

<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 5/29/19	APPLICATION # 979973
		ZONING DISTRICT(S) RSA-3 – Residential Single Family Attached-3	

ADDRESS/LOCATION: **270 Dupont St (SW Corner of Fleming St)**

APPLICANT: Jordan Abrams (Contractor)	ADDRESS: 565 Sprague Rd Penn Valley, PA 19072
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APPLICATION FOR:
For the adjustment of lot lines to create four (4) lots (Parcels A-D) from one (1) lot (deeded 270 Dupont St). For the erection of four (4) attached structures each with roof decks, roof access structures, accessory off street parking accessed by a common driveway, and a deck off of the rear 2nd floor over the common driveway.

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)

	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:											
§ 14-304(6)(b)(.1)	L&I shall not issue any permits for a lot adjustment unless the lot adjustment, as shown on a plot plan, has been first reviewed and approved by the Commission, whereas the proposed plot plans were reviewed disapproved by the Commission											
§ 14-604(4)(d)(.3) (Parcels A-D)	A deck may not encroach into the required rear yard unless it complies with the following (a) It is constructed such that the floor level of the deck is at or below the first story which is above grade; and (b) It is not, at any point, closer than three ft. from a rear lot line serving two or more lot or the edge of any common driveway. Whereas, (a) the proposed decks are located at the second story above grade and (b) the deck is proposed to be built to the property line with no setback.											
§ 14-604(4)(d)(.4) (Parcels A-D)	Decks must be constructed so that vertical support elements are located a minimum distance of 18 in. from all lot lines, whereas the proposed vertical supports are located on the rear lot line with no setback.											
Table 14-701-1 (Parcels A-D)	MINIMUM LOT AREA FRONT SETBACK OPEN AREA REAR YARD DEPTH	<table border="1"> <thead> <tr> <th><u>REQUIRED</u></th> <th><u>PROPOSED</u></th> </tr> </thead> <tbody> <tr> <td>2250 sqft.</td> <td>1406 sqft.</td> </tr> <tr> <td>8ft.</td> <td>0ft.</td> </tr> <tr> <td>50%</td> <td>0%</td> </tr> <tr> <td>15ft</td> <td>0ft</td> </tr> </tbody> </table>	<u>REQUIRED</u>	<u>PROPOSED</u>	2250 sqft.	1406 sqft.	8ft.	0ft.	50%	0%	15ft	0ft
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TWENTY NINE (29) ZONING REFUSALS
FEE TO FILE AN APPEAL: \$300.00



CC: Gerald and Jannette Kudach
4002 Briar St
Lafayette Hill, PA 19444

Andrew DiDonato <hr/> PLANS EXAMINER	5/29/19 <hr/> DATE
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NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPMENT, ZONING BOARD OF ADJUSTMENT AT ONE PARKWAY BUILDING, 1515 ARCH ST, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

