphia	PA	19129	3543 AINSLIE ST	Philadelphia	PA	19129
3515 BOWMAN ST	Philadelphia	PA	19129	3545 AINSLIE ST	Philadelphia	PA	19129
3453 AINSLIE ST	Philadelphia	PA	19129	3547 AINSLIE ST	Philadelphia	PA	19129
3455 AINSLIE ST	Philadelphia	PA	19129	3534 NEW QUEEN ST	Philadelphia	PA	19129
3457 AINSLIE ST	Philadelphia	PA	19129	3536 NEW QUEEN ST	Philadelphia	PA	19129
3459 AINSLIE ST	Philadelphia	PA	19129	3538 NEW QUEEN ST	Philadelphia	PA	19129
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3515 SUNNYSIDE AVE	Philadelphia	PA	19129
3517 SUNNYSIDE AVE	Philadelphia	PA	19129
3540 NEW QUEEN ST	Philadelphia	PA	19129
3542 NEW QUEEN ST	Philadelphia	PA	19129
3544 NEW QUEEN ST	Philadelphia	PA	19129
3486 TILDEN ST	Philadelphia	PA	19129
3488 TILDEN ST	Philadelphia	PA	19129
3490 TILDEN ST	Philadelphia	PA	19129
3492 TILDEN ST	Philadelphia	PA	19129
3458 SUNNYSIDE AVE	Philadelphia	PA	19129
3510 SUNNYSIDE AVE	Philadelphia	PA	19129
3512 SUNNYSIDE AVE	Philadelphia	PA	19129
3514 SUNNYSIDE AVE	Philadelphia	PA	19129
3516 SUNNYSIDE AVE	Philadelphia	PA	19129
3518 SUNNYSIDE AVE	Philadelphia	PA	19129
3520 SUNNYSIDE AVE	Philadelphia	PA	19129
3522 SUNNYSIDE AVE	Philadelphia	PA	19129
3524 SUNNYSIDE AVE	Philadelphia	PA	19129
3526 SUNNYSIDE AVE	Philadelphia	PA	19129
3528 SUNNYSIDE AVE	Philadelphia	PA	19129
3530 SUNNYSIDE AVE	Philadelphia	PA	19129
3532 SUNNYSIDE AVE	Philadelphia	PA	19129
3534 SUNNYSIDE AVE	Philadelphia	PA	19129
3536 SUNNYSIDE AVE	Philadelphia	PA	19129
3538 SUNNYSIDE AVE	Philadelphia	PA	19129
3540 SUNNYSIDE AVE	Philadelphia	PA	19129
3500-08 SUNNYSIDE AVE	Philadelphia	PA	19129
3425-27 CONRAD ST	Philadelphia	PA	19129
3519 CONRAD ST	Philadelphia	PA	19129
3421 CONRAD ST	Philadelphia	PA	19129
3423 CONRAD ST	Philadelphia	PA	19129
3501 CONRAD ST	Philadelphia	PA	19129
3542 CONRAD ST	Philadelphia	PA	19129
3259 CRESSON ST	Philadelphia	PA	19129



### RCO NOTIFICATION FOR ZONING APPLICATIONS

3504 Ainslie Street

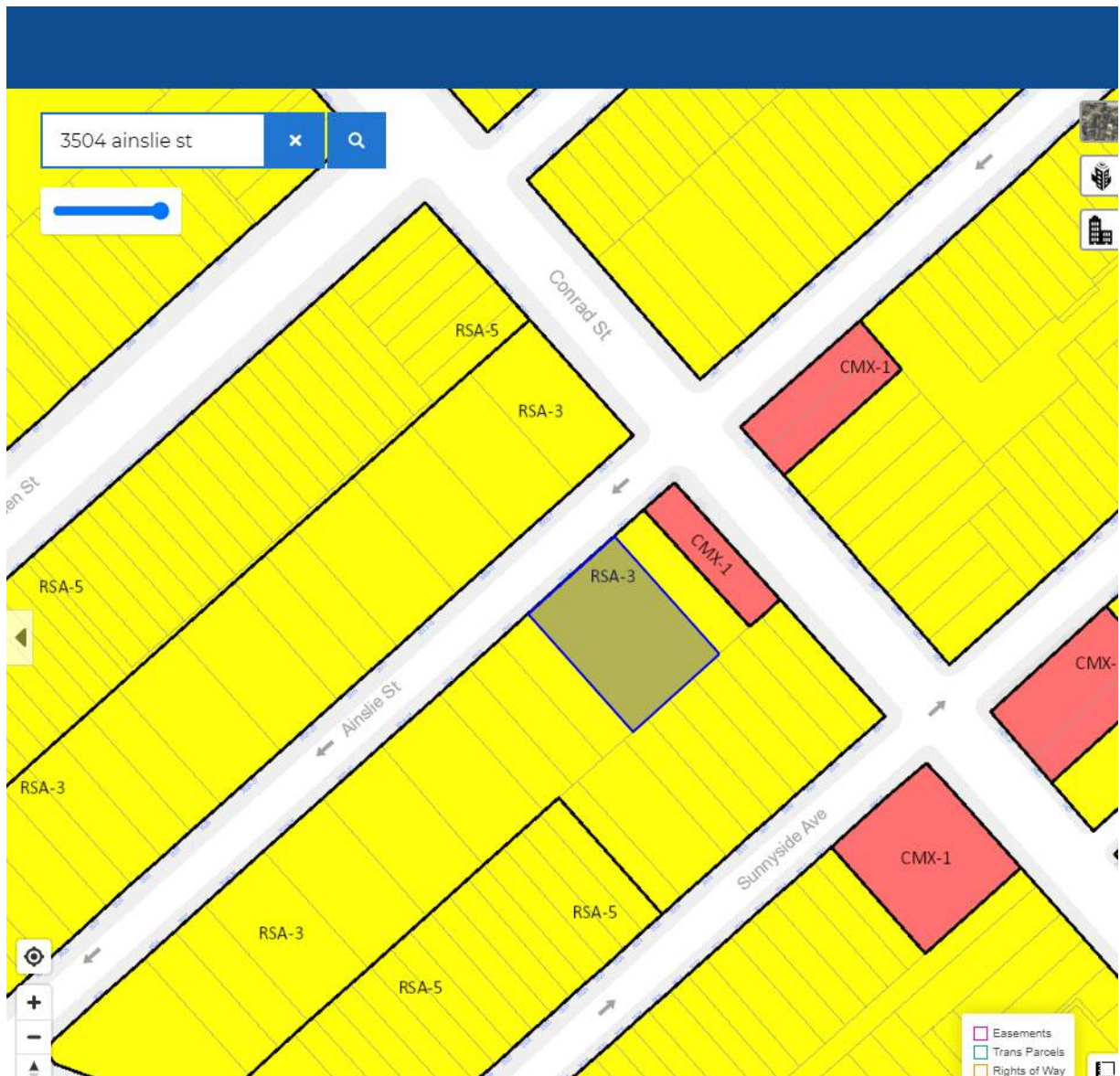
**SUBJECT:** 3504 AINSLIE ST  
**COUNCIL DISTRICT:** 4  
**RCO:** East Falls Community Council, East Falls Forward

# 127

PROPERTIES NEED TO BE NOTIFIED

[DOWNLOAD RCO LIST](#)

[DOWNLOAD ADDRESS LIST](#)



**City of Philadelphia** | Atlas

### 3504 AINSLIE ST

PHILADELPHIA, PA 19129-1630

10/19/2021

Base District	
<b>RSA-3</b>	Residential Single Family Attached-3

Pending Bills (1)

Bill Type	Current Zoning	Pending Bill
Overlay	/FDO Fourth District Overlay District - Fourth District Area	<a href="#">210445</a>

Overlays (1)

Name	Code Section
/FDO Fourth District Overlay District - Fourth District Area	<a href="#">14-524</a>

Appeals (1)

Processed Date	ID	Description	Scheduled Date	Status
08/25/2021	<a href="#">ZP-2021-007889</a>	PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE THREE (3) LOTS (PARCELS "A", "B", AND "C") FROM ONE (1) ZONING LOT (3504 AINSLIE STREET). FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH PILOTHOUSE (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS, FOR USE AS A SINGLE-FAMILY DWELLING ON BOTH PARCELS "B" AND "C".	01/26/2022	



BEGINNING AT A POINT located on the Southeasterly side of Ainslie Street (40 feet wide) legally open, on City Plan at the distance of 50 feet Southwardly from the Southwesterly side of Conrad Street (60 feet wide) legally open, on City Plan;

THENCE extending S39°57'00"E, through a wall, the distance of 100 feet to a point;

THENCE extending S50°03'00"W, the distance of 25 feet to a point;

THENCE extending N39°57'00"W, the distance of 100 feet to a point on the said Southeasterly side of Ainslie Street;

THENCE extending N50°03'00"E, along the said Southeasterly side of Ainslie Street, the distance of 25 feet to a point, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

