

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

Application Number: ZP-2021-004100	Zoning District(s): CMX1, CMX1 Block with RM-1	Date of Refusal: 6/21/2021
Address/Location: 526 S FRONT ST, Philadelphia, PA 19147-1723 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Rich Villa DBA: AMBIT ARCHITECTURE	Applicant Address: 412 S. 2nd Street Philadelphia, PA 19147 USA	

Application for:

FOR THE RELOCATION OF LOT LINE TO CREATE ONE (1) LOT (PREMISES A) FROM TWO (2) OPA ADDRESSES (109-11 SOUTH ST AND 526 S FRONT ST) INCLUDING FIVE (5) LOTS (105, 107, 109 & 111 SOUTH ST AND 526 S FRONT ST). FOR COMPLETE DEMOLITION OF EXISTING STRUCTURE ON THE LOTS; AND

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

USES: FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR AS PERMIT IN CMX-1 (USE REGISTRATION PERMIT REQUIRE PRIOR TO OCCUPANCY), AND MULTI-FAMILY HOUSEHOLD LIVING EIGHTEEN (18) DWELLING UNITS AND SIX (6) OFF STREET ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. (NO SIGN ON THIS APPLICATION).

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.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>		
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
		<u>PERMITTED</u>	<u>PROPOSED</u>
	MAXIMUM MULTI-FAMILY HOUSEHOLD LIVING UNITS	SEVEN (7) UNITS	EIGHTEEN (18) UNITS
Table 14-701-2 Table 14-701-2 Table 14-701-2	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	MINIMUM OPEN AREA (% OF LOT)	20% (600 SF)	6.68% (200.5 SF)
	MINIMUM REAR YARD DEPTH (FT)	9.0 FT	NONE
		<u>ALLOWED</u>	
	MAXIMUM HEIGHT (FT)	38 FT	65.75 FT



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

6/21/2021
DATE SIGNED

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ONE (1) USE REFUSAL
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

CWMW LENDING LLC



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PLANS EXAMINATION ENGINEER

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