

HIGH SWARTZ
Attorneys At Law LLP

William F. Kerr, Jr.
(610) 275-0700
Email: wkerr@highswartz.com
www.highswartz.com

October 5, 2017

**Re: PUBLIC MEETING NOTICE –
ZBA Cal. No. 31828 – 3625 McMichael Street, Philadelphia, PA 19129**

Dear Registered Community Organization or Neighbor:

City records indicate that you are either a Registered Community Organization within the geographic boundaries of the above referenced property or a neighboring property owner of property included on the enclosed cc list.

This office represents the Applicant in a zoning appeal for property located at 3625 McMichael Street, Philadelphia, PA 19129 (the “Property”). The Property is the subject of a zoning application that will be heard by the Philadelphia Zoning Board of Adjustment (“ZBA”), located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102. The hearing is currently scheduled for **3:30 PM on Wednesday, November 29, 2017.**

With regard to the Property, the Applicant seeks to re-use the existing former church property as a residential home for up to six (6) children with medical and related needs. The Appeal Application, L&I Refusal, and Plans illustrating the proposed improvements are attached at Tabs “A” through “C”.

This letter provides you with notice that the East Falls Community Council, as the Coordinating RCO, has scheduled a **PUBLIC MEETING** in advance of the ZBA’s public hearing to discuss the described project. This **PUBLIC MEETING** will be held as follows:

Public Meeting Date & Time: **WEDNESDAY, October 18, 2017 at 7:00 PM**

Location: Down’s Hall Philadelphia @ Jefferson University
(Formerly Philadelphia University)
Main Campus – 4201 Henry Ave., Phila., PA 19144

All Registered Community Organizations that have geographic boundaries containing the Property, all neighboring property owners, and all community members are welcome to attend. Contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

High Swartz LLP
40 East Airy Street
Norristown, PA 19401
(610) 275-0700; Fax (610) 275-5290

Offices in:
Doylestown
Norristown

High Swartz LLP

RCO / Neighbor

October 5, 2017

Page 2

District Council Office:

Office of Councilman Curtis Jones, Jr.

Wynnefield District Office

5398 Wynnefield Avenue

Philadelphia, PA 19131

Contact: Joshua Cohen, Deputy Chief of Staff

Phone: 215-685-0293

Email: joshua.cohen@phila.gov

Coordinating Registered Community Organization

East Falls Community Council

P.O. Box 12672

Philadelphia, PA 19129

Contact: Todd Baylson

Phone: 215-460-3732

Email: toddbaylson@gmail.com

Registered Community Organization(s):

38th Democratic Ward

3324 West Allegheny Avenue

Philadelphia, PA 19132

Contact: Mark Green

Phone: 215-225-8966

Email: tw7780186@aol.com

38th Republican Ward

465 Gerhard Street

Philadelphia, PA 19128

Contact: William Pounds

Phone: 267-761-0145

Email: lbs@temple.edu

East Falls Forward

3721 Midvale Avenue

Philadelphia, PA 19129

Contact: Felicite Moorman

Phone: 405-509-0035

Email: zoning@eastfallsforward.org

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

If you have any questions regarding this application, please contact the Registered Community Organizations or this office. I can be contacted by email at wkerr@highswartz.com, or by phone at 610-275-0700.

Very truly yours,


William F. Kerr, Jr.

WFKJr/stc
Enclosures

cc: See Attached List
Councilman Curtil Jones, Jr., 4th District Council Contact (w/enc.) (via email joshua.cohen@phila.gov)
East Falls Community Council (w/enc.) (via email: toddbaylson@gmail.com)
38th Democratic Ward (w/enc.) (via email: tw7780186@aol.com)
38th Republican Ward (w/enc.) (via email: lbs@temple.edu)
East Falls Forward (w/enc.) (via email: zoning@eastfallsforward.org)
Philadelphia City Planning Commission (w/enc.) (via email RCO.Notification@phila.gov)
Zoning Board of Adjustment (w/enc.) (via email RCOZBA@phila.gov)

