
In Re Appeal Of	:	CITY OF PHILADELPHIA
	:	ZONING BOARD OF ADJUSTMENT
	:	
532 W. Ellet Street	:	ZP-2024-004322
	:	
Philadelphia, PA 19119	:	MI-2024-003373

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 - a. Owner rep(s)

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)

532 W Ellet St

PROPERTY OWNER'S NAME:
MARK A LIGHT FOOT

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
532 W Ellet St

PHONE #: 610-656-8515

E-MAIL: markalightfoot@aol.com

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

APPLICANT:
DENNIS LEE

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
5070 PARKSIDE AVE
SUITE 1421
PHILADELPHIA PA 19131

FIRM/COMPANY:
THE CONSULTING GROUP LLC

PHONE #: 215-287-0414

E-MAIL: consultinggroupllc@gmail.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2024-004322

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, NO ACTION ON OUR PART CAUSE OR CREATED THE SPECIAL CONDITIONS OR CIRCUMSTANCES

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 we seek represent the least modification of the code to provide relief 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, action on our part will increase congestion in public streets or in any way endanger the public



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..."

City of Philadelphia
**Project Information Form -
Details**

[PRINT PAGE](#)

Field	Value
Address of Development Project	532 W Ellet St
Council District #	8
Name of Applicant	DENNIS LEE
Zoning Application Number	2024004322
Address of Applicant	5070 PARKSIDE AVE SUITE 1421 PHILADELPHIA, PA 19131
Name of Contact Person	DENNIS LEE
Phone Number of Contact Person	N/A
Email Address of Contact Person	consultinggroupllc@gmail.com
Is your project exclusively residential?	Yes
Does your project contain three or fewer units?	Yes
Does your project result in a total of 2,500 square feet or more of floor area?	N/A
Is your zoning application exclusively for signage?	N/A
Current Land Use on Parcel(s):	N/A
Proposed Land Use on Parcel(s):	N/A
Net Change in Number of Housing Units:	N/A

Field	Value
Net Change in Commercial Square Footage:	N/A
Net Change in Total Floor Area:	N/A
Net Change in On-Street Parking:	N/A
Number of Off-Street Parking Spaces to be Provided:	N/A
Approximate Projected Construction Period:	N/A
Please provide a brief summary of your proposed project:	N/A
Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:	N/A
Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:	N/A
Approximately how many full time equivalent jobs (if any) are currently located on site?	N/A
Approximately how many full time equivalent workers will be employed on-site during the construction period?	N/A
Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete?	
Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?	N/A
Describe your plan, if any, to increase the supply of affordable housing:	N/A

Field	Value
Please describe any partnerships with local community organizations that will be utilized during and/or after construction:	N/A
Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:	N/A
Please describe any other anticipated community impacts (positive or negative) associated with this project:	N/A
Date	05/15/24

GO BACK

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11041

126N18-147 ✓

0 0698 089

QUAKER ABSTRACT
85 OLD EAGLE SCHOOL RD.
STRAFFORD, PA 19087

This Indenture Made the

1st

day of

June In the year of our Lord, one thousand nine hundred and *ninety eight* (1998)

Between RUSSELL MARTIN AND FRANCINE MARTIN, HUSBAND AND WIFE

1480
1440

(hereinafter called the Grantor *s.* of the one part, and

MARK A. LIGHTFOOT

(hereinafter called the Grantee), of the other

part,

Witnesseth That the said Grantors

ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS-----00/100 for and in consideration of the sum of
(\$148,000.00 lawful money
of the United States of America, unto them well and truly paid by the said Grantee
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 his heirs and assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, described according to a Survey and Plan thereof made the Ninth day (March A.D., 1926, by John T. Campbell, Esquire, Surveyor and Regulator of the 9th Survey District as follows:

SITUATE on the Southeasterly side of Ellet Street (seventy feet wide) at the distance of two hundred ninety-six feet nine and three-quarter inches Northeastwardly from the Northeastery side of Green Street (fifty feet wide) in the Fifty-ninth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Ellet Street thirty feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles with said Ellet Street one hundred fifty feet.

BEING No. 532 West Ellet Street.

