

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA <b>DEPARTMENT OF LICENSES &amp; INSPECTIONS</b> Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 3/27/2017	APPLICATION # 768794
		ZONING DISTRICT(S) ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION: 3232 HENRY AVE , PHILADELPHIA, PA ( SWC ROBERTS STREET)

APPLICANT: PETER F. KELSEN

ADDRESS: BLANK ROME, ONE LOGAN SQUARE, PHILADELPHIA, PA 19103

APPLICATION IS FOR THE PARTIAL DEMOLITION OF EXISTING STRUCTURE , FOR THE ERECTION OF A THREE (3) STORY ADDITION OF AN EXISTING STRUCTURE, FOR THE ERECTION OF A GROUND FLOOR ( ONE(1) STORY STRUCTURE AND CREATION OF EIGHTY-EIGHT ( 88) ACCESSORY PARKING SPACES WITH FIVE(5) ACCESSIBLE SPACES ONE(1) LOADING SPACE AND TWELVE(12) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND EXISTING THIRTY-TWO (( 32) PARKING SPACES ON LOT ( TOTAL 120 PARKING SPACES); FOR THE ERECTION OF A CANOPY OF EXISTING STRUCTURE; AND FOR THE ERECTION OF ONE(1) D/F FREE-STANDING SIGN ( 18' HIGH)( 72SF AREA); FOR THE ERECTION OF A REAR DECK ALL ACCESSORY TO A MULTI-FAMILY HOUSEHOLD LIVING ( 78 DWELLING UNITS) INCLUDING WITH DOG PARK ( ACCESSORY TO COMMUNITY) AND VACANT COMMERCIAL SPACE AT FIRST FLOOR ( 6,000 SF) .SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

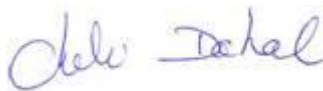
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT [WWW.PHILA.GOV](http://WWW.PHILA.GOV))

<u>CODE REFERENCE</u>	<u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING</u>										
TABLE 14-602-1	THE PROPOSED, MULTI-FAMILY, IS PROHIBITED IN THIS ZONING DISTRICT THE PROPOSED, VACANT COMMERCIAL SPACE, IS PROHIBITED IN THIS ZONING DISTRICT										
<u>CODE REFERENCE</u>	<u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING</u>										
TABLE 14-904-1	<table border="1" style="width: 100%;"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>AREA OF SIGN ( SF) NON-RESIDENTIAL USE</td> <td>15 SF</td> <td>144 SF</td> </tr> <tr> <td>MAXIMUM HEIGHT(FT)</td> <td>7 FT</td> <td>18 FT</td> </tr> </tbody> </table>			REQUIRED	PROPOSED	AREA OF SIGN ( SF) NON-RESIDENTIAL USE	15 SF	144 SF	MAXIMUM HEIGHT(FT)	7 FT	18 FT
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THREE(3) USE REFUSALS  
 ONE(1) ZONING REFUSAL  
 FEE TO FILE APPEAL: \$250

Cc:

New Courtland elder services  
 130 n 18<sup>th</sup> st  
 Philadelphia, pa



\_\_\_\_\_  
 CHELI DAHAL  
 PLANS EXAMINER

\_\_\_\_\_  
 3/27/2017  
 DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11<sup>TH</sup> 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](http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf)