

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 8/17/17	APPLICATION # 791574
		ZONING DISTRICT(S) RSD-1 & 14-504(7)	

ADDRESS/LOCATION: 492-98 ROXBOROUGH AVE NWC RIDGE AVE

APPLICANT: WILLIAM J O'BRIEN ESQ (MANAYUNK LAW OFFICE) ADDRESS: 4322 MAIN STREET PHILADELPHIA, PA 19127

APPLICATION FOR: FOR THE RELOCATION OF LOT LINES TO CREATE TWO(2) LOTS FROM ONE EXISTING LOT, PARCEL A TO REMAIN AN EXISTING CHURCH, PARCEL B FOR THE DEMOLISHION OF ALL STRUCTURES ON THE LOT FOR THE ERECTION OF DETACHED STRUCTURE FOR USE AS THIRTY(30) DWELLING UNITS WITH INTERIOR PARKING FOR 27 VEHICLES.(SIZE AND LOCATION AS SHOWN ON THE APPLICATION)

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</u>		
TABLE 14-602-1	THE PROPOSED USE, 'THIRTY (30) DWELLING UNITS' IS PROHIBITED IN THIS ZONING DISTRICT.		
TABLE 14-802-1	MINIMUM REQUIRED PARKING SPACES	REQUIRED 30 SPACES	PROPOSED 27 SPACES

<u>TABLE</u> 14-701-1 PARCEL A PARCEL B	ZONING IS REFUSED FOR THE FOLLOWING:		
		REQUIRED	PROPOSED
	SIDE YARD (PARCEL A)	15 FEET	5 FEET
	MINIMUM OPEN AREA	65%	51.49%
	MINIMUM SIDE YARD DETACHED	2@ 15 FT	5 FT & 13.1 FT
	MINIMUM REAR YARD DEPTH	30 FEET	7 FEET

14-701-1
&14-803(1)(b)(ii)

SURFACE PARKING SPACES AND DETACHED GARAGES AND CARPORTS ARE PROHIBITED IN REQUIRED FRONT, SIDE, AND REAR YARDS.

TWO (2) USE REFUSALS
FIVE(5) ZONING REFUSALS
FEE TO APPEAL; \$250

CC:

OWNER
HAROLD MILSTEIN
P.O.BOX 35186
PHILADELPHIA, PA 19128



PLANS EXAMINER

8/17/17

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.