

NOTICE OF: <input type="checkbox"/> REFUSAL <input checked="" 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 REFERRAL 03/12/2020	APPLICATION # 1055374
		ZONING DISTRICT(S) CMX-2 COMMERCIAL DISTRICT	
		OVERLAY DISTRICT(S) NCO (WISSAHICKON OVERLAY), NCA (RIDGE AVENUE OVERLAY) AND STEEP SLOPE PROTECTION AREA	

ADDRESS/LOCATION: 5261 – 65 RIDGE AVENUE

APPLICANT: ALAN NOCHUMSON
(ATTORNEY FOR OWNER)

ADDRESS: 123 S. BROAD STREET, STE # 1600,
PHILADELPHIA, PA 19109

APPLICATION IS FOR A BANQUET HALL FOR LESS THAN FIFTY (50) PEOPLE NO LIVE ENTERTAINMENT OR DANCING (ASSEMBLY AND ENTERTAINMENT) (NO ACTIVITIES AS DEFINED IN 14-603 (13) OF PHILADELPHIA ZONING CODE) AND PROPOSED RETAIL SALE OF PRE-PACKAGED FOOD AND NON-ALCOHOLIC BEVERAGES (RETAIL SALE OF FOOD, BEVERAGES AND GROCERIES) (SAME TENANT) ON ENTIRE 1ST FLOOR WITH EXISTING FOURTEEN (14) FAMILY DWELLING ABOVE AS PREVIOUSLY APPROVED IN AN EXISTING STRUCTURE.

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 14-602-2

THE PROPOSED USE IS REFERRED FOR THE FOLLOWING:

THE PROPOSED USE, ASSEMBLY AND ENTERTAINMENT, REQUIRES A SPECIAL EXCEPTION APPROVAL IN THIS ZONING DISTRICT.

ONE (1) REFERRAL
FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION. NO PLANS REQUIRE FOR THE REVIEW OF THIS APPLICATION.
NOTE TO APPLICANT: THE PROPERTY IS LOCATED IN WISSAHICKON OVERLAY (14-504 (10)) AND RIDGE AVE OVERLAY (14-503 (6)) OF PHILADELPHIA ZONING CODE.
PLANNING COMMISSION APPROVAL REQUIRE FOR THE FACADE REVIEW PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

CIVIC DESIGN REVIEW (14-304 (5)):

- THIS APPLICATION DOES NOT REQUIRE CIVIC DESIGN REVIEW
 THIS APPLICATION DOES REQUIRE CIVIC DESIGN REVIEW



 BINDU MATHEW
 PLANS EXAMINER

 03/12/2020
 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.