

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 06/02/14	APPLICATION # 537653
		ZONING DISTRICT(S) CMX-1 COMMERCIAL DISTRICT B/W RSA-5 AND RSA-3 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION: 497- 499 CONARROE ST

APPLICANT: JOSEPH BELLER
(ATTORNEY FOR OWNER)

ADDRESS: 1801 MARKET ST, TEN PENN CENTER, STE 2300 ,
PHILADELPHIA, PA 19103

APPLICATION IS FOR INCREASE IN TOTAL NUMBER OF DWELLING UNITS TO FOUR (4) FAMILY DWELLING IN AN EXISTING STRUCTURE.

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</u>
TABLE 14-602-2; 14 - 602 -2 (4) (A)	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED FOUR (4) FAMILY DWELLING IS PROHIBITED IN THIS ZONING DISTRICT AND THIS HAS BEEN PREVIOUSLY REVIEWED BY ZONING BOARD OF ADJUSTMENT (ZBA) AND ANY EXTENSION IN USE REQUIRES ADDITIONAL ZBA APPROVAL.


TWO (2) USE REFUSALS
FEE TO FILE APPEAL: \$250

SEE A/P # 004113, CAL # 87-1770, ZBA GRANTED WITH PROVISO FOR THE ERECTION OF A 2ND STORY ADDITION AND DECK AS PART OF THE RETAIL SALE, SERVICE AND REPAIRS OF ELECTRONICS AND THREE (3) FAMILY DWELLING, 02/18/88.

SEE A/P # 5570K, CAL # 69-1082, ZBA GRANTED RETAIL SALE, SERVICE AND REPAIRS OF TV AND ELECTRONIC EQUIPMENT AND 3 FAMILY DWELLING, 01/28/70.

SEE A/P # 67483B, CAL # M-1741, ZBA GRANTED WAREHOUSE FOR PLUMBING SUPPLIES, 09/14/53.

CC:



 BINDU MATHEW
 PLANS EXAMINER

06/02/14

 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 THE DATE OF REFUSAL.