

NOTICE OF:
 REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

 DATE OF REFUSAL
 9/11/2018

 APPLICATION #
 905869

 ZONING DISTRICT(S):
 RSA-5 (RESIDENTIAL SINGLE-FAMILY
 ATTACHED-5)

 ZONING OVERLAY(S):
 OVERLAYS

ADDRESS/LOCATION:

1323-R E MONTGOMERY AVE (THROUGH TO WILT STREET (NOT ON CITY PLAN))

APPLICANT:

 PAUL KREAMER
 (DESIGN PROFESSIONAL)

ADDRESS:

 2228 S COLORADO ST
 PHILADELPHIA, PA 19147

APPLICATION FOR:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FIVE (5) DWELLING UNITS) WITH TEN (10) ACCESSORY PARKING SPACES (EIGHT (8) INTERIOR AND TWO (2) SURFACE SPACES).

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 USE IS REFUSED FOR THE FOLLOWING:**

TABLE 14-602-1

THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (FIVE (5) DWELLINGS), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.

CODE REFERENCE**PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:**

TABLE 14-701-1

	REQUIRED	PROPOSED
REAR YARD DEPTH	9 FT	0 FT

 ONE (1) USE REFUSAL
 TWO (2) ZONING REFUSALS

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:

SEE A/P NO 734550, CAL NO 29390, ZBA DENIED PERMIT FOR THE ERECTION OF TWO (2) STRUCTURES ON A SINGLE LOT (BUILDING #1: SEMI-DETACHED STRUCTURE & BUILDING #2 DETACHED STRUCTURE). EACH STRUCTURE WITH MULTIPLE ROOF DECKS ACCESSED BY ROOF DECK ACCESS STRUCTURES & DECKS AT THE SECOND FLOOR FRONT OF BUILDING #1: BUILDING #1 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLINGS), BUILDING #2 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (EIGHT (8) DWELLINGS) (TWELVE (12) DWELLINGS TOTAL ON LOT) WITH FOUR (4) ACCESSORY SURFACE PARKING SPACES & EIGHT (8) INTERIOR ACCESSORY PARKING SPACES ACCESSED BY A SHARED DRIVEWAY. SIZE AND LOCATION AS SHOWN IN THE PLANS/APPLICATION. (3/22/2017)

Cc

OWNER:

 MICHAEL AND LAURIE KAVANAGH
 1315 E MONTGOMERY AVE
 PHILADELPHIA, PA 19125



 SARAH H KAISER
 PLANS EXAMINER

 9/11/2018
 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.