

**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS**

**EMERGENCY REGULATIONS ADDRESSING ADMINISTRATIVE
REVIEW PERIOD OF ZONING VARIANCES AND SPECIAL
EXCEPTIONS IN CONNECTION WITH THE COVID-19 EMERGENCY**

Starting in March 2020, and thereafter, the City issued a series of emergency declarations and orders limiting business operations and personal conduct to address the COVID-19 Health Emergency, some of which remain in place in some form.

The Philadelphia Department of Licenses & Inspections (“Department”) recognizes that the COVID-19 Pandemic is unprecedented. The City’s top priority is maintaining public health and the safety of all Philadelphians and those who work and invest in the City; by taking proactive steps now we can help mitigate community spread.

Consistent with the Emergency Order and the City’s general plan of operations during the emergency, physical operations of certain construction in the City were prohibited or delayed. Pursuant to 14-303(16) of the Zoning Code, the recipient of a variance or special exception issued by the Zoning Board may request from L&I a minor administrative adjustment to the variance or special exception provided that no more than 180 days have passed since its issuance. Because meeting these requirements during the Covid-19 Emergency may impose hardships, the following emergency measures are required:

1. “Affected Period.” Means September 16, 2019 through to March 16, 2020.

2. "Affected Variances and Special Exceptions." Means any Variance or Special Exception issued by the Zoning Board during the Affected Period.

3. Prior to the implementation of this regulation, the time period to file for an administrative review for all Affected Variances and Special Exceptions was 180 days from the date the variance or special exception was issued. This regulation hereby extends the time period to file for an administrative review for all Affected Variances and Special Exceptions by an additional 180 days. Thus, the time period to file for an administrative review for all Affected Variances and Special Exceptions is now 360 days from the date the Affected Variance or Special Exception was issued.

4. Based on the Mayor's March 11, 2020, Declaration of Extraordinary Circumstance that allows regulations related to addressing the pandemic to become effective immediately upon transmission to the Department of Records, this emergency regulation shall be effective immediately.

**The City of Philadelphia, by and through its
Department of Licenses & Inspections**

By: David J. Perri
David Perri
Commissioner
Department of Licenses & Inspections
City of Philadelphia

Date Signed: July 2, 2020