

Notice of: **Refusal** **Referral**

Application Number: ZP-2020-000622	Zoning District(s): RM1	Date of Refusal: 4/17/2020
Address/Location: 428 MONROE ST, Philadelphia, PA 19147-3118 <i>Parcel (PWD Record)</i>		Page Number Page 1 of 2
Applicant Name: Elvin Rosa DBA: Stantec Consulting	Applicant Address: 1500 Spring Garden St. Suite 1100 Philadelphia, PA 19130 USA	

Application for:

THE LOT ADJUSTMENT TO CONSOLIDATE EIGHT (8) EXISTING ZONING LOTS [(414 MONROE ST), (416 MONROE ST), (428 MONROE ST), (430 MONROE ST), (432 MONROE ST), (434 MONROE ST), (436 MONROE ST), & (713 S 5TH ST)] INTO ONE (1) LOT.

FOR THE ERECTION OF ONE (1) STORY DETACHED STRUCTURE ON THE SAME LOT WITH AN EXISTING SEMI-DETACHED STRUCTURE; TO USE AS AN EDUCATIONAL FACILITY; SIZE AND LOCATION AS SHOWN IN THE APPLICATION. ** NOTE TO ZBA AND APPLICANT: CITY PLANNING APPROVAL REQUIRED FOR COMPLIANCE TO NCO SECTION 14-504(5) PRIOR TO BUILDING PERMIT ISSUANCE. **

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Reference Proposed Use is Referred for the Following:

TABLE 14-602-1 THE PROPOSED USE, EDUCATIONAL FACILITIES, REQUIRES A SPECIAL EXCEPTION APPROVAL IN THIS ZONING DISTRICT, RM-1.

Code Reference Proposed Use is Refused for the Following:

- §14-701(2)(c)[6](.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, WHEREAS, THE PROPOSED STRUCTURE FRONTING MONROE STREET IS DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT.
- §14-705 (1)(d) LANDSCAPE BUFFERS ARE NOT PROPOSED ALONG THE SIDE AND REAR LOT LINES OF THE PROPOSED EDUCATIONAL FACILITY THAT ABUTS A LOT IN THE RM-1 RESIDENTIAL DISTRICT. LOCATED
- §14-803(5)(c)(.3) SCREENING FENCES SHALL BE CONSTRUCTED OF ORNAMENTAL METAL OR WOOD; CHAIN-LINK AND BARBED WIRE ARE PROHIBITED AS FENCING MATERIAL. THE SIDE OF THE FENCE PRESENTING A MORE FINISHED APPEARANCE, OR THE SIDE WITHOUT BRACING SUPPORTS, SHALL FACE TOWARDS THE RESIDENTIAL DISTRICT. WHEREAS, CHAIN-LINK IS BEING USED AS FENCING MATERIAL IN THE SURFACE PARKING LOT.
- §14-803(5)(d)(.1) WHERE ANY SURFACE PARKING LOT IS LOCATED ALONG A STREET FRONTAGE, A LANDSCAPED AREA SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE PERIMETER OF THE SURFACE PARKING LOT THAT IS LOCATED ALONG A STREET FRONTAGE TO SCREEN THE VIEW OF THE PARKING AREA FROM THE STREET. WHEREAS, THE SURFACE PARKING LOCATED ALONG MONROE STREET DOES NOT HAVE ANY LANDSCAPED AREA TO SCREEN THE VIEW OF THE PARKING AREA.

ONE (1) USE REFERRAL / FOUR (4) USE REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:



EXAMINER NAME
PLANS EXAMINER

4/17/2020
DATE SIGNED

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Applicant Name: <i>Elvin Rosa DBA: Stantec Consulting</i>	Applicant Address: <i>1500 Spring Garden St.</i> <i>Suite 1100</i> <i>Philadelphia, PA 19130</i> <i>USA</i>	

Cc: Owner: <i>School District of Philadelphia</i> <i>440 N Broad St., Rm 3152</i> <i>Philadelphia, PA 19130</i>
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DATE SIGNED