

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:
3/27/2018
APPLICATION #:
860384
ZONING DISTRICT(S):
**RSA-3 RESIDENTIAL SINGLE-FAMILY
ATTACHED-3**

ADDRESS/LOCATION: **3502 AINSLIE ST.
PHILADELPHIA, PA 19129**

APPLICANT: **DEBRA VALENTI-EPSTEIN, ESQ
ROXBOROUGH LAW OFFICE**

ADDRESS: **443 GREEN LN.
PHILADELPHIA, PA 19128**

APPLICATION FOR: **FOR THE LEGALIZATION OF AN INCREASE IN THE TOTAL NUMBER OF DWELLING UNITS FROM THREE (3) TO A NEW TOTAL OF FOUR (4) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) THROUGHOUT AN EXISTING SEMI-DETACHED STRUCTURE. FOR DOCUMENTATION OF THE ELIMINATION OF ALL PRIOR OFFICE / COMMERCIAL SPACE THAT MAY HAVE EXISTED WITHIN THE BUILDING.**

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:

TABLE 14-602-1

PROPOSED USE IS REFUSED FOR THE FOLLOWING:

WHEREAS THE PROPOSED USE, FOUR (4) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING), IS PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.

1 USE REFUSAL

FEE TO FILE APPEAL - **\$300**

NOTES TO ZBA:

ZONING ARCHIVE FILE FOR SUBJECT PROPERTY UNFOUNDED; NO KNOWN ZBA CASE HISTORY

HISTORIC LICENSE AND VIOLATION RECORDS INDICATE THREE (3) FAMILY USE AS FROM 1991 THROUGH 1997

NO CHANGE IN STRUCTURE HEIGHT OR AREA THIS APPLICATION.

Cc:
OWNER –
3502 AINSLIE, LP
443 GREEN LN
PHILADELPHIA, PA 19129



GEORGE DIPERSIO
PLANS EXAMINER

3/27/2018
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 DATE OF REFUSAL.