

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)

8430 Ardleigh Street, Philadelphia, PA 19118

PROPERTY OWNER'S NAME:

Robert and Elizabeth Brennan

PHONE #: 202-664-2119

E-MAIL: brennanrcb@gmail.com

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

8430 Ardleigh Street
Philadelphia, PA 19118

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

APPLICANT:

Matthew Millan

FIRM/COMPANY:

Matthew Millan Architects, Inc.

PHONE #:

215-248-1244 x10

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

15 W Highland Avenue
Philadelphia, PA 19118

E-MAIL: mmillan@millanarchitects.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2021-007223

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.

We are requesting a use variance. Compliance with the zoning code requirements do not create an unnecessary hardship due to the physical dimensions of the property. No actions on the part of the Owners create the special conditions circumstances. The Owners seek to use an existing detached 3-car garage as a home office and guest house.

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, the requested use variance allows an alternative use of an existing detached building with the least modification possible of the zoning code provisions.

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

The requested variance is for the personal use of the Owners and doesn't increase congestion in public streets or endanger the public in any way.

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 requested variance doesn't change the neighbors' use of their properties from the existing condition. The Owners seek to use the the existing 3-car, detached garage as a home office and guest house. There are no proposed changes to the footprint, size or volume of the existing garage.

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 requested variance will not increase traffic congestion. The proposed use will not add vehicular use to the property or streets. The proposed use will not change the typical burden of a single family detached residence on the water, sewer, school, parks and other public facilities.

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

The requested variance doesn't change the existing rainwater conditions and doesn't create environmental damage, pollution, erosion, or siltation, and doesn't increase the danger of flooding.

REASONS FOR APPEAL:

The Owners request a variance to allow the use of an existing detached garage as an accessory dwelling unit. The Zoning Code allows accessory dwelling units within designated historic buildings or structures, or that is located in a designated historic district. The existing house and garage are not listed on the City Historic Register or in a City designated Historic District, but is located within Chestnut Hill, a National Historic District. The property is listed as Contributing. The house and detached garage were both built in 1922.

The proposed use doesn't change the footprint, size, height or volume of the detached structure. The proposed use doesn't change the exterior of the building with the exception of replacement of the garage doors within the existing openings. The proposed use meets the stated purpose of allowing accessory dwelling units to advance City policies (14-600(11)(a).1 by accommodating new housing units while preserving the character of existing neighborhoods, providing housing options and choices that respond to varying income levels, and changing household sizes and lifestyle needs.

The proposed use meets the additional requirements for Accessory Dwelling Units as outlined in 14-600(11). The proposed accessory dwelling unit will be occupied by the Owners of the lot and the proposed floor area does not exceed 800 s.f.

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: Matthew [Signature]

Date: 10 / 18 / 2021
MONTH DATE YEAR

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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

8430 ARDLEIGH ST

Council District

8

Name of Applicant

Matthew Millan

Zoning Application Number

2021007223

Address of Applicant

15 West Highland Avenue
Philadelphia, PA 19118

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Matthew Millan

Phone Number of Contact Person

(215) 248-1244

Email Address of Contact Person

mmillan@millanarchitects.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

Matthew Millan

Please sign with the Initials of the Applicant

MDM

Date

09/28/2021

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