

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

<b>Application Number:</b> ZP-2022-008877	<b>Zoning District(s):</b> RSD1/RSD3	<b>Date of Refusal:</b> <b>9/21/2022</b>
<b>Address/Location:</b> 113 W CHESTNUT HILL AVE, Philadelphia, PA 19118-3701 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Steven Kline	<b>Applicant Address:</b>	

**Application for:**

FOR THE ERECTION OF A PRIVATE RESIDENCE GARAGE AT THE REAR OF THE EXISTING DETACHED STRUCTURE. ACCESSORY TO THE EXISTING SINGLE-FAMILY HOUSEHOLD LIVING USE. CONTAINING THREE (3) INTERIOR OFF-STREET PARKING SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION/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>Reason for Refusal:</u>						
14-803(1)(a)(.3)(.b)	<table><tr><td>THE PROPOSED ZONING IS REFUSED FOR:</td><td>ALLOWED</td><td>PROPOSED</td></tr><tr><td>MAXIMUM ALLOWED HEIGHT FOR THE PROPOSED PRIVATE RESIDENCE GARAGE</td><td>15' – 0"</td><td>20' – 2 3/4"</td></tr></table>	THE PROPOSED ZONING IS REFUSED FOR:	ALLOWED	PROPOSED	MAXIMUM ALLOWED HEIGHT FOR THE PROPOSED PRIVATE RESIDENCE GARAGE	15' – 0"	20' – 2 3/4"
THE PROPOSED ZONING IS REFUSED FOR:	ALLOWED	PROPOSED					
MAXIMUM ALLOWED HEIGHT FOR THE PROPOSED PRIVATE RESIDENCE GARAGE	15' – 0"	20' – 2 3/4"					

ONE (1) ZONING REFUSAL

**Fee to File Appeal:** \$ 125

NOTES TO THE ZBA:

N/A

Parcel Owner:

SPILLANE DANIEL JOSEPH, SPILLANE KATRINA EILEEN



MARK GRIFFENBERG  
PLANS EXAMINER

9/21/2022  
DATE SIGNED



## CHESTNUT HILL COMMUNITY ASSOCIATION

8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX

WWW.CHESTNUTHILL.ORG • INFO@CHESTNUTHILL.ORG

*Serving the community since 1947*

### DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

**This is not to be completed online. Please DOWNLOAD this form.**

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.).

Please send this information to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) or deliver it to 8434 Germantown Avenue. 19118

If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org). In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

**Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:**

- 1) **Date of Application:** 9/28/22
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing  
Owner wishes to erect a private residence garage at the rear of the existing detached residential structure. Accessory to SF Household living. Proposed garage to contain three (3) off-street spaces.
- 3) **Property Address or Specific Location:** 113 W. Chestnut Hill Avenue, Phila., PA 19118
- 4) **Name of Owner(s) of Property or Location:** Daniel and Katrina Spillane, H/W
- 5) **Name of Applicant (if different than owner):**  
c/o Justin L. Krik, Esquire

6) **Owner/Applicant Business Name** Owner - N/A

7) **Owner/Applicant Postal Address:** Owner - 113 W Chestnut Hill Avenue

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: c/o 267-831-3180 Cell: \_\_\_\_\_

Email c/o jkrik@kriklaw.com

Website \_\_\_\_\_

9) **Professional Representation (if applicable):**

Name: Justin L. Krik, Esquire

Firm: Krik Law

Postal Address: 1500 JFK Blvd., Ste. 630, Philadelphia, PA 19102

Phone: 267-831-3180

Email jkrik@kriklaw.com

10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

Refusal ZP-2022-008877 dated 9/21/22

We ask you to provide a copy of your Refusal or Referral to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

**ZBA Meeting Date:** Wednesday, January 11, 2023 **Time:** 2:00 pm

11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

11 W Chestnut Hill Ave, 115 Chestnut Hill Avenue, 117 Chestnut Hill Avenue,

8810-14 Germantown Avenue, 8801 Crefeld St, 14 Laughlin Ln, 16 Laughlin Ln,

102 W Chestnut Hill Ave

\_\_\_\_\_

\_\_\_\_\_

- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

☐ change in off-street parking demand   ☐ fencing or landscaping along adjoining properties

☐ change in on-street parking demand   ☐ increased noise levels

☐ change in pedestrian circulation   ☐ increased odors

☐ change in vehicular circulation   ☐ blocked views

☐ hours of operation \_\_\_\_\_   ☐ increased outdoor lighting

☐ access and timing of goods delivery   ☐ party walls

☐ access and timing of waste removal   ☐ change in utility demand

☐ number of customers/day \_\_\_\_\_   ☐ number of employees

☐ other impacts (please specify) \_\_\_\_\_

**Please attach statements or diagrams of how you plan to address each of these items.**

- 16) **Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205

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- 17) **Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

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- 18) **Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

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- 19) **Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

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**\* \* \* \* \* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE \* \* \* \* \***

- 20) **Business Context:** If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?

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Are you a member of the Chestnut Hill Business Association? \_\_\_\_ Yes \_\_\_\_ No

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Please indicate any partner(s) in the proposed development.

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- 21) **Parking:** A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

- 22) **Statement of Use and Size:** Please briefly state the intended use and size of the development.

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- 23) **Users / Customers:** Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

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- 24) **Schedule:** Please provide the proposed schedule. \_\_\_\_\_

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- 25) Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

Building floor area – total (sq.ft.) \_\_\_\_\_

Ground floor area (sq. ft.) \_\_\_\_\_

Number of stories and height (feet) \_\_\_\_\_

Size of parcel and percent covered by building \_\_\_\_\_

Proposed off-street parking capacity \_\_\_\_\_

Plans for Employee Parking \_\_\_\_\_

Number of units or separate rentable spaces \_\_\_\_\_

Proposed architectural and landscape character, including materials and colors:

\_\_\_\_\_  
\_\_\_\_\_

**Please provide scale plans and elevations of the proposed project and surrounding properties.**

- 26) Signage\*:** Number of signs \_\_\_\_\_

Color(s) \_\_\_\_\_ Material(s) \_\_\_\_\_

Total dimensions of signs \_\_\_\_\_

Placement \_\_\_\_\_

Source of lighting \_\_\_\_\_

- 27) Exterior Lighting\*:** Number of light fixtures \_\_\_\_\_

Design(s) and size of light fixtures \_\_\_\_\_

Material \_\_\_\_\_

Location \_\_\_\_\_

- 28) Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**29) Awnings\*:** (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) \_\_\_\_\_ Dimensions (WxLxH) \_\_\_\_\_

Material (please include sample) \_\_\_\_\_

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

\_\_\_\_\_

Purpose for awning(s) \_\_\_\_\_

Intended graphics/type \_\_\_\_\_

**30) Façade\*:** Please describe the proposed alterations to the current façade.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**31) Security Systems\*:** Please describe any security systems you plan to install.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*NOTE:** The City of Philadelphia may require separate permits for these items outside of the ZBA process

**32) Hours of Operation:** Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

\_\_\_\_\_  
\_\_\_\_\_

**Please sign your application:**



Signature of Owner/Applicant

Justin L. Krik, Esq.

Print Name

\_\_\_\_\_

Signature of Owner/Applicant

\_\_\_\_\_

Print Name



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)

113 W. Chestnut Hill Avenue, Philadelphia, PA 19118

PROPERTY OWNER'S NAME:

Daniel and Katrina Spillane, H/W

PHONE #: c/o 267-831-3180, Krik Law

E-MAIL: c/o jkrik@kriklaw.com

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

113 W. Chestnut Hill Avenue  
Philadelphia, PA 19118

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

APPLICANT:

Justin L. Krik, Esquire

FIRM/COMPANY:

Krik Law

PHONE #: 267-831-3180

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

1500 JFK Blvd., Ste. 630  
Philadelphia, PA 19102

E-MAIL: jkrik@kriklaw.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2022-008877

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.