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3126 W COULTER STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3128 W COULTER STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3130 W COULTER STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3625 MC MICHAEL STREET
PHILADELPHIA, PA 19129

KEN CREST CENTERS
3467 W PENN ST
PHILADELPHIA, PA 19129-1438

OWNER OR CURRENT RESIDENT
3801 MC MICHAEL STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3803 MC MICHAEL STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3805 MC MICHAEL STREET
PHILADELPHIA, PA 19129

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3114 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3115 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3116-18 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3117 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3120 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3121 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3122 MIDVALE AVENUE
PHILADELPHIA, PA 19129

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3123 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3126-28 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3127 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3200 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3201-45 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3204 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3206 MIDVALE AVENUE
PHILADELPHIA, PA 19129

CITY OF PHILADELPHIA
DEPT. OF PUBLIC PROPERTY
MUNICIPAL SERVICES BLDG ROOM 1030
1401 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19102-1610

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3212 MIDVALE AVENUE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3113-15 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3116 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3117 W PENN STREET
PHILADELPHIA, PA 19129

BLANKENSHIP SHORTIE MC
GORDON THOMAS FRANK
8524 HAGYS MILL RD
PHILADELPHIA, PA 19128-1940

OWNER OR CURRENT RESIDENT
3118 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3119-21 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3120 W PENN STREET
PHILADELPHIA, PA 19129

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3122-24 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3123-25 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3126 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3127 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3130 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3131 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3200 W PENN STREET
PHILADELPHIA, PA 19129

GAYNOR ANITA M ALVARE
SOVEREIGN BANK
PO BOX 12646 ATTN 10-421M
READING, PA 19612-2646

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3201 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3203-05 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3204 W PENN STREET
PHILADELPHIA, PA 19129

JERROLD L SNYDER
ROCHELLE W
3200 W PENN ST
PHILADELPHIA, PA 19129-1018

OWNER OR CURRENT RESIDENT
3206 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3207 W PENN STREET
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3209 W PENN STREET
PHILADELPHIA, PA 19129

LONG GARY
LONG DEVIDA
3211 W PENN ST
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3123 W QUEEN LANE
PHILADELPHIA, PA 19129

Property Address

Mailing Address

OWNER OR CURRENT RESIDENT
3125 W QUEEN LANE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3127 W QUEEN LANE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3133 W QUEEN LANE
PHILADELPHIA, PA 19129

OWNER OR CURRENT RESIDENT
3201-03 W QUEEN LANE
PHILADELPHIA, PA 19129

TAB A



City of Philadelphia Zoning Board of Adjustment

Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
BOARDS ADMINISTRATION
MUNICIPAL SERVICES BUILDING, 11TH FLOOR
1401 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

3625 McMichael Street (S.E.C. Midvale Avenue)

PROPERTY OWNER'S NAME:

KenCrest Centers

PHONE #: 610-825-9360

E-MAIL: _____

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

960A Harvest Drive
Suite 100
Blue Bell, PA 19422

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

KenCrest Centers by William F. Kerr, Jr., Esq.

FIRM/COMPANY: High Swartz LLP

PHONE #: 610-275-0700

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

40 E. Airy Street
Norristown, PA 19401

E-MAIL: wkerr@highswartz.com

RELATIONSHIP TO OWNER: TENANT/LESEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 796015

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

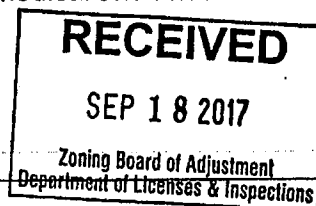
Application proposes to re-use former church property as a residential home for children with medical and related needs. Proposed physical changes to property are minimal. Use represents reasonable re-use of this property in a residential neighborhood. Requested relief is a reasonable accommodation to allow residential occupancy by disabled children.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

Yes. Proposal requires minimal variance relief, many of which relate to existing conditions.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

No. Residential home for six children with need for medical and related care will generate minimal traffic.



Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

No. Improvements are existing; only minor modifications are proposed.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

No. See prior responses.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

No. See prior responses.

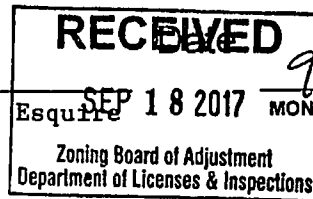
REASONS FOR APPEAL:

Application, for a residential home providing medical and related care for up to six (6) children, with accessory administrative offices, is a reasonable use of this former church property in a residential zoning district. Use is consistent and compatible with the neighborhood and community. Request also is a reasonable accommodation to allow residential occupancy of this property by disabled children.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature:

William F. Kery, Jr.
William F. Kery, Jr., Esquire
for KenCrest Centers



SEP 18 2017 9 MONTH 13 DATE 2017 YEAR

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 8/31/2017	APPLICATION # 796015
		ZONING DISTRICT(S) RSA-1	

ADDRESS/LOCATION 3625 MC MICHAEL ST. (S.E.C. MIDVALE AVE.)

APPLICANT WILLIAM F. KERR, JR. (ATTORNEY) ADDRESS 40 EAST AIRY STREET PHILADELPHIA, PA 19404

APPLICATION FOR:

FOR THE DEMOLITION OF ONE-STORY BUILDING WING ON THE NORTH SIDE OF AN EXISTING DETACHED BUILDING. AND FOR THE ERECTION OF NEW COVERED PORCHES WITH DECK. (CONCRETE PATIO MORE THAN 12" FROM GRADE) AND ACCESSORY STORAGE SHED. (SIZE AND LOCATION AS SHOWN IN THE PLANS) FOR USE AS HOSPITAL (MEDICAL CARE HOME) IN AN EXISTING DETACHED BUILDING WITH 3 ACCESSORY SURFACE PARKING 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															
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, HOSPITAL (MEDICAL CARE HONE), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.															
Table 14-802-1 Section 14-802(5)(b)	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>PARKING SPACES 1/1,000 SQ.FT.</td> <td>12</td> <td>13</td> </tr> <tr> <td>VAN-ACCESSIBLE PARKING SPACE PER ANSI A117.1</td> <td>1</td> <td>0</td> </tr> <tr> <td>MIN. AISLE WIDTH</td> <td>10</td> <td>0</td> </tr> <tr> <td>MIN. BICYCLE PARKING SPACE</td> <td>2</td> <td>0</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	PARKING SPACES 1/1,000 SQ.FT.	12	13	VAN-ACCESSIBLE PARKING SPACE PER ANSI A117.1	1	0	MIN. AISLE WIDTH	10	0	MIN. BICYCLE PARKING SPACE	2	0
	REQUIRED	PROPOSED														
PARKING SPACES 1/1,000 SQ.FT.	12	13														
VAN-ACCESSIBLE PARKING SPACE PER ANSI A117.1	1	0														
MIN. AISLE WIDTH	10	0														
MIN. BICYCLE PARKING SPACE	2	0														
Table 14-803-1 Table 14-804																
14-803(1)(b)	SURFACE PARKING SPACES IS PROHIBITED IN REQUIRED FRONT AND SIDE YARDS, WHEREAS, THE PROPOSED PARKING SPACES ENCROACH INTO THE REQUIRED 25'- FRONT AND 15'- SIDE YARD.															
Section 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. REAR YARD DEPTH (FT.)</td> <td>25</td> <td>12'-8"</td> <td>0</td> </tr> <tr> <td>MINIMUM OPEN AREA (% OF LOT)</td> <td>70%</td> <td>47%</td> <td>52%</td> </tr> </tbody> </table>		REQUIRED	EXISTING	PROPOSED	MIN. REAR YARD DEPTH (FT.)	25	12'-8"	0	MINIMUM OPEN AREA (% OF LOT)	70%	47%	52%			
	REQUIRED	EXISTING	PROPOSED													
MIN. REAR YARD DEPTH (FT.)	25	12'-8"	0													
MINIMUM OPEN AREA (% OF LOT)	70%	47%	52%													
Section 14-706(3)(a).(1) & 14-706(3)(b)	BUILDING SERVICE EQUIPMENT, NEW EMERGENCY GENERATOR, MAY NOT BE LOCATED WITHIN A REQUIRED SETBACK FROM THE STREET, WHEREAS, THE PROPOSED EMERGENCY GENERATOR IS WITHIN 25' REQUIRED FRONT SET BACK ANY FENCE LOCATED NEARER TO THE LOT LINE THAN THE ACTUAL DISTANCE OF THE BUILDING FROM THE LOT LINE SHALL BE NO MORE THAN 4' IN HEIGHT, WHEREAS, 5' HIGH WOOD FENCE IS PROPOSED WITHIN THE FRONT SETBACK.															

