

<input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	NOTICE OF: CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 2/25/2014	APPLICATION # 517645
		ZONING DISTRICT(S) RSD-3 (RESIDENTIAL SINGLE-FAMILY DETACHED-3->20% OF THE LOT); RSA-3 (RESIDENTIAL SINGLE-FAMILY- ATTACHED-3- <20% OF THE LOT); 14-510: WWOWISSAHICKON WATER SHED; 14-704(2): STEEP SLOPE PROTECTION AREA	

ADDRESS/LOCATION:
539 1/2 HERMITAGE AVENUE PHILADELPHIA, PA 19146

APPLICANT: KATHRYN BLESSINGTON (RUGGERIO P DESIGN, LLC)	ADDRESS: 622 N 03 RD STREET PHILADELPHIA, PA 19123
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APPLICATION FOR:
 FOR THE ERECTION OF FOUR (4) DETACHED STRUCTURES (UNITS A-D), UNITS A AND B HAVE A FRONT DECK ON THE FIRST AND SECOND FLOOR LEVELS WITH A PORCH IN THE REAR, UNITS C AND D HAVE A PORCH IN THE FRONT AND A REAR DECK ON THE FIRST AND SECOND FLOOR LEVELS. EACH STRUCTURE FOR USE AS A SINGLE FAMILY HOUSE HOLD LIVING WITH TWO (2) ACCESSORY SURFACE PARKING SPACES FOR A TOTAL OF EIGHT (8) PARKING SPACES ON THE LOT, ACCESSED BY A SHARED DRIVEWAY LOCATED ON AN EASEMENT AT 538 LEVERINGTON AVE. 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)


<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>
§14-401(4)(b)	NO MORE THAN ONE PRINCIPAL BUILDING IS ALLOWED PER LOT IN RSD ZONING DISTRICT, WHEREAS THE APPLICANT IS PROPOSING FOUR (4) BUILDINGS ON ONE (1) LOT.
<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
§14-604(4)(b) *TABLE 14-701-1	DECKS ARE PROHIBITED IN REQUIRED FRONT YARDS, WHEREAS THE APPLICANT PROPOSES FRONT DECKS FOR UNITS A AND B IN THE REQUIRED FRONT SETBACK (25 FT*).

ONE (1) ZONING REFUSAL
 ONE (1) USE REFUSAL

 FEE TO FILE APPEAL:\$ 250

 NOTES TO ZBA: NONE

Cc OWNER:
 VAUGHN BUCKLEY GATEWAY COURT LP
 1037 LINDEN AVENUE
 SHARON HILL, PA 19079



 JAIS K. SKARIA
 PLANS EXAMINER

 2/25/2014
 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.