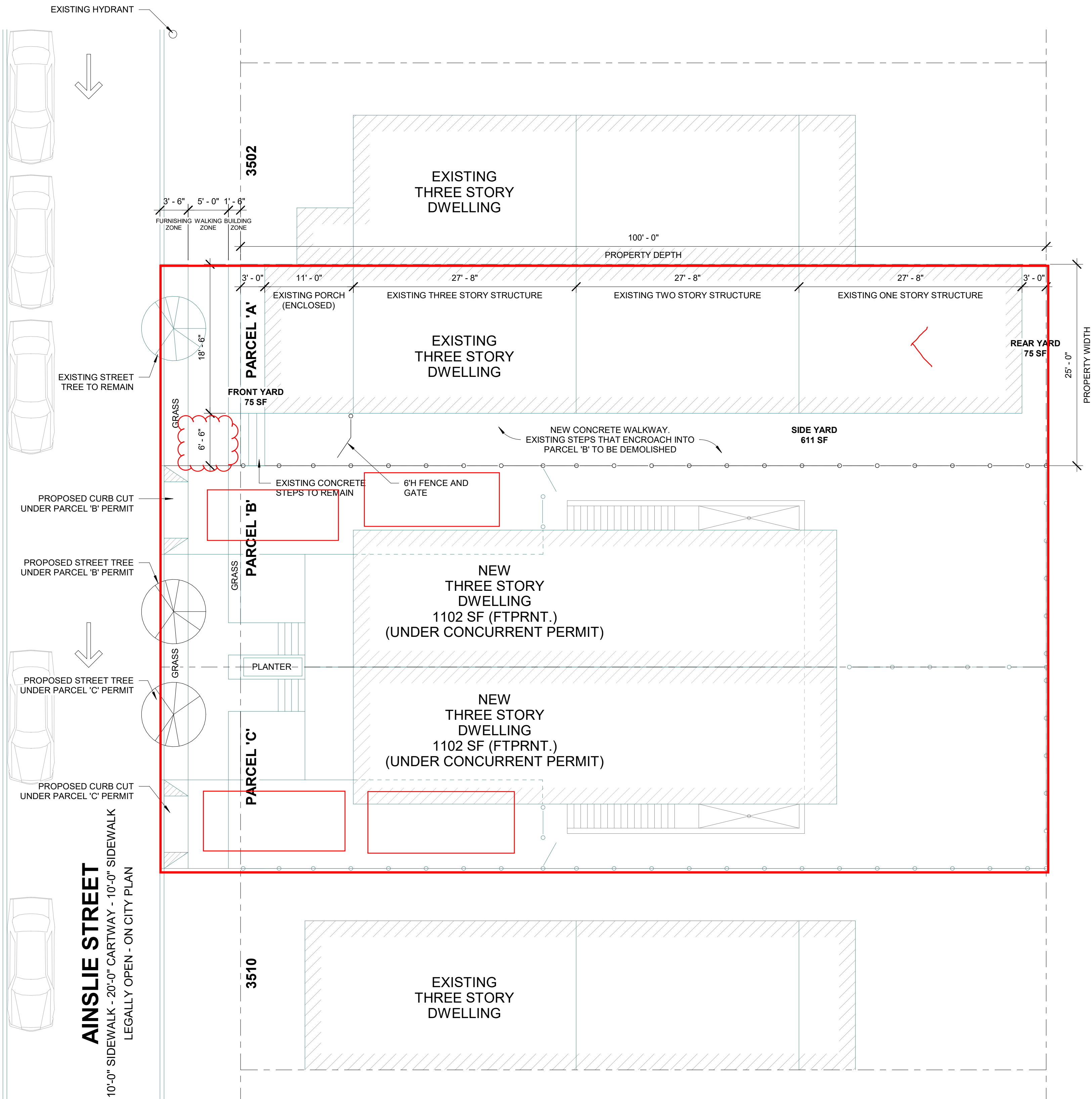
CONTAINING IN AREA = 2,500 SQUARE FEET/0.05739 ACRES

BEING KNOWN AS PARCEL "A" ON THE ABOVE MENTIONED PLAN.

<b>RSA-3</b>
<b>PERMITTED BUILDING TYPE:</b>
DETACHED, SEMI-DETACHED, ATTACHED
<b>USES PERMITTED AS OF RIGHT:</b>
SINGLE FAMILY, PASSIVE RECREATION, FAMILY CHILD CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET, OR COMMUNITY-SUPPORTED FARM

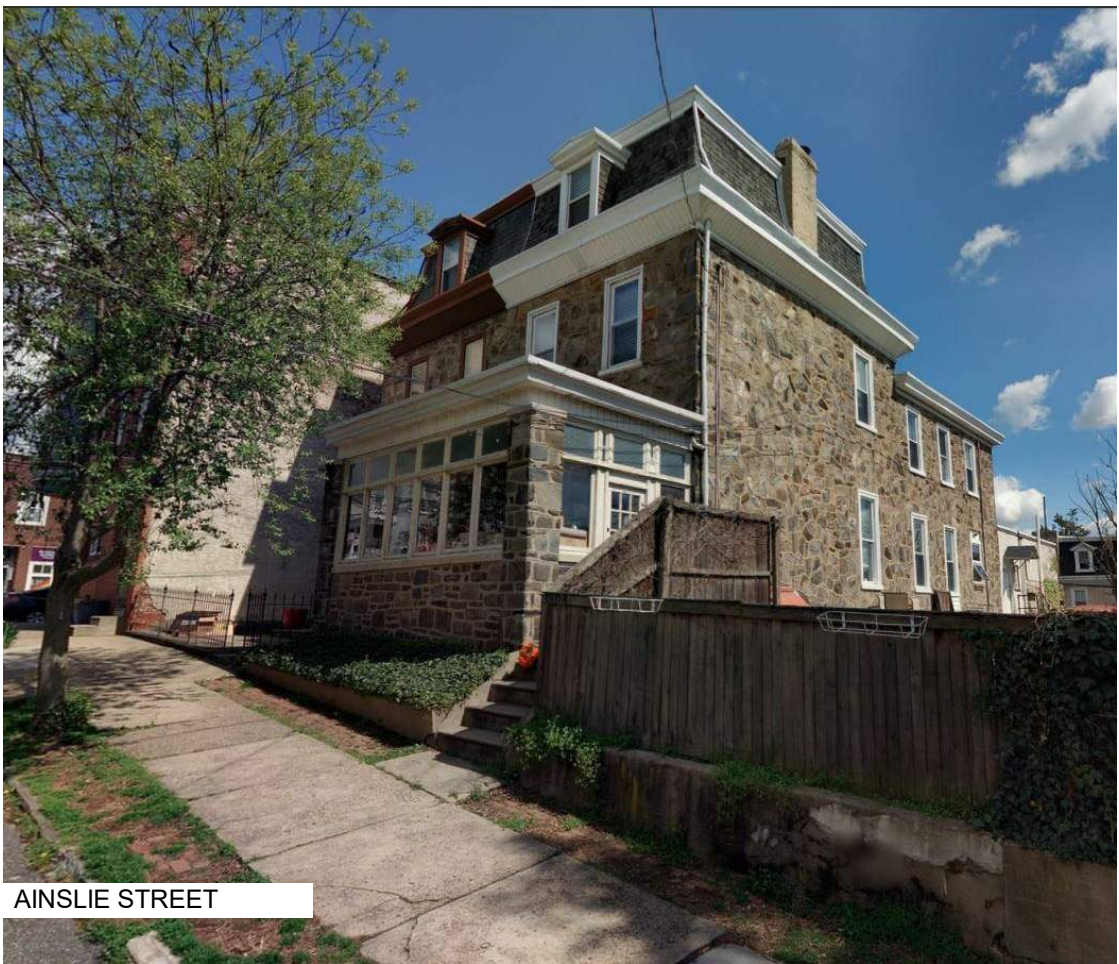
	REQUIRED	PROPOSED
<b>LOT DIMENSIONS:</b>		
MIN. LOT WIDTH (FT)	25 FT	25 FT
MIN. LOT AREA (SQ.FT.)	2250 SF	2500 SF
MIN. OPEN AREA (% OF LOT)	50 %	30 % (EXISTING)
<b>FRONT SETBACK:</b>		
MINIMUM (FT)	8 FT	3 FT (EXISTING)
<b>MINIMUM SIDE YARD WIDTH:</b>		
MINIMUM (FT)	8 FT	6.5 FT (EXISTING)
<b>REAR YARD:</b>		
MIN. DEPTH - SINGLE FAM. (FT)	15 FT	3 FT (EXISTING)
<b>HEIGHT:</b>		
MAXIMUM (FT)	38 FT	36 FT (EXISTING)
<b>OPEN SPACE SQUARE FOOTAGE:</b>		
MINIMUM (SQ.FT.)	1250 SQ.FT.	761 SQ.FT.
<b>BUILDING FOOTPRINT (SQ.FT.):</b>	1739 SQ.FT.	
<b>BUILDING USE:</b>	SINGLE FAMILY RESIDENTIAL	

RIGHT OF WAY	
<b>STREET BREAK-DOWN:</b>	AINSLIE STREET
10'-0" SIDEWALK · 20'-0" CARTWAY · 10'-0" SIDEWALK = 40'-0" WIDE	
<b>STREET ENCROACHMENT:</b>	AINSLIE STREET
NONE	

[illegible]

### 3 STANDARD STREET WORK DETAILS

SCALE: NOT TO SCALE



4 STREET VIEW  
SCALE: NOT TO SCALE

DRAWN	AP	PROJECT  <b>'PARCEL A' - SUBDIVISION OF 3504 AINSLIE ST. PHILADELPHIA, PA 19129</b>	DRAWING TITLE  <b>ZONING PLAN</b>   <b>TRUE NORTH</b>  <b>PROJECT NORTH</b>	DWG. NO.  <b>Z001</b>	REVISION			ARCHITECT    <b>ANDRES PERMADHI, RA, LEED AP</b> 952-201-1230 sander127@yahoo.com
CHECKED	AP				ISSUED FOR PERMIT	07.05.2021		
SCALE	As indicated							
DATE	07/05/2021							



ALL THAT CERTAIN lot or piece of ground situated in the 38th Ward of the City of Philadelphia, and described in a Subdivision Plan of Property made March 24, 2021 by Juron Surveying and Mapping LLC., as follows to wit:

BEGINNING AT A POINT located on the Southeasterly side of Ainslie Street (40 feet wide) legally open, on City Plan at the distance of 75 feet Southwestwardly from the Southwesterly side of Conrad Street (60 feet wide) legally open, on City Plan;

