

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
 9/13/18

 APPLICATION #
 900166

ZONING DISTRICT(S): RSA-5

ADDRESS/LOCATION: 00518 FITZWATER ST.

APPLICANT: DESIGNBLENDZ LLC

ADDRESS: 4001 MAIN STREET SUITE 23 PHILADELPHIA, PA. 19127

APPLICATION FOR: THE ERECTION OF A TWO-STORY ADDITION AS PART OF AN EXISTING ATTACHED FOUR-STORY SINGLE-FAMILY DWELLING.

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**

§ 14-504.(5)(c).(2).(b)

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

WINDOWS ALONG THE STREET FRONT OF FIRST FLOOR HABITABLE ROOMS MUST BE AT LEAST FOUR FT. FROM SILL TO HEAD, WHEREAS THE PROPOSED WINDOW IS TWO FEET FROM SILL TO HEAD AND IS PROHIBITED IN THIS ZONING DISTRICT.

§ 14-504.(5)(c).(5).(a)

VINYL, STUCCO, OR CEMENT BOARD SIDING MAY NOT BE USED ON THE FRONT FACADE OF A BUILDING, WHEREAS THE PROPOSED FRONT FAÇADE IS STUCCO, AND IS PROHIBITED IN THIS ZONING DISTRICT.

 TABLE 14-701-1
 Footnote [5](.a)

ON ANY GIVEN STREET, THE FRONT SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK, WHEREAS THE PROPOSED FRONT SETBACK IS SHALLOWER THAN THE ADJACENT BUILDINGS, AND IS PROHIBITED IN THIS ZONING DISTRICT.

	REQUIRED	PROPOSED
FRONT SETBACK	2 FT. 6 IN.	0 FT.

THREE (3) ZONING REFUSALS

FEE TO FILE APPEAL: \$125

 NOTE TO THE ZBA:
 PLANNING COMMISSION REVIEW IS REQUIRED PER § 14-504.(3)(a).

 CC:
 RUDI BAUKNECHT
 00518 FITZWATER ST.
 PHILADELPHIA, PA. 19147-3031



PLANS EXAMINER

9 / 13 / 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.