

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
 11/01/2019
 APPLICATION #
 1020888
 ZONING DISTRICT(S)
RSA-3: RESIDENTIAL DISTRICT.
 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 AMEND APPLICATION # 996502, CAL # 38605; FOR THE RELOCATION OF LOT LINE TO CREATE SEVEN (7) LOTS (PARCEL # A, B, C, D, E, F & G) FROM ONE DEEDED LOT WITH A COMMON SHARES DRIVEWAY (RECIPRICAL EASEMENT AGREEMENT WILL BE RECORDED PRIOR TO ISSUE BUILDING PERMIT). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

FOR PARCEL # A: FOR EXISTING DETACHED STRUCTURE. USE AS FOR HOUSEHOLD LIVING SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

FOR PARCEL # D, E, F & G: 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 # D, E, F & G: 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)

CODE SECTION

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

	REQUIRED	PROPOSED
Table 14-701-1	2,250 SQ FT	2,149.65 SQ FT
Table 14-701-1	2.250 SQ FT	1,754.76 SQ FT
Table 14-701-1	2.250 SQ FT	1,755.42 SQ FT
Table 14-701-1	2.250 SQ FT	1,756.08 SQ FT
Table 14-701-1	25 FT	23.25 FT
Table 14-701-1	25 FT	19.0 FT
Table 14-701-1	8 FT	3.20 FT
Table 14-701-1	8 FT	5 FT
Table 14-701-1	8 FT	5 FT
14-504(8)(.6)(.b)	<u>ALLOWED</u> 12 FT	24 FT

REMARKS:

SIXTEEN (16) 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

11/01/19

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.