

**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  
 10/24/2016

APPLICATION #  
 730512

ZONING DISTRICT(S)  
 RSA-5 UNDER  
 NCO /14-504(7) CONTROL DISTRICT

ADDRESS/LOCATION: 344-50 CONNAROE STREET, PHILADELPHIA, PA

APPLICANT: HYON KANG

ADDRESS: 6525 TULIP ST, PHILADELPHIA, PA

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE SIX(6) LOTS ( OT# A,B,C,D,E AND F) FROM ONE(1) OPA ACCOUNTS ( 344-50 CONNAROE STREET) FOR A VACANT LOTS 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](http://WWW.PHILA.GOV))**

**CODE REFERENCE**

TABLE 14-701-1

**THE PROPOSED ZONING IS REFUSED AS FOLLOWING**

	REQUIRED	PROPOSED
LOT WIDTH ( LOT# A,B \$ C)	16 FT	15.847FT
LOT WIDTH ( LOT# D \$ E)	16 FT	15.847 FT
LOT WIDTH ( LOT# F)	16 FT	15.859 FT
LOT AREA ( LOT# A)	1,440 SF	1,003.875 SF
LOT AREA ( LOT# B)	1,440 SF	1,003.893 SF
LOT AREA ( LOT# C)	1,440 SF	1,003.910 SF
LOT AREA ( LOT# D)	1,440 SF	1,003.927 SF
LOT AREA ( LOT# E)	1,440 SF	1,003.945 SF
LOT AREA ( LOT# F)	1,440 SF	1,003.586 SF

TWELVE(12) ZONING REFUSASL  
 FEE TO FILE APPEAL: \$250

NOTE TO ZBA: CITY PLANNING DISAPPROVED SURVEY PLAN FOR THE LOT SIZE.

Cc:

344 CONNAROE ASSOCIATES LLC  
 1 WEST 3<sup>RD</sup> STREET  
 MEDIA PA 19063



\_\_\_\_\_  
 CHELI DAHAL  
 PLANS EXAMINER

\_\_\_\_\_  
 10/24/2016  
 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.

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](http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf)