

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

5 E CHESTNUT HILL AVE

Council District

8

Name of Applicant

VERN ANASTASIO

Zoning Application Number

Address of Applicant

2016 SPRUCE STREET
PHILADELPHIA, PA 19103

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

VERN 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?

No

Key Project Statistics

Current Land Use on Parcel(s):

RESIDENTIAL WITH PARKING

Proposed Land Use on Parcel(s):

SAME

Net Change in Number of Housing Units:

4 TOTAL

(+1)

Net Change in Commercial Square Footage:

N/A

Net Change in Total Floor Area:

0

Net Change in On-Street Parking:

0

Number of Off-Street Parking Spaces to be Provided:

6

Approximate Projected Construction Period:

6 MONTHS

Please provide a brief summary of your proposed project:

SEE REFUSAL

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

ENHANCEMENTS AS NEEDED

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:

N/A

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

0

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

10

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?

0

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:

WE LOOK FORWARD TO WORKING WITH ALL LOCAL COMMUNITY MEMBERS

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:

WE STRIVE TO HIRE LOCAL AS POSSIBLE

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

POSTIVE REHABILITATION, RESTORATION AND REDEVELOPMENT

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

10/07/2022

Feedback

[Terms of use](#) [Right to know \(pdf\)](#) [Privacy Policy](#)

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2022-009051	Zoning District(s): RSD3	Date of Refusal: 10/3/2022
Address/Location: 5 E CHESTNUT HILL AVE, Philadelphia, PA 19118-2712 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: VERNON ANASTASIO	Applicant Address: 1315 Walnut St suite 1006, Philadelphia, PA 19107 USA	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE. TO BE USED AS SINGLE FAMILY DWELLING AND THREE (3) INTERIOR GARAGE PARKING SPACES AND FOR THE CREATION OF THREE (3) SURFACE PARKING SPACES (TOTAL (6) PARKING SPACES ON LOT). ON THE SAME LOT WITH EXISTING DETACHED THREE (3) FAMILY DWELLING (FOR TOTAL OF FOUR (4) DWELLING UNITS ON LOT). SIZE AND LOCATION AS SHOWN IN 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 Building	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts.
Table 14-602-1	Use	Multi-family household living (four (4) dwelling units) is prohibited in the RSD3 zoning district.
Table 14-701-1	Side yard	Side yard shall be 7ft whereas plans propose 5'4".

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

DUKES IAIN D, ILGENFRITZ KIMBERLY



SHAKIR COHEN
PLANS EXAMINER

10/3/2022
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., 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)

5 E. CHESTNUT Hill Ave.

PROPERTY OWNER'S NAME:

DUKES, I.

PHONE #:

215 609 4165

E-MAIL:

vern@alaphilly.com

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

2016 Spruce St
Phila PA 19103

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

APPLICANT:

VERN ANASTASIO

FIRM/COMPANY:

ANASTASIO Law

PHONE #:

215 609 4165

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

2016 Spruce St
Phila PA 19103

E-MAIL:

vern@ALAWPHILLY.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

2A-2022-009051

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, AS THE PROPOSED PLAN FOR THE CARRIAGE HOUSE IS NOT DISSIMILAR TO THE ORIGINAL BARN ON THE SITE.

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, AS THE PROPERTY WILL BE USED AS ORIGINALLY INTENDED.

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

None. we offer 6 off-street spaces.

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

None.

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.

None.

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

N/A.

REASONS FOR APPEAL:

- The proposed structure is not dissimilar to the barn that once stood there originally. (with 2 buildings.)
- The side yard dimensional variance is minimal.
- We already have a By-right permit for 3rd Farm Dwelling.

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

Applicant's Signature: _____

Date: _____

10
MONTH

7
DATE

2022
YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal