

Notice of: **Refusal** **Referral**

Application Number: ZP-2021-005109	Zoning District(s): RSA3	Date of Refusal: 6/5/2021
Address/Location: 4477 FLEMING ST, Philadelphia, PA 19128-4808 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: WILLIAM OBRIEN DBA: MANAYUNK LAW OFFICE	Applicant Address: 4322 Main Street P.O. Box 4603 PHILADELPHIA, PA 19127 USA	

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE THREE (3) PARCELS "PARCEL A"; "PARCEL B" AND "PARCEL C" FROM ONE (1) OPA ACCOUNTS (4477 FLEMING STREET) AS FOLLOWS: FOR THE COMPLETE DEMOLITION OF EXISTING GARAGE AT REAR; FOR THE DEMOLITION OF EXISTING CONCRETE PORCH

"PARCEL A" AND "PARCEL B": FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY A PILOTHOUSE AND WITH FIVE(5) ACCESSORY SURFACE PARKING SPACES(THREE(3) SPACES FOR PARCEL # A AND TWO(2) SPACES FOR PARCEL # B) ACCESSED BY A SHARED DRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT

PARCEL "C": FOR THE ERECTION OF A SECOND FLOOR ROOF DECK OF AN EXISTING THREE (3) STORY STRUCTURE SEMI-DETACHED STRUCTURE; FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH ACCESSORY TWO (2) SURFACE PARKING SPACES ACCESS BY A SHARED DRIVEWAY. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:	REQUIRED	PROPOSED
TABLE 14-701-1	Dimensional Standards for Lower Density Residential Districts	REAR YARD DEPTH (PARKING AT REQUIRED REAR YARD DEPTH PARCEL A' PARCEL B' AND "PARCEL C')	15'	0'
		ATTACHED STRUCTURE, IS PROHIBITED IN THIS ZONING DISTRICT" (PARCEL A" AND "PARCEL B")		
		SIDE YARD DEPTH(FT) " PARCEL C"	8'	2'2'

SIX (6) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

LANDSCAPING FOR THE PROPOSED SURFACE PARKING SPACES MUST BE APPROVED PRIOR ISSUANCE TO PERMIT.

Parcel Owner:

RAYMOND N PIERCE, PATSY ANN



CHELI DAHAL
PLANS EXAMINER

6/5/2021
DATE SIGNED