

Notice from Zoning Applicants to RCOs and Neighbors

Ian Smith, Principal, IS-DG LLC
1417 North 2nd Street
Philadelphia, PA 19122

October 2, 2018

Re: 3901 Henry Avenue, Philadelphia, PA 19129-1007

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Description:

The property is located at the intersection of Henry Avenue and West Coulter Street, near McMichael Park in the East Falls neighborhood of Philadelphia. The address is 3901 Henry Avenue, Philadelphia, PA 19129 and is 15,642 sq. ft., and is located in an RSD-3 (*Residential Single Family Detached-3*) zoning district. The property includes a detached (3) door garage and a rear yard area that attached to a shared easement called Cedar Lane.

Project Description:

The purpose of this project is to renovate an existing 3-door garage with gable roof into a caretaker's cottage (*no additions to existing garage building*), and change the use of the main house to function as a business office use, with accessory conference rooms on the basement and 1st floor. Business office use on the 2nd floor, and maintaining (2) bedrooms for overnight guests on the 3rd floor, as per enclosed plans.

Summary of Refusal: See attached Notice of Refusal

East Falls Community Council as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

Public Meeting Date & Time: Wednesday, October 17, 2018, 7PM

Location: Murphys, 3335 Conrad Street, Philadelphia, PA 19129

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Councilman Curtis Jones, Jr., District 4, City Hall, Room 404, Philadelphia, PA 19107; 215-686-3416

Todd Baylson, East Falls Community Council, PO Box 12672, Philadelphia, PA 19129; 215-460-3732

Felicite Moorman, East Falls Forward, 3721 Midvale Avenue, Philadelphia, PA 19129; 405-509-0035

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,
Ian Smith (*on behalf of the property owner*)

[The law requires that the following receive copies of this notification]

cc: District Council Office contact Joshua Cohen, Chief of Staff - Joshua.Cohen@phila.gov

Planning Commission – rco.notification@phila.gov

East Falls Community Council – toddbaylson@gmail.com

East Falls Forward - zoning@eastfallsforward.org

ZBA at rcozba@phila.gov or Civic Design Review Committee at CDR@phila.gov

ZBA Appeal File Date: _____
OR
CDR Referral Date: _____

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
 08/22/18

 APPLICATION #
 904209

 ZONING DISTRICT(S)
 RSD-3 RESIDENTIAL DISTRICT

ADDRESS/LOCATION: 3901 HENRY AVENUE NEC COULTER STREET

 APPLICANT: IAN SMITH
 (DESIGN PROFESSIONAL FOR OWNER)

ADDRESS: 322 E. THOMPSON STREET, PHILADELPHIA, PA 19125

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)

CODE REFERENCE**PROPOSED**

	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:		
		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

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
 PLANS EXAMINER

 08/22/18
 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 THE DATE OF REFUSAL.