There is no hardship due to size, shape, contours or physical dimensions of the property. Owners are seeking to build a private residence garage.

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.

The variance request is de minimis and seeks the least modification possible where the code permits 15' height for the proposed structure and this variance seeks 20'-2 3/4".

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

No. The variance will not increase congestion in public streets or endanger the public. The variance will provide for three (3) off-street parking 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.

The variance will not harm neighbors' use in any way and will not impair adequate supplies of light or air to neighbors.

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 variance sought will not substantially increase traffic congestion on public streets or place undue burden on the public utilities.

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

The variance sought will not create environmental damage, pollution, erosion, or siltation or increase danger of flooding.

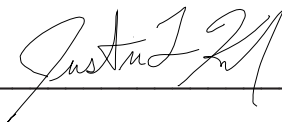
REASONS FOR APPEAL:

Owner wishes to erect a private residence garage at the rear of the existing detached residential structure. The use is accessory to the single-family household living use. the proposed private residence garage will contain three (3) off-street parking spaces.

Based on existing conditions of the Property, a literal enforcement of the Zoning Code would result in hardship.

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: \_\_\_\_\_

09  
MONTH

28  
DATE

2022  
YEAR

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

# 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

113 W CHESTNUT HILL AVE

##### Council District #

8

##### Name of Applicant

Justin Krik

##### Zoning Application Number

**Address of Applicant**

1500 JFK Boulevard  
Suite 630  
philadelphia, PA 19102

**Contact Information**

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

- Yes

**Name of Contact Person**

Justin Krik

**Phone Number of Contact Person**

(267) 831-3180

**Email Address of Contact Person**

jkrik@kriklaw.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**

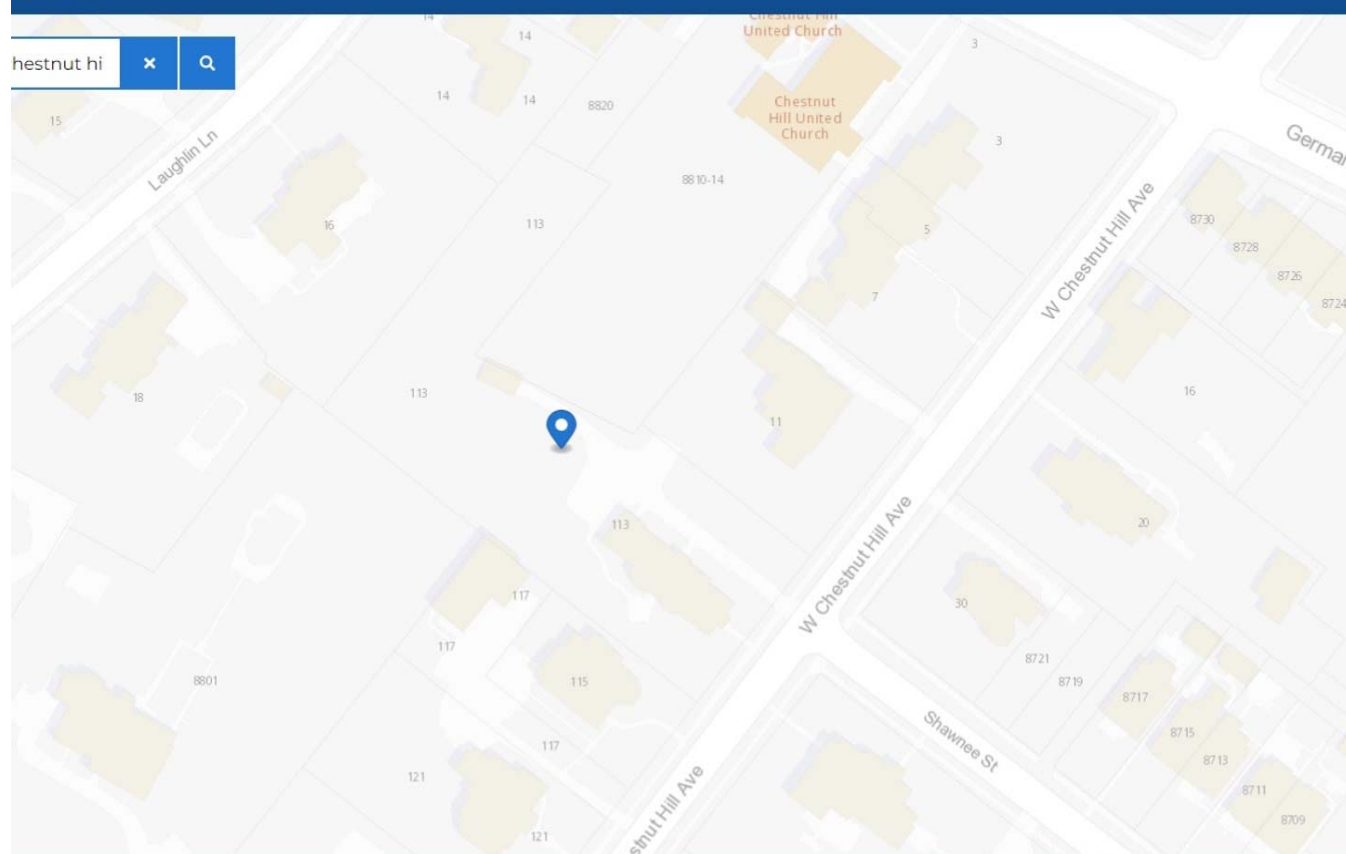
Justin L Krik, Esquire

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

Chestnut Hill

X

Q

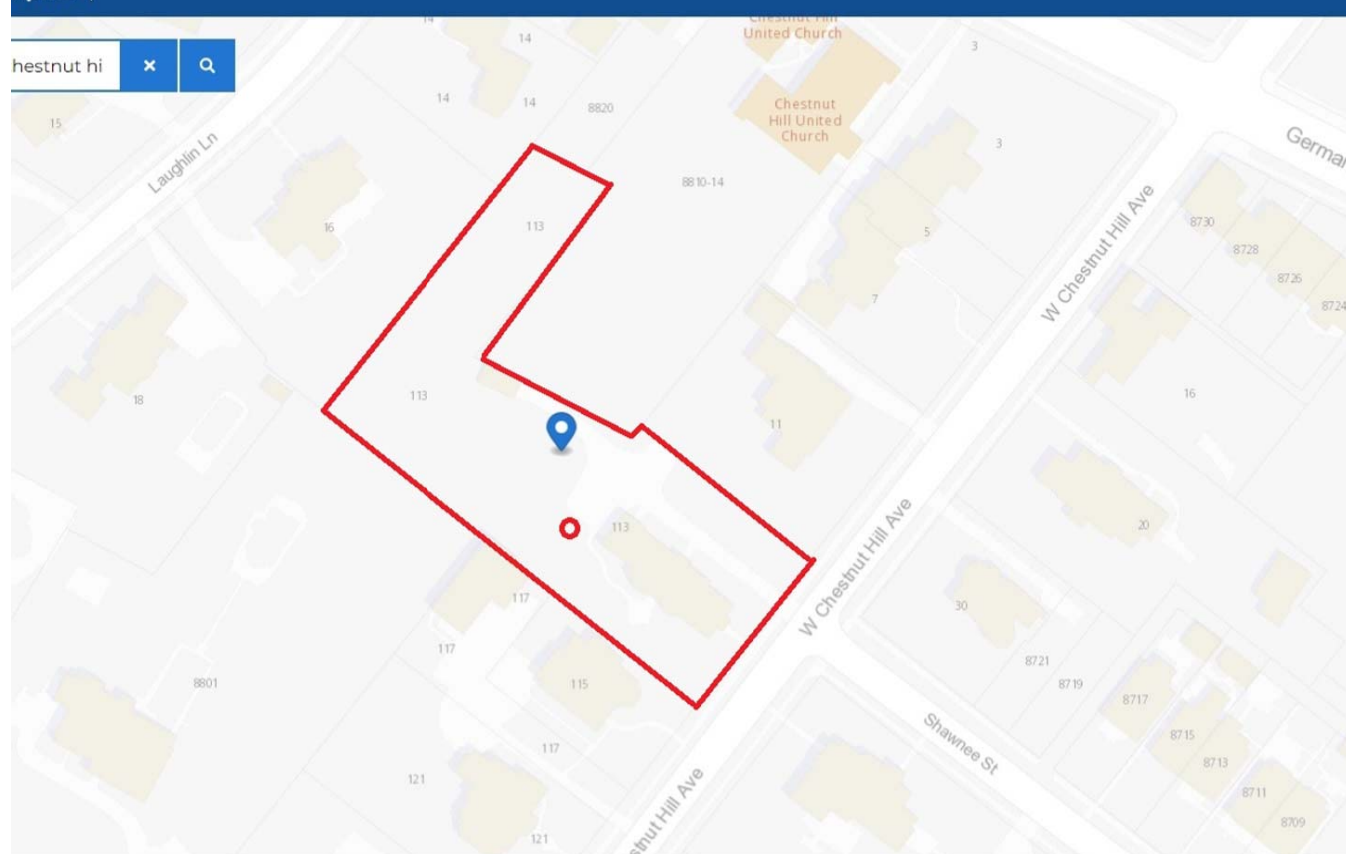


Feedback

Chestnut Hill

X

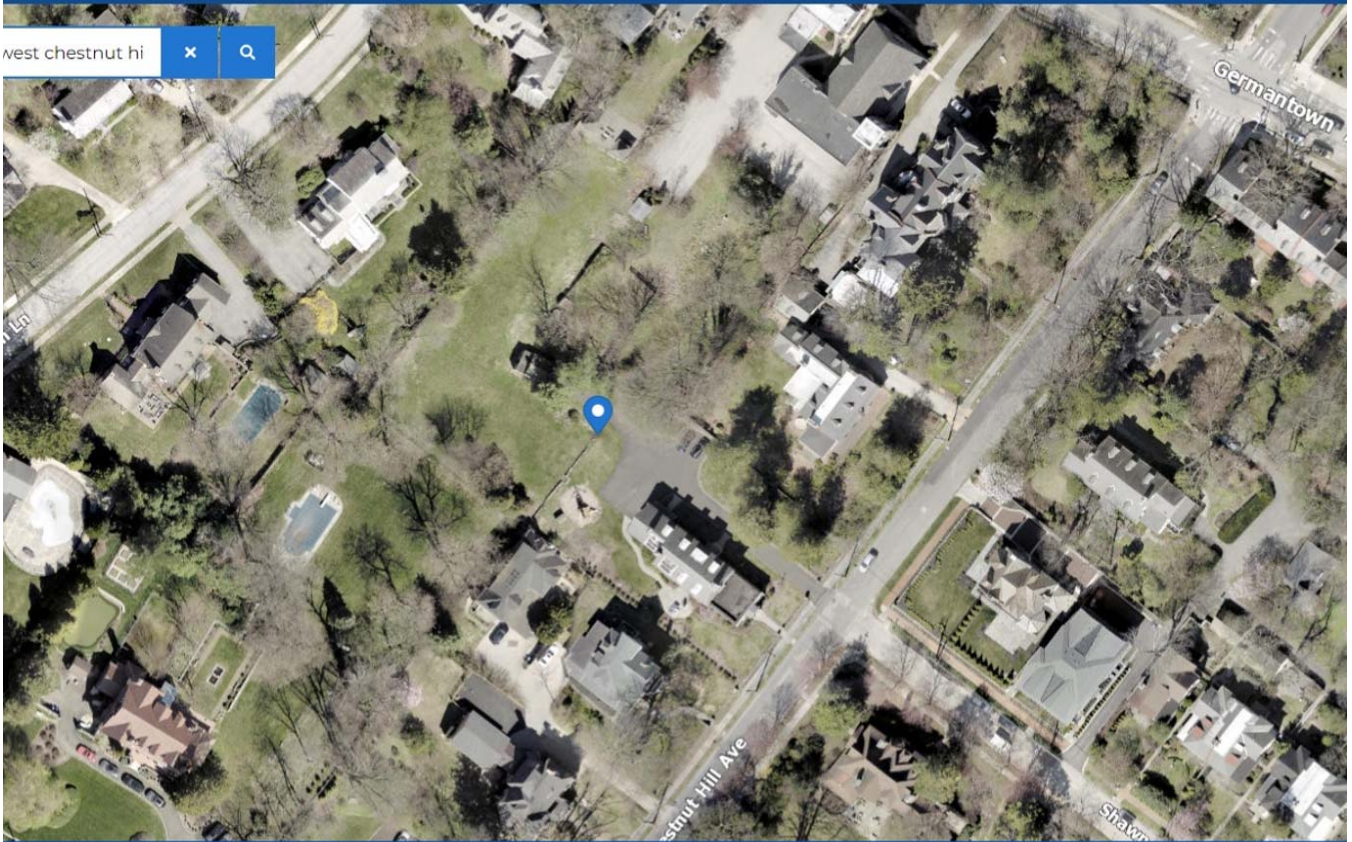
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Feedback

