

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)

405 E Mount Airy Ave Phila PA 19119

PROPERTY OWNER'S NAME: Angela Yannessia
Bogdan Lisachenko

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

PHONE #: 6093133613

405 E Mount Airy Ave Phila PA 19119

E-MAIL: ang@joyofphilly.com

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

APPLICANT: Angela Yannessia

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

FIRM/COMPANY: Owner

405 E Mount Airy Ave Phila PA 19119

PHONE #: 609-313-3613

E-MAIL:

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2022-009578

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're in need of additional space for remote work and household living, and we've determined the existing garage is the best location. The hardships arise from the fact that the existing garage is located at the rear of the property where no setback is possible, and the garage is not attached to the house, therefore creating a second primary structure.

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

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

no

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.

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

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

No.

REASONS FOR APPEAL:

we are in need of additional space for remote work. The space above the garage is the most appropriate place for an addition in character with the existing character of the house and neighborhood. It will have no impact on the neighborhood. we are decreasing the impact of the structure on the neighborhood since it was previously a duplex. The house and property is being modernized and is in need of significant updates which we are taking care of.

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.

DocuSigned by:
Angela Yannessia
Applicant's Signature: _____
CF4889A0DC71492...

Date: 10/11/2022
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal



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..."