

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 11/18/2019	APPLICATION # 1023804
		ZONING DISTRICT(S) RSA-1 AND RSA-5 ZONING DISTRICT UNDER NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT-WISSAHICKON	

ADDRESS/LOCATION: 147 SUMAC STREET, PHILADELPHIA, PA 19128

APPLICANT: JILLIAN PHAM **ADDRESS: 5900 RIDGE AVE, PHILADELPHIA, PA 19128**

FOR THE ERECTION OF TWO (2) STRUCTURES WITH ROOF DECK ACCESSED BY A PILOTHOUSE ON THE SAME LOT EXISTING STRUCTURES ON LOT FOR A MULTI-FAMILY HOUSEHOLD LIVING (EIGHT (8) DWELLING UNITS) WITH ONE (1) EXISTING SINGLE FAMILY HOUSEHOLD LIVING IN AN EXISTING STRUCTURE (WITH EIGHT (8) ACCESSORY PARKING GARAGES AND WITH FOUR (4) SURFACE PARKING SPACES (TOTAL 12 PARKING SPACES ON LOT) (TOTAL NINE (9) DWELLING UNITS ON LOT).
 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 REFER SECTION 14-401(4)(b) TABLE 14-602-1 TABLE 14-701-1	<u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING</u>		
	MULTIPLE PRINCIPAL BUILDING IS PROHIBITED IN THIS ZONING DISTRICT THE PROPOSED MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED IN THIS ZONING DISTRICT THE PROPOSED ATTACHED STRUCTURE, IS PROHIBITED IN THIS ZONING DISTRICT		
	<u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING</u>		
		REQUIRED	PROPOSED
	FRONT SETBACK	25'	0'
	REAR YARD	25'	0'

THREE(3) USE REFUSALS
 TWO(2) ZONING REFUSALS
 FEE TO FILE APPEAL: \$300

NOTE TO ZBA: CITY PLANNING COMMISSION APPROVAL REQUIRED FOR THE WISSAHICKON WATER SHED MANAGEMENT PRIOR ISSUANCE THE PERMIT.

Cc:

 GRIBBIN ZAMESKI
 147 SUMAC ST
 PHILADELPHIA, PA 19128



 CHELI DAHAL
 PLANS EXAMINER

11/18/2019

 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

