

NOTICE OF:

REFUSAL
 REFERRAL

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

DATE OF REFUSAL
5/18/2016

APPLICATION #
665970

ZONING DISTRICT(S):
RSA-5 (RESIDENTIAL SINGLE-FAMILY ATTACHED-5)

ZONING OVERLAY(S):
STEEP SLOPE PROTECTION

ADDRESS/LOCATION:
4405-07 SILVERWOOD ST
4409 SILVERWOOD ST

APPLICANT:
WILLIAM J OBRIEN
(ATTORNEY)

ADDRESS:
4322 MAIN STREET
PHILADELPHIA PA 19127

APPLICATION FOR:
FOR THE LOT ADJUSTMENT TO CREATE THREE (3) LOTS (PARCELS 'A', 'B' AND 'C') FROM TWO (2) EXISTING LOTS (4405-07 SILVERWOOD ST AND 4409 SILVERWOOD ST), TO EXTINGUISH ONE (1) ALLEY AND TO CREATE (3) EASEMENTS. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.
PARCELS 'A', 'B' AND 'C': FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A DECK AT THE 1ST FLOOR FRONT, A ROOF DECK AT THE 3RD FLOOR FRONT, AND A ROOF DECK ABOVE THE 3RD FLOOR (ACCESSED BY A ROOF DECK ACCESS STRUCTURE). SIZE AND LOCATION AS SHOWN ON PLANS.
EACH STRUCTURE FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING. ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED BETWEEN PARCELS 'B' AND 'C', ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED ON PARCEL 'B', ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED ON PARCEL 'A', AND ONE (1) INTERIOR, ACCESSORY PARKING SPACE IS LOCATED BETWEEN PARCEL 'A' AND 4403 SILVERWOOD (SEE A/P NO 665967).

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	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:
§14-704(2)(b)(.2)	ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED; WHEREAS SITE CLEARING AND/OR EARTH MOVING ACTIVITY IS PROPOSED.

	REQUIRED	PROPOSED
TABLE 14-701-1, NOTE [5] FRONT SETBACK	0 FT – PARCELS A-C	11-1/8" – PARCEL A 9-1/2" – PARCEL B 7-5/8" – PARCEL C

TWO (2) ZONING REFUSALS

FEE TO FILE APPEAL \$250

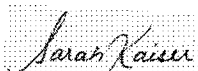
NOTES TO THE ZBA:

SEE A/P NO 665967, 4403 SILVERWOOD ST – CURRENTLY UNDER ADMINISTRATIVE REVIEW TO INCLUDE AN EASEMENT WITH THE PROPERTY AT 4405-07 SILVERWOOD TO PERMIT AN INTERIOR PARKING SPACE TO SPAN PROPERTY LINES.

2016 MAY 18 AM 12:52
BOARD OF ADJUSTMENT

Cc

OWNER:
SMICK STREET TOWNHOMES LL
5913 HOUGHTON ST
PHILADELPHIA, PA
19128



SARAH H KAISER
PLANS EXAMINER

5/18/2016
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.