

**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  
1/25/2019

APPLICATION #  
941260

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

OVERLAY DISTRICT(S):  
OPEN SPACE AND NATURAL RESOURCES -  
STEEP SLOPE PROTECTION

ADDRESS/LOCATION:

4549 SILVERWOOD STREET, PHILADELPHIA, PA 19127

APPLICANT:

RUSTIN OHLER  
(DESIGN PROFESSIONAL)

ADDRESS:

631 N 12TH STREET, PHILADELPHIA, PA 19123

APPLICATION FOR:

THE LOT ADJUSTMENT TO CREATE THREE (3) LOTS (PARCELS A, B, C) FROM ONE (1) EXISTING ZONING LOT (4549 SILVERWOOD STREET);

ON PARCEL ('A' AND 'B'): FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (MAX. 38' HIGH) WITH ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE (TO CONTAIN STAIRS & LANDING ONLY); TO USE AS SINGLE FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY INTERIOR OFF-STREET PARKING ACCESSED FROM SILVERWOOD ST.; VACANT LOT ON PARCEL 'C'; SIZE AND LOCATION AS SHOWN IN THE 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**

**THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:**

§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 STEEP SLOPE PROTECTION.

TABLE 14-701-1

	REQUIRED	PROPOSED
MIN. FRONT SETBACK	8 FT	NONE

TWO (2) ZONING REFUSALS,

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:

N/A

Cc

OWNER:

4041 CORPORATION

426 S 44<sup>TH</sup> STREET

PHILADELPHIA, PA 19104



CHANWOO JUNG

PLANS EXAMINER

1/25/2019

DATE

**NOTICE TO APPLICANT:**

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