BEING the same premises which Gladys Brister Gray, widow, by Deed dated 7/27/1990 and recorded 10/11/1990 in the County of Philadelphia in Deed Book FHS 1723 page 599 conveyed unto Russell Martin and Francine Martin, in fee.

ST. CODE/HOUSE NO.: 31280-00532

CITY REGISTRY: 126N18-147

244

0 0698 090

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected and with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever

And the said Grantors, for themselves and their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that the said Grantor and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against the said Grantors and their heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the part *we* hereunto set *their* hands and seals. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Jayil Brown

}

Russell Martin

RUSSELL MARTIN
Francine Martin

FRANCINE MARTIN

0 0698 091

D 0698 092

BOOK NO

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DATE RECORDED

CITY TAX PAID 4440

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME QUAKER ABSTRACT COMPANY		TELEPHONE NUMBER
STREET ADDRESS 85 Old Eagle School Road		CITY Strafford
STATE PA		AREA CODE (610) 1687-3082
		DP CODE 19087

B. TRANSFER DATA		DATE OF ACCEPTANCE OF DOCUMENT
GRANTOR(S)/LESSOR(S) RUSSELL MARTIN AND FRANCINE MARTIN		GRANTEE(S)/LESSEE(S) MARK A. LIGHTFOOT
STREET ADDRESS 1201 Sugarberry La		STREET ADDRESS 532 WEST ELLET STREET
CITY Collegeville, Pa	STATE PA	DP CODE 19424
CITY PHILADELPHIA		STATE PA
DP CODE		

C. PROPERTY LOCATION		
STREET ADDRESS 532 WEST ELLET STREET		CITY, TOWNSHIP, BOROUGH PHILADELPHIA
COUNTY PHILADELPHIA	SCHOOL DISTRICT PHILADELPHIA	TAX PARCEL NUMBER #22-3-1526-00

D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION \$148,000.00	2. OTHER CONSIDERATION +	3. TOTAL CONSIDERATION \$148,000.00
4. COUNTY ASSESSED VALUE \$32,320.00	5. COMMON LEVEL RATIO FACTOR x 3.30	6. FAIR MARKET VALUE = \$106,656.00

E. EXEMPTION DATA	
1A. AMOUNT OF EXEMPTION 6	1B. PERCENTAGE OF INTEREST CONVEYED 100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____ Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

Russell Martin *Francine Martin*

DATE 6-1-98

Commonwealth of Pennsylvania
County of PHILADELPHIA

0 0698 093

SS:

On this, the 1st day of June, 1998, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the _____, the undersigned Officer, personally appeared RUSSELL MARTIN and FRANCINE MARTIN

known to me (or satisfactorily proven) to be the persons whose name is (are) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

