

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>REFERRAL</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 01/16/18	APPLICATION # 841301
		ZONING DISTRICT(S) RSD-1 RESIDENTIAL DISTRICT, NCA (RIDGE AVENUE OVERLAY DISTRICT) & NCO (CENTRAL ROXBOROUGH OVERLAY DISTRICT)	

ADDRESS/LOCATION: 5900 RIDGE AVENUE NWC ROXBOROUGH AVENUE

APPLICANT: WILLIAM J. O'BRIEN  
(ATTORNEY FOR OWNER)

ADDRESS: 4322 MAIN STREET, PHILADELPHIA, PA 19127

APPLICATION IS FOR ENGINEERING AND ARCHITECTURE FIRM (BUSINESS AND PROFESSIONAL OFFICE) IN AN EXISTING STRUCTURE.

NO PLANS SUBMITTED WITH THIS 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))**

**CODE REFERENCE**

**PROPOSED**

TABLE 14-602-1

THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:

THE PROPOSED USE, BUSINESS AND PROFESSIONAL OFFICE, IS PROHIBITED IN THIS ZONING DISTRICT.

TABLE 14-802-1

MINIMUM NUMBER OF PARKING - 3,690.00 SQ FT  
(1/1000 SQ FT)

REQUIRED

PROPOSED

4

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TWO (2) USE REFUSALS  
FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION.

SEE A/P # 791574, CAL # 31714, ZBA GRANTED WITH PROVISIO FOR RELOCATION OF LOT LINES TO CREATE TWO LOTS FROM ONE LOT. PARCEL A – EXISTING CHURCH TO REMAIN, PARCEL B – FOR DEMOLITION OF ALL EXISTING STRUCTURES AND FOR THE ERECTION OF A DETACHED STRUCTURE FOR USE AS A MULTI-FAMILY DWELLING (27) UNITS WITH INTERIOR ACCESSORY PARKING SPACES, 10/18/17.

SEE A/P # 660879, CAL # 27531, ZBA GRANTED FOR PROPOSED OFFICES, MEETING SPACES, MAINTENANCE OF ORGANIZATION ARCHIVES, CLASSROOMS AND PERFORMANCE SPACE FOR MAXIMUM ONE HUNDRED (100) PEOPLE (NIGHT CLUB/PRIVATE CLUB) IN BUILDING # 1 ON THE SAME LOT FOR PROPOSED SINGLE FAMILY DWELLING IN BUILDING # 2 AND VACANT DETACHED GARAGE – BUILDING # 3, 06/01/16; PERMIT NEVER PICKED UP.

SEE A/P # 00014019, CAL # 00-0333, ZBA GRANTED WITH PROVISIO FOR A MEDICAL CENTER AND FACE CHANGE TO AN EXISTING FREE STANDING SIGN, 04/28/00.

CC:



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BINDU MATHEW  
PLANS EXAMINER

\_\_\_\_\_  
01/16/18  
DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET 18<sup>TH</sup> FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF THE DATE OF REFUSAL.