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| <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL | NOTICE OF: CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102 | DATE OF REFUSAL 10/6/2018 | APPLICATION # 913924 |
| | | ZONING DISTRICT(S) RSD-3 UNDER WWO/ WISSAHICKON WATERSHED OVERLAY, STEEP SLOPE PROTECTION AND RIDGE AVE (14-503(6) OVER LAY DISTRICT | |

ADDRESS/LOCATION: 551 AND 553 WALNUT LANE , PHILADELPHIA, PA (**SWC HOUGHTON ST**)

APPLICANT: RONALD PATTERSON, ESQ

ADDRESS: 1835 MARKET ST, SUITE 1400, PHILADELPHIA, PA 19103

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE SIX(6) PARCELS "PARCEL A", "PARCEL B", "PARCEL C", "PARCEL D", "PARCEL E" AND "PARCEL F" FROM TWO(2) OPA ACCOUNTS (551 WALNUT LANE AND 553 WALNUT LANE) AS FOLLOWS:

"PARCEL A", (HOUGHTON ST FRONTAGE) : FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH THREE (3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING

"PARCEL C" AND "PARCEL D": (WALNUT LANE FRONTAGE): FOR THE ERECTION OF ONE(1) SEMI-DETACHED STRUCTURE(NTE 38' HIGH) WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT.

"PARCEL B" FOR AN EXISTING SINGLE FAMILY HOUSEHOLD LIVING WITH THREE(3) CAR CARPORT PARKING SPACES ACCESSED BY A SHEAR DRIVEWAY.

"PARCEL E" AND "PARCEL F" (HOUGHTON ST FRONTAGE):FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) FOR A SINGLE FAMILY HOUSEHOLD LIVING WITH TWO(2) CAR CARPORT PARKING SPACES ACCESSED BY A SHEARDRIVEWAY FOR A SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT

(SIZE AND LOCATION AS SHOWN IN THE APPLICATION.)

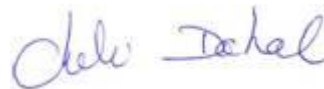
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

| | REQUIRED | PROPOSED |
|--|------------------------|------------------------------------|
| MIN. LOT WIDTH (FT) (PARCEL D AND PARCEL C) | 50' | 30' |
| LOT AREA (SF) "PARCEL C" | 5,000SF | 4,260 SF |
| LOT AREA (SF) "PARCEL D" | 5,000SF | 4,553 SF |
| FRONT YARD SETBACK (FT)(PARCEL A) | 25' | 15.9' |
| FRONT YARD SETBACK (FT)(PARCEL F) | 25' | 10.6' |
| SIDE YARD SETBACK (PARCEL B") | 2/10' EACH TOTAL 25' | 3.8'/18.4' |
| REAR YARD DEPTH (PARCEL A") | 25' | 4.1' |
| PARKING AT REQUIRED REAR YARD DEPTH (FT) "PARCEL B", "PARCEL C", "PARCEL D"] | 25' | 0' |
| PARKING AT REQUIRED REAR YARD DEPTH (FT) ["PARCEL E" & "PARCEL F"] | 25' | 0' |
| SECTION 14-704(2)(b).(1) | STEEP SLOPE PROTECTION | NOT MORE THAN 24% GREATER THAN 25% |

FOURTEEN(14) ZONING REFUSALS
 FEE TO FILE APPEAL: \$300

NOTE TO ZBA: CITY PLANNING COMMISSION DISAPPROVED SURVEY PLANS AS PER CODE SECTION 14-304(6)(2)
 Cc:

N/F BLIND RELIEF FIND OF AMERICA
 3600 MARKET ST, SUITE 320
 PHILADELPHIA, PA 19104



 CHELI DAHAL
 PLANS EXAMINER

 10/6/2018
 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.

PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR ALL REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:

http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf