

<b>NOTICE OF:</b> <input checked="" type="checkbox"/> <b>REFUSAL</b> <input type="checkbox"/> <b>REFERRAL</b>	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 11/01/2018	APPLICATION # 913572
		ZONING DISTRICT(S) – RSA -5 (RESIDENTIAL DISTRICT) NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - NORTH DELAWARE AVENUE	

ADDRESS/LOCATION: 2219 DREER STREET

APPLICANT: ERIC MADSEN (EXPEDITOR FOR OWNER)	48-50 W. CHESTNUT ST. SUITE 301 LANCASTER, PA-17603
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FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAXIMUM HEIGHT NOT TO EXCEED 38 FEET) WITH BASEMENT, ROOF DECK WITH PILOT HOUSE, AND WITH BALCONY ON THIRD FLOOR FRONT (SIZE AND LOCATION AS SHOWN ON THE PLAN) TO USE AS SINGLE-FAMILY HOUSEHOLD LIVING WITH ONE ACCESSORY INTERIOR OFF STREET PARKING ACCESSED THROUGH REAR SHARED DRIVE WAY.

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>  TABLE 14-701-1 FOOTNOTE [7] & SECTION 14-701(2) (b) [7]	<u>PROPOSED NEW CONSTRUCTION IS REFUSED FOR THE FOLLOWING</u>		
		REQUIRED	PROPOSED
	REAR YARD DEPTH	7 FEET	0 FEET

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

CC: BETHEL BAPTIST CHURCH  
OF E. KENSINGTON (OWNER)  
2210 E. SUSQUEHANNA AVE  
PHILADELPHIA, PA-19121

VARUGHESE KOITHOTTU  


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PLANS EXAMINER

11/01/2018  
DATE

**NOTICE TO APPLICANT:**  
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, 1515 ARCH STREET, 18<sup>TH</sup> FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.