

<p>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 07/11/2019	APPLICATION # 990721
		ZONING DISTRICT(S) CMX-1 COMMERCIAL DISTRICT B/W RSA-5 RESIDENTIAL DISTRICT, CTR (SOUTHWARK NATIONAL HISTORIC DISTRICT, RESIDENTIAL PARKING CONTROL, CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA) AND NCO (QUEEN VILLAGE)	

ADDRESS/LOCATION: 701 S. 2ND STREET SEC BAINBRIDGE STREET

APPLICANT: MATTHEW MONROE
(ATTORNEY FOR OWNER)

ADDRESS: 30 S. 15TH STREET, PHILADELPHIA, PA 19102

APPLICATION IS FOR THE ELIMINATION OF COMMERCIAL SPACE AND FOR THE EXPANSION OF DWELLING UNIT TO THE ENTIRE 1ST FLOOR FOR A TOTAL OF THREE (3) FAMILY DWELLING (MULTI-FAMILY DWELLING) IN AN EXISTING STRUCTURE.

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

14-305 (5) (A) (.2)

THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:

A NONCONFORMING USE SHALL NOT INCREASE THE FLOOR AREA OCCUPIED BY THE NONCONFORMING USE BY MORE THAN 10%; THE PROPOSED EXPANSION OF USE EXCEEDS THE ALLOWABLE AND IS PROHIBITED IN THIS ZONING DISTRICT.

14-303 (6) (D)

THIS HAS BEEN PREVIOUSLY REVIEWED BY ZONING BOARD OF ADJUSTMENT (ZBA) AND ANY EXPANSION IN USE REQUIRES ADDITIONAL ZBA APPROVAL.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION. NO PLANS REQUIRE FOR THE REVIEW OF THIS APPLICATION.

SEE A/P # 45304, CAL # 75-0791, ZBA GRANTED WITH PROVISIO – RETAIL STORE WITH USES TO BE ONLY AS ITEMIZED PER LETTER DATED 09/18/75 FROM QUEEN VILLAGE NEIGHBORS ASSOCIATION AND THREE FAMILY DWELLING IN AN EXISTING STRUCTURE, 10/07/1975.

SEE A/P # 12592-B, CAL # M-2473, ZBA GRANTED FOR WHOLESALE AND RETAIL SALE OF TOBACCO AND CANDY ON 1ST FLOOR AND THREE FAMILY DWELLING ABOVE, 12/16/1948; HOWEVER, PERMIT NEVER PICKED UP.



BINDU MATHEW
PLANS EXAMINER

07/11/2019
DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF THE DATE OF REFUSAL.