THENCE extending S39°57'00"E, the distance of 100 feet to a point;

THENCE extending S50°03'00"W, the distance of 25 feet to a point;

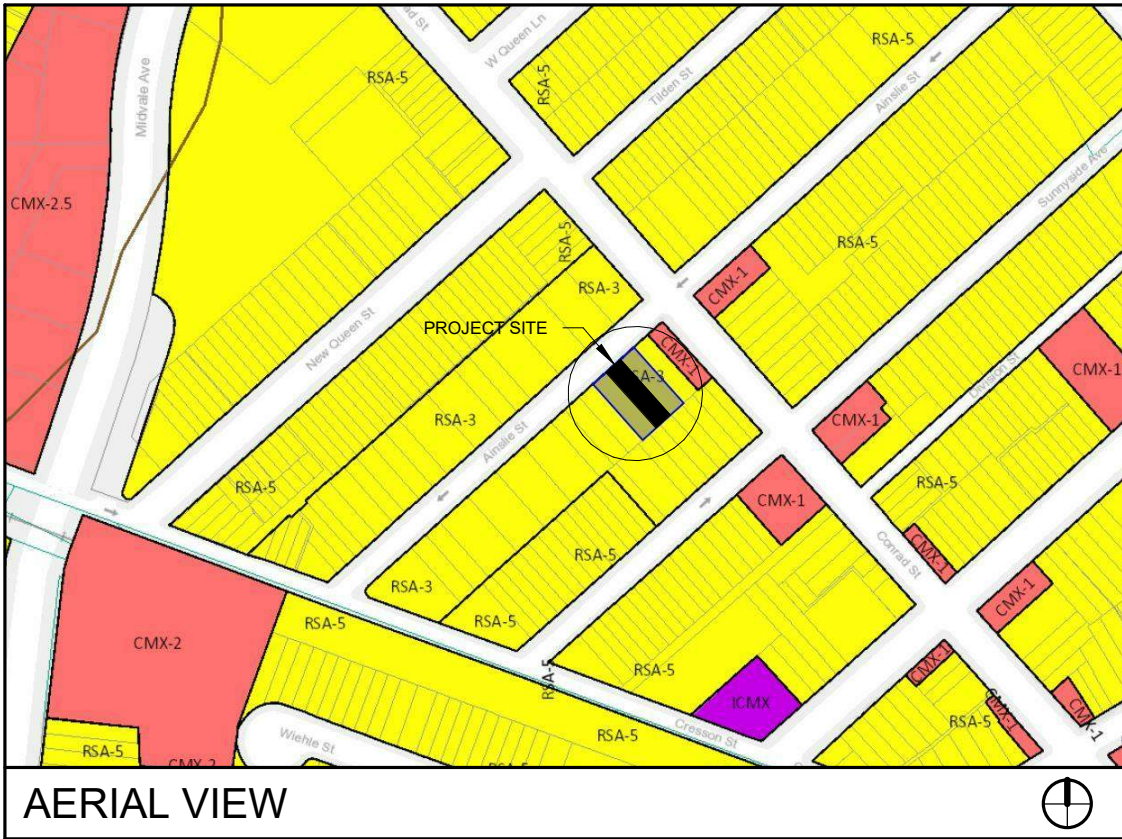
THENCE extending N39°57'00"W, the distance of 100 feet to a point on the said Southeasterly side of Ainslie Street;

THENCE extending N50°03'00"E, along the said Southeasterly side of Ainslie Street, the distance of 25 feet to a point, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA = 2,500 SQUARE FEET/0.05739 ACRES

BEING KNOWN AS PARCEL "B" ON THE ABOVE MENTIONED PLAN.

1 PROPERTY DESCRIPTION  
SCALE: NOT TO SCALE



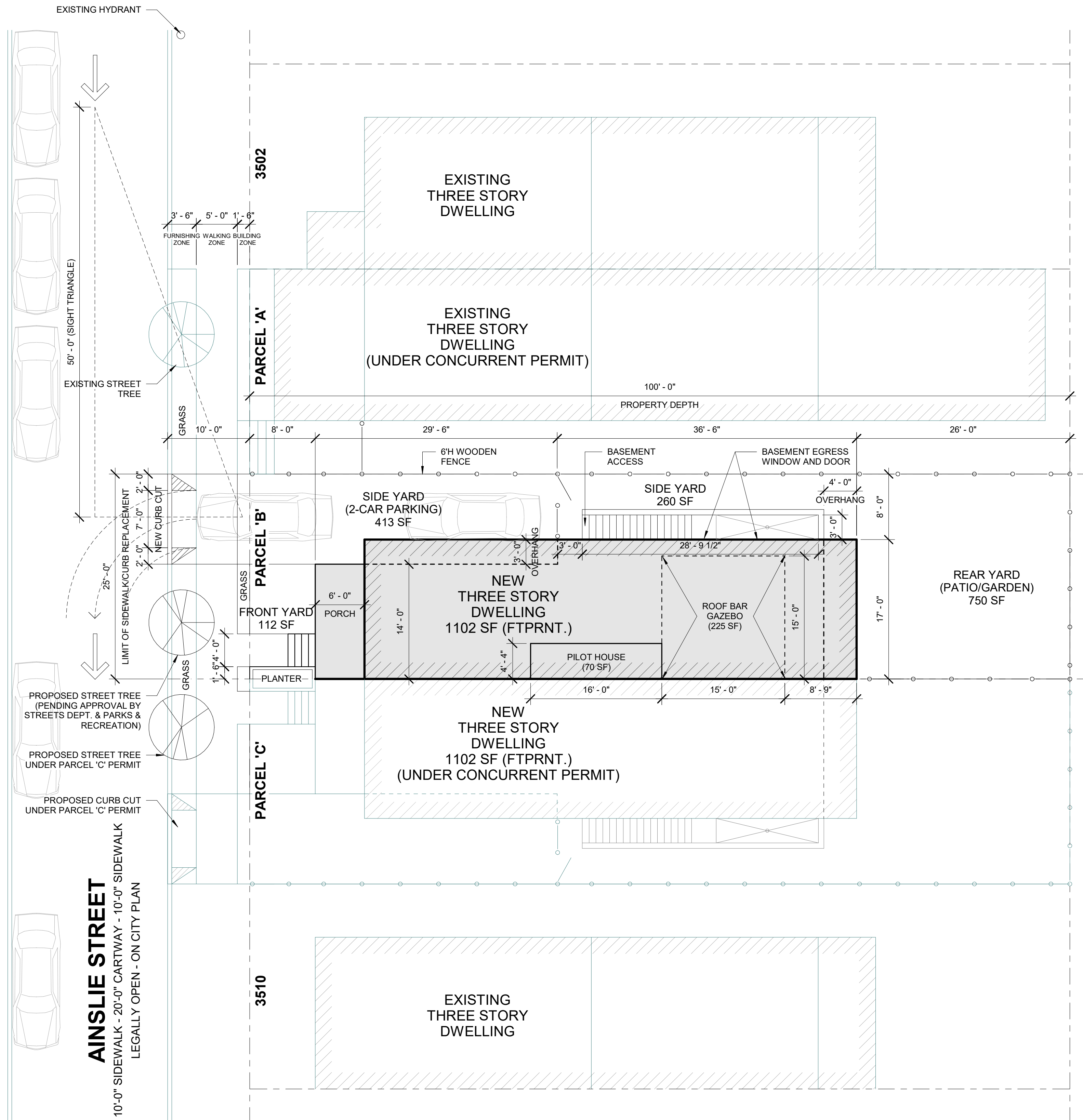
PROPERTY SCHEDULE		
'PARCEL B' - SUBDIVISION OF 3504 AINSIE STREET		
PARCEL NO.	AREA	PROPOSED
N/A	2500 SF	2500 SF

RSA-3	
PERMITTED BUILDING TYPE:	
DETACHED, SEMI-DETACHED, ATTACHED	
USES PERMITTED AS OF RIGHT:	
SINGLE FAMILY, PASSIVE RECREATION, FAMILY CHILD CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET, OR COMMUNITY-SUPPORTED FARM	

