

# ZONING NOTICE

December 18, 2018

Dear Registered Community Organization, Property Owner and Residents:

A public meeting to discuss the project below will be convened by **The Central Roxborough Civic Association (CRCA), January 10, 2019, 7:30 pm, at Leverington Church, 6301 Ridge Avenue (at Hermitage St.), 19128.** Please contact **CRCA** or your District Councilperson for more information about the public meeting. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

An Application for Appeal to the Zoning Board of Adjustment ("ZBA") was filed on **November 16, 2018. Please review the zoning posters for the date of the PUBLIC HEARING (SCHEDULED FOR WEDNESDAY, JANUARY 16, 2019 AT 2:00 P.M.)** at the office of the ZBA, 1515 Arch Street, 18th Floor, Philadelphia, PA.

**Name of Applicant:** Henry M. Clinton, Esquire on behalf of Owner 626 Leverington, LLC

**Property Description:** 626-28 Leverington Ave.  
Council District #4, Permit #909596  
Zoning District RSA-2

**Project Description:** The Application is for the erection of two (2) detached structures with roof decks above the one (1) story portions. Size and location as shown on Plans and Application. For use as multi-family household living 14 units, with 14 accessory, interior parking spaces and 14 class 1A bicycle parking spaces.

A copy of the Application may be obtained from L&I, Municipal Services Building, Concourse, 15th and J.F. Kennedy Blvd., Philadelphia, PA 19102.

**Summary of Refusal:** In response to the Application, L&I issued three Use Refusals and three Zoning Refusals on 10/29/2018 as follows (a copy of the Refusal is on the reverse side of this letter):

1. The proposed use, multi-family household living (14 dwelling units) is expressly prohibited in this zoning district;
2. In the central Roxborough Neighborhood conservation overlay district, the principal building shall have a habitable room on the front of the first floor with at least one window facing the street; whereas a habitable room on the front of the first floor with at least one window facing the street is not proposed;
3. Porches shall be required if at least one of the immediately abutting lots contains a porch. Porches shall be a minimum of 5 ft in depth, as measured from the front wall of the enclosed main structure, out toward the front property line. The adjacent structure has a porch; however, no porch is proposed on the proposed structure;
4. The Proposed Open Area of 57.4% (21,272.62 sq. ft.) versus the Required 60% (22,644.78 sq. ft.);
5. The Proposed Rear Yard Depth of 5 ft. versus the Required 20 ft; and
6. On those portions of a lot where the slope of land is 25% or greater, no site clearing or earth moving activity is permitted; whereas clearing or earth moving activity is proposed.

For reference, the contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

- Central Roxborough Civic Association (CRCA) [centralroxrco@crca.us](mailto:centralroxrco@crca.us)
- Friends of the Wissahickon [mccarthy@fow.org](mailto:mccarthy@fow.org)
- District Council [Joshua.cohen@phila.gov](mailto:Joshua.cohen@phila.gov)

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,



Henry M. Clinton, Esquire  
1313 S. 33rd Street  
Philadelphia, PA 19146  
(215) 309-5567

cc: **via email:** [rco.notification@phila.gov](mailto:rco.notification@phila.gov); [RCOZBA@phila.gov](mailto:RCOZBA@phila.gov); [centralroxrco@crca.us](mailto:centralroxrco@crca.us); [mccarthy@fow.org](mailto:mccarthy@fow.org); [Joshua.cohen@phila.gov](mailto:Joshua.cohen@phila.gov)

626-28 LEVERINGTON AVE

**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  
 10/29/2018

APPLICATION #  
 909596

ZONING DISTRICT(S):  
 RSA-2 (RESIDENTIAL SINGLE FAMILY ATTACHED-2)

ZONING OVERLAY(S):  
 /WVO WISSAHICKON WATERSHED OVERLAY DISTRICT  
 OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION  
 /NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CENTRAL ROXBOROUGH

ADDRESS/LOCATION:  
**626-28 LEVERINGTON AVE**

APPLICANT:  
 RUSTIN OHLER  
 (DESIGN PROFESSIONAL)

ADDRESS:  
 631 N 12<sup>TH</sup> STREET  
 PHILADELPHIA, PA 19123

APPLICATION FOR:  
 FOR THE ERECTION OF TWO (2) DETACHED STRUCTURES WITH ROOF DECKS ABOVE THE ONE (1) STORY PORTIONS. SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.  
 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) UNITS) WITH FOURTEEN (14) ACCESSORY, INTERIOR PARKING SPACES AND FOURTEEN (14) CLASS 1A BICYCLE PARKING SPACES.

**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))**

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.
14-504(7)(c)(.3)(.a)	IN THE CENTRAL ROXBOROUGH NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT, THE PRINCIPAL BUILDING SHALL HAVE A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET; WHEREAS A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET IS NOT PROPOSED.
14-504(7)(c)(.3)(.b)	PORCHES SHALL BE REQUIRED IF AT LEAST ONE OF THE IMMEDIATELY ABUTTING LOTS CONTAINS A PORCH. PORCHES SHALL BE A MINIMUM OF 5 FT. IN DEPTH, AS MEASURED FROM THE FRONT WALL OF THE ENCLOSED MAIN STRUCTURE, OUT TOWARD THE FRONT PROPERTY LINE. THE ADJACENT STRUCTURE HAS A PORCH; HOWEVER, NO PORCH IS PROPOSED ON THE PROPOSED STRUCTURE.

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:									
TABLE 14-701-1	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>OPEN AREA</td> <td>60% (22,644.78 SQ FT)</td> <td>57.4% (21,272.62 SQ FT)</td> </tr> <tr> <td>REAR YARD DEPTH</td> <td>20 FT</td> <td>5 FT</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	OPEN AREA	60% (22,644.78 SQ FT)	57.4% (21,272.62 SQ FT)	REAR YARD DEPTH	20 FT	5 FT
		REQUIRED	PROPOSED							
	OPEN AREA	60% (22,644.78 SQ FT)	57.4% (21,272.62 SQ FT)							
REAR YARD DEPTH	20 FT	5 FT								
14-704(2)(b)(.2)	ON THOSE PORTIONS OF A LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED; WHEREAS CLEARING OR EARTH MOVING ACTIVITY IS PROPOSED.									

THREE (3) USE REFUSALS  
 THREE (3) ZONING REFUSALS

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:  
 PHILADELPHIA CITY PLANNING COMMISSION APPROVAL REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.

Cc  
 OWNER:  
 626 LEVERINGTON LLC  
 PO BOX 451  
 SPRING HOUSE PA  
 19477



SARAH H KAISER  
 PLANS EXAMINER

10/29/2018  
 DATE

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