

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>SPECIAL EXCEPTION</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 5/25/2016	APPLICATION # 690194
		ZONING DISTRICT(S) RSA-3 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION: 451 GREEN LANE , PHILADELPHIA, PA 19116

APPLICANT: RUSTIN OHLER

ADDRESS: 631 NORTH 12<sup>TH</sup> STREET, PHILADELPHIA, PA 19123

FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURE ON LOT; FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (NTE 38' HIGH); ROOF DECKS ACCESSED BY A PILOT HOUSES (NTE 90 SF AREA) (ENCLOSE ACCESS STAIR ONLY); PORCH AT FIRST FLOOR FRONT FOR A MULTI-FAMILY HOUSEHOLD LIVING (THREE (3) DWELLING UNITS) FROM FIRST FLOOR THROUGH THIRD FLOORS.

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))**

<b>CODE REFERENCE</b>	<b>THE PROPOSED USE IS REFUSED AS FOLLOWING:</b>		
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY HOUUSEHOLD LIVING, IS PROHIBITED IN THIS ZONING DISTRICT.		
<b>CODE REFERENCE</b>	<b>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:</b>		
TABLE 14-802-1		<b>REQUIRED</b>	<b>PROPOSED</b>
	TOTAL# OF PARKING SPACES	3 SPACES	0 SPACE
TABLE 14-701-1	<b>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING</b>		
		<b>REQUIRED</b>	<b>PROPOSED</b>
SIDE YARD DEPTH	8 FT	5 FT	

TWO(2) USE REFUSALS  
ONE(1) ZONING REFUSAL  
FEE TO FILE APPEAL: \$250

Cc:

RENAISSANCE REAL STATE  
565 SPRAGUE ROAD  
NARBERTH PA 19072

PLANS EXAMINER

5/25/2016  
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)