

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:
09/25/2018
APPLICATION #:
888529
ZONING DISTRICT(S):
**RM-1; RESIDENTIAL
MULTI-FAMILY-1**

ADDRESS/LOCATION: **322 QUEEN ST.**

APPLICANT: **MICHAEL F. FLOYD
ARCHER & GREINER, PC
(ATTORNEY)**

ADDRESS: **ONE CENTENIAL SQUARE
HADDONFIELD, NJ 08033**

APPLICATION FOR:

FOR THE RELOCATION OF LOT LINES (SUBDIVISION) TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING ZONED LOT (TWO (2) EXISTING OPA ACCOUNTS - 322A, 322B QUEEN ST.). SIZE AND LOCATION AS SHOWN IN APPLICATION / PLANS. PARCEL "A": FOR A SINGLE-FAMILY DWELLING (SINGLE-FAMILY HOUSEHOLD LIVING) IN AN EXISTING ATTACHED STRUCTURE WITH EXISTING ACCESSORY PRIVATE RESIDENCE PARKING GARAGE; PARCEL "B": FOR A SINGLE-FAMILY DWELLING (SINGLE-FAMILY HOUSEHOLD LIVING) IN AN EXISTING ATTACHED STRUCTURE WITH EXISTING ACCESSORY PRIVATE RESIDENCE PARKING GARAGE.

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 ZONING IS REFUSED FOR THE FOLLOWING:

TABLE 14-701-2

TABLE 14-701-2

| | REQUIRED: | PROPOSED (PARCEL "A"): | PROPOSED (PARCEL "B"): |
|-------------------|------------|------------------------|------------------------|
| MINIMUM LOT WIDTH | 16 FT | 14.864 FT | 14.865 FT |
| MINIMUM LOT AREA | 1440 SQ FT | 758.3 SQ FT | 742.5 SQ FT |

4 ZONING REFUSALS

FEE TO FILE APPEAL - \$300

Cc:
OWNER -
STEPHEN KODRICH (322A)
JEEVEKA SIRITHAREN (322B)
322 QUEEN ST.
PHILADELPHIA, PA 19147

CHRISTOPHER HARTLAND
PLANS EXAMINER

09/25/2018
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 DATE OF REFUSAL.