

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
6/27/2019

APPLICATION #
984214

ZONING DISTRICT(S):
CMX-2.5 COMMERCIAL DISTRICT
OVERLAY DISTRICT(S):
NONE (AFFECT THIS APPLICATION)

ADDRESS/LOCATION:
6212 RIDGE AVE

APPLICANT:
WILLIAM J. O'BRIEN
(ATTORNEY)

ADDRESS:
4322 MAIN ST
PHILADELPHIA, PA 19127

APPLICATION FOR:

FOR THE LEGALIZATION OF SEVEN (7) EXISTING ACCESSORY SURFACE PARKING SPACES AT THE REAR OF A LOT WITH AN EXISTING SEMI-DETACHED STRUCTURE, AS PER SITE PLAN; NO CHANGES TO EXISTING USES, PARKING LAYOUT, OR HEIGHT AND AREA OF EXISTING BUILDING.

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:		
		REQUIRED/ALLOWABLE	PROPOSED
TABLE 14-802-4 & §14-802(5)(a)	MINIMUM NUMBER OF VAN-ACCESSIBLE SPACES	1	0

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
§14-803(1)(b)(.1)(.a)(.ii)	SURFACE PARKING SPACES ARE PROHIBITED WITHIN THE REQUIRED FRONT, REAR, AND SIDE YARDS; WHEREAS, THE SURFACE PARKING SPACES BEING LEGALIZED ARE WITHIN THE REQUIRED REAR YARD WITHIN THE CMX-2.5 COMMERCIAL DISTRICT AND ARE THEREFORE REFUSED.		

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
§14-803(1)(c)(.2)(.a)	ACCESSORY PARKING FOR ANY MULTI-FAMILY USE IN A SEMI-DETACHED STRUCTURE SHALL BE PROHIBITED UNLESS IT CAN BE ACCESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET; WHEREAS, THE PARKING BEING LEGALIZED IS ACCESSED FROM RIDGE AVENUE, A LEGALLY OPENED STREET, AND IS THEREFORE REFUSED.		

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
		REQUIRED/ALLOWABLE	PROPOSED
TABLE 14-803-1	MINIMUM STALL WIDTH	8.5 FT.	8 FT.
	MINIMUM AISLE WIDTH	24 FT.	22 FT.

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
§14-803(5)	ALL SURFACE PARKING LOTS SHALL PROVIDE LANDSCAPING AND SCREENING COMPLIANT WITH THIS SECTION, AS APPROVED BY THE CITY PLANNING COMMISSION; WHEREAS, THE REQUIRED LANDSCAPING AND SCREENING IS NOT BEING PROVIDED.		

SIX (6) USE REFUSALS

FEE TO FILE APPEAL: **\$300**

NOTE TO ZBA:

SEE CAL#30815 FOR ZBA GRANTING AN APPEAL ON 8/15/2017 AGAINST L&I VIOLATION CASE #554255 CLAIMING THAT REAR PARKING LOT REQUIRED USE PERMITS TO LEGALIZE.

CIVIC DESIGN REVIEW (§14-304(5)):

- THIS APPLICATION **DOES NOT** REQUIRE CIVIC DESIGN REVIEW
- THIS APPLICATION **DOES** REQUIRE CIVIC DESIGN REVIEW

Cc
OWNER:
TWIN RIDGE, LLC
2160 HARTS LN
CONSHOHOCKEN, PA 19428



MATTHEW WOJCIK
PLANS EXAMINER

6/27/2019
DATE

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.