

Notice of: **Refusal** **Referral**

Application Number: ZP-2021-004716	Zoning District(s): RSA5	Date of Refusal: 6/28/2021
Address/Location: 311 RIGHTER ST, Philadelphia, PA 19128-3734 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Daniel Flesher	Applicant Address: 123 Leverington Ave Suite 300 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ADDITION ABOVE THE EXISTING ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE AND A DECK AT THE REAR. FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>						
14-604(4)(d)(.1)	<p>THE PROPOSED USE IS REFUSED FOR:</p> <p>WHEREAS STAIRS FROM THE GROUND LEVEL TO THE DECK ARE PROHIBITED WHEN ACCESSORY TO AN ATTACHED BUILDING.</p> <p>THE PROPOSED ZONING IS REFUSED FOR:</p> <table style="width: 100%; border: none;"> <tr> <td></td> <td style="text-align: center;">ALLOWED</td> <td style="text-align: center;">PROPOSED</td> </tr> <tr> <td>14-604(5)(c)(.4) and Table 14-701-1</td> <td style="text-align: center;">38' – 0"</td> <td style="text-align: center;">46' – 10 1/2"</td> </tr> </table>		ALLOWED	PROPOSED	14-604(5)(c)(.4) and Table 14-701-1	38' – 0"	46' – 10 1/2"
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14-604(5)(c)(.4) and Table 14-701-1	38' – 0"	46' – 10 1/2"					

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:
N/A

Parcel Owner:
FLESHER DANIEL R, FLESHER CHELSEA E



MARK GRIFFENBERG
PLANS EXAMINER

6/28/2021
DATE SIGNED