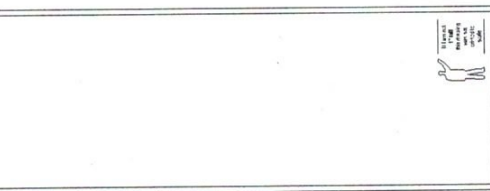


**TONER architects**  
 801 E. 9th Street  
 Philadelphia, PA 19148  
 www.tonerarchitects.com

NOTES

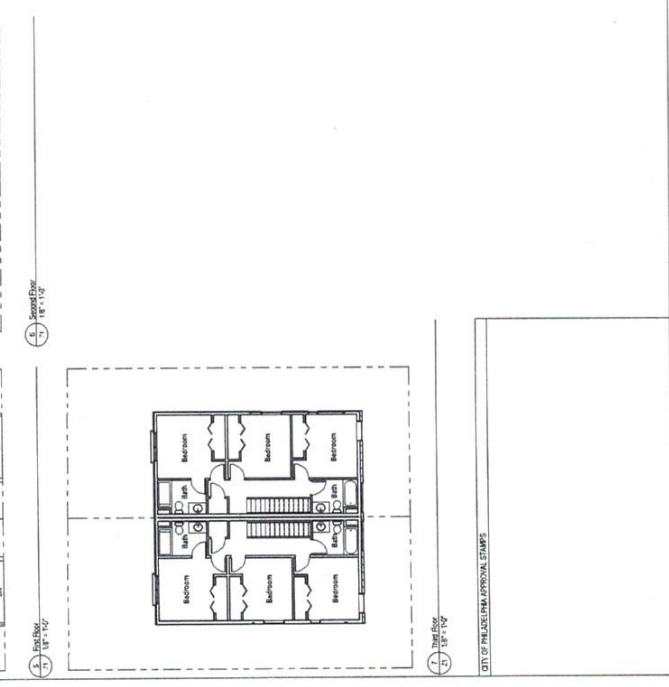
