

NOTICE OF:
 REFUSAL
 SPECIAL EXCEPTION

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL
 9/2/2017

APPLICATION #
 813027

ZONING DISTRICT(S)
 RSA-5 RESIDENTIAL DISTRICT UNDER
 STEEP SLOPE
 (14-704(2) CONTROL DISTRICT AND
 NCO (14-504(40) CONTROL DISTRICT.

ADDRESS/LOCATION: 340 HERMITAGE STREET , PHILADELPHIA, PA

APPLICANT: KEVIN J ONEILL

ADDRESS: 2424 E YORK ST S 110, PHILADELPHIA, PA 19125

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE SIX(6) LOTS ("PARCEL # 1 " "PARCEL# 2 " , " PARCEL# 3 " , "PARCEL # 4 " , "PARCEL 5 " # AND "PARCEL # 6 ") FROM ONE(1) OPA ACCOUNT (340 HERMITAGE STREET) AS FOLLOWS:

LOT# 2 THROUGH LOT# 5 (WRIGHT STREET FRONTAGE) : FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ACCESSED BY A PILOTHOUSE (NTE 90 SF) ON EACH LOT FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH ONE(1) ACCESSORY PARKING GARAGE FOR ONE(1) CAR AT FIRST FLOOR ACCESSED BY A FRONT STREET.

LOT# 1: (HERMITAGE STREET FRONTAGE) FOR THE ERECTION OF AN ATTACHED STRUCTURES ON LOT (MAXIMUM HEIGHT 45' HIGH) (CREATES MULTIPLE PRINCIPAL BUILDING ON LOT) WITH ROOF DECK ACCESSED BY A PILOT HOUSE FOR A MULTI-FAMILY HOUSEHOLD LIVING (EIGHT(8) DWELLING UNITS) WITH EIGHT(8) ACCESSORY PARKING GARAGES ACCESSED BY A FRONT STREET .SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

TABLE 14-602-1 (LO T# 1)

 SECTION 14-401(4)(b)
 (LOT # 1)

 SECTION 14-803(1)(c) (.1)
 (FROM LOT # 1THRU LOT# 6)

THE PROPOSED USE IS REFUSED AS FOLLOWING:

THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING; HOUSEHOLD LIVING IS PROHIBITED IN THIS ZONING DISTRICT.

 THE PROPOSED CONDITION CREATES , MULTIPLE PRINCIPAL BUILDINGS , IS PROHIBITED IN THIS ZONING DISTRICT

 IN THE RSA-5 DISTRICT, ACCESSORY PARKING FOR A HOUSEHOLD LIVING , IN AN ATTACHED STRUCTURES SHALL BE PROHIBITED UNLESS ACCESSED FROM A SHEAR DRIVEWAY, ALLEY OR REAR STREET

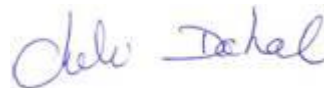
THE PROPOSED ZONING IS REFUSED AS FOLLOWING

	REQUIRED	PROPOSED
TABLE 14-701-1 [FROM LOT# 3THRU LOT# 6]		
LOT AREA (SF)	1,440 SF	978.2 SF
LOT# 2		
LOT AREA (SF)	1,440 SF	982.0 SF
	ALLOWED	PROPOSED
LOT# 1		
MAXIMUM HEIGHT (FT)	38 FT	45 FT
SECTION 14-704(2)(b)(.2)		
STEEP SLOPE PROTECTION	LESS THAN 25%	GREATER THAN 25%

SEVEN(7) USE REFUSALS
 SEVEN(7) ZONING REFUSALS
 FEE TO FILE APPEAL: \$300

Cc:

HERMITAGE ST LLC
 400 CROSSING DRIVE
 BRISTOL PA 19007



 CHELI DAHAL
 PLANS EXAMINER

 9/2/2017
 DATE

NOTICE TO APPLICANT:

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

PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR ALL REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:

http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf