

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>REFERRAL</b>	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 <b>6 DECEMBER 2013</b>	APPLICATION # <b>508620</b>
		ZONING DISTRICT(S) <b>RSA-3</b>	

ADDRESS/LOCATION  
**439 MONASTERY AVENUE, PHILADELPHIA, PA 19128**

APPLICANT <b>A. ROBERT TORRES, STUDIO TORRES LTD</b>	ADDRESS <b>5150 RIDGE AVE., PHILA., PA 19128</b>
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APPLICATION FOR:


**CONVERT USE FROM A SINGLE FAMILY DWELLING TO A THREE FAMILY DWELLING WITH ONE EXISTING INTERIOR OFF STREET PARKING GARAGE AND FOR THE CREATION OF TWO OFF STREET OPEN AIR SURFACE PARKING SPACES. FOR THE ERECTION OF A SIX FOOT (6'-0") FENCE. SIZE AND LOCATION AS SHOWN ON SUBMITTED PLAN.**

**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>PROPOSED</u>						
TABLE 14-602-1	THE PROPOSED USE, A MULTI-FAMILY DWELLING, IS NOT PERMITTED IN THIS ZONING DISTRICT.						
14-803-1 (1)(b)(.1) (ii)	THE PROPOSED USE, THE CREATION OF TWO OFF STREET OPEN AIR SURFACE PARKING SPACES, IS NOT PERMITTED IN THE REQUIRED SIDE YARD.						
TABLE 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table border="0" style="width: 100%; margin-left: 40px;"> <tr> <td></td> <td style="text-align: center;">REQUIRED</td> <td style="text-align: center;">PROPOSED</td> </tr> <tr> <td style="text-align: center;">SIDE YARD MINIMUM WIDTH</td> <td style="text-align: center;">8'- 0"</td> <td style="text-align: center;">6' - 0"</td> </tr> </table>		REQUIRED	PROPOSED	SIDE YARD MINIMUM WIDTH	8'- 0"	6' - 0"
	REQUIRED	PROPOSED					
SIDE YARD MINIMUM WIDTH	8'- 0"	6' - 0"					

**TWO ZONING USE REFUSALS  
ONE ZONING REFUSAL  
APPEAL FILING FEE: \$250.00**

Cc:

  
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LINDA QUIRING  
PLANS EXAMINER

**6 DECEMBER 2013**  
\_\_\_\_\_  
DATE

**MONASTERY PROPERTIES LLC  
367 LIVZEY ST.  
PHILADELPHIA, PA 19128**

**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.