

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: Chestnut Hill Real Estate, LP

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

PHONE #: 215.287.5600

7715 Crittenden St. #301

E-MAIL: FromYourLandlord@gmail.com

Philadelphia, PA 19118

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

APPLICANT: Ellie Davey

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

FIRM/COMPANY: Alpha ICF Construction, LLC

1714 Market St.

Boothwyn, PA 19061

PHONE #: 814-521-6068

E-MAIL: AlphaICFConstruction@gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2020-006496

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 requested use is not approved under the current Zoning.

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 is only a Use Variance, which is allowed under CMX 3.0

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

No

It is only a Use Variance. There are other restaurants and coffee shops and bars on the same side of the street and on the same block.

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

It is only a Use Variance. There are other restaurants and coffee shops and bars on the same side of the street and on the same block.

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

It is only a Use Variance. There are other restaurants and coffee shops and bars on the same side of the street and on the same block.

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

No

It is only a Use Variance. There are other restaurants and coffee shops and bars on the same side of the street and on the same block.

REASONS FOR APPEAL:

The requested use is not approved under the current Zoning for this building.

However it is an approved use under CMX 3.0

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: Ellie Dawey Date: 09 21 2020  
MONTH DATE YEAR

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Zoning Board of Adjustment  
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