

**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 8/22/2019	APPLICATION # 996502
ZONING DISTRICT(S) <b>RSA-3: RESIDENTIAL DISTRICT.</b> NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - RIDGE PARK ROXBOROUGH. OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION.	

ADDRESS/LOCATION **323 GATES STREET (BETWEEN WRIGHTS ST AND GATES ST)**

APPLICANT:  
WILLIAM J. O'BRIEN  
(ATTORNEY FOR OWNER)

ADDRESS:  
4322 MAIN ST  
PHILADELPHIA, PA 19127

APPLICATION FOR:

FOR THE RELOCATION OF LOT LINE TO CREATE EIGHT (8) LOTS ( PARCEL # A, B, C, D, E, F, G & H) FROM ONE DEEDED LOT WITH A COMMON SHARES DRIVEWAY (RECIPRICAL EASEMENT AGREEMENT WILL BE RECORDED PRIOR TO ISSUE BUILDING PERMIT); AND FOR COMPLETE DEMOLITION OF EXISTING STRUCTURE ON THE LOT; SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

FOR PARCEL # A, B, C & D: FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH FRONT COVERED PORCH AND CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

USE FOR PARCEL # A, B, C & D: FOR HOUSEHOLD LIVING SINGLE FAMILY DWELLING AND TWO (2) ACCESSORY OFF STREET INTERIOR PARKING SPACES.

FOR PARCEL # E, F, G & H: FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

USE FOR PARCEL # E, F, G & H: FOR HOUSEHOLD LIVING SINGLE FAMILY DWELLING AND TWO (2) ACCESSORY OFF STREET INTERIOR 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 SECTION	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:	REQUIRED	PROPOSED
Table 14-701-1	MINIMUM LOT AREA(SQ FT)(FOR PARCEL # A, B, C & D)	2,250 SQ FT	2,311.46 SQ FT
Table 14-701-1	MINIMUM LOT AREA (SQ FT)( FOR PARCEL # E)	2.250 SQ FT	1,754.76 SQ FT
Table 14-701-1	MINIMUM LOT AREA (SQ FT)( FOR PARCEL # F)	2.250 SQ FT	1,755.42 SQ FT
Table 14-701-1	MINIMUM LOT AREA (SQ FT)( FOR PARCEL #G)	2.250 SQ FT	1,756.08 SQ FT
Table 14-701-1	MINIMUM SIDE YARD (FT) ( PARCEL # A, B, C & D)	8 FT	5 FT
Table 14-701-1	MINIMUM FRONT SETBACK (FT)( PARCEL# A,B,C & D)	8 FT	5 FT
Table 14-701-1	MINIMUM LOT WIDTH (FT) ( FOR PARCEL E, F & G)	25 FT	19 FT
14-504(8).(6).(b)	MAXIMUM ALLOWED CUB CUT (FT)(OVERLAY- RIDGE PARK ROXBOROUGH)	<u>ALLOWED</u> 12 FT	24 FT

**REMARKS:**

**NINETEEN (19) ZONING REFUSALS.  
 FEE FOR FILLING AN APPEAL - \$300.00**

Cc:  
OWNER,  
KYLE & LINETTE KIELINSKI  
323 GATES ST  
PHILADELPHIA, PA 19128



PAULOSE ISSAC  
PLANS EXAMINATION ENGINEER

Email: Paulose.Issac@phila.Gov

8/22/19

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.**