

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)

PROPERTY OWNER'S NAME:

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

PHONE #: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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

APPLICANT:

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

FIRM/COMPANY:

PHONE #:

E-MAIL:

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.

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.

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

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.

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.

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

REASONS FOR 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: Stephanie M. Boggs Date: \_\_\_\_\_  
MONTH DATE YEAR

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



City of Philadelphia Zoning Board of Adjustment

# 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..."

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

<b>Application Number:</b> ZP-2021-000077	<b>Zoning District(s):</b> CA1 CMX1 (Overlays: Open Space and Natural Resources - Steep Slope Protection, WWO, NCA-Germantown Avenue - Chestnut Hill Subarea, NCA-Germantown Avenue)	<b>Date of Refusal/ Referral:</b> <b>2/4/2021</b>
<b>Address/Location:</b> 30 W HIGHLAND AVE, Philadelphia, PA 19118-3395 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	<b>Applicant Address:</b> 1835 Market St Suite 1400 Philadelphia, PA 19103 USA	

**Application for:**

FOR THE RELOCATION OF LOT LINES TO CREATE ONE (1) LOT FROM THREE (3) EXISTING LOTS (30 W HIGHLAND AVE, 14R W HIGHLAND AVE AND 22R W HIGHLAND AVE) AND FOR THE COMPLETE DEMOLITION OF ALL EXISTING BUILDINGS AND FOR THE ERECTION OF TWO (2) DETACHED BUILDINGS WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES WITH ELEVATORS ABOVE THIRD FLOOR FOR THE USE AS MULTI-FAMILY (8 UNITS) HOUSEHOLD LIVING AND TO INCLUDE SIXTEEN (16) ACCESSORY PARKING SPACES (INCLUDING FOUR (4) ADA ACCESSIBLE PARKING SPACES) (SIZE AND LOCATION AS SHOWN ON PLANS).

**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](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-402(4)(b)	Multiple Principal Buildings in Commercial Districts	Whereas multiple principal buildings may be placed on a lot in the CMX-1 district, only if approved as a special exception.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, Multi-family Household Living, is expressly prohibited in the CA-1 and CMX-1 commercial zoning districts.

ONE (1) USE REFUSAL  
ONE (1) ZONING REFERRAL

**Fee to File Appeal:** \$ 300

Parcel Owner:

J K E REALTY CORP



REEBA MERIN BABU  
PLANS EXAMINER

2/4/2021  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

# 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

30 W HIGHLAND AVE

#### Council District #

8

#### Name of Applicant

Stephanie Boggs

#### Zoning Application Number

2021-00077

### **Address of Applicant**

Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

### **Contact Information**

**Is the contact person the same as applicant?**

- Yes

**Name of Contact Person**

Stephanie Boggs

**Phone Number of Contact Person**

(215) 569-2897

**Email Address of Contact Person**

sboggs@klehr.com

### **Project Information**

**Is your project exclusively residential?**

Yes

**Does your project contain three or fewer units?**

No

### **Key Project Statistics**

**Current Land Use on Parcel(s):**

Office building/residential/parking

**Proposed Land Use on Parcel(s):**

Multi-Family Household Living

**Net Change in Number of Housing Units:**

**Net Change in Commercial Square Footage:**

N/A

**Net Change in Total Floor Area:**

Unknown at this time.

**Net Change in On-Street Parking:**

None.

**Number of Off-Street Parking Spaces to be Provided:**

16

**Approximate Projected Construction Period:**

To be determined.

**Please provide a brief summary of your proposed project:**

Applicant proposes (i) the relocation of lot lines to create 1 lot from 3 existing parcels (30 W. Highland Ave, 14R W. Highland Ave, and 22R W. Highland Ave); and (ii) the complete demolition of all existing structures on the lot; for (iii) the new construction of 2 detached structures with roof decks and roof deck access structures; for (iv) use as 8 townhomes with 16 accessory parking spaces.

**Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:**

The project will include landscaping and lighting improvements in accordance with the submitted plans.

**Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:**

The project includes ample off-street parking and is also located in close proximity to nearby transit stations. No negative impacts to the existing transportation network are anticipated.

**Approximately how many full time equivalent jobs (if any) are currently located on site?**

N/A

**Approximately how many full time equivalent workers will be employed on-site during the construction period?**

To be determined.

**Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?**

To be determined.

**Describe your plan, if any, to increase the supply of affordable housing:**

N/A

**Please describe any partnerships with local community organizations that will be utilized during and/or after construction:**

N/A

**Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:**

N/A

**Please describe any other anticipated community impacts (positive or negative) associated with this project:**

The project will bring more people to the area to support the commercial corridor with a residential use that, although not permitted, is consistent with the character of the surrounding neighborhood. The The project will also reduce impervious coverage and improve the landscaping aesthetic of the site. Applicant will participate in multiple community meeting to discuss this project with the neighbors.

**Sign & Submit**

**Agreement:**

- I understand that all information submitted on this form is public information.

**Printed Name of Applicant**

Stephanie M Boggs

**Please sign with the Initials of the Applicant**

SMB

**Date**

02/09/2021

Feedback