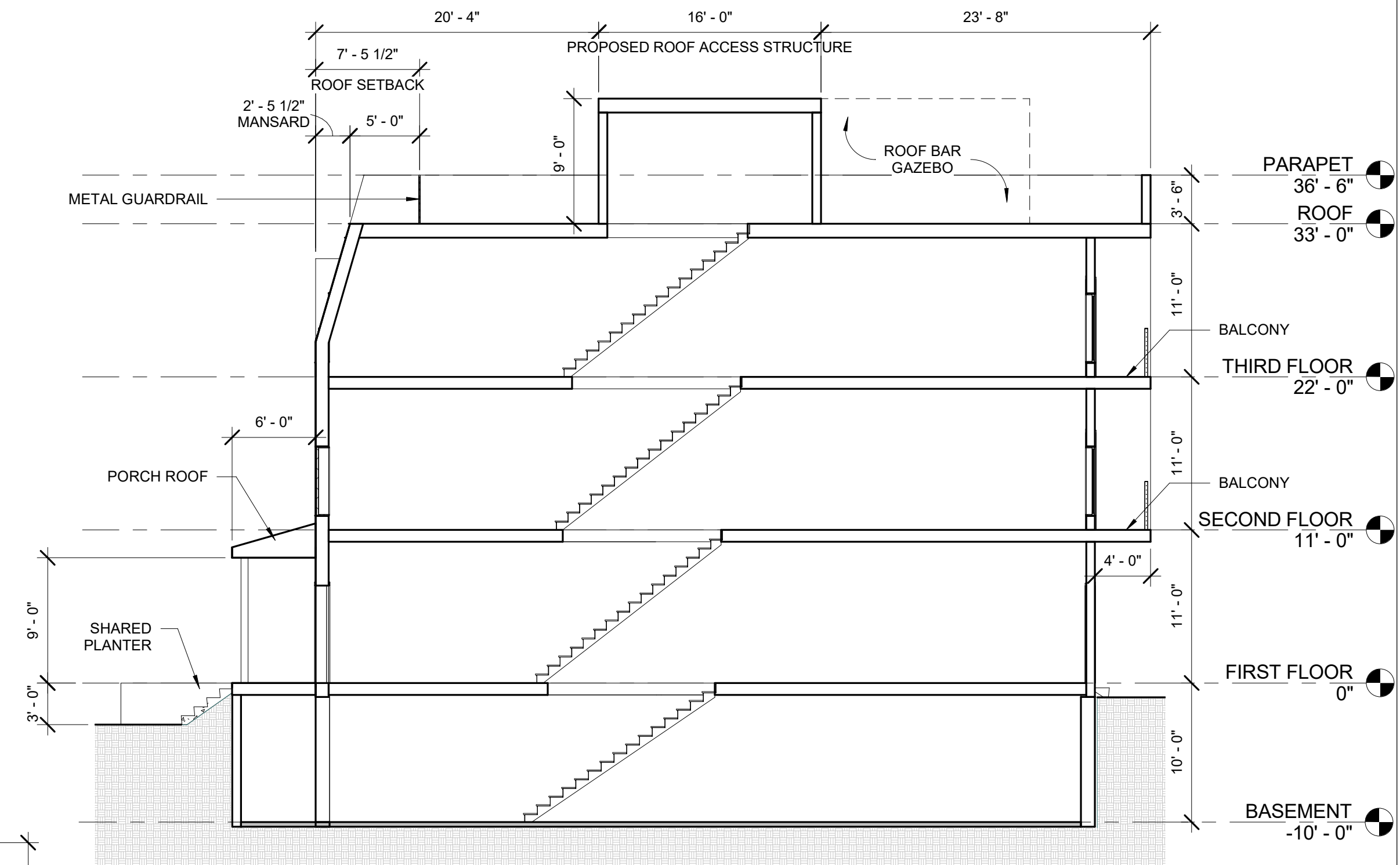
	REQUIRED	PROPOSED
LOT DIMENSIONS:		
MIN. LOT WIDTH (FT)	25 FT	25 FT
MIN. LOT AREA (SQ. FT.)	2250 SF	2500 SF
MIN. OPEN AREA (% OF LOT)	50 %	56 %
FRONT SETBACK:		
MINIMUM (FT)	8 FT	8 FT
MINIMUM SIDE YARD WIDTH:		
MINIMUM (FT)	8 FT	8 FT
REAR YARD:		
MIN. DEPTH - SINGLE FAM. (FT)	15 FT	26 FT
HEIGHT:		
MAXIMUM (FT)	38 FT	36 FT
OPEN SPACE SQUARE FOOTAGE:		
MINIMUM (SQ. FT.)	1250 SQ. FT.	1398 SQ. FT.
BUILDING FOOTPRINT (SQ. FT.):	1102 SQ. FT.	
BUILDING USE:	SINGLE FAMILY RESIDENTIAL	

STREETS DEPARTMENT	
RIGHT OF WAY	AINSIE STREET
STREET BREAK-DOWN:	AINSIE STREET
10'-0" SIDEWALK - 20'-0" CARTWAY - 10'-0" SIDEWALK = 40'-0" WIDE	
STREET ENCROACHMENT:	AINSIE STREET
NONE	

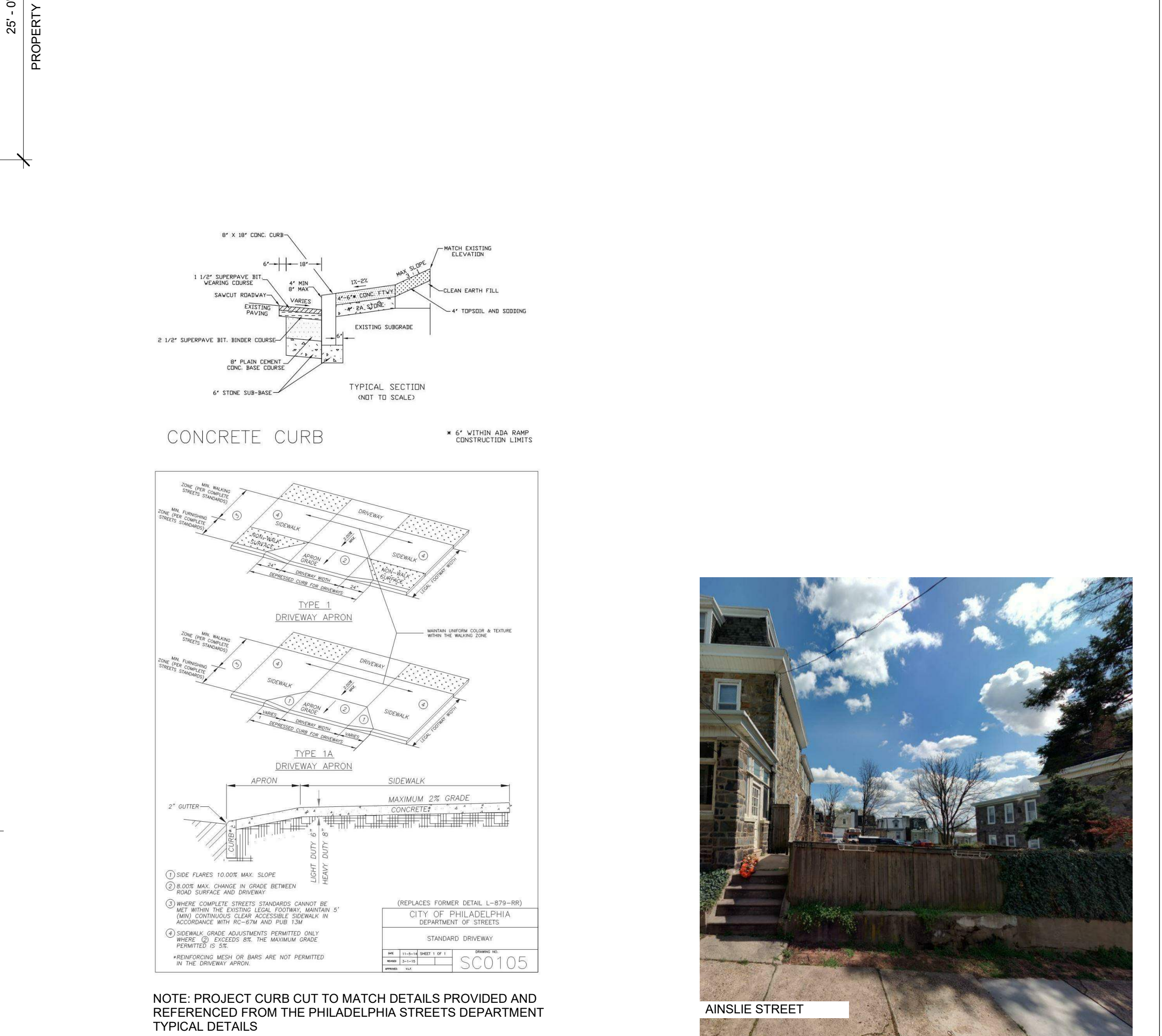
CITY DEPARTMENT APPROVAL STAMPS



2 SITE PLAN  
1/8" = 1'-0"



3 BUILDING SECTION  
1/8" = 1'-0"



4 STANDARD STREET WORK DETAILS  
SCALE: NOT TO SCALE

5 STREET VIEW  
SCALE: NOT TO SCALE

DRAWN	AP	PROJECT	DRAWING TITLE	DWG. NO.	REVISION	ARCHITECT
CHECKED	AP	'PARCEL B' - SUBDIVISION OF 3504 AINSIE ST. PHILADELPHIA, PA 19129 NEW CONSTRUCTION	ZONING PLAN	2001	ISSUED FOR PERMIT 07.05.2021	AP
SCALE	As indicated		TRUE NORTH PROJECT NORTH			ANDRES PERMADHI, RA, LEED AP 952-201-1230 sander127@yahoo.com
DATE	07/05/2021					



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THENCE extending S50°03'00"W, the distance of 25 feet to a point;

