

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

Application Number: ZP-2020-004052	Zoning District(s): CMX2	Date of Refusal: 12/2/2020
Address/Location: 615 S 3RD ST, Philadelphia, PA 19147-2301		Page Number Page 1 of 1
Applicant Name: Lauren Thomsen	Applicant Address: 1508 Lombard Street, 1st Floor Philadelphia, PA 19146	

Application for:

For the erection of an addition (w/roof deck and pilot houses enclosing access stairs only), to the rear of an existing attached structure, size and location as shown on plan/application. For use of vacant commercial space at the ground floor facing S 3rd Street (minimum depth of 30 feet from front building line at ground floor; separate use registration permit required prior to occupancy), with multi-family household living above (three (3) dwelling units).

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 Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-604(5)(c)(.4)	Roof Deck Access Structures	Roof deck access structures must be set back five (5) feet from the extreme rear building line; whereas, proposed pilot house #2 is not set back from the extreme rear building line.
Table 14-701-3	Dimensional Standards for Commercial Districts	The maximum height of buildings in the CMX-2 Commercial District is 38 feet; whereas, the proposed addition has a maximum height of 44 feet, 6 inches at the midpoint of the sloped roof of the addition.
Table 14-701-3	Dimensional Standards for Commercial Districts	The minimum rear yard depth in the CMX-2 Commercial District shall be 10 feet when the lot depth is 100 feet (10% of lot depth); whereas, the proposed addition only leaves a rear yard of 8 feet.

THREE (3) ZONING REFUSALS.

Fee to File Appeal: \$300

Parcel Owner:

SAGI PARTNERS LLC



MATTHEW WOJCIK
PLANS EXAMINER

12/2/2020
DATE SIGNED