

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)

89 Bethlehem Pike, Philadelphia, PA 19118-2820

PROPERTY OWNER'S NAME:

Bowman Properties Limited - Richard Snowden

PHONE #: **215-247-2770**

E-MAIL: **leasing@bowmangroup.com**

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

**8238 Germantown Avenue
Philadelphia, PA 19118**

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

APPLICANT: **Amanda de Bruc**

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

**514 Kingston Road
Oreland, PA 19075**

FIRM/COMPANY: **Matines Café**

PHONE #: **727-902-7729**

E-MAIL: **maisonbruc@gmail.com**

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2022-004455**

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 optimal location to install the walk-in freezer is behind the building, away from public and street view and access. We have chosen the smallest, low profile available appliance (6x6X7.7), that should not disrupt the neighbor's view or quiet enjoyment of his property, nor create an eye sore for the public. This location is also the safest for our employees (direct access between the kitchen located in the rear of the building and the walk-in freezer) and most practical for quick and safe truck deliveries

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, our goal is to install the walk-in freezer in the most hidden part of the property to ensure we are not negatively impacting our neighbors or the public view.

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

No, on the contrary. By installing the walk-in freezer in the rear of the property, we are keeping it as far away as possible from the public streets and the public. It will also free up much needed parking space for the community than if we installed it on the parking lot.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair anadequate supply of light and air to those properties? Explain.

No, it will not. We will install the walk-in freezer against our building so it is furthest away from our neighbors. The walk-in freezer we chose is a low profile, and minimally invasive, exact dimensions being 6ftx6ftx7.7ft. It will sit at approximately the same height as the existing separation fence around the property.

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, it will not increase traffic congestion since it would be located behind the building, away from traffic and off street parking. It will have no impact 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, it will have no impact on the environment and will not increase the danger of flooding.

REASONS FOR APPEAL:

My husband and I are planning on opening a French café, that will hopefully positively impact the local community by means of employment as well positively impacting the vibrancy and attractiveness of the neighborhood. In order to successfully operate the café, we need a walk-in freezer. Unfortunately, we are not able to add an indoor walk-in freezer as the configuration of the basement (where the kitchen will be located) will not permit it. We would like to install it in the rear of the building, tucked away from public view, in the most minimally invasive location for all parties involved (neighbors, public view, employee and delivery access). We have chosen the smallest, low profile walk-in unit available that should not affect our rear neighbor's quiet enjoyment of their property. Please rest assured that we will do our best to not negatively impact anyone, quite the contrary. We appreciate and thank you for your time and effort in reviewing our appeal.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understandthat if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of myfalse application, and such other penalties as may be prescribed by law.

Applicant's Signature: _____ Amanda de Bruc  Date: 04 / 29 / 2022
MONTH DATE YEAR

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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..."