

<p align="center">NOTICE OF:</p> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	<p>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	DATE OF REFUSAL 08/22/18	APPLICATION # 904209
		ZONING DISTRICT(S) RSD-3 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION: 3901 HENRY AVENUE NEC COULTER STREET

APPLICANT: IAN SMITH (DSIGN PROFESSIONAL FOR OWNER)	ADDRESS: 322 E. THOMPSON STREET, PHILADELPHIA, PA 19125
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APPLICATION IS FOR BUILDING # 1 - FOR USE AS A MEETING SPACE FOR MAXIMUM TWENTY (20) PEOPLE IN THE BASEMENT AND 1ST FLOOR (ASSEMBLY AND ENTERTAINMENT), PROPOSED BUSINESS AND PROFESSIONAL OFFICE ON PARTIAL 2ND FLOOR, PROPOSED SINGLE ROOM RESIDENCE FOR MAXIMUM FOUR (4) UNITS FOR MAXIMUM FOUR (4) OCCUPANTS ON REMAINDER OF 2ND FLOOR AND ENTIRE 3RD FLOOR. ALL OCCUPANTS ARE CAPABLE OF SELF PRESERVATION AND SELF SUSTAINING. NO OCCUPANTS UNDER THE JURISDICTION OF ANY COURT SYSTEM IN AN EXISTING STRUCTURE ON THE SAME LOT BUILDING # 2 - FOR PROPOSED CARETAKER'S COTTAGE (SINGLE FAMILY DWELLING) IN AN EXISTING ONE STORY STRUCTURE (GARAGE) CREATES A CONDITION OF MULTIPLE MAIN USES ON A LOT AND PROPOSED ONE (1) ACCESSORY SURFACE PARKING SPACE (SIZE AND LOCATION AS SHOWN IN THE APPLICATION).

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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>									
	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:									
TABLE 14-602-1	THE PROPOSED USE, ASSEMBLY AND ENTERTAINMENT, IS PROHIBITED IN THIS ZONING DISTRICT.									
TABLE 14-602-1	THE PROPOSED USE, BUSINESS AND PROFESSIONAL OFFICE, IS PROHIBITED IN THIS ZONING DISTRICT.									
TABLE 14-602-1	THE PROPOSED USE, SINGLE ROOM RESIDENCE, IS PROHIBITED IN THIS ZONING DISTRICT.									
14-401 (4)	THE PROPOSED MULTIPLE MAIN USES ON A LOT IS PROHIBITED IN THIS ZONING DISTRICT.									
	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:									
	<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;"></th> <th style="width:20%;">REQUIRED</th> <th style="width:20%;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td>TABLE 14-701-1 & 14-803 (1) (B)</td> <td align="center">MINIMUM REAR YARD DEPTH (SURFACE PARKING)</td> <td align="center">25 FT 5 FT</td> </tr> <tr> <td>TABLE 14-803-1</td> <td align="center">MINIMUM AISLE WIDTH (90 DEGREE)</td> <td align="center">24 FT 22 FT</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	TABLE 14-701-1 & 14-803 (1) (B)	MINIMUM REAR YARD DEPTH (SURFACE PARKING)	25 FT 5 FT	TABLE 14-803-1	MINIMUM AISLE WIDTH (90 DEGREE)	24 FT 22 FT
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FIVE (5) USE REFUSALS
ONE (1) ZONING REFUSAL
FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION. SECTION 14-604 (1) - ACCESSORY USES MUST BE SUBORDINATE TO THE PRINCIPAL USE AND PRINCIPAL STRUCTURE IN TERMS OF AREA AND FUNCTION. THE PROPOSED OFFICE ONLY ON PARTIAL 2ND FLOOR AND THE PROPOSED MEETING ROOM IN ENTIRE BASEMENT AND ENTIRE 1ST FLOOR EXCEEDS THE ALLOWABLE AND THEREFORE REVIEWED IT AS ASSEMBLY AND ENTERTAINMENT USE CATEGORY.

SEE A/P # 00720, CAL # 72-0143, ZBA GRANTED FOR SUBDIVISION OF ONE LOT INTO TWO LOTS, LOT A – EXISTING ONE FAMILY DWELLING AND LOT B – ERECTION OF ONE FAMILY DWELLING WITH ^ACCESSORY GARAGE, 03/08/72.

Bindu Mathew

<hr/> BINDU MATHEW PLANS EXAMINER	<hr/> 08/22/18 DATE
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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 THE DATE OF REFUSAL.