

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) 100 Summit St.
Philadelphia, PA 19118

PROPERTY OWNER'S NAME: Ryan Farragut

PHONE #: 610-633-7668

E-MAIL: rfarragut@usroofing.com

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

100 Summit St.
Philadelphia, PA 19118

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

APPLICANT: Jeff Krieger

FIRM/COMPANY: Krieger + Associates Architects

PHONE #: 215-247-2020

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

14 West Highland Ave. Front
Philadelphia, PA 19118

E-MAIL: jfk@kriegerarchitects.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

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.

L&I Zoning has classified the proposed garage as a principal building rather than a private residence garage, thus triggering use, setback, and height refusals. The principal building designation is what causes an unnecessary hardship to the owners, who wish to construct a two-car garage with a small second story art studio/fitness room and covered car port.

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 building height and footprint have been established at the minimum dimensions required to house the proposed uses.

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

No impact on public streets or public safety. The proposed garage is in the rear of a single family property.

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 harm to neighbor's use of their properties or their light and air. Adjacent residences are far enough away that proposed garage does not block ventilation or sunlight. Proposed garage is replacing smaller, existing garage in similar location.

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 impact on traffic congestion, water, sewer, school, park or other public facilities.

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

No. Property is in the Wissahickon Watershed, Category 5, developed. No maximum impervious coverage limit. Appropriate measures will be taken to adhere to Watershed soil and erosion control guidelines during construction.

REASONS FOR APPEAL:

The owners would like to build a new private residence garage for their three cars. One owner does his own mechanical work on the cars. The other owner works from home and would like to have a small studio space for art projects and workouts, which has been placed above the car bays.

L&I has classified the proposed garage as a principal building, thus triggering a use refusal and side and rear yard zoning setback, and height refusals. It is our contention that it is an oversized detached private residence garage, not a second principal building on the lot. if the ZBA had deemed the structure a private residence garage, then the proposed building would be still subject to refusals for floor area and roof ridge height. As an accessory structure, it would comply with required side and rear yard setbacks. There is no sleeping room, bathroom or food preparation facilities proposed. The owners intend to occupy the building for their own personal use, with no sale of goods or services or rental income.

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:



Date:

11
MONTH

14
DATE

2024
YEAR

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