SIX (6) USE REFUSAL
FOUR (4) ZONING REFUSAL
FEE TO FILE APPEAL: \$300
CC: KENCREST SERVICES
980A HARVEST DRIVE, SUITE 100
BLUE BELL, PA 19404

RECEIVED

SEP 18 2017

Zoning Board of Adjustment
Department of Licenses & Inspections

Richard X. Chen
RICHARD.X.CHEN
PLANS EXAMINER

08/31/17
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.

3625 MCMICHAEL ST

Philadelphia, PA 19129-0000

OWNER

KEN CREST CENTERS

MAILING ADDRESS

KEN CREST CENTERS
3467 W PENN ST
PHILADELPHIA PA
19129-1438

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2018	\$161,200	\$0	\$0	\$20,956	\$140,244
2017	\$151,300	\$0	\$0	\$59,547	\$91,753
2016	\$151,300	\$0	\$0	\$59,547	\$91,753
2015	\$151,300	\$0	\$0	\$59,547	\$91,753
2014	\$151,300	\$0	\$0	\$59,547	\$91,753
2013	\$151,300	\$0	\$0	\$19,055	\$29,361
2012	\$151,300	\$0	\$0	\$19,055	\$29,361

SALES DETAILS

SALES PRICE: \$200,000	SALES DATE: 8/6/1989
-------------------------------	-----------------------------

PROPERTY DETAILS

<p>OPA ACCOUNT: 775703000 HOMESTEAD EXEMPTION: No DESCRIPTION: MISC ADMIN BLDG MASONRY CONDITION: Average BEGINNING POINT: SEC OF MIDVALE AVE LAND AREA (SQFT): 12,411 IMPROVEMENT AREA (SQFT): 2,410 ZONING: RSA-1 Zoning data source: Planning and Development</p>

CORRECTIONS OR QUESTIONS ABOUT THIS INFORMATION?:

TAB B

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

8/31/2017

APPLICATION #

796015

ZONING DISTRICT(S)
RSA-1

ADDRESS/LOCATION 3625 MC MICHAEL ST. (S.E.C. MIDVALE AVE.)

APPLICANT

WILLIAM F. KERR, JR. (ATTORNEY)

ADDRESS

40 EAST AIRY STREET PHILADELPHIA, PA 19404

APPLICATION FOR:

FOR THE DEMOLITION OF ONE-STORY BUILDING WING ON THE NORTH SIDE OF AN EXISTING DETACHED BUILDING. AND FOR THE ERECTION OF NEW COVERED PORCHES WITH DECK. (CONCRETE PATIO MORE THAN 12" FROM GRADE) AND ACCESSORY STORAGE SHED. (SIZE AND LOCATION AS SHOWN IN THE PLANS) FOR USE AS HOSPITAL (MEDICAL CARE HOME) IN AN EXISTING DETACHED BUILDING WITH 3 ACCESSORY SURFACE PARKING 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**

Table 14-602-1

THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:

THE PROPOSED USE, HOSPITAL (MEDICAL CARE HONE), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.

