

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)

8330 MILLMAN ST, Philadelphia, PA 19118-3925

PROPERTY OWNER'S NAME:

LOCKARD DAVID LEE

PHONE #: 215-805-4506

E-MAIL: davidleelockard@aol.com

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

**Mr. David Lockard
8330 Millman Street
Philadelphia, PA 19118**

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

APPLICANT:

Donna Lisle

FIRM/COMPANY:

Donna Lisle, Architect

PHONE #: **610-639-3908**

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

**Donna Lisle
315 Righters Mill Rd.
Gladwyne, PA 19035**

E-MAIL: **donna.lisle01@gmail.com**

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2022-000197**

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 owner wishes to remain in his neighborhood of 55 years, and to provide additional space to accommodate an expanding family and to age-in-place. He is submitting for variances due to the inherent nature of the property. These variances are; 1) to build a separate ADU structure, and 2) to limit a small portion of the 10 ft. side set back to 8ft.

This existing primary house is an internationally studied architectural masterpiece by Robert Venturi, a prominent architectural figure, and is emblematic of Venturi and Denise Scott Brown's emerging philosophies on culture and architecture. Known as the Vanna Venturi house, it is on both Philadelphia and National Registers of Historic Places, and graciously shared for tours with architects and students. It is a small house of 1400 SF first floor living and totals 1875 SF. An addition would obscure the architectural integrity. Accessible circulation revisions likewise would largely alter the interior spaces. Already presented to and approved by the Philadelphia Historic Commission, it was noted that an addition nor interior changes would not be advised, and to provide adequate distance between the two structures. The iconic nature of the house brings attendant limitations as directly prescribed by the zoning code. Please refer to the attached **Exhibits**, further describing and supporting the variances requested. The owner did not cause or create these circumstances.

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.

The side yard set back variance represents a 2 foot shorter setback over an 18 foot length, that totals a 36 SF footprint. The ADU at that position has a height of 7'-0 to 11'-0 above grade. This precise location on site was selected to provide minimal intrusion to the primary iconic house.

It is a minimal encroachment and agreed to by the near neighbor. Please refer to attached statement Exhibit 6.

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

The use of the property continues as is, and does not bring additional traffic load.

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.

The proposed location of the ADU does not impair use or enjoyment of the neighbors properties.

The property is in the RSD 3 residential district, and has a required 5000 SF minimum area and 30% occupied area. This is a 37,000 SF property, the size of seven lots combined. The proposed total occupied area is 6.45 %. These actual sizes far exceed code requirements. The requested 18 foot long encroachment of the side yard setback represents 12.5% of the portion of the side property line nearest. And, only 6% of the total adjacent 295 side yard, of both north abutting properties. Additionally, both adjacent properties homes are remote from the ADU location.

Please see attachment Exhibit 6 from the near neighbor.

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 use of the property continues as is, and does not bring additional traffic. The public city infrastructures will not be impacted as the current occupant load remains as is currently used.

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

The civil engineering documents represent compliance with all environmental regulations for this site.

REASONS FOR APPEAL:

- 1) The owner requests to build a separate accessory dwelling unit, as the unique nature of the existing historic property does not allow modifications to the existing structure.
- 2) The owner requests that an 8'-0 side yard setback is allowed (RSD 3 is 10 '-0) to best respond to the Philadelphia Historic Commission requests to separate the new structure from the existing as possible.

NOTE: Please see the attached Exhibits. These represent the owner's and architects' diligent work to gain esteemed advice and support in minimally impacting the property and code variance requests.

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: Feb 07 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..."