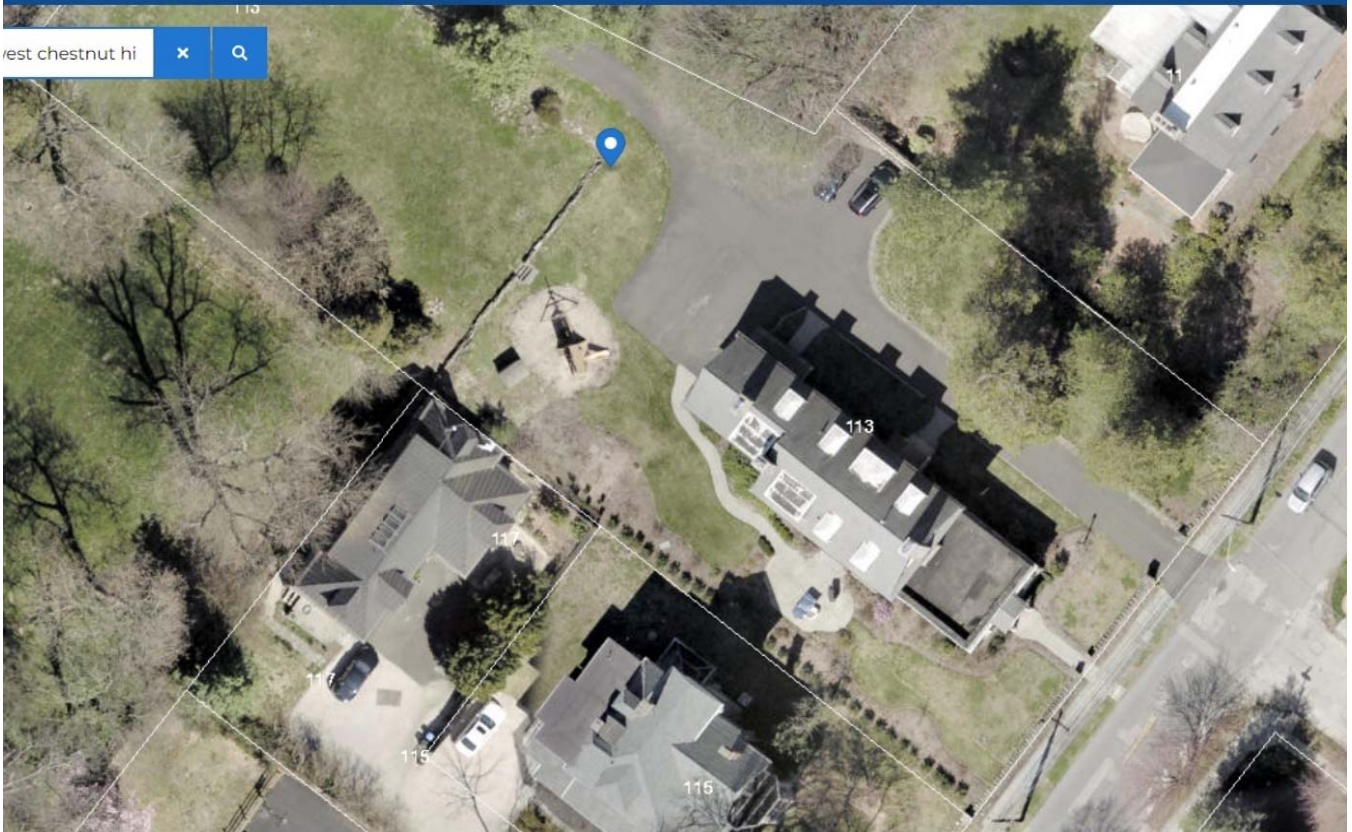


West Chestnut Hill



Feedback

West Chestnut Hill



Feedback





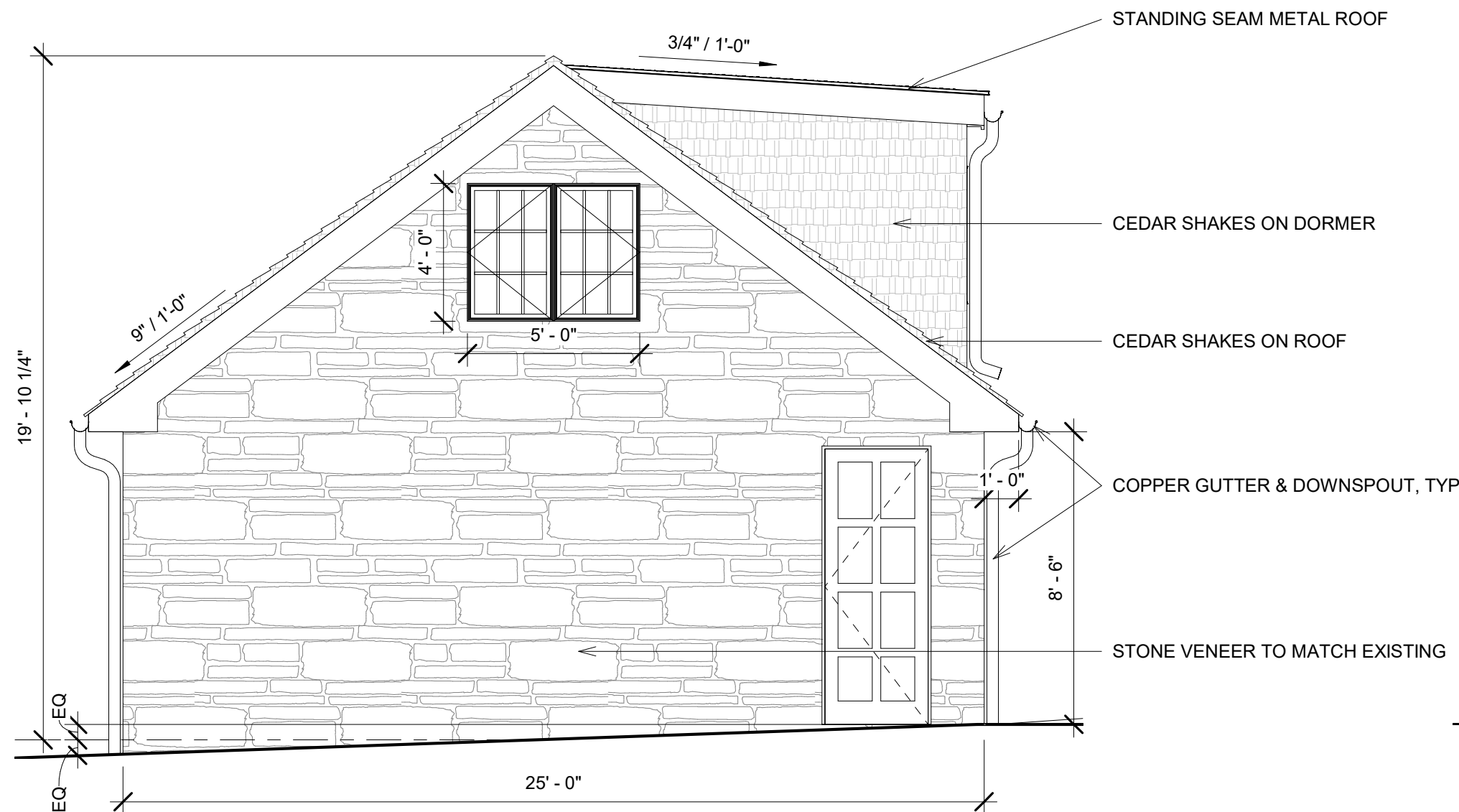