Table 14-802-1

Section 14-802(5)(b)

	REQUIRED	PROPOSED
PARKING SPACES 1/1,000 SQ.FT.	12	13
VAN-ACCESSIBLE PARKING SPACE PER ANSI A117.1	1	0
MIN. AISLE WIDTH	10	0
MIN. BICYCLE PARKING SPACE	2	0

Table 14-803-1

Table 14-804

14-803(1)(b)

SURFACE PARKING SPACES IS PROHIBITED IN REQUIRED FRONT AND SIDE YARDS, WHEREAS, THE PROPOSED PARKING SPACES ENCROACH INTO THE REQUIRED 25'- FRONT AND 15'- SIDE YARD.

THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

Section 14-701-1

	REQUIRED	EXISTING	PROPOSED
MIN. REAR YARD DEPTH (FT.)	25	12'-8"	0
MINIMUM OPEN AREA (% OF LOT)	70%	47%	52%

BUILDING SERVICE EQUIPMENT, NEW EMERGENCY GENERATOR, MAY NOT BE LOCATED WITHIN A REQUIRED SETBACK FROM THE STREET, WHEREAS, THE PROPOSED EMERGENCY GENERATOR IS WITHIN 25' REQUIRED FRONT SET BACK

Section 14-706(3)(a)(.1) &
14-706(3)(b)

ANY FENCE LOCATED NEARER TO THE LOT LINE THAN THE ACTUAL DISTANCE OF THE BUILDING FROM THE LOT LINE SHALL BE NO MORE THAN 4' IN HEIGHT, WHEREAS, 5' HIGH WOOD FENCE IS PROPOSED WITHIN THE FRONT SETBACK.

SIX (6) USE REFUSAL
 FOUR (4) ZONING REFUSAL
 FEE TO FILE APPEAL: \$300
 CC: KENCREST SERVICES
 960A HARVEST DRIVE, SUITE 100
 BLUE BELL, PA 19404

Richard X Chen
 RICHARD.X.CHEN
 PLANS EXAMINER

08/31/17

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.

TAB C

ISSUED FOR:
REVISIONS:

KENCREST SERVICES
INTENSIVE CARE FACILITY
3625 McMICHAEL STREET, PHILADELPHIA, PA
BONITATIBUS ARCHITECTS
1700 SANSON STREET, PHILADELPHIA, PA 19103
PHONE: (215) 568-1919

