

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

Application Number: ZP-2020-002239	Zoning District(s): CMX2.5	Date of Refusal: 7/7/2020
Address/Location: 6168-72 RIDGE AVE, Philadelphia, PA 19128-2628 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: DINA BLECKMAN	Applicant Address: 1735 Market Street, 51st Floor PHILADELPHIA, PA 19103	

Application for:
For the erection of a fence at the front lot line (exceeding maximum height limit of 4 feet as per Section 14-706(4)(a)(.1)) and for the erection of one (1) accessory, single-sided, non-illuminated freestanding sign, size and location as shown on plan/application. Sign accessory to existing use of Passive Recreation, as approved under AP#898912.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-706(4)(a)(.1)	Fences in Commercial Districts on Intermediate Lots	The maximum fence height in Commercial Districts on intermediate lots is four (4) feet where at the front lot line; whereas, the proposed fence is between 6'-6" feet and 9'-4" tall.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

See AP#776033, Cal#31100, ZBA granted variance on 8/16/2017 for the erection of a one story addition at the rear of an existing structure, for use as sit-down restaurant with manufacture of beer (limited industrial) for sale on site accessory to the operation of the restaurant with two (2) previously approved dwelling unit on the second thru third floors, no signs on this application, size and location as shown on the application.

See AP#89995-B, Cal#N-3104, ZBA granted variance on 1/20/1955 for a public parking lot on the condition that the ground shall be hard surfaced; that suitable barrier shall be erected; that no banners shall be strung across the lot; that lights shall be focused on the lot in question and not glare into adjoining or adjacent properties.

Parcel Owner:

ROXBOROUGH DEVELOPMENT CO



Matthew Wojcik
PLANS EXAMINER

7/7/2020
DATE SIGNED