

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)

58 W Gowen Avenue Philadelphia, PA 19119

PROPERTY OWNER'S NAME: **Leah DiMatteo & Joel Thomas**

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

**58 W Gowen Avenue
Philadelphia, PA 19119**

PHONE #: **908-868-9084** _____

E-MAIL: **leahdimatteo@gmail.com** _____

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

APPLICANT: **Leah DiMatteo & Joel Thomas**

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

**58 W Gowen Avenue
Philadelphia, PA 19119**

FIRM/COMPANY: **N/A**

PHONE #: **908-868-9084**

E-MAIL:

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2022-008966**

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.

Yes, the physical layout of the property creates a hardship. This single-family residence has no separate dining room or indoor play area for the Applicants' growing family. Additionally, the home is attached and shares walls on both sides with another home resulting in no easy access to the shared driveway, rear parking space, and rear yard from the main level. The only way to access these rear spaces from the home is through the basement, which has a narrow and somewhat unsafe stairwell. Applicants are seeking a variance of the rear setback requirements to allow for construction of a meaningfully sized sunroom and safe exterior stairwell to help resolve these hardships.

No actions by the applicant have created these circumstances. Neighbors have been consulted and have no objection.

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 variance requested represents the least modification possible of the code provision to provide relief from the requirements of the zoning code.

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 in any way or endanger the public. Improvements are residential in nature, will not expand the number of residential units, and designed to improve safety/access for the property residents.

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 variance will not substantially or permanently harm the neighbors' use of their properties or impair an adequate supply of light and air to those properties. The requested variance to the minimum rear yard depth requirements is consistent with neighboring properties on Gowen Circle. Further, the adjoining neighbors have been consulted and they have no objection.

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 variance will not substantially increase traffic congestion in public streets or place an undue burden on water, sewer, school, park, or other public facilities. Improvements are residential in nature and will not increase the number of residential units/density of existing conditions.

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

No, the variance will not create environmental damage, pollution, erosion, or siltation or increase the danger of flooding.

REASONS FOR APPEAL:

Applicants seek a variance to the rear setback requirements in order to construct a sunroom addition to replace their existing back deck. This property is located in the RSA-5 Residential Single Family Attached-5 District (RSA-5), which is subject to a minimum rear yard depth of 9 feet. Applicants' proposed sunroom addition results in a 3-foot setback and applicants are seeking a variance for this purpose.

This single-family residence has no separate dining room or indoor play area for the Applicants' growing family. Additionally, the home is attached and shares walls on both sides with another home resulting in no easy access to the shared driveway, rear parking space, and rear yard from the main level. The only way to access these rear spaces from the home is through the basement, which has a narrow and somewhat unsafe stairwell. Applicants are seeking a variance of the rear setback requirements to allow for construction of a meaningfully sized sunroom and safe exterior stairwell to help resolve these hardships.

No actions by the applicant have created these circumstances. The requested variance to the minimum rear yard depth requirements is consistent with neighboring properties on Gowen Circle.

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: Leah DiMatteo Date: Oct. 04 2022
MONTH DATE YEAR

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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..."