

**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2022-013878	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>2/24/2023</b>
<b>Address/Location:</b> 562 GREEN LN, Philadelphia, PA 19128-2619 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> William O'Brien DBA: Manayunk Law Office	<b>Applicant Address:</b> 4322 Main Street Philadelphia, PA 19127	<b>Civic Design Review?</b> N

**Application for:**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE; FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY INTERIOR OFF-STREET PARKING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)

<u>CODE REFERENCE</u>	<u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>															
§14-504(7)(c)(.4)(.b)	VEHICULAR ENTRYWAY OF THE PROPOSED ONE (1) RESIDENTIAL PARKING GARAGE THAT FRONT ON DUPONT STREET IS EXPRESSLY PROHIBITED IN NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.															
§14-704(2)(b)(.2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.															
<u>CODE REFERENCE</u>	<u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>															
§14-504 (7) (c) (.1)	THE FRONT SETBACK SHALL BE NO FURTHER FROM THE STREET THAN THE FURTHEST FRONT FAÇADE OF THE PRINCIPAL BUILDING ON ANY ABUTTING LOTS ON THE SAME BLOCK FACE IN NCO – CENTRAL ROXBOROUGH OVERLAY DISTRICT.															
TABLE 14-701-1	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. SIDE YARD WIDTH</td> <td>8 FT</td> <td>4.6 FT</td> </tr> <tr> <td>MIN. DEPTH OF REAR YARD</td> <td>15 FT</td> <td>11 FT</td> </tr> <tr> <td>ROOF DECK SETBACK (AT GREEN LN.)</td> <td>5 FT</td> <td>2 FT</td> </tr> <tr> <td>ROOF DECK ACCESS STRUCTURE SETBACK (AT GREEN LN.)</td> <td>10 FT (42 IN. ABOVE SURFACE OF ROOF DECK)</td> <td>2 FT</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	MIN. SIDE YARD WIDTH	8 FT	4.6 FT	MIN. DEPTH OF REAR YARD	15 FT	11 FT	ROOF DECK SETBACK (AT GREEN LN.)	5 FT	2 FT	ROOF DECK ACCESS STRUCTURE SETBACK (AT GREEN LN.)	10 FT (42 IN. ABOVE SURFACE OF ROOF DECK)	2 FT
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§14-604(5)(.4)																

TWO (2) USE REFUSALS  
FIVE (5) ZONING REFUSALS



CHANWOO JUNG  
PLANS EXAMINER

2/24/2023  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

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**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

*DUPONT STREET DEVELOPERS*



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