

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

Application Number: ZP-2021-010207	Zoning District(s): RSA5	Date of Refusal: 9/16/2021
Address/Location: 2 MC PHERSON ST, Philadelphia, PA 19119-1616 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Vern Anastasio DBA: LAW OFFICES OF VERNON ANASTASIO	Applicant Address: 1315 Walnut Street Suite 1006 Philadelphia, PA 19107 USA	

Application for: FOR USE AS THREE (3) DWELLING UNITS IN AN EXISTING STRUCTURE.

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>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Three (3) dwelling units, is expressly prohibited in the Rsa-5 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

Srinata Krishnan

EXAMINER NAME
PLANS EXAMINER

9/16/2021
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, 18th Floor
Philadelphia, PA 19102

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

2 MCPHERSON

PROPERTY OWNER'S NAME:

J Amonitti
PHONE #: 215 609 4165

E-MAIL: Vern@ALAWPhilly.com

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

1315 WALNUT ST
#1006
19107

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

APPLICANT:

Vern Anastasio

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

1315 WALNUT ST
#1006 19107

FIRM/COMPANY:

ANASTASIO LAW

PHONE #:

215 609 4165

E-MAIL:

Vern@ALAWPhilly.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

2A-2021-010207

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. This was a 3 farm dwelling as far back as 75 years ago. Also a 3 unit mixed use.

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.

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.

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.

None

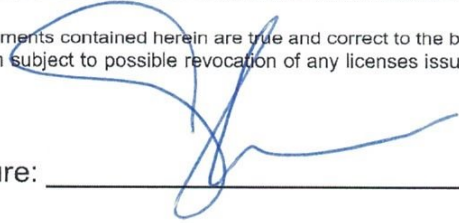
Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

None

REASONS FOR APPEAL:

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: _____

10 16 '21
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal

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

2 MCPHERSON ST

Council District

8

Name of Applicant

vern anastasio

Zoning Application Number

2021010207

Address of Applicant

1315 walnut street
1006
philadelphia, pa 19107

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

vern anastasio

Phone Number of Contact Person

(215) 609-4165

Email Address of Contact Person

vern@alawphilly.com

Project Information

Is your project exclusively residential?

Yes

Does your project contain three or fewer units?

Yes

Sign & Submit

Agreement:

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

Printed Name of Applicant

vern anastasio

Please sign with the Initials of the Applicant

vta

Date

10/16/2021

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