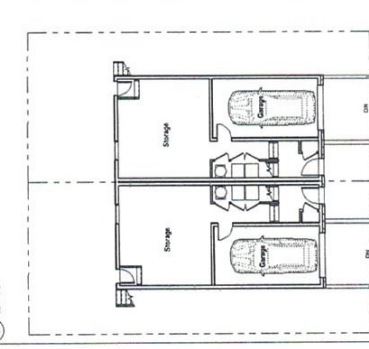
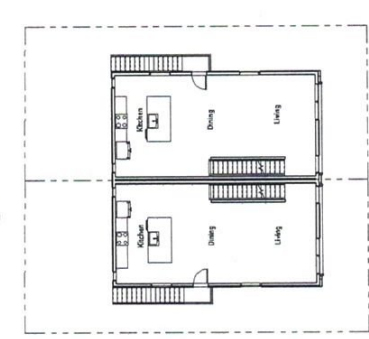
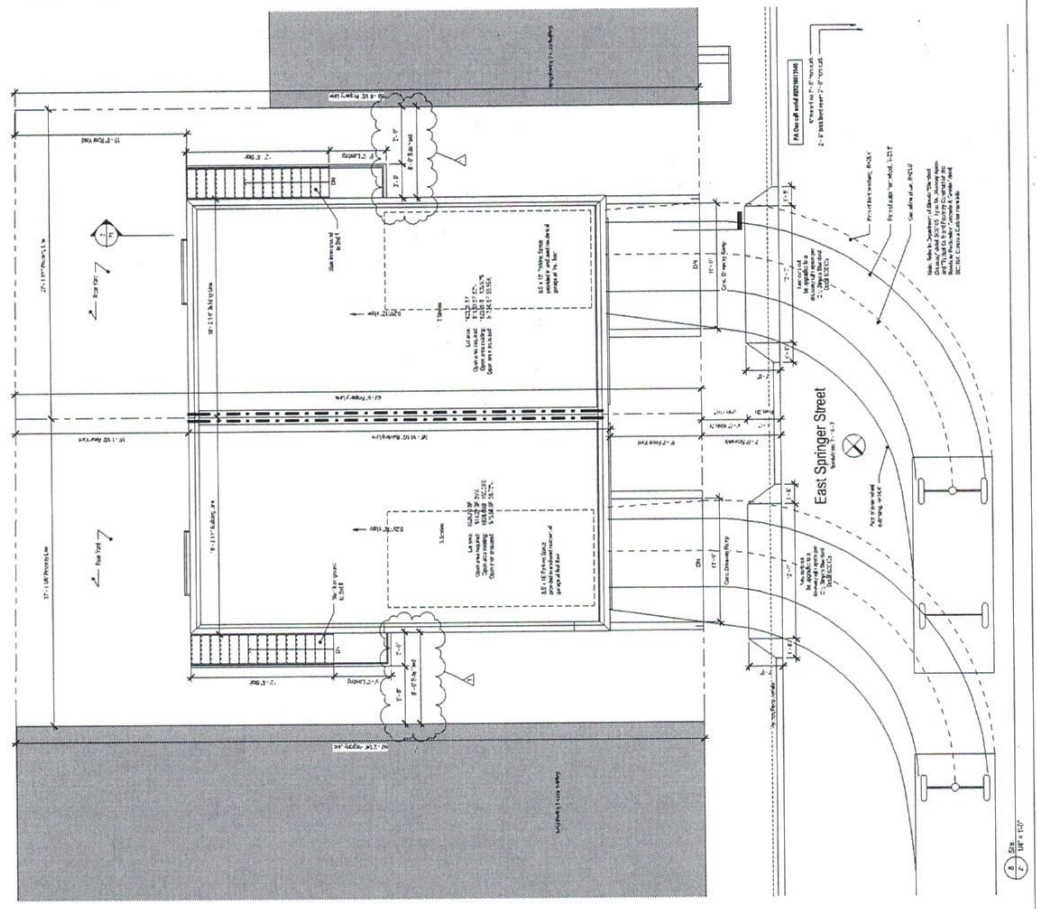
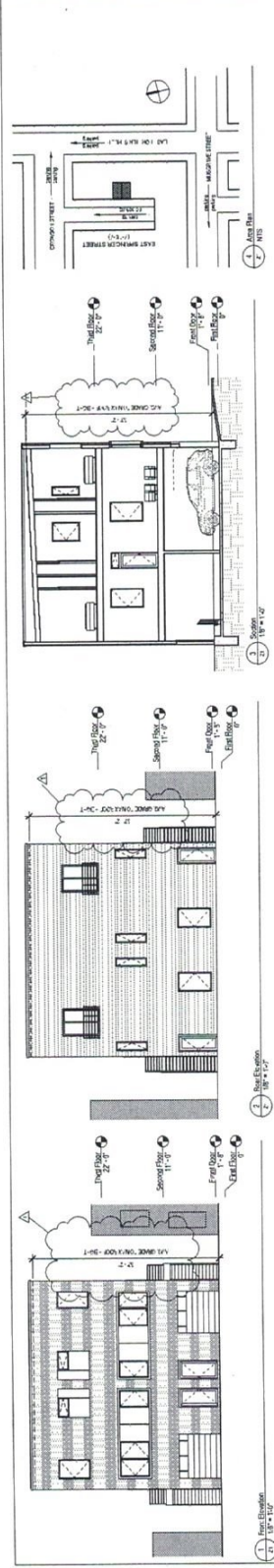