[Signature]
Notary Public

NOTARIAL SEAL

Weylesstown Borough, Bucks County
My Commission Expires April 2, 2001

DEED

W10301

RUSSELL MARTIN AND FRANCINE MARTIN,
HUSBAND AND WIFE

TO

MARK A. LIGHTFOOT

PREMISES 532 WEST ELLET STREET
PHILADELPHIA
PENNSYLVANIA

PLEASE RECORD & RETURN TO:
FILE #1041

QUAKER ABSTRACT
86 OLD EAGLE SCHOOL RD.
STRAFFORD, PA 19087

000218

98 JUN 12

AM 11:03

COMMISSIONER OF RECORDS

THIS DOCUMENT RECORDED

The address of the above-named Grantee is

532 W. Ellet Street
Phila, Pa 19119

On behalf of the Grantee

532WElletstimpactedneighbors80

ADDRESS	CITY	STATE	ZIP
512 W SEDGWICK ST	Philadelphia	PA	19119
514 W SEDGWICK ST	Philadelphia	PA	19119
516 W SEDGWICK ST	Philadelphia	PA	19119
518 W SEDGWICK ST	Philadelphia	PA	19119
520 W SEDGWICK ST	Philadelphia	PA	19119
526 W SEDGWICK ST	Philadelphia	PA	19119
528 W SEDGWICK ST	Philadelphia	PA	19119
544-46 W SEDGWICK ST	Philadelphia	PA	19119
548 W SEDGWICK ST	Philadelphia	PA	19119
515 W SEDGWICK ST	Philadelphia	PA	19119
519 W SEDGWICK ST	Philadelphia	PA	19119
525 W SEDGWICK ST	Philadelphia	PA	19119
527 W SEDGWICK ST	Philadelphia	PA	19119
537 W SEDGWICK ST	Philadelphia	PA	19119
539 W SEDGWICK ST	Philadelphia	PA	19119
541 W SEDGWICK ST	Philadelphia	PA	19119
543 W SEDGWICK ST	Philadelphia	PA	19119
545 W SEDGWICK ST	Philadelphia	PA	19119
547 W SEDGWICK ST	Philadelphia	PA	19119
514 W ELLET ST	Philadelphia	PA	19119
516 W ELLET ST	Philadelphia	PA	19119
518 W ELLET ST	Philadelphia	PA	19119
520 W ELLET ST	Philadelphia	PA	19119
522 W ELLET ST	Philadelphia	PA	19119
526 W ELLET ST	Philadelphia	PA	19119
532 W ELLET ST	Philadelphia	PA	19119
534 W ELLET ST	Philadelphia	PA	19119
538 W ELLET ST	Philadelphia	PA	19119
542 W ELLET ST	Philadelphia	PA	19119

544 W ELLET ST	Philadelphia	PA	19119
546 W ELLET ST	Philadelphia	PA	19119
548 W ELLET ST	Philadelphia	PA	19119
550 W ELLET ST	Philadelphia	PA	19119
552 W ELLET ST	Philadelphia	PA	19119
554 W ELLET ST	Philadelphia	PA	19119
515 W ELLET ST	Philadelphia	PA	19119
517 W ELLET ST	Philadelphia	PA	19119
519 W ELLET ST	Philadelphia	PA	19119
521 W ELLET ST	Philadelphia	PA	19119
523 W ELLET ST	Philadelphia	PA	19119
525 W ELLET ST	Philadelphia	PA	19119
527 W ELLET ST	Philadelphia	PA	19119
529 W ELLET ST	Philadelphia	PA	19119
531 W ELLET ST	Philadelphia	PA	19119
533 W ELLET ST	Philadelphia	PA	19119
535 W ELLET ST	Philadelphia	PA	19119
537 W ELLET ST	Philadelphia	PA	19119
539 W ELLET ST	Philadelphia	PA	19119
541 W ELLET ST	Philadelphia	PA	19119
543 W ELLET ST	Philadelphia	PA	19119
545 W ELLET ST	Philadelphia	PA	19119
614 GLEN ECHO RD	Philadelphia	PA	19119
616 GLEN ECHO RD	Philadelphia	PA	19119
618 GLEN ECHO RD	Philadelphia	PA	19119
620 GLEN ECHO RD	Philadelphia	PA	19119
622 GLEN ECHO RD	Philadelphia	PA	19119
624 GLEN ECHO RD	Philadelphia	PA	19119
626 GLEN ECHO RD	Philadelphia	PA	19119
628 GLEN ECHO RD	Philadelphia	PA	19119
630 GLEN ECHO RD	Philadelphia	PA	19119
632 GLEN ECHO RD	Philadelphia	PA	19119

7000 MCCALLUM ST	Philadelphia	PA	19119
7004 MCCALLUM ST	Philadelphia	PA	19119
7006 MCCALLUM ST	Philadelphia	PA	19119
7008 MCCALLUM ST	Philadelphia	PA	19119
7010 MCCALLUM ST	Philadelphia	PA	19119
7012 MCCALLUM ST	Philadelphia	PA	19119
7014 MCCALLUM ST	Philadelphia	PA	19119
7016 MCCALLUM ST	Philadelphia	PA	19119
7018 MCCALLUM ST	Philadelphia	PA	19119
7020 MCCALLUM ST	Philadelphia	PA	19119
7022 MCCALLUM ST	Philadelphia	PA	19119
7024 MCCALLUM ST	Philadelphia	PA	19119
7003 GREENE ST	Philadelphia	PA	19119
7005 GREENE ST	Philadelphia	PA	19119
7011 GREENE ST	Philadelphia	PA	19119
7013 GREENE ST	Philadelphia	PA	19119
7035 GREENE ST	Philadelphia	PA	19119
540 W SEDGWICK ST	Philadelphia	PA	19119
529-35 W SEDGWICK ST	Philadelphia	PA	19119



HAVERTOWN
444 E TOWNSHIP LINE RD
HAVERTOWN, PA 19083-9998
(800)275-8777

07/06/2024 12:14 PM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	100	\$0.68	\$68.00
Grand Total:			\$68.00
Debit Card Remit			\$68.00
Card Name: VISA			
Account #: XXXXXXXXXXXX6077			
Approval #: 667494			
Transaction #: 021426			
Receipt #: 021426			
AID: A0000000980840			Chip
AL: US DEBIT			
PIN: Verified			DEBIT

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Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/ssk>
or scan this code with your mobile device,



UFN: 418685-9550
Receipt #: 840-11900244-1-4430782-1
Clerk: 00



PASCHALL
7300 LINDBERGH BLVD FRNT
PHILADELPHIA, PA 19153-9903
(800)275-8777

07/08/2024 11:56 AM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	40		\$23.20
CTOM - Firm - Domestic	40		\$23.20

Grand Total: \$46.40

Debit Card Remit \$46.40

Card Name: VISA
Account #: XXXXXXXXXXXX0267
Approval #: 005633
Transaction #: 401
Receipt #: 067800
Debit Card Purchase: \$46.40
AID: A000000980840 Chip
AL: US DEBIT
PIN: Verified

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 416579-0147
Receipt #: 840-51900134-1-9032029-2
Clerk: 12



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Use Current Price List (Notice 123)

Postage: Mailers must affix meter, PC Postage[®], or (uncanceled) postage stamps here in payment of total fee due.

Duplicate Copy

Number of Identical Weight Pieces

Class of Mail

Postage for Each Mailpiece Paid

Verified

Number of Pieces to the Pound

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.
If payment of total fee due is being paid by Permit Imprint, include the PostalOne![®] Transaction Number here: _____

Total Number of Pounds

Total Postage Paid for Mailpieces

Fee Paid

Mailed For

Mailed By

532 W. Ellet Street The Consulting Group, LLC

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

[Signature]
(Postmaster or Designee)

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions



0000

U.S. POSTAGE PAID
PHILADELPHIA, PA
19153
JUL 08 24
AMOUNT
\$23.20
\$2324K502682-12



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Use Current Price List (Notice 123)

Duplicate Copy

Number of Identical Weight Pieces

Class of Mail

Postage for Each Mailpiece Paid

Number of Pieces to the Pound

40

Verified

Total Number of Pounds

Total Postage Paid for Mailpieces

Fee Paid

Mailed For

Mailed By

532 W. Ellet Street

The Consulting Group, LLC

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage[®], or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the PostalOne![®] Transaction Number here: _____



0000

U.S. POSTAGE PAID
PHILADELPHIA, PA
19153
JUL 08 24
AMOUNT
\$23.20
\$2324K502682-12

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions



The Consulting Group, LLC
Dennis Lee, Consultant
5070 Parkside Avenue
Suite 1421
Philadelphia, PA 19131

ZBA Appeal File Date: _____
OR
CDR Referral Date: _____

July 8, 2024

Re: 532 W Ellet St-ZP-2024-004322

Dear: **Neighbor/Community Member**

This is a notification of an RCO **In-Person 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 welcome to participate.

Property Description:

532 W Ellet St-ZP-2024-004322

RE: FOR THE USE OF AN EXISTING STRUCTURE FOR TWO-FAMILY HOUSEHOLD LIVING

West Mt. Airy Neighbors has scheduled an RCO community meeting on August 7, 2024.

When: Wednesday, August 7, 2024

Time: 7:00pm

Where: Summit Presbyterian Church, second floor in the Parlor Room
6757 Greene St. Philadelphia Pa 19119

Sincerely,

Dennis Lee

The Consulting Group, LLC

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.

Notice of: **Refusal** **Referral**

Application Number: ZP-2024-004322	Zoning District(s): RSA3	Date of Refusal: 5/15/2024
Address/Location: 532 W ELLET ST, Philadelphia, PA 19119-3435 Building 1169377		Page Number Page 1 of 1
Applicant Name: Dennis Lee DBA: The Consulting Group, LLC.	Applicant Address: 5070 Parkside Avenue, Suite 1403 Philadelphia, PA 19131 USA	Civic Design Review? N

Application for: FOR THE USE OF AN EXISTING STRUCTURE FOR TWO-FAMILY HOUSEHOLD LIVING.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts	The proposed use of *Two-Family Household Living* is prohibited in the RSA-3 zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$100

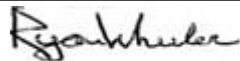
NOTES TO THE ZBA:

NONE

Parcel Owner:

LIGHTFOOT MARK A

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/WWO Wissahickon Watershed Overlay District



EXAMINER NAME
PLANS EXAMINER

5/15/2024
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.









Thankful

It will be





BRIEF LEGEND

- PROPERTY BOUNDARY LINE
- CONTRYS LINE
- BUILDING LINE - SUBJECT BUILDING
- PROPOSED BUILDING LINE AND/OR OF BELOW THE PLANE OF VIEW

STREETS AND HIGHWAY DEPARTMENT APPROVAL STAMPS

(If Applicable)

PROJECT DATA

PROJECT ADDRESS:
522 W ELLET STREET
PHILADELPHIA, PA 19119 - 3425

OWNER:

MIKE A. LICHTFOOT
522 W ELLET STREET
PHILADELPHIA, PA 19119 - 3425

DESCRIPTION OF PREMISE:

PREMISE IS A TWO-STORY SEMI-DETACHED MASONRY BRICK - 4 SINGLE FAMILY TOWNHOMES WITH A DETACHED GARAGE (TWO SPACES). OWNER REQUESTS WORK AND USE FOR A TOWNHOME DWELLING. NO PROPOSED CHANGE TO HEIGHT.

APPLICABLE CODES

2019 INTERNATIONAL EXISTING BUILDING CODE

2018 INTERNATIONAL BUILDING CODE

USE GROUP

R - 2 PROPOSED CHANGE TO R-2

CONSTRUCTION TYPE

II - 2

GENERAL OBJECTIVE OF APPLICATION:

ACQUISITION OF BUILDING PERMITS FOR THE PROPOSED RENOVATION

All work, MATERIAL AND FINISH APPLICATIONS BE IN STRICT ACCORDANCE WITH THE PHILADELPHIA ZONING AND THE INTERNATIONAL BUILDING AND CONSTRUCTION CODES. PERMITTED BY THE PHILADELPHIA ZONING CODE, PERMITTED BY THE INTERNATIONAL BUILDING AND CONSTRUCTION CODES. NO PROPOSED CHANGE TO HEIGHT. 06/20/2019 04/2/2019

GENERAL NOTE

SEAL



PROJECT NAME AND ADDRESS: CHANGE OF USE 1 - FAMIL TO 2 - FAMILY DWELLING 42 W ELLA STREET PHILADELPHIA PA 19119 - 3425
OWNER: MIKE A. LICHTFOOT 522 W ELLET STREET PHILADELPHIA, PA 19119 - 3425

Contact: amshullacoe@yahoo.com

SE2 Engineering, LLC 1705 Butler Pike, Conshohocken, PA 19048 610-668-1300
Mohd Drafting and Construction Management 25 Latham Parkway, Malvern Park, PA 19372-567-568-6317

DATE: 06/20/2019 04:02:33
SCALE: AS SHOWN
PROJECT: 2019-03-35
OWNER: MIKE A. LICHTFOOT
DESIGNER: AM SHULLACOE
DATE: 06/20/2019 04:02:33
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ZONING SUMMARY

DIMENSIONAL STANDARDS FOR ESSENTIAL DISTRICTS (TABLE 14-211.0)

ZONING CLASSIFICATION: RSA - 3

	REQUIRED	EXISTING	PROPOSED
MIN LOT FRONT FT3	20	20	20
MIN LOT AREA SQ FT3	1200	4300	4300
MIN OCCUPIED AREA 1 FT DIST	100 SQ FT3	1,400 SQ FT3 MIN	1,400 SQ FT3 MIN
MIN FRONT YARD SETBACK FT3	8	28-30	28-30
MIN SIDE YARD - SEPARATE FT3	8	8	8
REAR YARD (MIN 100 SQ FT) FT3	10	28	28
MIN BULK HEIGHT FT3	28	28	28



FRONT OF PREMISE



SITE PLAN

SCALE 1/8" = 1'-0"

