

NOTICE OF:

REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

DATE OF REFUSAL
5/24/2017

APPLICATION #
782588

ZONING DISTRICT(S):
RSA-5 (RESIDENTIAL SINGLE-FAMILY
ATTACHED-5)

ZONING OVERLAY(S):
STEEP SLOPE PROTECTION

ADDRESS/LOCATION:
4354 TERRACE STREET

APPLICANT:
TYLER HARDIE
(DESIGN PROFESSIONAL)

ADDRESS:
109 S 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

APPLICATION FOR:
FOR THE LEGALIZATION OF A REAR DECK ADDITION ON THE 2ND FLOOR OF AN EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATIONS. STRUCTURE FOR CONTINUED USE AS SINGLE FAMILY DWELLING. APPLICATION IN RESPONSE TO VIOLATION CASE NO 525197.

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 ZONING IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-701-1 14-604(4)(d)(.3)		REQUIRED	PROPOSED
	REAR YARD DEPTH (AT 2 ND FLOOR)	9 FT	0 FT
<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>		
§14-604(4)(d)(.4)	DECKS MUST BE CONSTRUCTED SO THAT ALL VERTICAL SUPPORT ELEMENTS ARE LOCATED A MINIMUM DISTANCE OF 18 IN. FROM ALL LOT LINES; WHEREAS THE PROPOSED VERTICAL SUPPORTS ARE 8" AND 1'-0 ³ / ₈ " FROM THE LOT LINES.		

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL \$125

NOTES TO THE ZBA:

PCPC APPROVAL REQUIRED PRIOR TO PERMIT ISSUANCE PER 14-301(3)(c)(.1)(.j)

Cc

OWNER:
NEDUCSIN DERAN D
NEDUCSIN LJUPKA MALINOVSK
4354 TERRACE ST
PHILADELPHIA, PA
19128-4937



SARAH H KAISER
PLANS EXAMINER

5/24/2017
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.