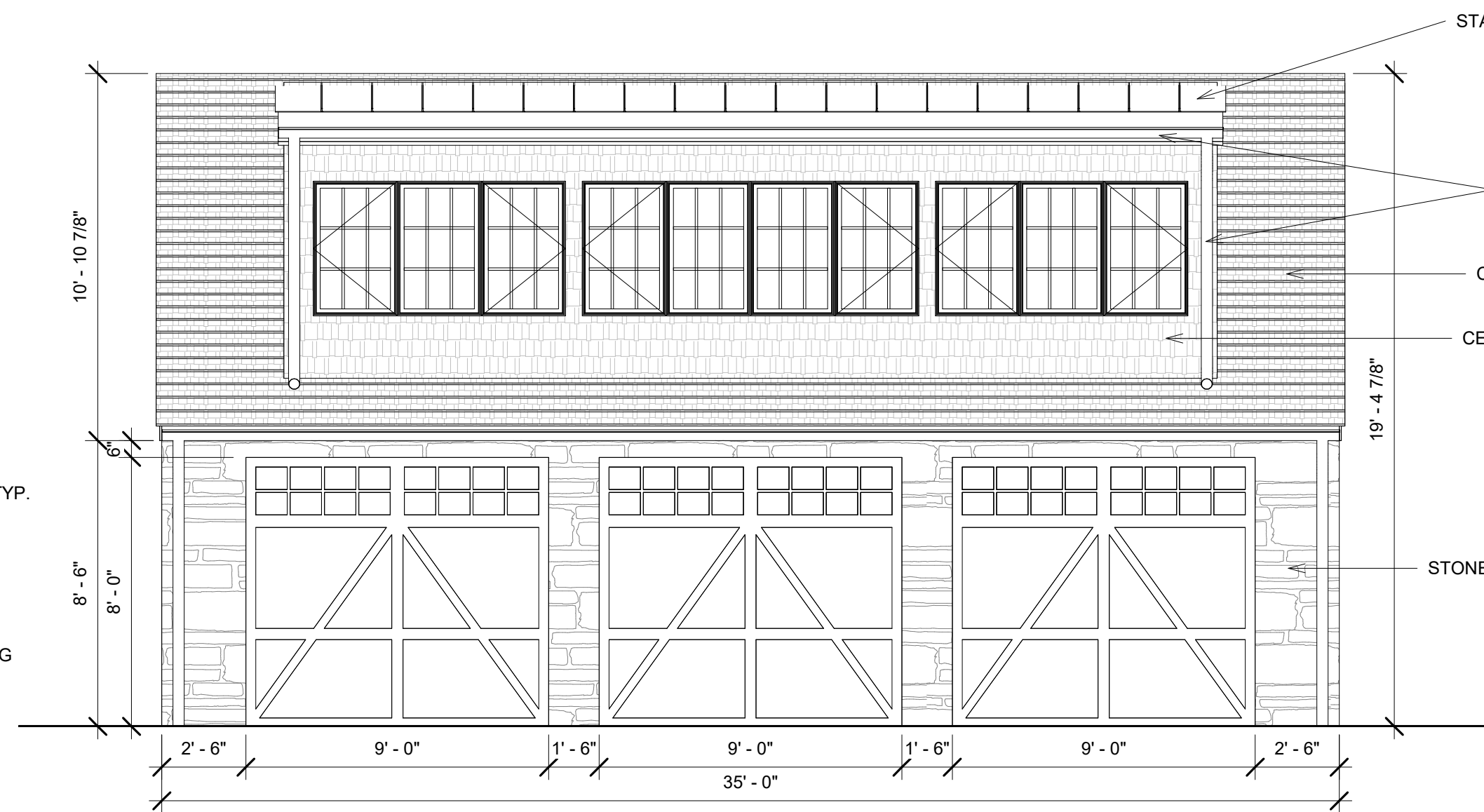




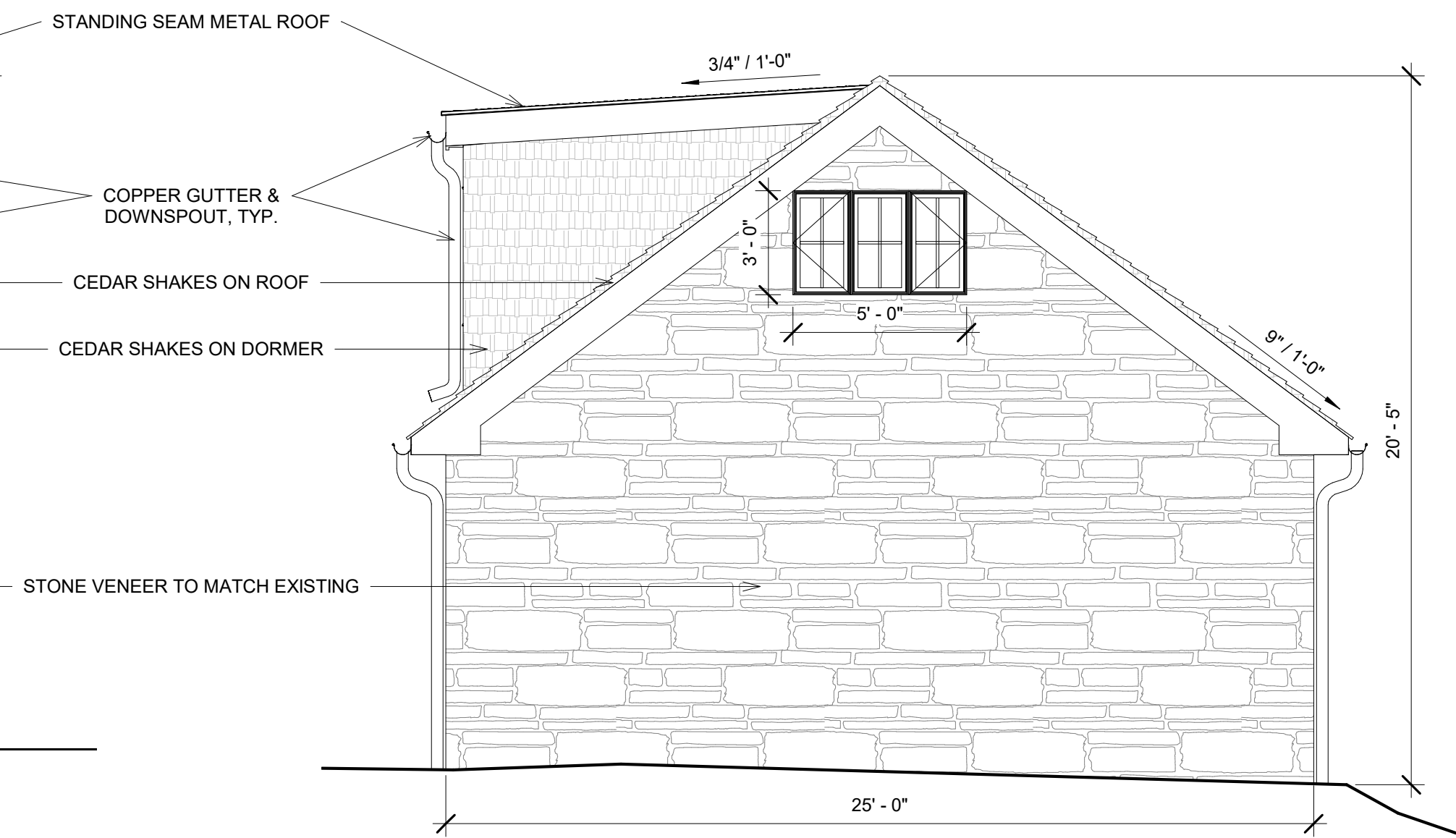




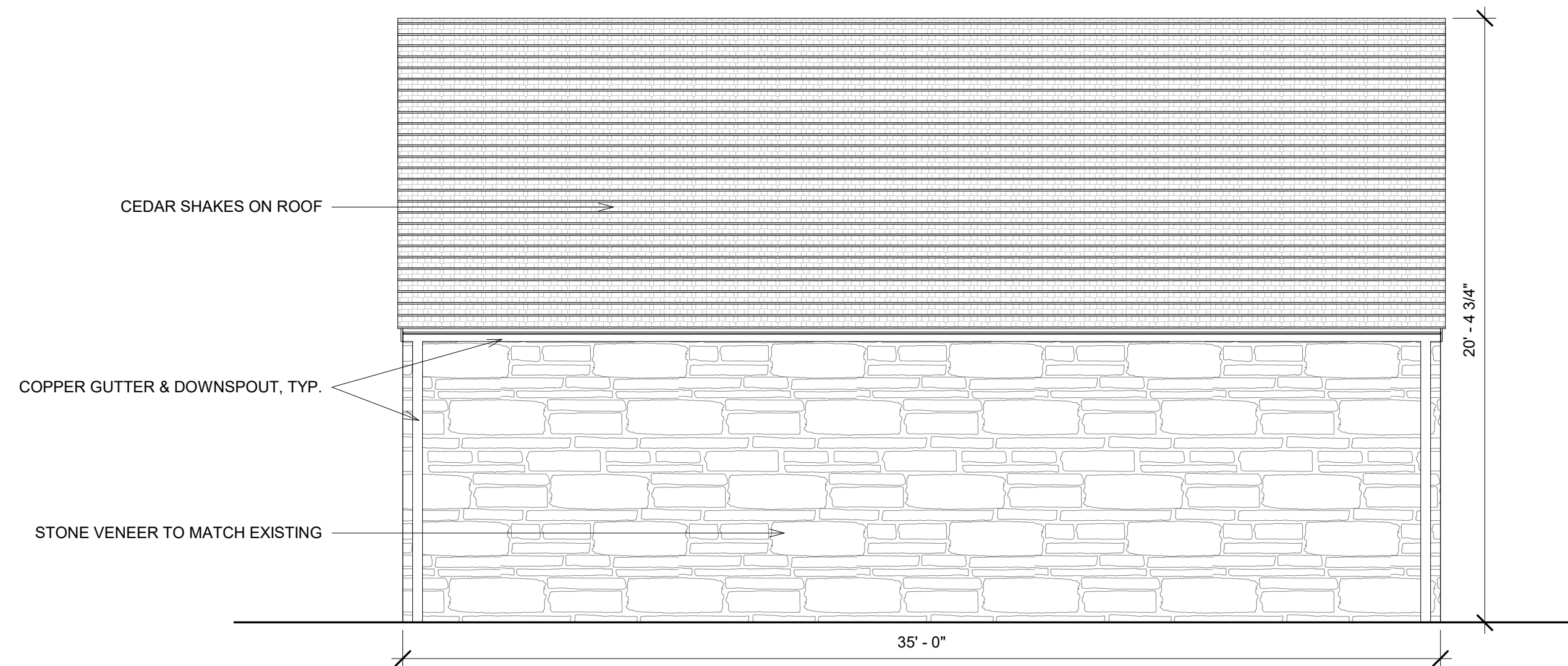
**2 GARAGE - LEFT**  
Z1.1 SCALE: 1/4" = 1'-0"



