



ZONING BOARD OF ADJUSTMENT
**APPLICATION FOR
 APPEAL**

CALENDAR # _____ (FOR OFFICE USE ONLY)

COPY

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)

626-28 LEVERINGTON AVENUE

PROPERTY OWNER'S NAME:

626 Leverington LLC

PHONE #: 215-309-5567

E-MAIL: hclinton@hclintonlaw.com

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

PO BOX 451
 SPRING HOUSE PA 19477

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

APPLICANT:

HENRY M. CLINTON, ESQUIRE

FIRM/COMPANY: Law Office of Henry M. Clinton, LLC

PHONE #: 215-309-5567

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

QUEEN MEMORIAL BUILDING
 1313 S. 33rd STREET
 PHILADELPHIA, PA 19146

E-MAIL: hclinton@hclintonlaw.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 909596

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.

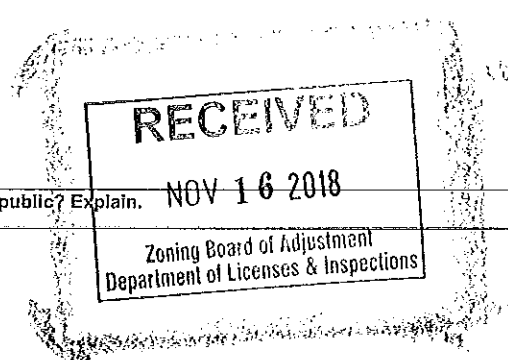
The Application is for the erection of two (2) detached structures with roof decks above the one (1) story portions. Size and location as shown on Plans and Application. For use as multi-family household living 14 units, with 14 accessory, interior parking spaces and 14 class 1A bicycle parking spaces.

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.

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

No. The variance sought will not increase congestion in public streets or in any way endanger the public.



626-28 LEVERINGTON AVE

NOTICE OF: <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 10/29/2018	APPLICATION # 909596
		ZONING DISTRICT(S): RSA-2 (RESIDENTIAL SINGLE FAMILY ATTACHED-2)	
		ZONING OVERLAY(S): MWWO WISSAHICKON WATERSHED OVERLAY DISTRICT OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION /NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CENTRAL ROXBOROUGH	

ADDRESS/LOCATION:
626-28 LEVERINGTON AVE

APPLICANT: RUSTIN OHLER (DESIGN PROFESSIONAL)	ADDRESS: 631 N 12TH STREET PHILADELPHIA, PA 19123
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APPLICATION FOR:
FOR THE ERECTION OF TWO (2) DETACHED STRUCTURES WITH ROOF DECKS ABOVE THE ONE (1) STORY PORTIONS. SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.
FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) UNITS) WITH FOURTEEN (14) ACCESSORY, INTERIOR PARKING SPACES AND FOURTEEN (14) CLASS 1A BICYCLE PARKING 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)

<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.
14-504(7)(c)(.3)(.a)	IN THE CENTRAL ROXBOROUGH NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT, THE PRINCIPAL BUILDING SHALL HAVE A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET; WHEREAS A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET IS NOT PROPOSED.
14-504(7)(c)(.3)(.b)	PORCHES SHALL BE REQUIRED IF AT LEAST ONE OF THE IMMEDIATELY ABUTTING LOTS CONTAINS A PORCH. PORCHES SHALL BE A MINIMUM OF 5 FT. IN DEPTH, AS MEASURED FROM THE FRONT WALL OF THE ENCLOSED MAIN STRUCTURE, OUT TOWARD THE FRONT PROPERTY LINE. THE ADJACENT STRUCTURE HAS A PORCH; HOWEVER, NO PORCH IS PROPOSED ON THE PROPOSED STRUCTURE.

<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
		REQUIRED	PROPOSED
TABLE 14-701-1	OPEN AREA	60% (22,644.78 SQ FT)	57.4% (21,272.62 SQ FT)
	REAR YARD DEPTH	20 FT	5 FT
14-704(2)(b)(.2)	ON THOSE PORTIONS OF A LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED; WHEREAS CLEARING OR EARTH MOVING ACTIVITY IS PROPOSED.		

THREE (3) USE REFUSALS
THREE (3) ZONING REFUSALS

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:
PHILADELPHIA CITY PLANNING COMMISSION APPROVAL REQUIRED PRIOR TO BUILDING PERMITS APPROVAL

Cc
OWNER:
626 LEVERINGTON LLC
PO BOX 451
SPRING HOUSE PA
19477

Sarah Kaiser

SARAH H KAISER
PLANS EXAMINER

10/29/2018
DATE



NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102 WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL