

Notice of: **Refusal** **Referral**

Application Number: ZP-2022-002281	Zoning District(s): RSA3	Date of Refusal: 4/23/2022
Address/Location: 319 GATES ST Parcel B, Philadelphia, PA 19128-4618 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: WILLIAM OBRIEN DBA: MANAYUNK LAW OFFICE	Applicant Address: 4322 Main Street P.O. Box 4603 PHILADELPHIA, PA 19127 USA	

Application for: Erection of a semi-detached structure with roof deck, rear deck and front porch to use as single-family household living with one accessory interior off-street parking space accessed by a shared drive way from gates street (size and location as show on the plan).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-504 (8) (b) (.2)	Ridge Park Roxborough	If at least one abutting lot on either side of a residential building contains only two stories of habitable space, the stories above the second story of the building shall be set back an additional 8 ft. from the minimum required setback is not provided and is refused.
Section 14-704 (2) (b) (.2)	Steep Slope Protection	On those portions of the lot where the slope of land is twenty-five percent (25%) or greater, no site clearing or earth moving activity is permitted and Planning Commission disapproved the site clearing or earth movement.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Maximum allowable building height is thirty-eight (38) feet whereas the proposed height is forty-seven (47) feet and is refused
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Required side yard is eight (8) feet whereas the proposed side yard is five (5) feet and is refused

FOUR (4) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA: None

Parcel Owner: NYZIO BAKER REAL ESTATE, LLC



Varughese Koithottu
PLANS EXAMINER

4/23/2022
DATE SIGNED