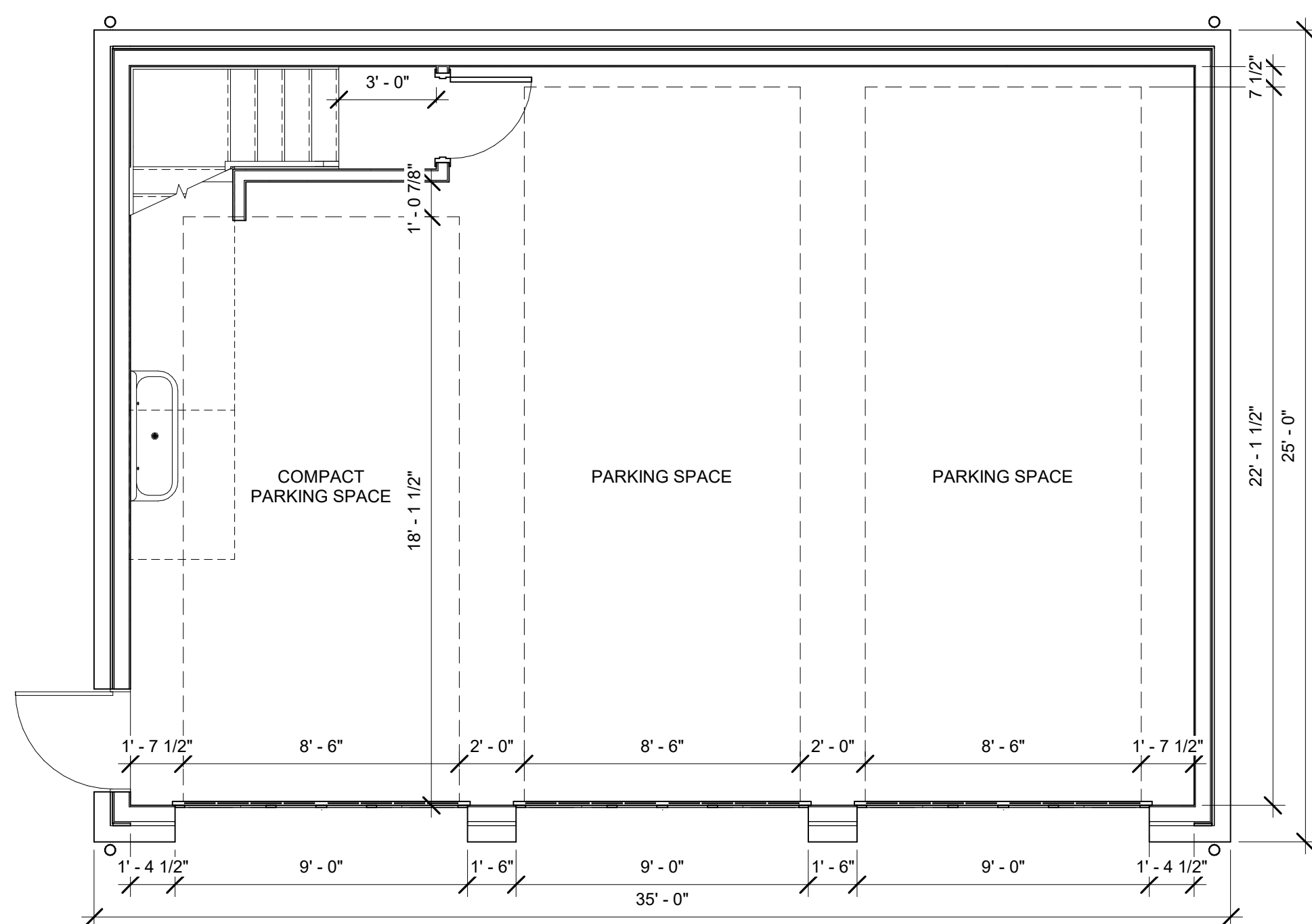
**1 GARAGE - FRONT**  
Z1.1 SCALE: 1/4" = 1'-0"



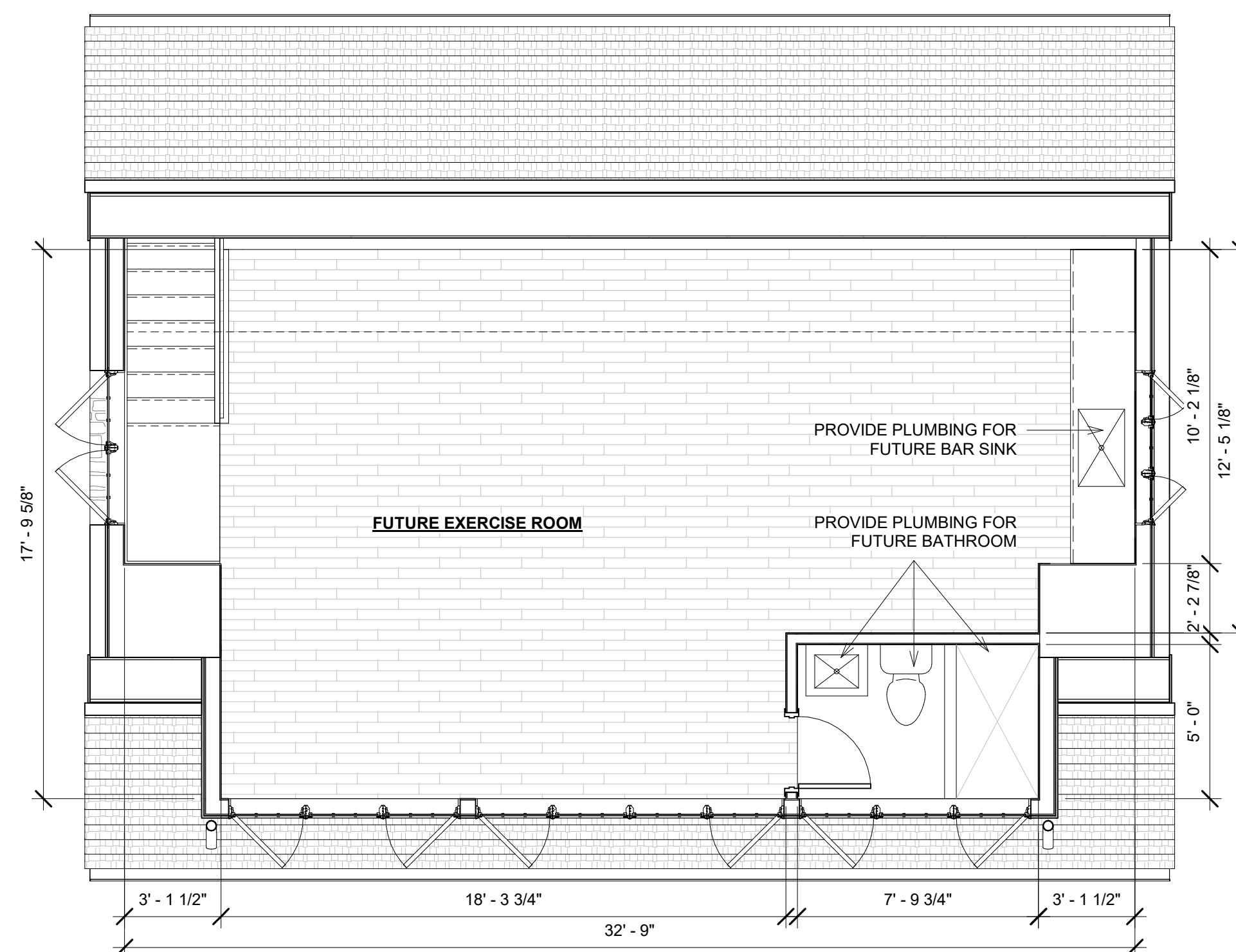
**3 GARAGE - RIGHT**  
Z1.1 SCALE: 1/4" = 1'-0"