PROPOSED
SITE
PLAN

DATE: 6/8/17
B.A. PROJ. NO. 16190

Z-1

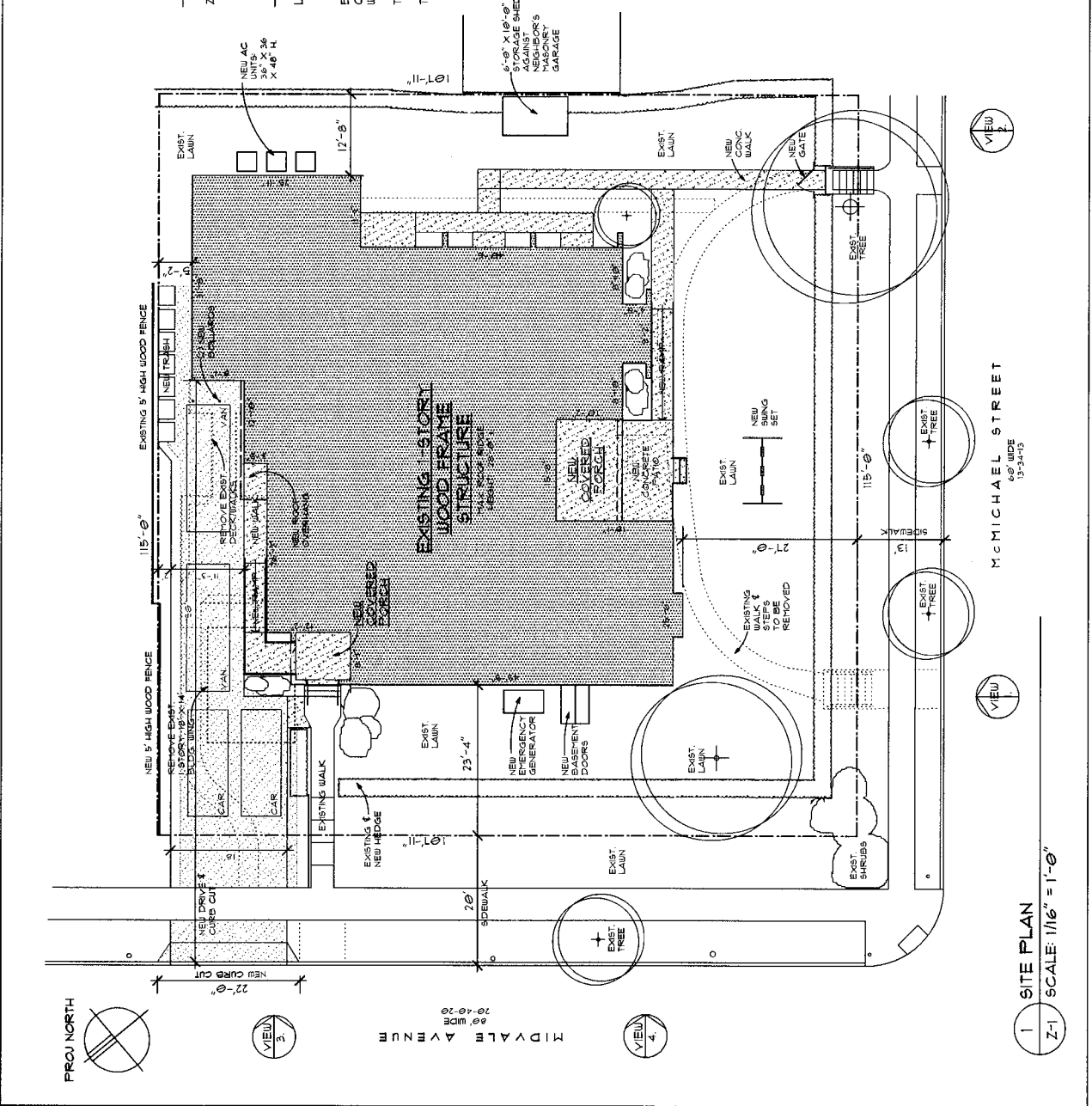
SCALE: 1/16" = 1'-0"
DRAWING 1 OF 5

ZONING

ZONING DISTRICT R5A-1

COVERAGE CALCULATION

LOT COVERAGE	0.3 ACRES	12,410 S.F.	PROPOSED
BUILDING, PORCHES OUTBUILDINGS (GHED) WALKS, PATIO, DRIVE	EXISTING 4,591 S.F. 1,262 S.F.	EXISTING 4,520 S.F. 1,334 S.F.	PROPOSED 4,520 S.F. 1,334 S.F.
TOTAL LOT COVERAGE	5,853 S.F.	6,514 S.F.	52%
TOTAL % LOT COVERAGE	41%		



