

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)

8100 Germantown Ave, Philadelphia, PA 19118-3423

PROPERTY OWNER'S NAME:

STEWARDS OF 8100 LLC  
c/o Blank Rome LLP

PHONE: 215.569.5484

E-MAIL: Eric.Bodzin@Blankrome.com

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

315 Market Street  
Philadelphia, PA 19106

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

APPLICANT:

Eric L. Bodzin, Esq.

FIRM/COMPANY:

Blank Rome LLP

PHONE #: 215.569.5484

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

One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103

E-MAIL: Eric.Bodzin@BlankRome.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2024-010617

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 proposal allows for a reasonable use of the site. The specific requirements of the Zoning Code will cause an unnecessary hardship due to the particular size, shape, contours and physical dimensions of the property. No actions of the applicant have created these circumstances. The requested relief is consistent with variances previously granted by the Zoning Board of Adjustment.

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 relief represents the least modification possible of the applicable code provisions to provide relief from the requirements of the Zoning Code.

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

The grant of variance relief will not increase congestion in public streets or create any adverse impact to the public health, safety, or welfare.

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.

The proposed grant of variance relief will have no negative impact on adjacent properties. The requested relief will not substantially or permanently harm neighbors' use of their property or impair an adequate supply of light and air to those properties.

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.

The proposed grant of variance will not substantially increase traffic congestion in public streets or place an undue burden on water, sewer, school, park or other public facilities; the proposed grant of variance will be a benefit to the surrounding area.

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

The proposed grant of variance will not create any environmental damage, pollution, erosion, siltation, or the danger of flooding.

REASONS FOR APPEAL:

In this instance, a literal reading of the Zoning Code is inappropriate due to the size, configuration and location of the property. No negative impact to the public health, safety or welfare will be generated by the grant of the requested relief and the request constitutes the minimal relief necessary to allow for a reasonable use of the entire property.

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: Eric Bodzin Date: 11 / 6 / 2024  
MONTH DATE YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**



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# 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..."