

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: **5/21/2015**
APPLICATION # **575924**

ZONING DISTRICT(S):
**CMX-2 NEIGHBORHOOD
COMMERCIAL MIXED-USE-2;
WISSAHICKON WATERSHED; STEEP
SLOPES PROTECTION AREA**

ADDRESS/LOCATION: **600 WENDOVER ST
PHILADELPHIA, PA 19128** **NEC @ HENRY AVE.**

APPLICANT: **DENNIS TORRES (EXPEDITOR)** ADDRESS: **1206 WALNUT ST.
PHILADELPHIA, PA 19107**

APPLICATION FOR: **FOR THE REMOVAL OF FENCING AND AN AWNING AT THE REAR; FOR THE ERECTION OF A REAR ADDITION (NO ENCROACHMENT OF SHARED DRIVEWAY) TO AN ATTACHED STRUCTURE TO EXTEND AN EXISTING TAKE-OUT RESTAURANT AT THE GROUND FLOOR IN THE SAME BUILDING WITH ONE (1) DWELLING UNIT (HOUSEHOLD LIVING) ABOVE. SIZE AND LOCATION AS SHOWN IN 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:

TABLE 14-602-2

PROPOSED USE IS REFERRED FOR THE FOLLOWING:

WHEREAS THE PROPOSED EXTENSION OF THE GROUND FLOOR USE, TAKE-OUT RESTAURANT, REQUIRES SPECIAL EXCEPTION APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT IN THE CMX-2 ZONING DISTRICT.

PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

TABLE 14-701-3

	ALLOWABLE:	PROPOSED:
MAXIMUM PERCENTAGE OF OCCUPIED LOT AREA (CORNER LOT) IN THE CMX-2 ZONING DISTRICT	80 % (1,184.00 SF)	80.5 % (1,191.33 SF)
	REQUIRED:	PROPOSED:
MINIMUM REAR YARD DEPTH IN THE CMX-2 ZONING DISTRICT (10 % OF LOT DEPTH)	9 FT 3 IN	0 FT

TABLE 14-701-3

- 1 USE REFERRAL
2 ZONING REFUSALS

FEE TO FILE APPEAL - \$250

NOTES TO ZBA:

GROUND FLOOR USE IS EXISTING AND NON-CONFORMING (PREVIOUSLY APPROVED AS MATTER-OF-RIGHT AS "LUNCHEONETTE"). THE PROPOSED ADDITION EXCEEDS TEN PERCENT (10%) OF EXISTING AREA OCCUPIED BY THIS USE AND IS IN AN ADDITION THAT DOES NOT COMPLY WITH DIMENSIONAL STANDARDS IN SECTION 14-701.

NO NEW SIGNS THIS APPLICATION. EXISTING DOUBLE-FACED PROJECTING SIGN APPROVED ON STREET ADVERTISING DEVICE PERMIT # 167227, DATED 9/24/1963.

ORDINANCE REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR ANY PERMANENT CONSTRUCTION LOCATED IN PUBLIC RIGHT-OF-WAY

Cc:
OWNER -
SMK HOLDINGS, LLC
600 WENDOVER ST.
PHILADELPHIA, PA 19128



GEORGE DIPERSIO
PLANS EXAMINER

5/21/2015
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.