

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

Application Number: 1044685	Zoning District(s): I-2 (Industrial District) and Steep Slope Protection area	Date of Refusal: 7/27/2020
Address/Location: 4705 RIDGE AVE, Philadelphia, PA 19129-1700 (NEC School House Lane) Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Ian Smith DBA: IAN SMITH DESIGN GROUP LLC	Applicant Address: 322 E THOMPSON ST PHILADELPHIA, PA 19125	

Application for proposed for outdoor yoga activity (personal services), expansion of tasting room and outdoor seating as part of the sit down restaurant, live entertainment for less than 50 people and no dancing by patrons (assembly and entertainment), retail sale of beer (food, beverages, and groceries), retail sale of clothing (wearing apparels), souvenirs (consumer goods) as part of an existing beer brewing facility (limited industrial) to include wholesale and distribution, warehouse with accessory office and all other uses as previously approved.

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:
14-303(6)(a).(2)	<i>Development and Use inconsistent with previous Approval</i>	L&I shall issue the permits and approval listed within the Code provided the proposed development and/or Use is consistent with the current Zoning Code and any applicable previous variance, permit, certificate, special exception, or proviso. Whereas the proposed sit down restaurant has been previously approved by the Zoning Board of Adjustment (ZBA) and any expansion in use requires additional ZBA approval.
Table 14-602-3	<i>Uses Allowed in Industrial Districts - Refusal</i>	Whereas the proposed use, retail sale of wearing apparels, is expressly prohibited in the I-2 industrial zoning district.
Table 14-602-3	<i>Uses Allowed in Industrial Districts - Refusal</i>	Whereas the proposed use, retail sale of food, beverages, and groceries, is expressly prohibited in the I-2 industrial zoning district.
Table 14-602-3	<i>Uses Allowed in Industrial Districts - Refusal</i>	Whereas the proposed use, assembly and entertainment, is expressly prohibited in the I-2 industrial zoning district.
Table 14-602-3	<i>Uses Allowed in Industrial Districts - Refusal</i>	Whereas the proposed use, retail sale of consumer goods, is expressly prohibited in the I-2 industrial zoning district.
Table 14-602-3	<i>Uses Allowed in Industrial Districts - Refusal</i>	Whereas the proposed use, personal service, is expressly prohibited in the I-2 industrial zoning district.

SIX (6) USE REFUSALS

Fee to File Appeal: \$300.00

NOTES TO THE ZBA: No sign on this application. No plans require for this review since not proposing for any addition.



BINDU MATHEW
PLANS EXAMINER

7/27/2020
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.