

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
12/15/15

APPLICATION #
651812

ZONING DISTRICT(S):
RSA-3 (RESIDENTIAL SINGLE-FAMILY
ATTACHED-3)

ZONING OVERLAY(S):
STEEP SLOPE PROTECTION AREA

ADDRESS/LOCATION:
302 LEVERINGTON STREET (NORTH CORNER OF SILVERWOOD ST)

APPLICANT:
LENNART N RUSTAM II
(OWNER)

ADDRESS:
679 SPROUL STREET
PHILADELPHIA, PA 19101

APPLICATION FOR:
FOR THE LOT ADJUSTMENT TO CREATE TWO (2) LOTS (PROPOSED LOT #1 AND LOT #2) FROM ONE (1) EXISTING LOT (302 LEVERINGTON ST). SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.
ON PROPOSED LOT #1: FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ACCESS STRUCTURE (TO ENCLOSE ACCESS STAIRS) ABOVE THE 4TH FLOOR. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING WITH ONE (1) INTERIOR ACCESSORY PARKING SPACE. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.
ON PROPOSED LOT #2: FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK AND ACCESS STRUCTURE (TO ENCLOSE ACCESS STAIRS) ABOVE THE 4TH FLOOR. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING WITH ONE (1) INTERIOR ACCESSORY PARKING SPACE. SIZE AND LOCATION AS SHOWN ON PLANS/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)

<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
TABLE 14-602-1.A	THE STRUCTURE ON PROPOSED LOT #1 IS BUILT WITH BOTH SIDE WALLS LOCATED ON OR AT THE SIDE LOT LINES. THIS STRUCTURE IS AN ATTACHED BUILDING. ATTACHED BUILDINGS ARE EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.

<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
		REQUIRED	PROPOSED
TABLE 14-701-1	LOT WIDTH	25 FT – LOT #1 25 FT – LOT #2	16'-8 1/2" – LOT #1 19'-4" – LOT #2
	LOT AREA	2250 SQ FT – LOT #1 2250 SQ FT – LOT #2	1440.49 SQ FT – LOT #1 1577.96 SQ FT – LOT #2
	OPEN AREA	50% - 720.25 SQ FT – LOT #1 50% - 778.98 SQ FT – LOT #2	39% - 562 SQ FT – LOT #1 46% - 731 SQ FT – LOT #2

ONE (1) USE REFUSAL
SIX (6) ZONING REFUSALS

FEE TO FILE APPEAL \$250

NOTES TO THE ZBA:
NONE



Sarah Kaiser
PLANS EXAMINER

12/15/2015
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.