

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA <b>DEPARTMENT OF LICENSES &amp; INSPECTIONS</b> Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 11/18/2016	APPLICATION # 736855
		ZONING DISTRICT(S) RSA-5	

ADDRESS/LOCATION      228 Monastery Ave.

APPLICANT Tommy Tran (EXPEDITER)	ADDRESS 1023 Cherry Street PHILADELPHIA, PA 19107
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APPLICATION FOR:

FOR THE LOT ADJUSTMENT TO CREATE TWO LOTS (PARCELS A AND B ON PLAN) FROM ONE EXISTING LOT (228 MONASTERY AVE.)(SIZE AND LOCATION AS SHOWN ON PLAN/APPLICATION).


FOR USE AS A SINGLE FAMILY HOUSEHOLD LIVING ON PARCEL B IN AN EXISTING SEMI-DETACHED BUILDING AND PARCEL A TO REMAIN AS VACANT LOT.

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						
Table 14-701-1	<p>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</p> <table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. LOT AREA (SQ.FT.)</td> <td>1440</td> <td>1120 (PARCEL A) 1325 (PARCEL B)</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	MIN. LOT AREA (SQ.FT.)	1440	1120 (PARCEL A) 1325 (PARCEL B)
	REQUIRED	PROPOSED					
MIN. LOT AREA (SQ.FT.)	1440	1120 (PARCEL A) 1325 (PARCEL B)					

TWO (1) ZONING REFUSAL  
FEE TO FILE APPEAL: \$250

Cc:  
MONTAGUE THOMAS W IV  
228 MONASTERY AVE.  
PHILADELPHIA, PA 19128

  
 RICHARD.X.CHEN  
 PLANS EXAMINER

11/18/16  
 DATE

**NOTICE TO APPLICANT:**  
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11<sup>TH</sup> FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.