

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
March 20, 2019

APPLICATION #
951702

ZONING DISTRICT(S): ICMX, RSD-3

OVERLAY(S) NCO WISSAHICKON

ADDRESS/LOCATION: 200 & 214 KALOS STREET

APPLICANT:
(ARCHITECT) GABRIELLE CANNO

ADDRESS:
109 S 13TH STREET, 2ND FLOOR, PHILADELPHIA, PA. 19107

APPLICATION FOR: FOR THE RELOCATION OF LOT LINES TO CREATE NINE (9) NEW LOTS FROM TWO (2) EXISTING LOTS (200 AND 214 KALOS STREET), FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES; **LOTS 2-9** - FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ABOVE THE THIRD STORY, A ROOF DECK ACCESS STRUCTURE, BALCONIES AT THE SECOND FLOOR, ACCESSORY INTERIOR PRIVATE RESIDENCE PARKING GARAGE (2 CARS) ACCESSED BY A SHARED DRIVEWAY FROM RIGHTER STREET; **LOT 1** - FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK ABOVE THE THIRD STORY, A ROOF DECK ACCESS STRUCTURE, A SECOND FLOOR ROOF DECK AND ACCESSORY INTERIOR PRIVATE RESIDENCE PARKING GARAGE (TWO CARS) ACCESSED BY A SHARED DRIVEWAY FROM RIGHTER STREET, (SIZE AND LOCATION AS SHOWN ON 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 ON LINE AT WWW.PHILA.GOV)
THE PROPOSED USE IS REFUSED FOR THE FOLLOWING

TABLE 14-602.3 SINGLE FAMILY HOUSEHOLD LIVING ON LOTS 1-4 IS PROHIBITED IN THE ICMX ZONING DISTRICT

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING

TABLE 14-602-1.A ATTACHED STRUCTURES ARE PROHIBITED ON LOTS 5-9 IN THE RSD-3 ZONING DISTRICT

		REQUIRED/PERMITTED	PROPOSED
TABLE 14-701-1	MINIMUM LOT WIDTH (LOTS 5-8)	50 FEET	20 FEET
TABLE 14-701-1	MINIMUM LOT AREA (LOTS 5-8)	5000 SQ FEET	1300 SQ FEET
TABLE 14-701-1	MINIMUM FRONT SETBACK (LOTS 5-8)	25 FEET	12 FEET
TABLE 14-701-1	MAXIMUM HEIGHT (LOT 5)	38 FEET	39-1 1/8'
TABLE 14-701-1	MAXIMUM HEIGHT (LOT 6)	38 FEET	40-1 7/8'
TABLE 14-701-1	MAXIMUM HEIGHT (LOT 7)	38 FEET	39-3 7/8'
TABLE 14-701-1	MAXIMUM HEIGHT (LOT 8)	38 FEET	40-10 7/8'
TABLE 14-701-1	MAXIMUM HEIGHT (LOT 9)	38 FEET	39-5 7/8'
TABLE 14-504 (10) (c)(.2) (.b)	BUILDING HEIGHT NOT TO EXCEED HOUSE HEIGHT ON ABUTTING LOT (LOTS 1-4,9)	38 FEET	38-9'

14-504 (10) (c) (.3) (.b) PORCHES SHALL BE REQUIRED IF AT LEAST ONE OF THE IMMEDIATELY ABUTTING LOTS WITH THE FRONTAGE CONTAINS A PORCH. LOTS 1 & 9 REQUIRE A PORCH.

TWENTYNINE (29) ZONING REFUSALS
FOUR (4) USE REFUSALS
FEE TO FILE APPEAL \$300.00

NOTE TO ZBA AND APPLICANT: CITY PLANNING APPROVAL REQUIRED FOR COMPLIANCE TO NCO SECTION "WISSAHICKON" PRIOR TO BUILDING PERMIT ISSUANCE.

Cc: HANSON KALOS PARTNERSHIP
214 KALAS ST
PHILA, PA 19128

PLANS EXAMINER

March 20, 2019

DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE DEPARTMENT OF PLANNING & DEVELOPEMENT, ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.