Project Name	21000
Date	11.28.2021
Scale	1/8" = 1'-0"
Sheet No.	01
Revision	01

Maynor, LLC  
 New Single Family Houses  
 248 S. Lancaster St.  
 Philadelphia, PA 19106

ZONING  
 Z1

Scale	1/8" = 1'-0"
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CITY OF PHILADELPHIA APPROVAL STAMPS

14 July 2021  
Yaniv Gal  
Plans Examiner  
City of Philadelphia  
Department of Licenses and Inspections  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

RE: 244 E Springer

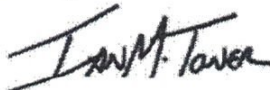
Yaniv,

Please find the responses to your comments below.

1. Please measure and show the total proposed building height. The allowed maximum height for the RSA-3 zoning district is 38 ft.  
**TA Response: Dimensions have been added to the zoning drawings. Please see revised sheet Z1.**
2. Property lines cannot be overlapping with existing adjacent lots.  
**TA Response: The drawing has been updated. Please see revised sheet Z1.**
3. The required side yard is 8 ft., not 5 ft. The width of a side yard is measured from the side most portion of the structure (not including fences) to the nearest side line of the lot, or to the nearest line of a street, shared driveway, easement, or alley. Please revise your design, or confirm seeking a variance.  
**TA Response: The side yard is shown as 8'-0" see revised sheet Z1. This dimension is measured from the property line to the side most portion of the structure. There is a stair located in the side yard. This stair is open and there is no enclosed space associated with it. We recently submitted a similar design for 413 S 20<sup>th</sup> Street with an exterior stair located in the rear yard setback. The response we received back from our zoning permit review was that a zoning permit was not needed. If this stair is not allowable, could you please provide us with the specific section from the Philadelphia Zoning Code.**

Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,



Ian Toner  
Principal  
Toner Architects

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

<b>Application Number:</b> ZP-2021-006922	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> 8/18/2021
<b>Address/Location:</b> 244 E SPRINGER ST, Philadelphia, PA 19119-2244		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Vern Anastasio DBA: LAW OFFICES OF VERNON ANASTASIO	<b>Applicant Address:</b> 1315 Walnut Street, Suite 1006 Philadelphia, PA 19107	

**Application for:**

FOR THE LOT ADJUSTMENT TO CREATE TWO (2) PARCELS, "PARCEL A" AND "PARCEL B" FROM ONE (1) OPA ACCOUNT (244 E SPRINGER ST), AND AN ERECTION OF A SEMI-ATTACHED STRUCTURE, WITH ONE (1) INTERIOR PARKING SPACE (ON EACH PARCEL). FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING ON EACH PARCEL. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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 for Lower Density Residential Districts	<table border="1"> <thead> <tr> <th></th> <th><i>REQUIRED:</i></th> <th><i>PROPOSED:</i></th> </tr> </thead> <tbody> <tr> <td>MINIMUM LOT AREA</td> <td>2,250 SQ. FT.</td> <td>1,628.6 SQ. FT. / 1,623.2 SQ. FT.</td> </tr> </tbody> </table>		<i>REQUIRED:</i>	<i>PROPOSED:</i>	MINIMUM LOT AREA	2,250 SQ. FT.	1,628.6 SQ. FT. / 1,623.2 SQ. FT.
	<i>REQUIRED:</i>	<i>PROPOSED:</i>						
MINIMUM LOT AREA	2,250 SQ. FT.	1,628.6 SQ. FT. / 1,623.2 SQ. FT.						

TWO (2) ZONING REFUSALS


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

NOTES TO THE ZBA:

CITY PLANNING COMMISSION DISAPPROVED LOT SIZE AS PER 14-304(6) (C) (.2)

Parcel Owner:

CIFLIKU ROBERT, BARDHI STILJANO

  <b>YANIV GAL</b> PLANS EXAMINER	8/18/2021 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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



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

<b>Application Number:</b> ZP-2021-006922	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> 8/18/2021
<b>Address/Location:</b> 244 E SPRINGER ST, Philadelphia, PA 19119-2244		<b>Page Number:</b> Page 1 of 1
<b>Applicant Name:</b> Vern Anastasio DBA: LAW OFFICES OF VERNON ANASTASIO	<b>Applicant Address:</b> 1315 Walnut Street, Suite 1006 Philadelphia, PA 19107	

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8/18/2021  
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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)

244 E SPRINGEL STREET

PROPERTY OWNER'S NAME:

R. C. ALIKU

PHONE #: 215 609 4165

E-MAIL: VERN@ALANPHILLY.COM

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

1315 WALNUT ST #1006

PHILA. PA 19107

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

APPLICANT:

VERN ANASTASID ESQ

FIRM/COMPANY:

ANASTASID LAW

PHONE #: 215 609 4165

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

1315 WALNUT ST #1006

19107

E-MAIL: VERN@ALANPHILLY.COM

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZA-2021-006922

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. The dimensional standard is just slightly missed by proposal.

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.

single family household living to remain.

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

None.

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.

None.

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.

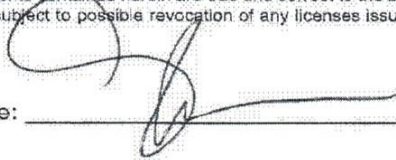
No.

REASONS FOR APPEAL:

The subdivision renders A lot just slightly under the dimensional standard.

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:

9 18 2021  
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

244 E SPRINGER ST

###### Council District #

8

###### Name of Applicant

VERN ANASTASIO

###### Zoning Application Number

2021006922

**Address of Applicant**

1315 WALNUT STREET  
SUITE 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**

(267) 418-1768

**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

09/18/2021

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