

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
 8/31/2017
 ZONING DISTRICT(S)
 RSA-1

 APPLICATION #
 796015

 ADDRESS/LOCATION **3625 MC MICHAEL ST. (S.E.C. MIDVALE AVE.)**

 APPLICANT
 WILLIAM F. KERR, JR. (ATTORNEY) ADDRESS
 40 EAST AIRY STREET PHILADELPHIA, PA 19404

APPLICATION FOR:

FOR THE DEMOLITION OF ONE-STORY BUILDING WING ON THE NORTH SIDE OF AN EXISTING DETACHED BUILDING. AND FOR THE ERECTION OF NEW COVERED PORCHES WITH DECK. (CONCRETE PATIO MORE THAN 12" FROM GRADE) AND ACCESSORY STORAGE SHED. (SIZE AND LOCATION AS SHOWN IN THE PLANS) FOR USE AS HOSPITAL (MEDICAL CARE HOME) IN AN EXISTING DETACHED BUILDING WITH 3 ACCESSORY SURFACE PARKING SPACES.

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**PROPOSED**

Table 14-602-1

THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:

THE PROPOSED USE, HOSPITAL (MEDICAL CARE HONE), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.

 Table 14-802-1
 Section 14-802(5)(b)

	REQUIRED	PROPOSED
PARKING SPACES 1/1,000 SQ.FT.	12	13
VAN-ACCESSIBLE PARKING SPACE PER ANSI A117.1	1	0
MIN. AISLE WIDTH	10	0
MIN. BICYCLE PARKING SPACE	2	0

 Table 14-803-1
 Table 14-804

14-803(1)(b)

SURFACE PARKING SPACES IS PROHIBITED IN REQUIRED FRONT AND SIDE YARDS, WHEREAS, THE PROPOSED PARKING SPACES ENCROACH INTO THE REQUIRED 25'- FRONT AND 15'- SIDE YARD.

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

Section 14-701-1


	REQUIRED	EXISTING	PROPOSED
MIN. REAR YARD DEPTH (FT.)	25	12'-8"	0
MINIMUM OPEN AREA (% OF LOT)	70%	47%	52%

BUILDING SERVICE EQUIPMENT, NEW EMERGENCY GENERATOR, MAY NOT BE LOCATED WITHIN A REQUIRED SETBACK FROM THE STREET, WHEREAS, THE PROPOSED EMERGENCY GENERATOR IS WITHIN 25' REQUIRED FRONT SET BACK

 Section 14-706(3)(a).(1) &
 14-706(3)(b)

ANY FENCE LOCATED NEARER TO THE LOT LINE THAN THE ACTUAL DISTANCE OF THE BUILDING FROM THE LOT LINE SHALL BE NO MORE THAN 4' IN HEIGHT, WHEREAS, 5' HIGH WOOD FENCE IS PROPOSED WITHIN THE FRONT SETBACK.

 SIX (6) USE REFUSAL
 FOUR (4) ZONING REFUSAL
 FEE TO FILE APPEAL: \$300
 CC: KENCREST SERVICES
 960A HARVEST DRIVE, SUITE 100
 BLUE BELL, PA 19404


 RICHARD.X.CHEN
 PLANS EXAMINER

 08/31/17
 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.

