

**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  
11/18/2019

APPLICATION #  
1024339

ZONING DISTRICT(S):  
RSA-5 (SINGLE FAMILY ATTACHED-5)

OVERLAY DISTRICT(S):  
NCO – RIDGE PARK ROXBOROUGH

ADDRESS/LOCATION:

344-50 CONARROE STREET (SOUTHEAST CORNER OF MANAYUNK AVE.), PHILADELPHIA, PA 19128

APPLICANT:

WILLIAM J. O'BRIEN (ATTORNEY)

ADDRESS:

4322 MAIN STREET, PHILADELPHIA, PA 19127

APPLICATION FOR:

FOR USE AS A MULTI-FAMILY (SIX (6) UNITS) HOUSEHOLD LIVING ON THE SECOND FLOOR WITH SEVEN (7) ACCESSORY OFF-STREET PARKING ON THE FIRST FLOOR OF AN EXISTING TWO (2) STORY STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

**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 (SIX (6) DWELLINGS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.
§14-803 (1)(c)	THE PROPOSED ACCESSORY PARKING FOR A MULTI-FAMILY USE IN A SEMI-DETACHED BUILDING IN THE RSA-5 ZONING DISTRICT IS EXPRESSLY PROHIBITED UNLESS IT CAN BE ACCESSED FROM A SHARED DRIVEWAY, ALLEY OR REAR STREET. WHEREAS, THE PROPOSED ACCESSORY PARKING IS ACCESSED FROM THE FRONT STREET OF CANARROE STREET.
§14-504 (7)(c)(.4)(.b)	THE VEHICULAR ENTRYWAYS OF PRIVATE RESIDENCE PARKING GARAGES THAT FRONT ON ANY STREET IS EXPRESSLY PROHIBITED IN THE NCO – RIDGE PARK ROXBOROUGH OVERLAY. WHEREAS, THE PROPOSED ACCESSORY PARKING IS ACCESSED FROM THE FRONT STREET OF CANARROE STREET.
§14-504 (7)(d)(.1)	THE PRINCIPAL BUILDING SHALL HAVE A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET IN THE NCO – RIDGE PARK ROXBOROUGH OVERLAY. WHEREAS, THE SUBMITTED ZONING PLAN DID NOT INCLUDE A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE (1) WINDOW FACING THE STREET.

FOUR (4) USE REFUSALS,

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA: N/A

Cc. OWNER:

ROGER ROSS

4620 MANAYUNK AVENUE

PHILADELPHIA, PA 19128



CHANWOO JUNG

PLANS EXAMINER

11/18/2019

DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 18<sup>TH</sup> FLOOR, 1515 ARCH STREET, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.