

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

<b>Application Number:</b> ZP-2020-005572	<b>Zoning District(s):</b> RM1, RM1	<b>Date of Refusal:</b> <b>9/24/2020</b>
<b>Address/Location:</b> 520 KAUFFMAN ST, Philadelphia, PA 19147-3015 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	<b>Applicant Address:</b>	

**Application for:**

For a lot adjustment (consolidation) to create one (1) lot [Parcel "A"] from two (2) lots [520 & 522 Kauffman St] and for the erection of an addition with roof deck and roof deck access structure to the existing structure at 520 Kauffman St. Sizes and locations as shown on plans. For use as single-family household living.

**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](http://www.phila.gov).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
14-706(3)(a)(.1)	Maximum Allowable Fence Height & Opaqueness	Per 14-706(3)(a)(.1) for intermediate lots in residential zoning districts, a fence located nearer to the front lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than 4'-0" in height and no more than 50% opaque whereas the proposed fence wall is 6'-4" in height and 87% opaque.
Table 14-701-2; 14-305(6)	Minimum Required Rear Yard Depth	Per Table 14-701-2 Note [9], lots less than 45 feet in depth in the RM-1 residential district shall provide a minimum rear yard depth of 7 feet.  Per 14-305(6), an expansion or extension of a non-conforming structure is prohibited where the expanded or extended area does not comply with all provisions of 14-701 (Dimensional Standards) applicable to the zoning district where the property is located and increases an existing non-conformity.
Table 14-701-2; 14-604(5)(c)	Maximum Allowable Structure Height	Where a roof deck access structure does not meet the requirements of 14-604(5)(c), it shall be subject to the building height limitations of the subject zoning district.  Per Table 14-701-2, the maximum allowable structure height in the RM-1 residential zoning district is 38 feet.

THREE (3) ZONING REFUSALS

**Fee to File Appeal:** \$125

Parcel Owner:

DEON CHLOE ANN, SCHWAB ASHLEY H

*Christopher F. Hartland*

PLANS EXAMINER

9/24/2020  
DATE SIGNED