

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, 18th Floor
Philadelphia, PA 19102

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

LOCATION OF PROPERTY (LEGAL ADDRESS)
123 E Gorgas Lane, Philadelphia, PA 19119

PROPERTY OWNER'S NAME:
Stacey Harley
PHONE #: 215-815-9202
E-MAIL: staczy@gmail.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
123 E Gorgas Lane
Philadelphia, PA 19119

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

APPLICANT:
Jennifer A. Bazydlo, Esquire
FIRM/COMPANY:
Law Office of Jennifer A. Bazydlo

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
2401 Walnut Street, Unit 102
Philadelphia, PA 19103

PHONE #: 267-570-3830

E-MAIL:

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2022-008756

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.

Yes. Compliance with the requirements of the zoning code cause an unnecessary hardship due to the size and physical dimensions of the property. No action on the part of the owner created these special conditions.

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. The requested variances represent the least modification possible to provide relief from the requirements of the zoning code. The homeowner simply seeks to add a one story addition and one parking space to his existing single family home.

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

No. The variance will not increase congestion in public streets or in any way endanger the public. The homeowner simply seeks to add a one story addition and one parking space to his existing single family home.

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.

No. The requested variances will not substantially or permanently harm the neighbors' use of their properties or impair an adequate supply of light and air to those properties. The owner of an existing single family home simply seeks to add a one story addition and a parking space to his home. The addition and parking space should have no significant impact on the neighbors' use of their properties or their access to light and air.

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.

No. The requested variances will not increase traffic congestion or place undue burden on any public utilities or facilities. The owner simply seeks to add an addition and parking spot to his existing single family home. This should have no impact on traffic congestion or place any additional burden on public utilities or facilities.

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

No. The requested variances will not create environmental damage, pollution, erosion, or siltation. They will not increase the danger of flooding.

REASONS FOR APPEAL:

The homeowner seeks to add a one story addition and one accessory parking space to his existing single family home.

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: _____

Jennifer A. Bazydlo

Date: _____

9

MONTH

14

DATE

2022

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..."

Notice of: **Refusal** **Referral**

Application Number: ZP-2022-008756	Zoning District(s): RSA3	Date of Refusal: 9/2/2022
Address/Location: 123 E GORGAS LN, Philadelphia, PA 19119-2151 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Jennifer Bazydlo	Applicant Address: 2401 Walnut Street Unit 102 Philadelphia, PA 19103 USA	

Application for:

FOR THE ERECTION OF AN ADDITION AT THE REAR OF THE EXISTING SEMI-DETACHED STRUCTURE. CONTAINING ONE (1) OFF-STREET SURFACE PARKING SPACE. FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN 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.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>						
Section 14-803(1)(b)(.1)(.a)(ii) & Table 14-701-1	THE PROPOSED ZONING IS REFUSED FOR: WHEREAS THE PROPOSED OFF-STREET SURFACE PARKING SPACES ARE PROHIBITED IN THE REQUIRED 8' - 0" FRONT YARD THE PROPOSED ZONING IS REFUSED FOR:						
Table 14-701-1	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;"></th> <th style="width: 15%;">REQUIRED</th> <th style="width: 15%;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MINIMUM SIDE YARD WIDTH</td> <td style="text-align: center;">8' - 0"</td> <td style="text-align: center;">5' - 0"</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	MINIMUM SIDE YARD WIDTH	8' - 0"	5' - 0"
	REQUIRED	PROPOSED					
MINIMUM SIDE YARD WIDTH	8' - 0"	5' - 0"					

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:
N/A

Parcel Owner:
HARLEY STACEY



MARK GRIFFENBERG
PLANS EXAMINER

9/2/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

City of Philadelphia Project Information Form - Details

PRINT PAGE

Field	Value
Address of Development Project	123 E GORGAS LN
Council District #	8
Name of Applicant	Jennifer Bazydlo
Zoning Application Number	2022008756
Address of Applicant	2401 Walnut Street Philadelphia, PA 19103
Name of Contact Person	Jennifer Bazydlo
Phone Number of Contact Person	(267) 570-3830
Email Address of Contact Person	jenn.bazydlo@gmail.com
Is your project exclusively residential?	Yes
Does your project contain three or fewer units?	Yes
Does your project result in a total of 2,500 square feet or more of floor area?	N/A
Is your zoning application exclusively for signage?	N/A
Current Land Use on Parcel(s):	N/A
Proposed Land Use on Parcel(s):	N/A
Net Change in Number of Housing Units:	N/A
Net Change in Commercial Square Footage:	N/A
Net Change in Total Floor Area:	N/A
Net Change in On-Street Parking:	N/A
Number of Off-Street Parking Spaces to be Provided:	N/A
Approximate Projected Construction Period:	N/A
Please provide a brief summary of your proposed project:	N/A
Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:	N/A
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:	N/A
Approximately how many full time equivalent jobs (if any) are currently located on site?	N/A
Approximately how many full time equivalent workers will be employed on-site during the construction period?	N/A

Field	Value
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?	N/A
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:	N/A
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:	N/A
Date	09/14/22

GO BACK

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