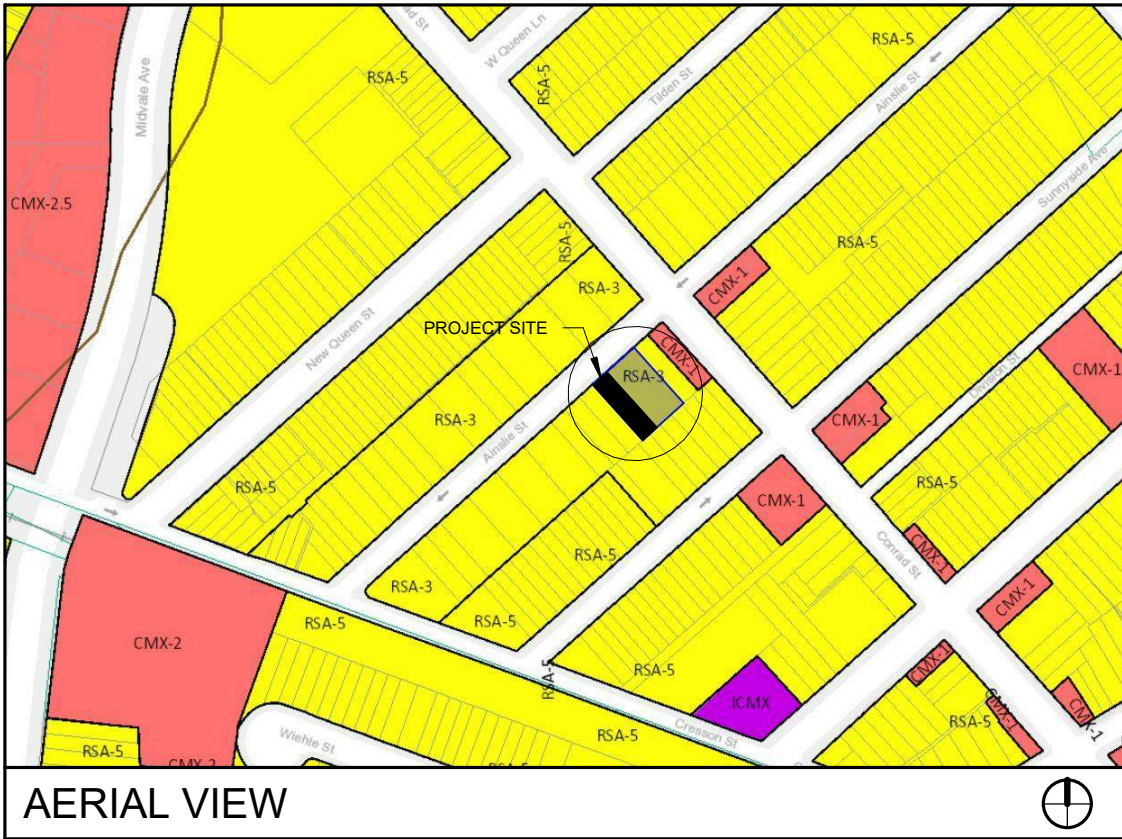
THENCE extending N39°57'00"W, the distance of 100 feet to a point on the said Southeasterly side of Ainslie Street;

THENCE extending N50°03'00"E, along the said Southeasterly side of Ainslie Street, the distance of 25 feet to a point, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA = 2,500 SQUARE FEET/0.05739 ACRES

BEING KNOWN AS PARCEL "C" ON THE ABOVE MENTIONED PLAN.

1 PROPERTY DESCRIPTION  
SCALE: NOT TO SCALE



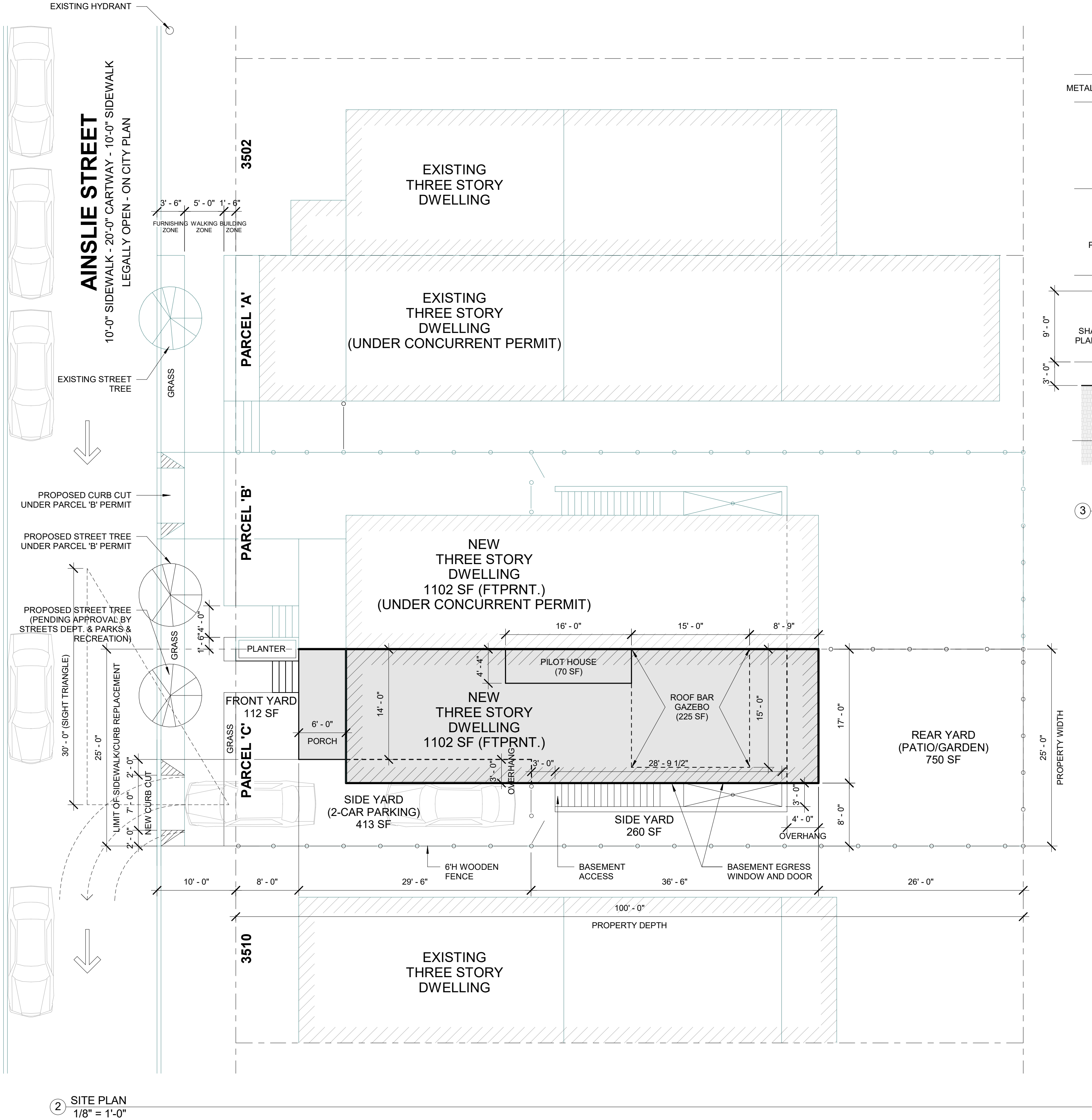
PROPERTY SCHEDULE		
'PARCEL C' - SUBDIVISION OF 3504 AINSLIE STREET		
PARCEL NO.	AREA	PROPOSED
N/A	2500 SF	2500 SF

RSA-3	
PERMITTED BUILDING TYPE:	
DETACHED, SEMI-DETACHED, ATTACHED	
USES PERMITTED AS OF RIGHT:	
SINGLE FAMILY, PASSIVE RECREATION, FAMILY CHILD CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET, OR COMMUNITY-SUPPORTED FARM	

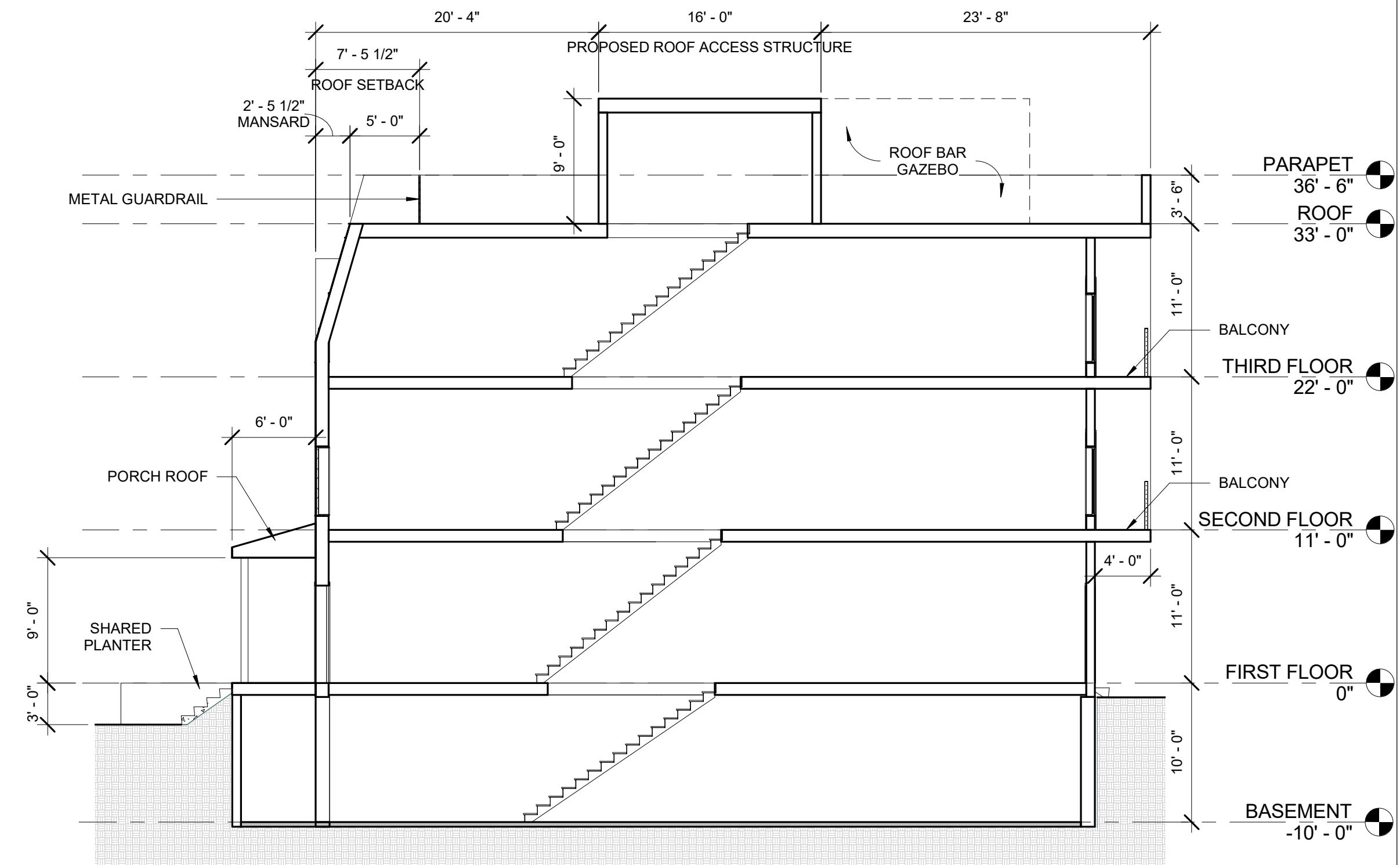
	<u>REQUIRED</u>	<u>PROPOSED</u>
<b>LOT DIMENSIONS:</b>		
MIN. LOT WIDTH (FT)	25 FT	25 FT
MIN. LOT AREA (SQ.FT.)	2250 SF	2500 SF
MIN. OPEN AREA (% OF LOT)	50 %	56 %
<b>FRONT SETBACK:</b>		
MINIMUM (FT)	8 FT	8 FT
<b>MINIMUM SIDE YARD WIDTH:</b>		
MINIMUM (FT)	8 FT	8 FT
<b>REAR YARD:</b>		
MIN. DEPTH - SINGLE FAM. (FT)	15 FT	26 FT
<b>HEIGHT:</b>		
MAXIMUM (FT)	38 FT	36 FT
<b>OPEN SPACE SQUARE FOOTAGE:</b>		
MINIMUM (SQ.FT.)	1250 SQ.FT.	1398 SQ.FT.
<b>BUILDING FOOTPRINT (SQ.FT.):</b>	1102 SQ.FT.	
<b>BUILDING USE:</b>	SINGLE FAMILY RESIDENTIAL	

STREETS DEPARTMENT	
RIGHT OF WAY	
STREET BREAK-DOWN:	AINSIE STREET
10'-0" SIDEWALK - 20'-0" CARTWAY - 10'-0" SIDEWALK = 40'-0" WIDE	
STREET ENCROACHMENT:	AINSIE STREET
	NONE

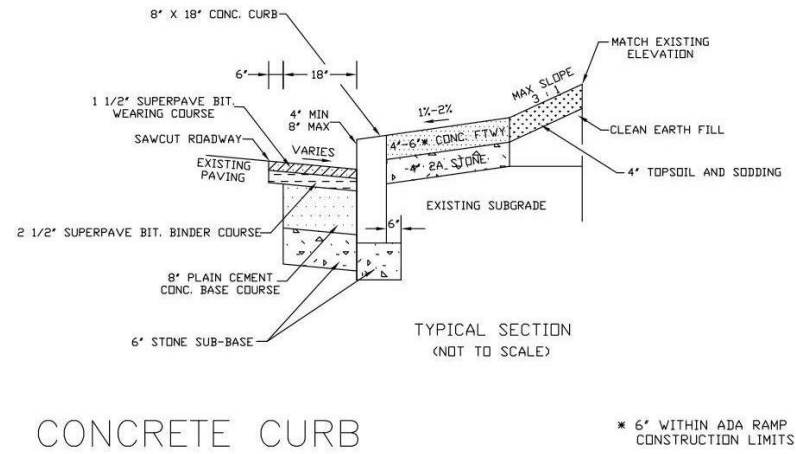
CITY DEPARTMENT APPROVAL STAMPS



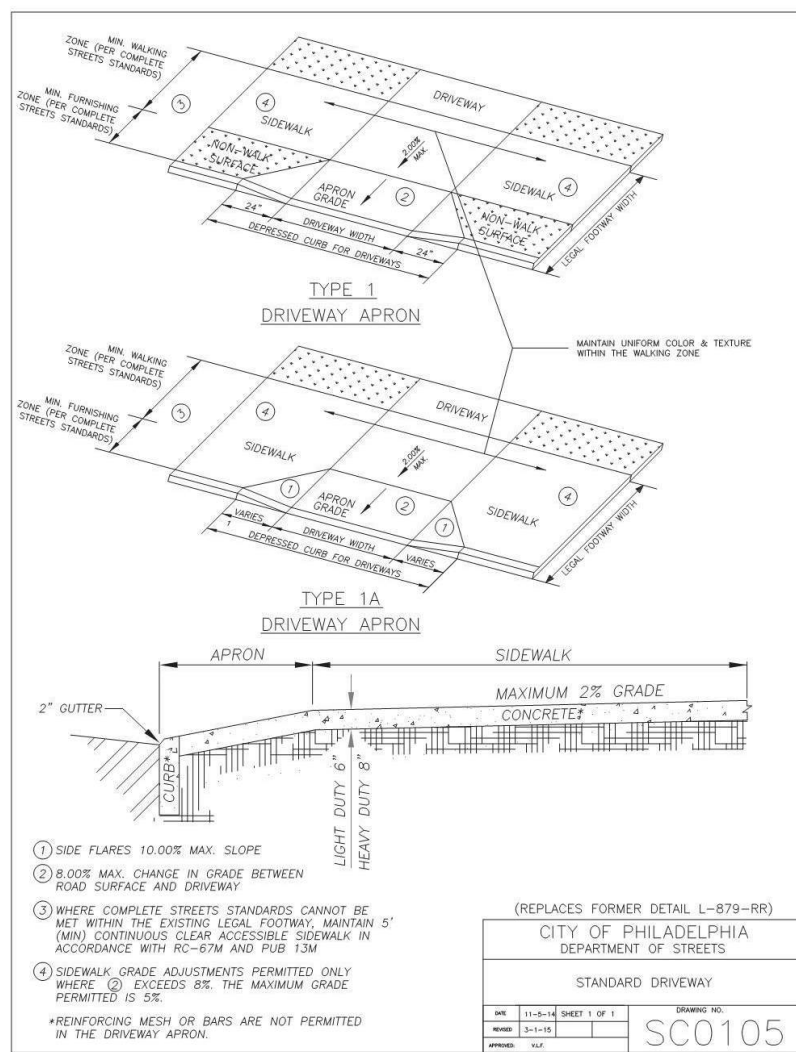
2 SITE PLAN  
1/8" = 1'-0"



3 BUILDING SECTION  
1/8" = 1'-0"



CONCRETE CURB



NOTE: PROJECT CURB CUT TO MATCH DETAILS PROVIDED AND REFERENCED FROM THE PHILADELPHIA STREETS DEPARTMENT TYPICAL DETAILS

4 STANDARD STREET WORK DETAILS  
SCALE: NOT TO SCALE

5 STREET VIEW  
SCALE: NOT TO SCALE



DRAWN	AP	PROJECT	DRAWING TITLE	DWG. NO.	REVISION		ARCHITECT
					ISSUED FOR PERMIT	07.05.2021	
CHECKED	AP	'PARCEL C' - SUBDIVISION OF 3504 AINSIE ST. PHILADELPHIA, PA 19129 NEW CONSTRUCTION	ZONING PLAN	2001			ANDRES PERMADHI, RA, LEED AP 952-201-1230 sander127@yahoo.com
SCALE	As indicated						
DATE	07/05/2021						



**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2021-007889	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>8/16/2021</b>
<b>Address/Location:</b> 3504 AINSLIE ST, Philadelphia, PA 19129-1630 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Andrew Menyo DBA: Washaus Limited	<b>Applicant Address:</b> 4121 Franklin Way Lafayette Hills, PA 19444 USA	

**Application for:**

FOR THE RELOCATION OF LOT LINES TO CREATE THREE (3) LOTS (PARCELS "A", "B", AND "C") FROM ONE (1) ZONING LOT (3504 AINSLIE STREET). FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH PILOTHOUSE (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS, FOR USE AS A SINGLE-FAMILY DWELLING ON BOTH PARCELS "B" AND "C", WITH AN EXISTING STRUCTURE USED AS A SINGLE-FAMILY DWELLING TO REMAIN ON PARCEL "A". SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-701-1	Dimensional Standards- Open Area	Whereas a minimum open area of 50% is required, while the relocation of lot lines creates an open area of approximately 30% in Parcel "A", therefore, prohibited in the RSA-3 zoning district.
Table 14-701-1	Dimensional Standards- Side Yard	Whereas a minimum side yard of eight (8) feet is required for semi-detached structures, while the relocation of lot lines creates a side yard of 6.5 feet in Parcel "A", therefore, prohibited in the RSA-3 zoning district.

TWO (2) ZONING REFUSALS

**Fee to File Appeal:** \$ 300

Parcel Owner:

ACCORSI ALEXANDRA L, STERLACE-ACCORSI NOAH L



ANA GINDHART  
PLANS EXAMINER

8/16/2021  
DATE SIGNED



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, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

3504 AINSIE STREET PHILADELPHIA PA 19129

PROPERTY OWNER'S NAME: **CHARLOTTE MCCOUBREY**

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

3504 AINSIE STREET  
PHILADELPHIA PA 19129

PHONE #: **610.955.6428**

E-MAIL: **STEPHEN.R.DUDEK@GMAIL.COM**

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

APPLICANT: **Andrew Menyo**

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

5115 ROCHELLE AVENUE  
PHILADELPHIA PA 19128

FIRM/COMPANY: **Washaus Limited**

PHONE #: **267.625.3710**

E-MAIL: **ANDREW@WASHAUSLIMITED.COM**

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2021-007889**

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 parcel known as 3504 Ainslie is a 75' x 100' lot with an existing SFH. The Owner is seeking to subdivide the parcel into 3 lots of equal size (25'x100'). New single family dwellings are proposed on each of the 2 newly created lots (3506 & 3508 Ainslie), and are fully compliant with current zoning code. The existing structure (3504 Ainslie), upon subdividing, will no longer be compliant with current zoning code. The zoning rejection is due to two refusals; Dimensional Standards - Open Area, Dimensional Standards-Side Yard. Both refusals are a result of the proposed subdivision. The hardship that exists is that it would be impractical to modify the existing structure located on 3504 Ainslie Street.

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 variance requested represents the least modification possible of the code provision to provide relief from the requirements of the zoning code. The existing parcel which is 75' in frontage, when subdivided into 25' lots, is consistent (or very similar) to the other structures in the immediate vicinity. The proposed new SFH's are fully compliant with the zoning code, and the refusal relates solely to the existing structure.

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

The variance requested would allow for the new construction of 2 single family dwellings. Each new dwelling has two off-street parking spaces. The new dwellings would contribute to a negligible congestion increase. The public will not be endangered as a result of the project. The proposed driveways meet current zoning code and are consistent with other homes in the immediate vicinity.



Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair anadequate supply of light and air to those properties? Explain.

The variance would allow for the construction of 2 new single family dwellings. The new dwellings meet all of the requirements of the current zoning code, and meet all the property characteristics such as set-backs, open area and height. There will be no substantial harm to the adjacent neighbors supply of air and light.

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 nor will it place undue burden on the public utilities or services.

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

The variance will not create environmental damage, pollution, erosion, siltration or danger of of flooding. Proper procedures would be followed during construction, and the permanent structures would be build per current building code, and are not anticipated to meet any of the criteria listed.

REASONS FOR APPEAL:

The reason for the appeal is for several reasons. We believe that the requested variance is the best use of the parcel, is consistent with the current zoning code and is consistent with the neighborhood. The project was designed to minimize the refusals as best as possible.

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

Applicant's Signature: Andrew P. Menylo Date: 8 25 2021  
MONTH DATE YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**





## City of Philadelphia Zoning Board of Adjustment

# 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..."



ALL THAT CERTAIN lot or piece of ground situated in the 38th Ward of the City of Philadelphia, and described by a Subdivision Plan of Property made March 24, 2021 by Juron Surveying and Mapping LLC., as follows to wit:

BEGINNING AT A POINT located on the Southeasterly side of Ainslie Street (40 feet wide) legally open, on City Plan at the distance of 50 feet Southwestwardly from the Southwesterly side of Conrad Street (60 feet wide) legally open, on City Plan;

THENCE extending S39°57'00"E, through a wall, the distance of 100 feet to a point;

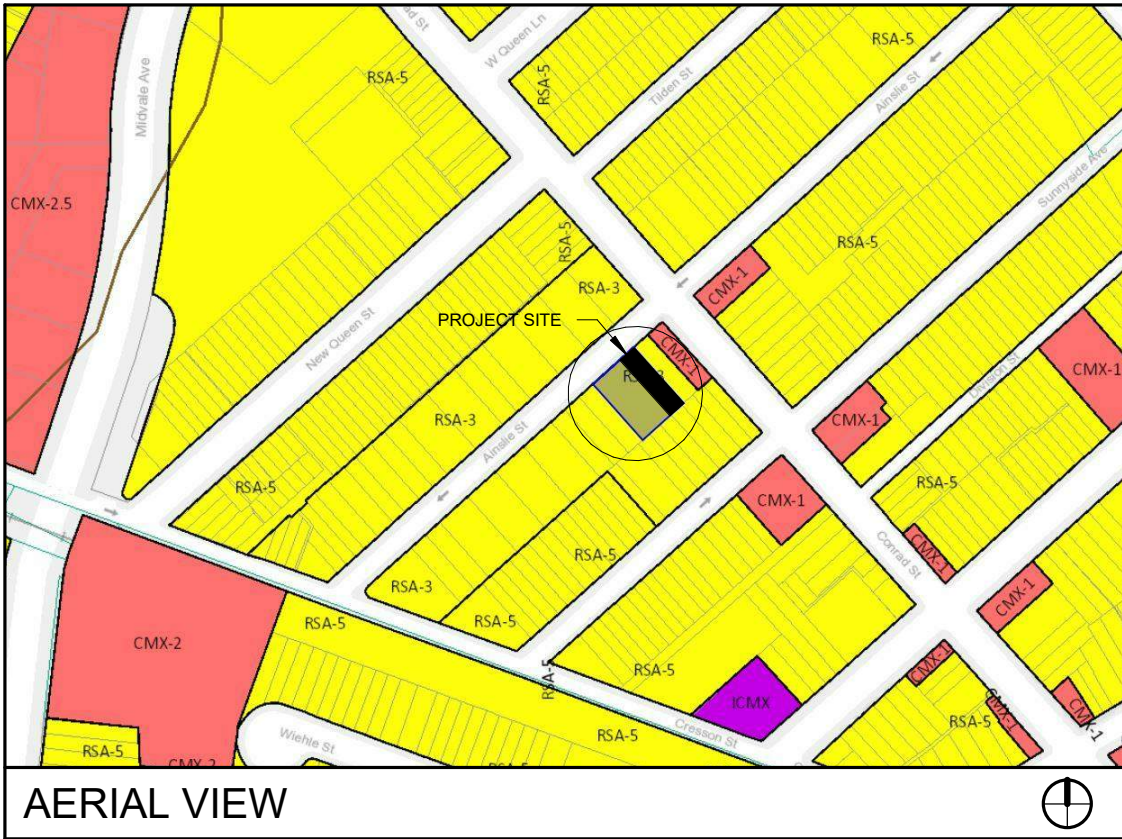
THENCE extending S50°03'00"W, the distance of 25 feet to a point;

THENCE extending N39°57'00"W, the distance of 100 feet to a point on the said Southeasterly side of Ainslie Street;

THENCE extending N50°03'00"E, along the said Southeasterly side of Ainslie Street, the distance of 25 feet to a point, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA = 2,500 SQUARE FEET/0.05739 ACRES  
BEING KNOWN AS PARCEL "A" ON THE ABOVE MENTIONED PLAN.

1 PROPERTY DESCRIPTION  
SCALE: NOT TO SCALE



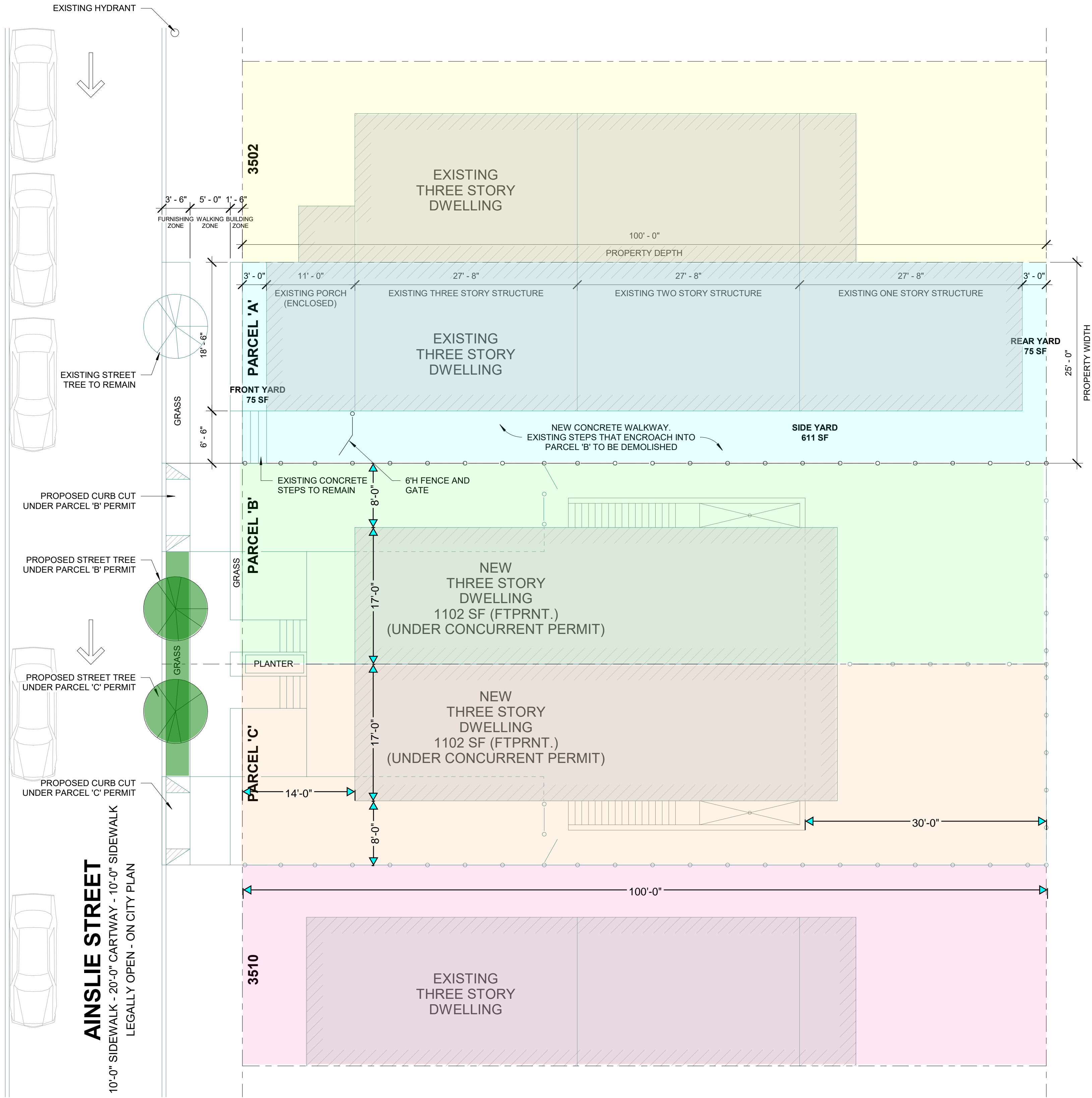
PROPERTY SCHEDULE		
'PARCEL A' - SUBDIVISION OF 3504 AINSLIE STREET		
PARCEL NO.	AREA	PROPOSED
N/A	2500 SF	2500 SF

