

<p align="center">NOTICE OF:</p> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	<p>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	DATE OF REFUSAL 5/30/19	APPLICATION # 976414 ZONING DISTRICT(S) RSA-5 Residential District
--	--	----------------------------	---

ADDRESS/LOCATION **320 Kauffman St**

APPLICANT Derek Spencer (Design Professional)	ADDRESS 1901 S 9 th St Philadelphia, PA 19148
--	---

APPLICATION FOR:

The application is for the construction of a semi-detached, three (3) story structure with accessory, interior parking, a roof deck and a roof access structure (to house stairs and an elevator). For the use as Single Family Household Living.

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>
§ 14-504(3)(b)(.2)	<p>On streets with a width of 21 ft. or less, including the cartway and legal sidewalks, new construction may not exceed 22 ft. in height to a cornice line, before either:</p> <p>(.a) Recessing on a plane, a minimum of 45 degrees, to the maximum height allowable in the underlying zoning district or any applicable zoning overlay district; or</p> <p>(.b) Stepping back from the front property line eight ft. to a vertical wall that may extend to the maximum height allowable in the underlying zoning district or any applicable zoning overlay district.</p> <p>Whereas, the proposed structure would be 38 ft. to the cornice line and is not set back 8 ft. The existing street width, including the cartway and legal sidewalks, is 20ft.</p>

ONE (1) USE REFUSAL
FEE TO FILE APPEAL: \$125

Note to ZBA and Applicant: City Planning Commission approval is required for compliance to NCO §14-504(5) prior to building permit issuance.

CC: 19SP,LLC
1135 Carpenter St
Philadelphia, PA 19147



Andrew DiDonato
PLANS EXAMINER

5/30/19
DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPMENT, ZONING BOARD OF ADJUSTMENT AT ONE PARKWAY BUILDING, 1515 ARCH ST, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.