

<input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>REFERRAL</b>	<b>NOTICE OF:</b> <b>DEPARTMENT OF LICENSES &amp; INSPECTIONS</b> Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 8/7/19	APPLICATION # 999224
		ZONING DISTRICT(S) RSA-5 – Residential Single Family Attached-5	

ADDRESS/LOCATION: **283 Gay St**

APPLICANT:  
Logan Dry (Design Professional)

ADDRESS:  
6525 Tulip St

APPLICATION FOR:

For the erection of a four (4) story attached structure with a roof deck, roof access structure, and bay extensions at the 2<sup>nd</sup> 3<sup>rd</sup> and 4<sup>th</sup> floors. For the use as Single Family Household Living.

**PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT [WWW.PHILA.GOV](http://WWW.PHILA.GOV))**

	<b>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</b>		
§ 14-704(2)(b)(.2)	On those portions of the lot where the slope of land is 25% or greater, not site clearing or earth moving activity is permitted.		
§ 14-604(5)(c)(.4)	Roof deck access structures must meet the same setback requirements as the associated roof deck provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck. The roof deck access structure must be set back 5 ft. from the extreme rear building line. Whereas, the proposed roof deck access structure is set back 4'10.75" from the side building line and 3'7.5" from the extreme rear building line.		
Table 14-701-1	<b>BUILDING HEIGHT</b>	<u>MAXIMUM</u> 38 ft.	<u>PROPOSED</u> 47 ft.

FOUR (4) ZONING REFUSALS  
FEE TO FILE AN APPEAL: \$300.00



CC: Riverwards Development LLC  
PO Box 15196  
Philadelphia, PA 19130

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Andrew DiDonato  
PLANS EXAMINER

\_\_\_\_\_  
8/7/19  
DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPMENT, ZONING BOARD OF ADJUSTMENT AT ONE PARKWAY BUILDING, 1515 ARCH ST, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.