

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
 5/11/2015
 APPLICATION #
 609293
 ZONING DISTRICT(S)
 CMX-2 (52.67%) AND RM-1 (47.33%)

ADDRESS/LOCATION:

502 GERHARD STREET PHILADELPHIA, PA 19128

APPLICANT:

 HYON KANG
 KCA DESIGN ASSOCIATES

ADDRESS:

6525 TULIP STREET PHILADELPHIA, PA 19135

APPLICATION FOR:

FOR THE USE OF A MULTI FAMILY HOUSEHOLD LIVING (TOTAL FOURTEEN DWELLING UNITS) THROUGHOUT AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN PER APPLICATION/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)

CODE REFERENCE**PROPOSED USE IS REFUSED FOR THE FOLLOWING:**

TABLE 14-602-2[2]

TABLE 14-602-2: USES ALLOWED IN COMMERCIAL DISTRICTS (CMX-2)

	REQUIRED	PROPOSED
LOT AREA FOR 14 DWELLING UNITS	7199 SQFT	6449 SQFT

TABLE 14-602-2[3]

IN ORDER TO PROMOTE ACTIVE USE AS THE STREET LEVEL, AN ATTACHED BUILDING IN THE CMX-2 DISTRICT MUST CONTAIN A NON-RESIDENTIAL USE ALONG 100% OF THE GROUND FLOOR FRONTAGE AND WITHIN THE FIRST 30 FT OF BUILDING DEPTH MEASURED FROM THE FRONT BUILDING LINE, WHEREAS THE APPLICANT IS PROPOSING A RESIDENTIAL USE WITHIN THE FIRST 30 FT OF BUILDING DEPTH.


TWO (2) USE REFUSALS

FEE TO FILE APPEAL \$250

NOTE TO ZBA: NONE

Cc

 OWNER:
 MEF GERHARD LLC
 483 HOLLY ROAD
 BLUE BELL, PA 19422



JAIS K. SKARIA

PLANS EXAMINER

5/11/2015

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.