**4 GARAGE - REAR**  
Z1.1 SCALE: 1/4" = 1'-0"

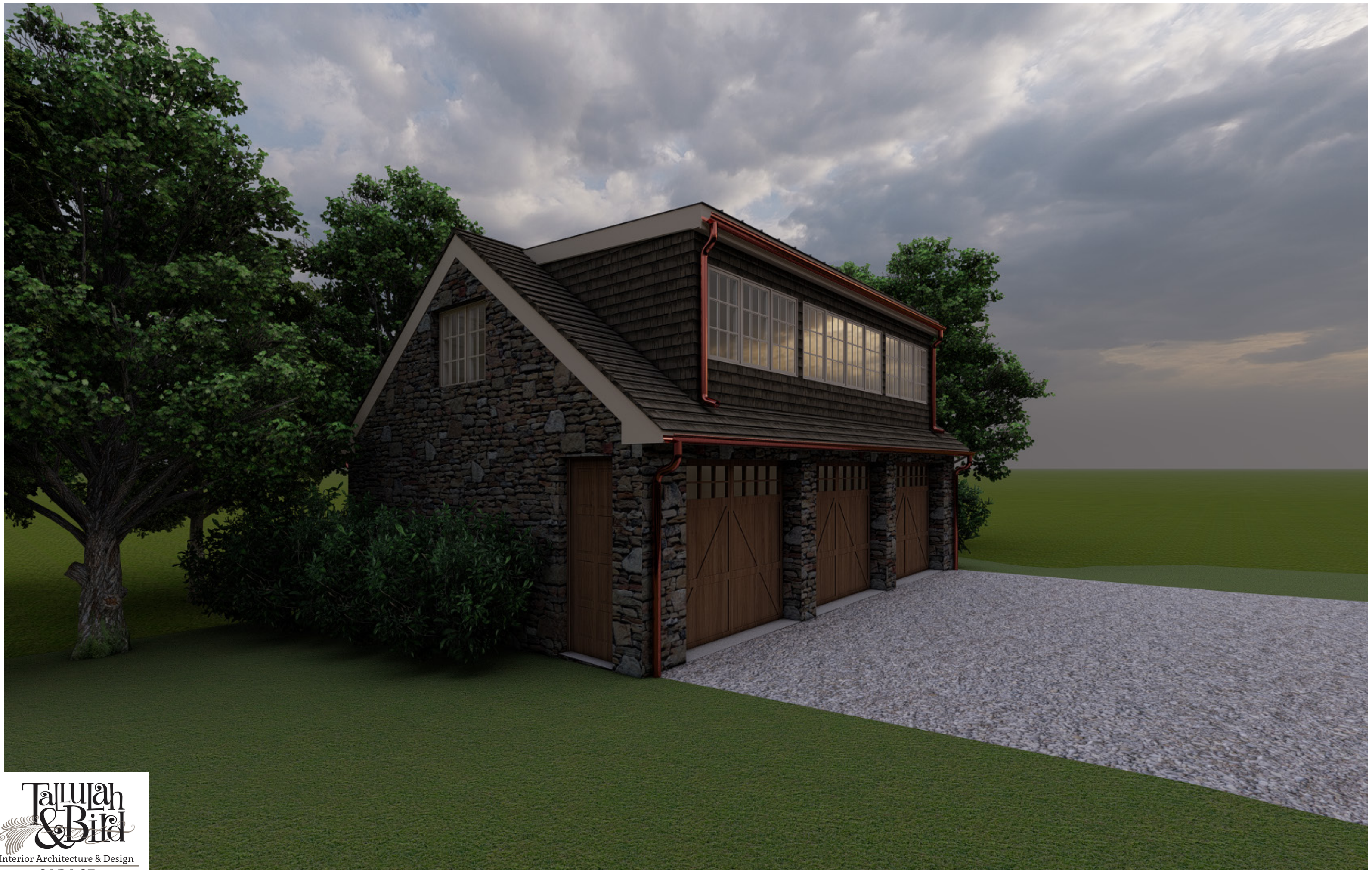


**5 GARAGE - 1ST FLOOR PLAN**  
Z1.1 SCALE: 1/4" = 1'-0"



**6 GARAGE - 2ND FLOOR PLAN**  
Z1.1 SCALE: 1/4" = 1'-0"















Prepared by and Return to:

Security Abstract of PA, Inc.  
1741 Valley Forge Road  
Worcester, PA 19490  
610-584-6890

File No. SPA43647TRG

BRT # 09-2-2264-00

Made: February 16, 2016  
This Indenture, made the 29<sup>th</sup> day of February, 2016  
Effective

Between

**PAUL B. BOLNO AND ANNE K. BOLNO, HUSBAND AND WIFE**

(hereinafter called the Grantors), of the one part, and

**DANIEL JOSEPH SPILLANE AND KATRINA EILEEN SPILLANE**

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **One Million One Hundred Seventy-Five Thousand And 00/100 Dollars (\$1,175,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as tenants by the entireties,

- ☒ Husband and Wife, Tenants by Entireties  
☐ Joint Tenants with Right of Survivorship  
and not as tenants in common  
☐ other \_\_\_\_\_
- ☐ Tenants in Common  
☐ Sole Owner

Street Address: **113 West Chestnut Hill Avenue, Philadelphia, PA 19118**

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected.

**SITUATE** in the 9th Ward of the City of Philadelphia, described according to a Plan and Survey made of Dr. Merritt H. Stiles by John T. Campbell, Surveyor and Regulator of the 9th District dated July 12, 1930, revised by Joseph T. Delaney, Acting Surveyor and regulator of the 9th District dated October 23, 1950, to wit:

KRIK LAW  
1500 John F. Kennedy Boulevard Suite 630  
Philadelphia, PA 19102  
Phone: 267-831-3180

November 22, 2022

**RE: Property Address: 113 West Chestnut Hill Avenue, Philadelphia, PA 19118;**

Dear Registered Community Organization or Property Owner:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcomed to attend.

**Property Description:** The property is located at 113 West Chestnut Hill Avenue, Philadelphia, PA 19118.

The property is located in an RSD1/RSD3 District.

**Project Description:** Please see attached Notice of Refusal.

**Summary of Refusal:** Please see attached Notice of Refusal.

The Chestnut Hill Community Association as Coordinating RCO has scheduled **PUBLIC MEETINGS** in advance of a public hearing to discuss the project at the following dates, times, and locations:

**Public Meeting Date & Time:** Thursday, December 1, 2022 at 6:30pm  
HDAC (this is the Historic District Advisory Committee of the Chestnut Hill Conservancy)

**Location for HDAC Meeting:** Meeting will be hosted on the Zoom platform. Registration for the meeting can be found here: <https://chconservancy.org/>

**Public Meeting Date & Time:** Thursday, December 1, 2022 at 8:00pm  
LUPZC (this is the Land Use Planning and Zoning Committee of the CHCA)

**Public Meeting Date & Time:** Tuesday, December 20, 2022 at 7:00pm.  
DRC (this is the Development Review Committee that is composed of representatives from both the CHCA and the Conservancy and serves as the official RCO meeting.

**Location for LUPZC and DRC Meetings:** Meetings will be hosted on the Zoom platform. The meeting links can be found here: [https://www.chestnuthill.org/2022\\_upcoming\\_meetings.php](https://www.chestnuthill.org/2022_upcoming_meetings.php)

On **Wednesday January 11, 2023 at 2:00pm**, the **ZBA Virtual Meeting** will be held by the City of Philadelphia Zoning Board of Adjustment hosted on the Zoom platform and accessible to the public over the internet and by telephone. To attend, please visit ([bit.ly/philazba](https://bit.ly/philazba)) or, on your telephone, dial 1-646-876-9923 and the Webinar ID is 820 8829 2595 and the Password is 634842. Please review zoning posters for any changes to the date and time.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows<sup>1</sup>:

Councilperson Cindy Bass - 8th Council District ([cindy.bass@phila.gov](mailto:cindy.bass@phila.gov))  
Chestnut Hill Conservancy – ([patricia@patriciacove.com](mailto:patricia@patriciacove.com))  
Friends of the Wissahickon – ([tittmann@fow.org](mailto:tittmann@fow.org))

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

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<sup>1</sup> These parties, as well as the City of Philadelphia Planning Commission ([rco.notification@phila.gov](mailto:rco.notification@phila.gov)) and Zoning Board of Adjustment ([rcozba@phila.gov](mailto:rcozba@phila.gov)), have each been sent a copy of this notice by electronic mail.

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

<b>Application Number:</b> ZP-2022-008877	<b>Zoning District(s):</b> RSD1/RSD3	<b>Date of Refusal:</b> <b>9/21/2022</b>
<b>Address/Location:</b> 113 W CHESTNUT HILL AVE, Philadelphia, PA 19118-3701 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Steven Kline	<b>Applicant Address:</b>	

**Application for:**

FOR THE ERECTION OF A PRIVATE RESIDENCE GARAGE AT THE REAR OF THE EXISTING DETACHED STRUCTURE. ACCESSORY TO THE EXISTING SINGLE-FAMILY HOUSEHOLD LIVING USE. CONTAINING THREE (3) INTERIOR OFF-STREET PARKING SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION/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>Reason for Refusal:</u>		
14-803(1)(a)(.3)(.b)	THE PROPOSED ZONING IS REFUSED FOR:	ALLOWED	PROPOSED
	MAXIMUM ALLOWED HEIGHT FOR THE PROPOSED PRIVATE RESIDENCE GARAGE	15' – 0"	20' – 2 3/4"

ONE (1) ZONING REFUSAL

**Fee to File Appeal:** \$ 125

NOTES TO THE ZBA:

N/A

Parcel Owner:

SPILLANE DANIEL JOSEPH, SPILLANE KATRINA EILEEN




MARK GRIFFENBERG  
PLANS EXAMINER

9/21/2022  
DATE SIGNED

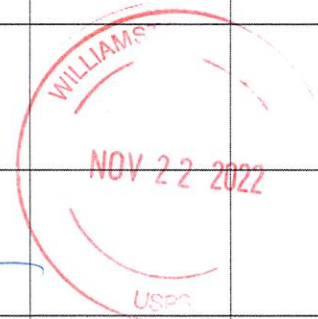




# Certificate of Mailing — Firm

Name and Address of Sender  KRIK LAW P.O. BOX 44 WILLIAMSTOWN, NJ 08094  00649	TOTAL NO. of Pieces Listed by Sender  6	TOTAL NO. of Pieces Received at Post Office™  6	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   0000  U.S. POSTAGE PAID WILLIAMSTOWN, NJ 08094 NOV 22, 22 AMOUNT <b>\$3.00</b> R2304P119129-05
	Postmaster, per (name of receiving employee)		


USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT ✓ 140 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
2.	OWNER/OCCUPANT ✓ 8719 SHAWNEE ST PHILADELPHIA, PA 19118				
3.	OWNER/OCCUPANT ✓ 113 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
4.	OWNER/OCCUPANT ✓ 8721 SHAWNEE ST PHILADELPHIA, PA 19118				
5.	OWNER/OCCUPANT ✓ 8803 CREFELD ST PHILADELPHIA, PA 19118				
6.	OWNER/OCCUPANT ✓ 14 LAUGHLIN LN PHILADELPHIA, PA 19118				



*[Handwritten signature]*



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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT ✓ 20 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
2.	OWNER/OCCUPANT ✓ 11 LAUGHLIN LN PHILADELPHIA, PA 19118				
3.	OWNER/OCCUPANT ✓ 121 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
4.	OWNER/OCCUPANT ✓ 115 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
5.	OWNER/OCCUPANT ✓ 30 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
6.	OWNER/OCCUPANT ✓ 5 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				





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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT 18 LAUGHLIN LN PHILADELPHIA, PA 19118				
2.	OWNER/OCCUPANT 8810-14 GERMANTOWN AVE PHILADELPHIA, PA 19118				
3.	OWNER/OCCUPANT 7 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
4.	OWNER/OCCUPANT 102 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
5.	OWNER/OCCUPANT 11 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
6.	OWNER/OCCUPANT 8828 GERMANTOWN AVE PHILADELPHIA, PA 19118				





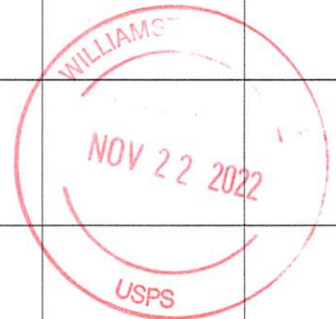


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U.S. POSTAGE PAID  
WILLIAMSTOWN, NJ  
08094  
NOV 22, 22  
AMOUNT  
**\$3.00**  
R2304P119129-05

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT ✓ 16 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8820 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8801 CREFELD ST PHILADELPHIA, PA 19118				
2.	OWNER/OCCUPANT ✓ 8820 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8717 SHAWNEE ST PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 117 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
3.	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
4.	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
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	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
5.	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
6.	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				
	OWNER/OCCUPANT ✓ 8824 GERMANTOWN AVE PHILADELPHIA, PA 19118				





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	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT ✓ 16 LAUGHLIN LN PHILADELPHIA, PA 19118				
2.	OWNER/OCCUPANT ✓ 127 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
3.	OWNER/OCCUPANT ✓ 8836 GERMANTOWN AVE PHILADELPHIA, PA 19118				
4.	OWNER/OCCUPANT ✓ 15 LAUGHLIN LN PHILADELPHIA, PA 19118				
5.	OWNER/OCCUPANT ✓ 130 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				
6.	OWNER/OCCUPANT ✓ 3 W CHESTNUT HILL AVE PHILADELPHIA, PA 19118				





# Certificate of Mailing — Firm

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	Postmaster, per (name of receiving employee)		

U.S. POSTAGE PAID  
WILLIAMSTOWN, NJ  
08094  
NOV 22, 22  
AMOUNT  
**\$1.75**  
R2304P119129-05

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	OWNER/OCCUPANT 19 LAUGHLIN LN PHILADELPHIA, PA 19118				
2.					
3.					
4.					
5.					
6.					







# UNITED STATES POSTAL SERVICE.

WILLIAMSTOWN  
135 S BLACK HORSE PIKE  
WILLIAMSTOWN, NJ 08094-9998  
(800)275-8777

11/22/2022

10:01 AM

Product	Qty	Unit Price	Price
Non-Auto Mail Pkup	1		\$0.00
CTOM - Firm - Domestic	6		\$3.00
CTOM - Firm - Domestic	6		\$3.00
CTOM - Firm - Domestic	6		\$3.00
CTOM - Firm - Domestic	6		\$3.00
CTOM - Firm - Domestic	6		\$3.00
CTOM - Individual - Domestic	1		\$1.75

Grand Total: \$16.75

Credit Card Remit \$16.75

Card Name: VISA  
Account #: XXXXXXXXXXXXX2358  
Approval #: 04159G  
Transaction #: 888  
AID: A0000000031010 Contactless  
AL: VISA CREDIT

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Track your Packages  
Sign up for FREE @  
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Thank you for your business.

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or call 1-800-410-7420.

UFN: 339165-0094  
Receipt #: 840-50800097-3-6053589-1  
Clerk: 05