

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

RECEIVED
JUN 07 2022
Zoning Board of Adjustment
Department of Planning & Development

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS.

LOCATION OF PROPERTY (LEGAL ADDRESS)

301 Rex Avenue Philadelphia PA 19118

PROPERTY OWNER'S NAME: Jody + Nikolas Greenblatt

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

301 Rex Ave
Philadelphia, PA 19118

PHONE #: 215 880 1229

E-MAIL: jody.greenblatt@gmail.com

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

APPLICANT:

Jody Greenblatt

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

301 Rex Ave
Phila PA 19118

FIRM/COMPANY:

PHONE #: 215 880 1229

E-MAIL: jody.greenblatt@gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

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 proposing to add a small addition for a code complying stair to the existing second floor of the barn. No action on our part created the hardship. We will be replacing an existing stair that does not meet code requirements.

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 addition we are proposing represents the least possible modification of the zoning code. The proposed addition is the least possible size to accommodate a stair and meets all yard setbacks. It is cantilevered so as to not add any coverage at grade.

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

No. The variance we seek is to modify an existing structure in our backyard for personal use only.

JH

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.

No. The structure is already standing in our backyard and the proposed variance does not alter the footprint in any way that would add an obstruction 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.

No. The structure for which we are seeking a variance is in the backyard of our residence.

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

No, since the ~~ground~~ proposed addition will be cantilevered, it does not disturb the ground.

REASONS FOR APPEAL:

The architects made every effort to adhere to Philadelphia zoning code as much as possible. The addition was designed over a year ago, when many offices were closed and therefore the architects could not reach someone to answer questions. The only aspect of the design that requires a variance is the addition of a staircase to the existing second floor in order to bring the staircase to code. The proposed design is a cantilevered stair so as not to add any coverage at grade. This is the least possible modification of the zoning code which is necessary to meet the intent of the code but add a staircase.

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:

Jeffery M.

Date:

6 6 22
MONTH YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal





City of Philadelphia Zoning Board of Adjustment

Project Information Form

Applicants must also complete a Project Information Form (PIF).

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.

This requirement can be found in 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..."





PROJECT INFORMATION FORM

RESULTS

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

301 REX AVE

Council District #



8

Name of Applicant

Jody Greenblatt

Zoning Application Number

2022002854

Address of Applicant

301 Rex Ave
Philadelphia, PA 19118

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

- Yes

Name of Contact Person

Jody Greenblatt

Phone Number of Contact Person

(215) 880-1229

Email Address of Contact Person

jody.greenblatt@gmail.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

Jody Greenblatt

Please sign with the Initials of the Applicant

JG

Date

06/02/2022

Feedback

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



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

Application Number: ZP-2022-002854	Zoning District(s): RSA3	Date of Refusal: 5/20/2022
Address/Location: 301 REX AVE, Philadelphia, PA 19118-3720 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Karl Danielsson	Applicant Address:	

Application for:

FOR THE ERECTION OF AN ADDITION TO THE EXISTING DETACHED ACCESSORY STRUCTURE. FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING. 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.)

Code Section(s):	Reason for Refusal:		
14-604(1)(d) and 14-305(6)	THE PROPOSED ZONING IS REFUSED FOR:	ALLOWED	PROPOSED
	MAXIMUM ALLOWED AREA FOR ACCESSORY STRUCTURES	130 SF	266.65 SF

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:
N/A

Parcel Owner:
GREENBLATT NIKOLAS, GREENBLATT JODY



MARK GRIFFENBERG
PLANS EXAMINER

5/20/2022
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.