

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)

**7323 Bryan Street, Philadelphia, PA 19119**

PROPERTY OWNER'S NAME:

**Joel Thomas and Leah DiMatteo**

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

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

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

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

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

Applicants: **Leah DiMatteo and 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: **leahdimatteo@gmail.com**

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2022-008887**

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. It is proposed to convert the existing three (3) family unit residence into a four (4) family unit residence and visitor accommodation. The property has three floors plus a finished basement--each with its own private entrance, kitchen, bathroom, and bedroom(s)/living space(s). There is ample space for a fourth unit to be used for either long- or short-term lodging. If these variances are permitted, only one unit may be used as a short-term rental. These uses are prohibited in the RSA-3 Zoning District, but represent a positive opportunity for lodging for a small family, couple or individual seeking to relocate or stay for a short term in Mount Airy and contribute to the local community and economy. This use is also consistent with the surrounding uses in the vicinity of the property.**

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, this represents the least modification possible to provide relief from the requirements of the zoning code. The request relates to use only. There will be no additions or significant modifications.**

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

**No. There will be no increased congestion in the public streets nor will the public be endangered. The proposed use will provide an additional dwelling unit to prospective residents or visitors in the community. There is no traffic increase associated with the use and ample off-street parking exists to accommodate an additional family or visitor.**

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. No substantial or permanent harm will be incurred by the neighbors in their use of their properties. There will be no impairment of adequate light or air. There will be no additions or significant modifications.

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. There will not be a substantial increase in traffic, nor will the proposed use place undue burdens on water, sewer, school, park or other public facilities. There will be no additions or significant modifications.

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

No environmental damage, pollution, erosion or increased danger of flooding will be created.

REASONS FOR APPEAL:

Applicants propose to convert the existing three (3) family unit residence into a four (4) family unit residence and visitor accomodation. The property has three floors plus a finished basement--each with its own private entrance, kitchen, bathroom, and bedroom(s)/living space(s). There is ample space for a fourth unit to be used for either long- or short-term lodging. If these variances are permitted, only one unit may be used as a short-term rental. These uses are prohibited in the RSA-3 Zoning District, but represent a positive opportunity for lodging for a small family, couple, or individual seeking to relocate or stay for a short term in Mount Airy and contribute to the local community and economy. This use is also consistent with the surrounding uses in the vicinity of the property.

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.

Applicant's Signature: Leah DiMatteo Date: August 15 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..."