

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 5-10-17	APPLICATION # 769498
		ZONING DISTRICT(S) RSA-5; Overlay Steep Slope Protection 14-704(2)	

ADDRESS/LOCATION: 330 CARSON STREET

APPLICANT:
Halee Bouchehrian (design professional)

ADDRESS:
754 S 18th Street, Philadelphia, PA 19146

APPLICATION FOR:

New construction of semi-detached structure with a roof deck, roof deck access structure and accessory private residence parking garage for use as a 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)

<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>			
14-803(1)(c)	The accessory private residence parking garage shall be prohibited unless accessed from a shared driveway, alley or rear street, whereas the proposed garage is accessed from a front street (Carson street).			
<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>			
Table 14-701-1	<table border="0"> <tr> <td>Minimum side yard width:</td> <td style="text-align: center;"><u>REQUIRED</u> 5 feet</td> <td style="text-align: center;"><u>PROPOSED</u> 3.6 feet</td> </tr> </table>	Minimum side yard width:	<u>REQUIRED</u> 5 feet	<u>PROPOSED</u> 3.6 feet
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One (1) Use Refusal
One (1) Zoning Refusal
Fee to File Appeal: \$125

Cc:
Boathouse Row Investments, LLC
754 S 18th Street
Philadelphia, PA 19146

James J. Cunningham, P.E.

5-10-17

James L Cunningham, P.E.
PLANS EXAMINER

DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.