

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> SPECIAL EXCEPTION	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 11-2-18	APPLICATION # 912746
		ZONING DISTRICT(S) RSA-5 / RM-1 (RESIDENTIAL DISTRICT) OVERLAYS RESIDENTIAL PARKING CONTROL, RESIDENTIAL DISTRICT CONTROL, QUEEN VILLAGE	

ADDRESS/LOCATION 10080 S FAIRHILL ST

APPLICANT JOEL SPIVAK (design Professional)	ADDRESS 616 CARPENTER ST PHILADELPHIA PA 19147
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APPLICATION FOR:

ERECTION OF AN ATTACHED STRUCTURE WITH ROOF ACCESS STRUCTURE AND ONE ACCESSORY INTERIOR OFF STREET PARKING SPACE FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING WITH ROOF DECK ACCESSED BY PILOT HOUSE (SIZE AND LOCATION AS SHOWN ON PLANS)

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 Per Table 14-701-1 14-803(1)©(1.)	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
	OPEN AREA	REQUIRED 25%	PROPOSED 104.94sqft 12%
In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street.			

TWO ZONING REFUSALS

APPEAL FEE: \$300

Cc: WANDRA POWELL
949 S 3RD ST
PHILADELPHIA PA 19147

Shane McNulty
PLANS EXAMINER

11-2-18
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