



ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

CALENDAR # _____ (FOR OFFICE USE ONLY)

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)

223 E. SPRINGER STREET, PHILADELPHIA, PA 19119

PROPERTY OWNER'S NAME:

Tower Hill Investments LLC

PHONE #: 215-309-5567

E-MAIL: hclinton@hclintonlaw.com

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

c/o
1313 S. 33rd Street
Philadelphia, PA 19146

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 # ZP-2021-009509

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 a four story attached structure (not to exceed 38') that includes a full basement, interior parking garage, and a roof deck with roof access structure. Size and location per plan. For the use as Single Family Household Living.

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.

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, as the proposed project does not impair the appropriate use or development of adjacent properties.

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.

No. The variance sought will not increase traffic congestion in public streets nor place an undue burden on water, sewer, school park or other public facilities.

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

No.

REASONS FOR APPEAL:

Seeking variance for four (4) Zoning Refusals as follows:

1) Attached structures are prohibited in the RSA-3 zoning district; 2) A minimum front yard depth of 8 feet is required in the RSA-3 zoning district - Whereas no front yard is proposed; (3) The maximum occupied area for a lot in the RSA-3 zoning district is 50% - Whereas the proposed occupied area is 74.8%; and 4) A minimum rear yard depth of 15 feet is required in the RSA-3 zoning district. Whereas the proposed rear yard depth is 9'6".

The variances sought is not detrimental to the public welfare, the adjacent properties or the surrounding neighborhood; and will enable the reasonable use of the property which is consistent with the general neighborhood and will not substantially nor permanently impair the neighborhood or impair the appropriate use and development of the adjacent properties.

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: Henry M. Clinton

Date: 9 / 28 / 21
MONTH DATE YEAR

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

Application Number: ZP-2021-009509	Zoning District(s): RSA3	Date of Refusal: 9/22/2021
Address/Location: 223 E SPRINGER ST, Philadelphia, PA 19119-2245 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

For the erection of a four story attached structure (not to exceed 38') that includes a full basement, interior parking garage, and a roof deck with roof access structure. Size and location per plan.

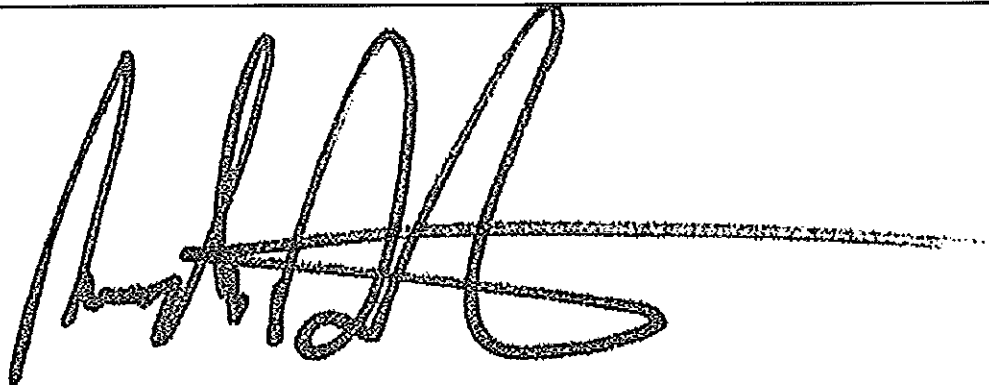
For the use as Single Family Household Living.

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.A	Building Types Allowed in Residential Districts	Attached structures are prohibited in the RSA-3 zoning district.
Table 14-701-1	Front Yard Depth	A minimum front yard depth of 8 feet is required in the RSA-3 zoning district. Whereas no front yard is proposed.
Table 14-701-1	Maximum Occupied Area	The maximum occupied area for a lot in the RSA-3 zoning district is 50%. Whereas the proposed occupied area is 74.8%.
Table 14-701-1	Rear Yard Depth	A minimum rear yard depth of 15 feet is required in the RSA-3 zoning district. Whereas the proposed rear yard depth is 9'6".

FOUR (4) ZONING REFUSAL / REFERRAL

Fee to File Appeal: \$ 125.00



Andrew DiDonato
PLANS EXAMINER

9/22/2021
DATE SIGNED



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

Application Number: ZP-2021-009509	Zoning District(s): RSA3	Date of Refusal: 9/22/2021
Address/Location: 223 E SPRINGER ST, Philadelphia, PA 19119-2245 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Parcel Owner:

JAMES E KIRKLAND JR, EVELYN G

Andrew DiDonato
PLANS EXAMINER

9/22/2021
DATE SIGNED

City of Philadelphia
Project Information Form -
Details

[PRINT PAGE](#)

Field	Value
Address of Development Project	223 E SPRINGER ST
Council District #	8
Name of Applicant	Henry Clinton
Zoning Application Number	2021009509
Address of Applicant	1313 S 33RD ST QUEEN MEMORIAL BLDG PHILADELPHIA, PA 19146
Name of Contact Person	Henry Clinton
Phone Number of Contact Person	(215) 309-5567
Email Address of Contact Person	hclinton@hclintonlaw.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

Field	Value
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
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	09/28/21

[GO BACK](#)

[Feedback](#)

[Terms of use](#) [Right to know \(pdf\)](#) [Privacy Policy](#)