

626-28 LEVERINGTON AVE

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
 10/29/2018

APPLICATION #
 909596

ZONING DISTRICT(S):
 RSA-2 (RESIDENTIAL SINGLE FAMILY ATTACHED-2)

ZONING OVERLAY(S):
 /WVO WISSAHICKON WATERSHED OVERLAY DISTRICT
 OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION
 /NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CENTRAL ROXBOROUGH

ADDRESS/LOCATION:
626-28 LEVERINGTON AVE

APPLICANT:
 RUSTIN OHLER
 (DESIGN PROFESSIONAL)

ADDRESS:
 631 N 12TH STREET
 PHILADELPHIA, PA 19123

APPLICATION FOR:
 FOR THE ERECTION OF TWO (2) DETACHED STRUCTURES WITH ROOF DECKS ABOVE THE ONE (1) STORY PORTIONS. SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.
 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) UNITS) WITH FOURTEEN (14) ACCESSORY, INTERIOR PARKING SPACES AND FOURTEEN (14) CLASS 1A BICYCLE PARKING SPACES.

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)

| CODE REFERENCE | PROPOSED USE IS REFUSED FOR THE FOLLOWING: |
|----------------------|---|
| TABLE 14-602-1 | THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT. |
| 14-504(7)(c)(.3)(.a) | IN THE CENTRAL ROXBOROUGH NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT, THE PRINCIPAL BUILDING SHALL HAVE A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET; WHEREAS A HABITABLE ROOM ON THE FRONT OF THE FIRST FLOOR WITH AT LEAST ONE WINDOW FACING THE STREET IS NOT PROPOSED. |
| 14-504(7)(c)(.3)(.b) | PORCHES SHALL BE REQUIRED IF AT LEAST ONE OF THE IMMEDIATELY ABUTTING LOTS CONTAINS A PORCH. PORCHES SHALL BE A MINIMUM OF 5 FT. IN DEPTH, AS MEASURED FROM THE FRONT WALL OF THE ENCLOSED MAIN STRUCTURE, OUT TOWARD THE FRONT PROPERTY LINE. THE ADJACENT STRUCTURE HAS A PORCH; HOWEVER, NO PORCH IS PROPOSED ON THE PROPOSED STRUCTURE. |

| CODE REFERENCE | PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: | | | | | | | | | |
|------------------|---|-----------------------|-------------------------|----------|-----------|-----------------------|-------------------------|-----------------|-------|------|
| TABLE 14-701-1 | <table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>OPEN AREA</td> <td>60% (22,644.78 SQ FT)</td> <td>57.4% (21,272.62 SQ FT)</td> </tr> <tr> <td>REAR YARD DEPTH</td> <td>20 FT</td> <td>5 FT</td> </tr> </tbody> </table> | | REQUIRED | PROPOSED | OPEN AREA | 60% (22,644.78 SQ FT) | 57.4% (21,272.62 SQ FT) | REAR YARD DEPTH | 20 FT | 5 FT |
| | | REQUIRED | PROPOSED | | | | | | | |
| | OPEN AREA | 60% (22,644.78 SQ FT) | 57.4% (21,272.62 SQ FT) | | | | | | | |
| REAR YARD DEPTH | 20 FT | 5 FT | | | | | | | | |
| 14-704(2)(b)(.2) | ON THOSE PORTIONS OF A LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED; WHEREAS CLEARING OR EARTH MOVING ACTIVITY IS PROPOSED. | | | | | | | | | |

THREE (3) USE REFUSALS
 THREE (3) ZONING REFUSALS

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:
 PHILADELPHIA CITY PLANNING COMMISSION APPROVAL REQUIRED PRIOR TO BUILDING PERMIT APPROVAL.

Cc
 OWNER:
 626 LEVERINGTON LLC
 PO BOX 451
 SPRING HOUSE PA
 19477



SARAH H KAISER
 PLANS EXAMINER

10/29/2018
 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.