

NOTICE OF:
 REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL:
09/10/2019
 APPLICATION #:
1003100
 ZONING DISTRICT(S):
**RSA-1 RESIDENTIAL SINGLE FAMILY
 ATTACHED-1**

ADDRESS/LOCATION: **3625 MCMICHAEL ST.
 PHILADELPHIA, PA 19129**

APPLICANT: **ZACH TORRES (CONTRACTOR)**

ADDRESS: **482 ROXBOROUGH AVE.
 PHILADELPHIA, PA 19128**

APPLICATION FOR: **FOR A LOT ADJUSTMENT TO CREATE TWO (2) LOTS (PARCEL A & B) FOR ONE (1) EXISTING LOT (3625 MCMICHAEL ST). FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING ON EACH LOT WITHIN EXISTING STRUCTURE TO BE SEPARATED BY DEMISING WALL. SIZE AND LOCATION AS SHOWN IN APPLICATION AND PLANS.**

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 ONLINE AT WWW.PHILA.GOV)

CODE REFERENCE:**PROPOSED USE IS REFUSED FOR THE FOLLOWING:**

TABLE 14-802-1

NUMBER OF PARKING SPACES ON EACH LOT (PARCEL A & B)

REQUIRED:

1

PROPOSED:

0

TABLE 14-701-1

PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

OPEN AREA (PARCEL A)
 OPEN AREA (PARCEL B)
 SIDE YARD (PARCEL A)
 SIDE YARD (PARCEL B)
 REAR YARD (PARCEL A)
 REAR YARD (PARCEL B)

REQUIRED:

70% (3881 SF)
 70% (4805.5 SF)
 25 FT
 25 FT
 25 FT
 25 FT

EXISTING:

62% (3437.39 SF)
 62.6% (4297 SF)
 12 FT 7 IN
 14 FT 3 IN
 4 FT 5 IN
 6 FT 8 IN

2 USE REFUSALS
6 ZONING REFUSALS

FEE TO FILE APPEAL - **\$300**

NOTES TO ZBA:

EXISTING BUILDING TO BE SEPARATED BY DEMISING WALL TO DESIGNATE SEPARATE STRUCTURES ON EACH LOT.

Cc:
 OWNER-
 RTR REALTY ASSOCIATES
 4127 MAIN ST PHILA PA 19128



SHAKIR COHEN
 PLANS EXAMINER

9/10/2019
 DATE

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 DATE OF REFUSAL.