

<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 1/24/18	APPLICATION # 831340
		ZONING DISTRICT(S) RSA-3	

ADDRESS/LOCATION: 420-24 SEVILLE STREET PHILADELPHIA, PA 19128

APPLICANT: JITING DENG (BLANK ROME LLP)	ADDRESS: 4220 MAIN STREET PHILADELPHIA, PA 19127
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APPLICATION FOR: FOR THE RELOCATION OF LOT LINES TO CREATE FIVE(5) LOTS FROM THREE DEEDED LOTS EXISTING IN TWO(2) OPA AC NUMBERS (420-22 & 424 SEVILLE ST), FOR THE ERECTION OF FOUR(4) ATTACHED STRUCTURES (MAXIMUM HEIGHT NTE 38 FEET) EACH WITH A ROOF DECK ABOVE ACCESSED BY A PILOT HOUSE, WITH A DECK AT THE SECOND FLOOR REAR EACH WITH INTERIOR PARKING FOR ONE VEHICLE ACCESSED BY A SHARED DRIVEWAY CREATED BY AN EASEMENT, PARCEL A TO REMAIN AN PREVIOUSLY APPROVED FOUR(4) FAMILY DWELLING, WITH THE ERECTION OF FOUR(4) CAR ACCESSORY GARAGE AT THE REAR. ON THE SAME LOT WITH A NON ACCESSORY GARAGE FOR AUTO REPAIR. (SIZE AND LOCATION AS SHOWN ON 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))**

<u>CODE REFERENCE</u> <u>TABLE</u>	<u>PROPOSED</u>																		
14-602-1(A)	THE PROPOSED USE, 'ATTACHED STRUCTURES' ARE PROHIBITED IN THIS ZONING DISTRICT.																		
	<b>ZONING IS REFUSED FOR THE FOLLOWING:</b>																		
<u>TABLE</u> 14-701-1	<table border="1"> <thead> <tr> <th></th> <th><b>REQUIRED</b></th> <th><b>PROPOSED</b></th> </tr> </thead> <tbody> <tr> <td>MINIMUM LOT WIDTH(PARCELS B THRU E)</td> <td>25 FEET</td> <td>17.5 FEET</td> </tr> <tr> <td>MINIMUM LOT AREA</td> <td>2250 SFT</td> <td>1645 SFT</td> </tr> <tr> <td>SIDE YARD (PARCEL A) AT EAEMENT</td> <td>8 FEET</td> <td>0 FEET</td> </tr> <tr> <td>REAR YARD SETBACK(PARCEL B THRU E)</td> <td>15 FEET</td> <td>9.2 FEET</td> </tr> <tr> <td>PARKING AT THE REQUIRED REAR YARD(PARCEL A)</td> <td>15 FEET</td> <td>0 FEET</td> </tr> </tbody> </table>		<b>REQUIRED</b>	<b>PROPOSED</b>	MINIMUM LOT WIDTH(PARCELS B THRU E)	25 FEET	17.5 FEET	MINIMUM LOT AREA	2250 SFT	1645 SFT	SIDE YARD (PARCEL A) AT EAEMENT	8 FEET	0 FEET	REAR YARD SETBACK(PARCEL B THRU E)	15 FEET	9.2 FEET	PARKING AT THE REQUIRED REAR YARD(PARCEL A)	15 FEET	0 FEET
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ONE(1) USE REFUSAL  
 FOURTEEN (14) ZONING REFUSALS  
 FEE TO APPEAL; \$300  
 NOTE TO ZBA/APPLICANT: EASEMENT AGREEMENT TO BE PROVIDED PRIOR TO ISSUANCE OF FINAL PERMIT.  
 SEE AP# 010827024, CAL# 01-1185, ZBA GRANTED RENTAL AND RETAIL SALES OF SMALL TOOLS AND EQUIPMENT, WITH THE ERECTION OF ONE FLATWALL ACCESSORY SIGN ON THE SAME LOT WITH FOUR APARTMENTS GARAGE FOR AUTO REPAIRS SHOP(NO BODY OR FENDER WORK) AND ELEVEN(11) PRIVATE GARAGES-ROVISO HAZARDOUS WASTE PICKUP, MUST MEET FIRE CODE.  
 SEE APPLICATION# 75862, CAL#77-0814, ZBA REFUSED TYPESETTING OFFICE AND AUTO REPAIRS WITH NINE PVT GARAGES(9/8/77)

CC:  
 OWNER  
 KATHLEEN ABRAMS  
 565 SPRAGUE RD  
 PENN VALLEY, PA 19072

*Srinata Krishnan*  
 PLANS EXAMINER

1/24/18  
 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.