

PETITION OF APPEAL

CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING • CONCOURSE LEVEL
1401 JOHN F. KENNEDY BOULEVARD • PHILADELPHIA, PA 19102-1687

PROPERTY ADDRESS

3 Rector St.

APPEAL DATE

6/16/06

HEARING DATE

Wed July 19, 2006

L&I NUMBER

060 428039

CALENDAR NUMBER

06-0812

RECEIPT NUMBER

72252 + 72253

APPEAL FEES

\$300.00 \$400.00

PRINT OR TYPE CLEARLY - DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT: 1515 ARCH STREET - 18TH FLOOR

9:30 A.M.

5:00 P.M.

OTHER

PROPERTY ADDRESS

3 Rector Street

OWNER

NAME

Rector Street Associates, L.P. (Equitable Owner)

TELEPHONE NUMBER - (9:00 A.M. - 5:00 P.M.)

ADDRESS

200 South Broad Street, 6th Floor, Philadelphia, PA 19102

PERSON FILING APPEAL

NAME

Brett D. Feldman, Esquire - Rector Street Assn.

TELEPHONE NUMBER - (9:00 A.M. - 5:00 P.M.)

215-569-3697

ADDRESS

260 South Broad Street, 4th Floor, Philadelphia, PA 19102

ZIP CODE

CHECK APPROPRIATE BOX: OWNER LEASEE AGENT OTHER

IF OTHER, STATE INTEREST:

Attorney for Rector Street Associates, L.P.

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA.

ATTORNEY (IF ANY - NAME)

Brett D. Feldman, Esquire

TELEPHONE NUMBER - (9:00 A.M. - 5:00 P.M.)

215-569-3697

ADDRESS

260 South Broad Street, 4th Floor, Philadelphia, PA 19102

A ZONING APPLICATION WAS FILED WITH L & I FOR THE FOLLOWING REASONS:

The Application is for a five-story addition atop existing two-story building (plus basement) to be used for a multi-family dwelling having 22 single-family dwelling units on floors 1-6 with accessory storage on each floor. Fifteen accessory parking spaces to be located at the basement level with 6 additional accessory parking spaces at the first level. Lobby to be included at first floor. Roof deck atop sixth floor. Newly constructed 7th floor addition housing elevator Penthouse. Balconies at floors 2-6. Demolition as per plans

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) REFUSAL REFERRAL PERMIT

I/WE ARE APPEALING THE ACTION OF L & I FOR THE FOLLOWING REASONS:

Literal enforcement of the Zoning Code will impose an unnecessary hardship upon the property and applicant, whereas a five-story addition atop existing two-story building (plus basement) to be used for a multi-family dwelling having 22 single-family dwelling units on floors 1-6 with accessory storage on each floor, fifteen accessory parking spaces to be located at the basement level with six additional accessory parking spaces to be located at the first level, lobby to be included at first floor, roof deck atop sixth floor, newly constructed 7th floor addition housing elevator Penthouse, balconies at floors 2-6, limited demolition as per plans will not adversely affect the public health, safety, welfare or traffic in the area. Therefore, variance relief is requested. Applicant also requests any other variances, use certificates or special use permits that are necessary.

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

SIGNATURE OF APPLICANT

Brett D.F.