RSA-3	
PERMITTED BUILDING TYPE:	
DETACHED, SEMI-DETACHED, ATTACHED	
USES PERMITTED AS OF RIGHT:	
SINGLE FAMILY, PASSIVE RECREATION, FAMILY CHILD CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET, OR COMMUNITY-SUPPORTED FARM	

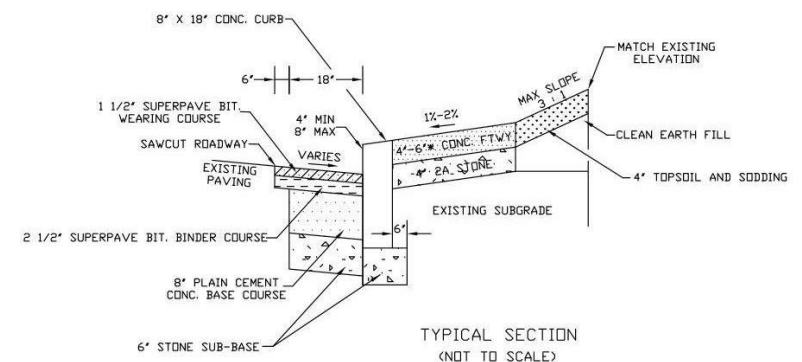
	REQUIRED	PROPOSED
LOT DIMENSIONS:		
MIN. LOT WIDTH (FT)	25 FT	25 FT
MIN. LOT AREA (SQ. FT.)	2250 SF	2500 SF
MIN. OPEN AREA (% OF LOT)	50 %	30 % (EXISTING)
FRONT SETBACK:		
MINIMUM (FT)	8 FT	3 FT (EXISTING)
MINIMUM SIDE YARD WIDTH:		
MINIMUM (FT)	8 FT	6.5 FT (EXISTING)
REAR YARD:		
MIN. DEPTH - SINGLE FAM. (FT)	15 FT	3 FT (EXISTING)
HEIGHT:		
MAXIMUM (FT)	38 FT	36 FT (EXISTING)
OPEN SPACE SQUARE FOOTAGE:		
MINIMUM (SQ. FT.)	1250 SQ. FT.	761 SQ. FT.
BUILDING FOOTPRINT (SQ. FT.):	1739 SQ. FT.	
BUILDING USE:	SINGLE FAMILY RESIDENTIAL	

STREETS DEPARTMENT	
RIGHT OF WAY	AINSIE STREET
STREET BREAK-DOWN:	AINSIE STREET
10'-0" SIDEWALK - 20'-0" CARTWAY - 10'-0" SIDEWALK = 40'-0" WIDE	
STREET ENCROACHMENT:	AINSIE STREET
NONE	

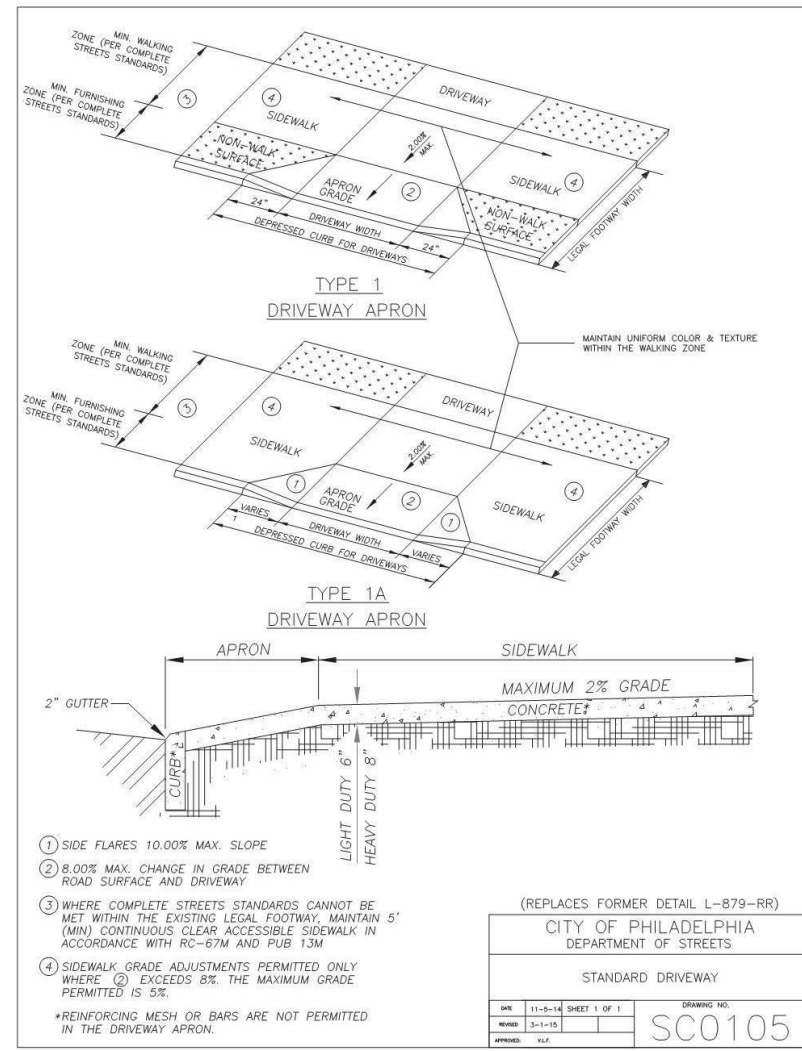
CITY DEPARTMENT APPROVAL STAMPS



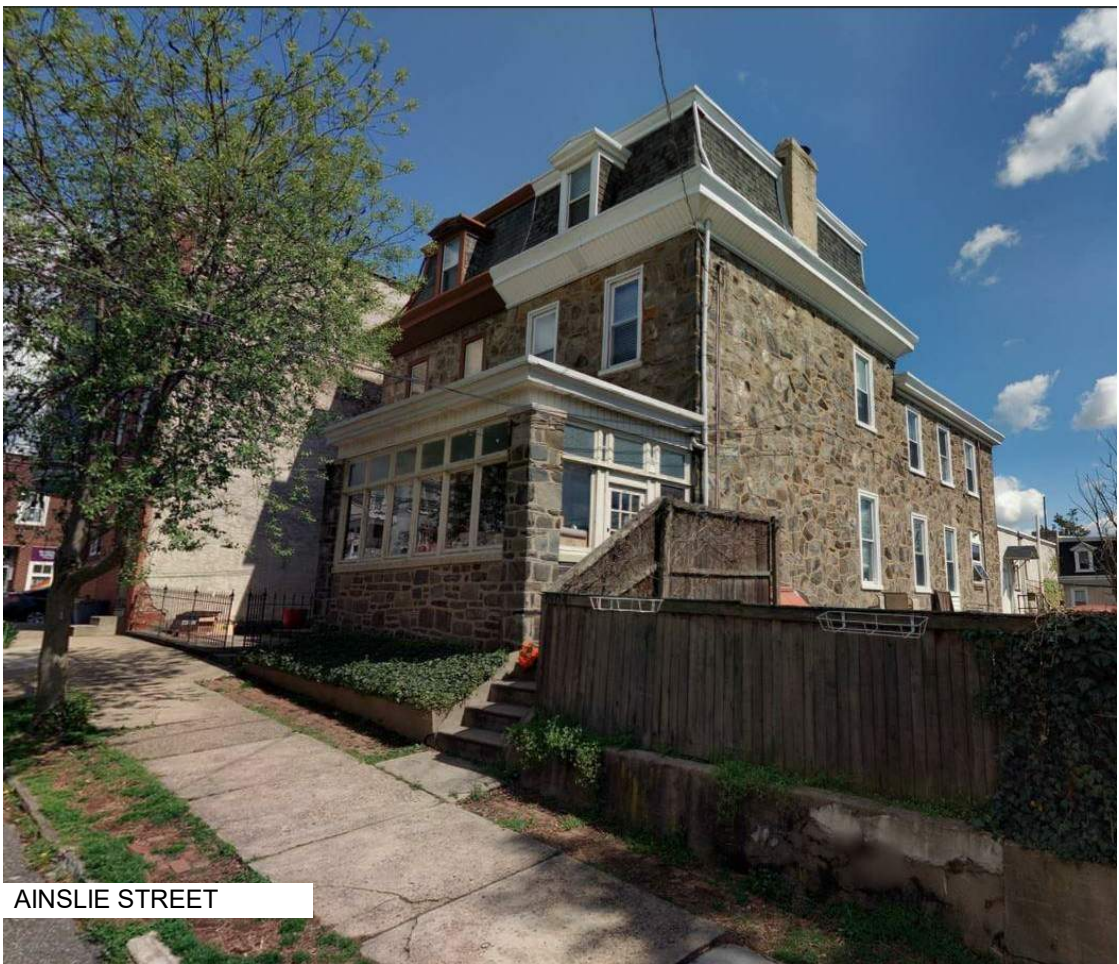
2 SITE PLAN  
1/8" = 1'-0"



CONCRETE CURB



3 STANDARD STREET WORK DETAILS  
SCALE: NOT TO SCALE



4 STREET VIEW  
SCALE: NOT TO SCALE

DRAWN	AP	PROJECT	DRAWING TITLE	DWG. NO.	REVISION		ARCHITECT  ANDRES PERMADHI, RA, LEED AP 952-201-1230 sander127@yahoo.com
CHECKED	AP	'PARCEL A' - SUBDIVISION OF 3504 AINSIE ST. PHILADELPHIA, PA 19129	ZONING PLAN	2001	ISSUED FOR PERMIT 07.05.2021		
SCALE	As indicated		 TRUE NORTH  PROJECT NORTH				
DATE	07/05/2021						