

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 9/11/2017	APPLICATION # 809768
		ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION: 3232 HENRY AVE , PHILADELPHIA, PA (SWC ROBERTS STREET)

APPLICANT: PETER F. KELSEN ADDRESS: BLANK ROME, ONE LOGAN SQUARE, PHILADELPHIA, PA 19103

APPLICATION IS FOR THE ADDITION OF TOWER BUILDING (93 FT HIGH) AND FOR THE CREATION SEVEN(7) NEW ACCESSORY PARKING SPACES INCLUDING WITH FIVE(5) ACCESSIBLE SPACES WITH ONE(1) VAN ACCESSIBLE SPACE ; TWO(2) OPEN AIR LOADING SPACES AND CREATION OF TWELVE(12) BICYCLE SPACES IN AN ACCESSIBLE ROUTE ACCESSORY TO A MULTI-FAMILY HOUSEHOLD LIVING (124 DWELLING UNITS) (TOTAL 127 ACCESSORY PARKING SPACES INCLUDING WITH TEN(10) ACCESSIBLE SPACES WITH TWO(2) VAN ACCESSIBLE SPACON LOT ES; TWENTY-FOUR(24) BICYCLE SPACES AND FOUR(4) LOADING SPACES ON LOT] ON THE SAME LOT VACANT COMMERCIAL SPACE AT FIRST FLOOR (6,000 SF), DOG PARK (ACCESSORY TO COMMUNITY LIVING) AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.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)

CODE REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING
TABLE 14-602-1	THE PROPOSED, MULTI-FAMILY, IS PROHIBITED IN THIS ZONING DISTRICT
SECTION 14-806(2)(c)	LOADING SPACES SHALL BE PROVIDED IN AN ENCLOSED STRUCTURE, THE PROPOSED LOADING SPACES, IS PROVIDED IN AN OPEN SPACE, AND IS PROHIBITED.

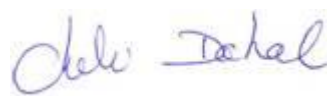
CODE REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWS:							
TABLE 14-701-1	<table border="1"> <thead> <tr> <th></th> <th>ALLOWED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM HEIGHT(FT)</td> <td>38 FT</td> <td>93 FT</td> </tr> </tbody> </table>			ALLOWED	PROPOSED	MAXIMUM HEIGHT(FT)	38 FT	93 FT
	ALLOWED	PROPOSED						
MAXIMUM HEIGHT(FT)	38 FT	93 FT						

TWO(2) USE REFUSALS
 ONE(1) ZONING REFUSAL
 FEE TO FILE APPEAL: \$300

SEE APP# 768794, CAL# 30239, ZBA GRANTED THE VARIENCE ON 5/3/2017 FOR THE PARTIAL DEMOLITION OF EXISTING STRUCTURE , FOR THE ERECTION OF A THREE (3) STORY ADDITION OF AN EXISTING STRUCTURE, FOR THE ERECTION OF A GROUND FLOOR (ONE(1) STORY STRUCTURE AND CREATION OF EIGHTY-EIGHT (88) ACCESSORY PARKING SPACES WITH FIVE(5) ACCESSIBLE SPACES ONE(1) LOADING SPACE AND TWELVE(12) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND EXISTING THIRTY-THREE (33) PARKING SPACES ON LOT (TOTAL 121 PARKING SPACES); FOR THE ERECTION OF A CANOPY OF EXISTING STRUCTURE; AND FOR THE ERECTION OF ONE(1) D/F FREE-STANDING SIGN (18' HIGH)(72SF AREA); FOR THE ERECTION OF A REAR DECK ALL ACCESSORY TO A MULTI-FAMILY HOUSEHOLD LIVING (78 DWELLING UNITS) INCLUDING WITH DOG PARK (ACCESSORY TO COMMUNITY) AND VACANT COMMERCIAL SPACE AT FIRST FLOOR (6,000 SF) .SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

Cc:

New Courtland elder services
 130 n 18th st
 Philadelphia, pa



 CHELI DAHAL
 PLANS EXAMINER

 9/11/2017
 DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR ALL REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:

http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf