

File Conkey

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

Application Number: ZP-2020-004918	Zoning District(s): RSA3	Date of Refusal: 3/4/2021
Address/Location: 215 E EVERGREEN AVE, Philadelphia, PA 19118-2822 Parcel (PWD Record).		Page Number Page 1 of 1
Applicant Name: Harry Cook	Applicant Address:	

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. FOR USE AS SINGLE FAMILY DWELLING ON SAME LOT WITH EXISTING DETACHED SINGLE FAMILY DWELLING. FOR TOTAL TWO (2) DWELLING UNITS ON LOT. SIZE AND LOCATION AS SHOWN ON PLAN.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-401(4)(b)	Principal Buildings	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. Whereas two is proposed.
Table 14-602-1	Use	In the RSA-3 zoning district, two family household living is prohibited.

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL


Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

VARGAS GRACIELA, CORKERY RICHARD

 SHAKIR COHEN PLANS EXAMINER	3/4/2021 DATE SIGNED
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Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

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)

215 E Evergreen

PROPERTY OWNER'S NAME:

R. Corkery
PHONE #: 215 609 4165

E-MAIL: VERN@ALANPHILLY.COM

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

1315 Walnut St
#1006
19107

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

APPLICANT

Vern Anastasio ESQ

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

1315 Walnut St
#1006

FIRM/COMPANY:

Anastasio Law

PHONE #:

215 609 4165

E-MAIL:

VERN@ALANPHILLY.COM

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

ZP 2020 004918

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 rear yard is unusually large.

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. it will remain residential.

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

None.

Will the special exception burden the water, sewer, school, park or other public facilities beyond what would be normally expected from the proposed use? Explain.

none

Will the special exception impair or permanently injure the use of adjacent properties? Explain.

none

Will the special exception impair the adequate supply of light and air adjacent properties? Explain.

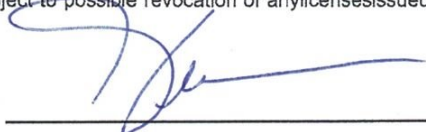
none

Additional details:

N/A.

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 license issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: _____



Date: _____

24
MONTH

4
DATE

2021
YEAR

City of Philadelphia
Zoning Board of Adjustment
APPLICATION FOR SPECIAL EXCEPTION

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

215 E EVERGREEN AVE

Council District #

8

Name of Applicant

VERNON ANASTASIO

Zoning Application Number

2020004918

Address of Applicant

1315 WALNUT STREET
1006
PHILADELPHIA, PA 19107

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

VERNON ANASTASIO

Phone Number of Contact Person

(215) 609-4165

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

04/05/2021

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