

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
11/21/18

APPLICATION #
903571

ZONING DISTRICT(S): RSA-5
NCO-CENTRAL ROXBOROUGH

ADDRESS/LOCATION: 04579 MITCHELL ST.

APPLICANT: LOUISE DI GIACOMO

ADDRESS: 04579 MITCHELL ST. PHILADELPHIA, PA. 19128-3321

APPLICATION FOR: THE DEMOLITION OF AN EXISTING ONE-STORY ATTACHED GARAGE, AND THE ERECTION OF A TWO-STORY ATTACHED GARAGE AS PART OF AN EXISTING ATTACHED TWO-STORY SINGLE-FAMILY STRUCTURE.

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

§14-305.(6)(d)

Table 14-701-1

PROPOSED

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

WHERE A REAR WALL DOES NOT MEET A REAR YARD MINIMUM DEPTH REQUIREMENT, A VERTICAL EXTENSION OF THAT WALL IS AN INCREASE OF THAT SPECIFIC NONCONFORMITY, AND IS NOT PERMITTED. VERTICAL EXTENSIONS OF A REAR BUILDING WALL THAT DO NOT COMPLY WITH MINIMUM REQUIRED REAR YARD MINIMUM DEPTH OR YARD AREAS MUST MEET THE REQUIREMENTS IN TABLE 14-701-1.

	REQUIRED	PROPOSED
REAR YRD MINIMUM DEPTH	9 FT.	0 FT.

NOTE TO THE ZBA: APPROVAL REQUIRED FOR NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CENTRAL ROXBOROUGH PER 14—504(7)

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$125

CC:



PLANS EXAMINER

11 / 21 / 18

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.