

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)

14 LAUGHLIN LANE

PROPERTY OWNER'S NAME:

GREGORY & SUSAN THIEL

PHONE #: **503-913-8098**

E-MAIL: **gmtpe48@aol.com**

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

**14 LAUGHLIN LANE
PHILADELPHIA, PA 19115**

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

APPLICANT:

WILLIAM J. O'BRIEN

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

**4322 MAIN STREET
PHILADELPHIA, PA 19127**

FIRM/COMPANY:

MANAYUNK LAW OFFICE

PHONE #:

215-432-5341

E-MAIL:

LawyersOnMain@gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2021-013443**

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.

Owner proposes to construct a one-story, 198 s.f. addition to the rear of the existing single-family dwelling. Due to the orientation of the dwelling on the oversized lot, it is not possible to introduce the dining room in strict conformity to the minimum rear yard depth. The Owner has not caused or introduced the hardship imposed on the property by the Zoning Code.

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.

Relief from strict compliance with the zoning district's minimum rear yard depth is the least modification possible to relieve the hardship imposed by strict compliance with the Code.

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

The proposed one-story, 198 s.f. addition, to be used as a family dining room, will not increase traffic congestion, nor adversely affect the public.

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.

The proposed one-story, 198 s.f. addition will have no adverse affect on any neighbor's access to, or supply of, light and air. The location of the proposed addition is adjacent to the rear boundary line of the neighbors' properties and distant from the dwellings on those properties.

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 proposed one-story, 198 s.f. addition will have no adverse affect on public facilities or public utilities, nor increase traffic congestion.

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

The proposed one-story addition will disturb approximately 200 s.f. of earth. All appropriate measures will be employed during construction to eliminate the possibility of pollution, erosion, siltation and damage to the environment from flooding.

REASONS FOR APPEAL:

Owner proposes to construct a one-story, 198 s.f. addition to the rear of the existing single-family dwelling for use as a family dining room. Due to the orientation of the dwelling on the oversized lot, it is not possible to introduce the addition room in strict conformity to the minimum rear yard depth. The addition will have no adverse affect on public health, safety or welfare. Strict application of the Zoning Code imposes a hardship on the property. The minimum relief to overcome that hardship is a variance from the 30' minimum rear yard depth.

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:

11
MONTH

16
DATE

2021
YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal

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

Application Number: ZP-2021-013443	Zoning District(s): RSD1	Date of Refusal: 10/29/2021
Address/Location: 14 LAUGHLIN LN, Philadelphia, PA 19118-3615 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: WILLIAM OBRIEN DBA: MANAYUNK LAW OFFICE	Applicant Address: 4322 Main Street P.O. Box 4603 PHILADELPHIA, PA 19127	

Application for:

FOR THE ERECTION OF ONE (1) STORY ADDITION ATTACHED TO THE REAR OF AN EXISTING TWO (2) STORY SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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.)

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
TABLE 14-701-1		REQUIRED	PROPOSED
	MIN. REAR YARD DEPTH (FT.)	30 FT.	15 FT.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:

NONE

Parcel Owner:

HENRY MICHAEL F, HENRY SHEILA D



CHANWOO JUNG
PLANS EXAMINER

10/29/2021
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., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.