

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
11/22/2019

APPLICATION #
1023122

ZONING DISTRICT(S):
RSD-3 (RESIDENTIAL SINGLE-FAMILY
DETACHED-3)

OVERLAY DISTRICT(S):
NCO – CENTRAL ROXBOROUGH
14-704(2) : STEEP SLOPE PROTECTION

ADDRESS/LOCATION:

348 GREEN LANE, PHILADELPHIA, PA 19128

APPLICANT:

DEREK SPENCER (DESIGN PROFESSIONAL)

ADDRESS:

1901 S. 9TH ST., RM 526, PHILADELPHIA, PA 19148

APPLICATION FOR:

FOR THE RELOCATION OF LOT LINES TO CREATE FOUR (4) LOTS (PARCEL 'B', PARCEL 'C', PARCEL 'D', & PARCEL 'E') FROM ONE (1) EXISTING DEEDED LOT (PARCEL 'A': 348 GREEN LN.), ONE (1) OPA ACCOUNT; ON PARCEL 'B', EXISTING BUILDING TO REMAIN (WITH NO WORK PROPOSED), TO USE AS AN EXISTING MULTI-FAMILY (FIVE (5) UNITS) HOUSEHOLD LIVING WITH AN EXISTING DOCTOR'S OFFICE, DOCTOR TO RESIDE ON THE PREMISES AS PREVIOUSLY APPROVED; ON PARCEL 'C', FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; ON PARCEL 'D', FOR THE ERECTION OF AN ATTACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; ON PARCEL 'E', FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (N.T.E. 38' HIGH), TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES, ACCESSED FROM DUPONT ST.; SIZE AND LOCATIONS 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)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
§14-504(7)(C)(.4)(.B)	VEHICULAR ENTRYWAYS OF PRIVATE RESIDENCE PARKING GARAGES THAT FRONT ON ANY STREET ARE PROHIBITED IN THIS NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.
TABLE 14-602-1.A	SEMI-DETACHED AND ATTACHED STRUCTURE ARE NOT PROHIBITED IN THE RSD-3 ZONING DISTRICT.
CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:
§14-704(2)(b)(.2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.
§14-504(7)(c)(.1)	THE FRONT SETBACK LOCATED CLOSER TO THE PRIMARY STREET THAN THE CLOSEST FRONT FAÇADE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO (2) IMMEDIATELY ABUTTING LOTS WITH STREET IS EXPRESSLY PROHIBITED IN THIS NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.

Cc

OWNER:

STONE DOOR LLC

P.O.BOX 4698

PHILADELPHIA, PA 19125



CHANWOO JUNG

PLANS EXAMINER

11/22/2019

DATE

NOTICE TO APPLICANT:

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

	REQUIRED	PROPOSED
TABLE 14-701-1 MIN. FRONT SETBACK (PARCEL 'C', 'D', 'E')	25 FT	8 FT
TABLE 14-701-1 REAR YARD DEPTH (PARCEL 'C', 'D', 'E')	25 FT.	15 FT. 3/4 IN
§14-504(7)(c)(.4)(.c) MAX. WIDTH OF CURB CUT	MAX. 12 FT	16 FT

(PARCEL 'C')		
	REQUIRED	PROPOSED
TABLE 14-701-1 MIN. LOT WIDTH (FT.)	50 FT	25 FT
TABLE 14-701-1 MIN. LOT AREA (SQ. FT.)	5,000 SF	1,514 SF

(PARCEL 'D')		
	REQUIRED	PROPOSED
TABLE 14-701-1 MIN. LOT WIDTH (FT.)	50 FT	20 FT
TABLE 14-701-1 MIN. LOT AREA (SQ. FT.)	5,000 SF	1,211.2 SF

(PARCEL 'E')		
	REQUIRED	PROPOSED
TABLE 14-701-1 MIN. LOT WIDTH (FT.)	50 FT	25 FT
TABLE 14-701-1 MIN. LOT AREA (SQ. FT.)	5,000 SF	1,794.1 SF

TWO (2) USE REFUSALS,
ELEVEN (11) ZONING REFUSALS,

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:

SEE A/P # 15453, CAL # 80-0257, ZBA GRANTED A VARIANCE FOR A FIVE (5) FAMILY DWELLING (DOCTOR'S OFFICE, DOCTOR TO RESIDE ON PREMISES), 04/11/1980
 SEE A/P # 66044, CAL # 76-1360, ZBA GRANTED A VARIANCE FOR A FOUR (4) FAMILY DWELLING (DOCTOR'S OFFICE, DOCTOR TO RESIDE ON PREMISES), 04/11/1980
 SEE A/P # 70355B, CAL # M-2286, ZBA GRANTED A VARIANCE FOR A TWO (2) FAMILY DWELLING (DOCTOR'S OFFICE, DOCTOR TO RESIDE ON PREMISES), 11/20/1957

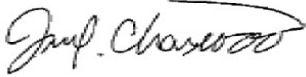
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