

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
4/6/2014

APPLICATION #
491161

ZONING DISTRICT(S):
RSA-5 "RES. SINGLE-FAM. ATTACHED"

ADDRESS/LOCATION:
200 LEVERING STREET (NWC SILVERWOOD & LEVERING STREET)

APPLICANT:
JOHN HUNTER, OWNER

ADDRESS:
4308 TERRACE STREET, PHILADELPHIA, PA, 19128

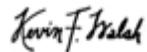
APPLICATION FOR:
FOR THE SUBDIVISION OF ONE (1) EXISTING LOT (200 LEVERING STREET) INTO TWO (2) LOTS (PARCEL 'A' & PARCEL 'B') AND FOR THE ERECTION OF A FRONT & SIDE ADDITION AND ONE(1) OFF-STREET PARKING SPACE ON PARCEL 'A' AND A FRONT ADDITION ON PARCEL 'B'. EACH LOT TO BE USED AS A SINGLE-FAMILY DWELLING. SIZE AND LOCATION AS SHOWN IN PLANS.

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)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
§14-803(1)(c)	THE PROPOSED USE, ACCESSORY OFF-STREET PARKING FOR A SINGLE-FAMILY DWELLING IN AN ATTACHED BUILDING (WITHOUT ACCESS FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET), IS PROHIBITED IN THE RSA-5 ZONING DISTRICT.
§14-803(1)(b)(.1)(.a)(.ii)	THE PROPOSED USE, A SURFACE PARKING SPACE IN THE REAR YARD, IS PROHIBITED IN THIS ZONING DISTRICT.

TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	REQUIRED	PROPOSED
	PROPOSED PARCEL 'A'	1,440 SQ. FT.	958 SQ. FT.
PROPOSED PARCEL 'B'	1,440 SQ. FT.	767 SQ. FT.	
TABLE 14-701-1	MINIMUM OPEN AREA (% OF LOT)	REQUIRED	PROPOSED
	PROPOSED PARCEL 'A' 2 ND & 3 RD FLOORS	30.0% (287.4 SQ. FT.)	29.6% (283.9 SQ. FT.)
	PROPOSED PARCEL 'B' 3 RD & FOURTH FLOORS	30.0% (230.1 SQ. FT.)	23.5% (180.5 SQ. FT.)
PROPOSED PARCEL 'B' (ELEVATION 12'-0" – 17'-6")	30.0% (230.1 SQ. FT.)	20.3% (155.8 SQ. FT.)	

FIVE (5) ZONING REFUSALS.
TWO (2) USE REFUSALS.
FEE TO FILE AN APPEAL: \$125.00


Kevin F. Walsh
PLANS EXAMINER

4/6/2014
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.