1 SITE PLAN
Z-1 SCALE: 1/16" = 1'-0"

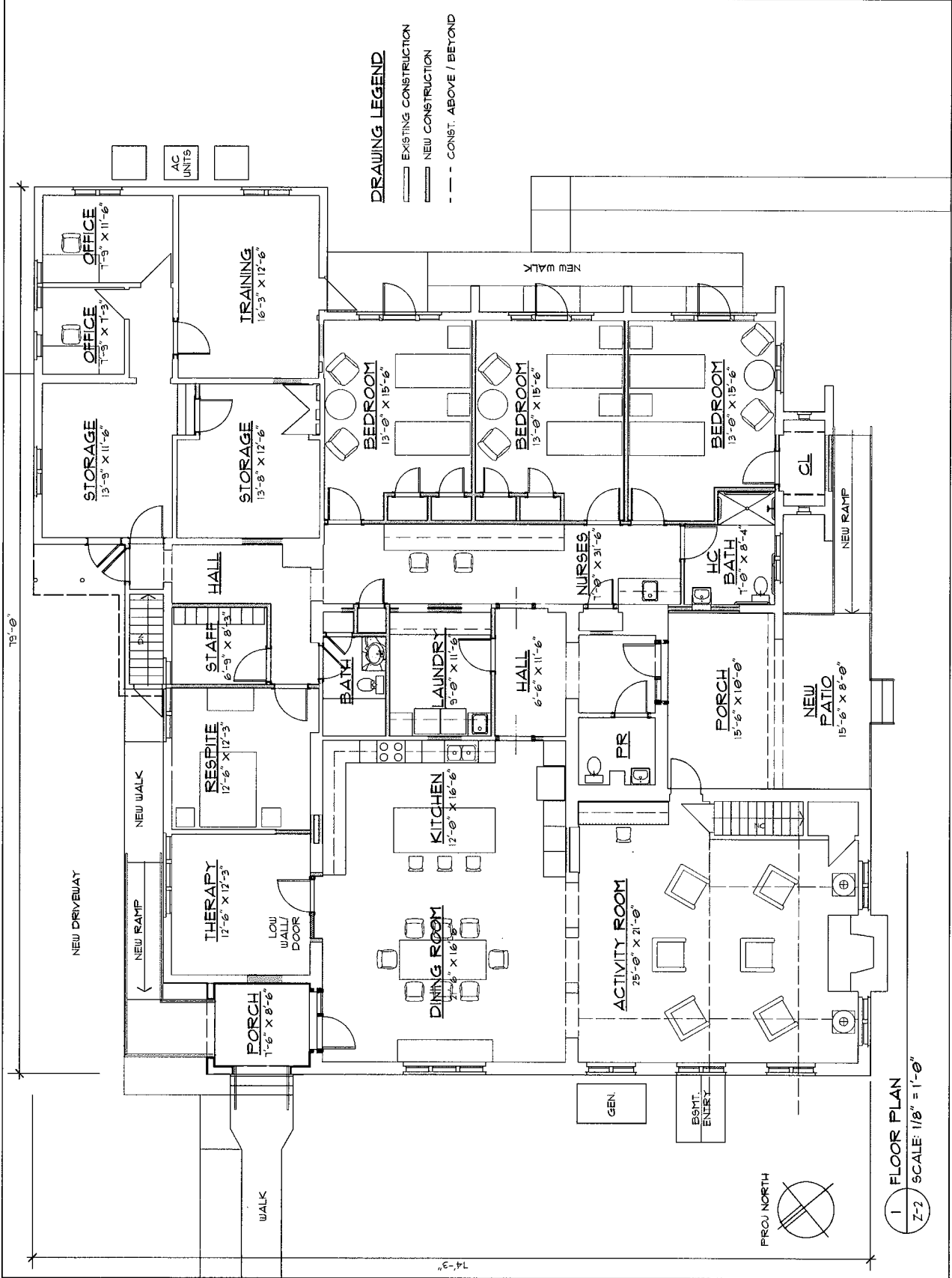
McMICHAEL STREET
6.0' WIDE
13'-3 1/2'-13

ISSUED FOR:
 REVISIONS:

RENOVATION TO PROPOSED
**KENCREST SERVICES
 INTENSIVE CARE FACILITY**
 3625 MICHAEL STREET, PHILADELPHIA, PA
 BONITATIBUS ARCHITECTS
 1700 SANSON STREET, PHILADELPHIA, PA 19103
 PHONE: (215) 568-1919

**PROPOSED
 FLOOR
 PLAN**
 DATE: 6/8/17
 BA PROJ. NO. 16190

Z-2
 SCALE: 1/8" = 1'-0"
 DRAWING 1 OF 5



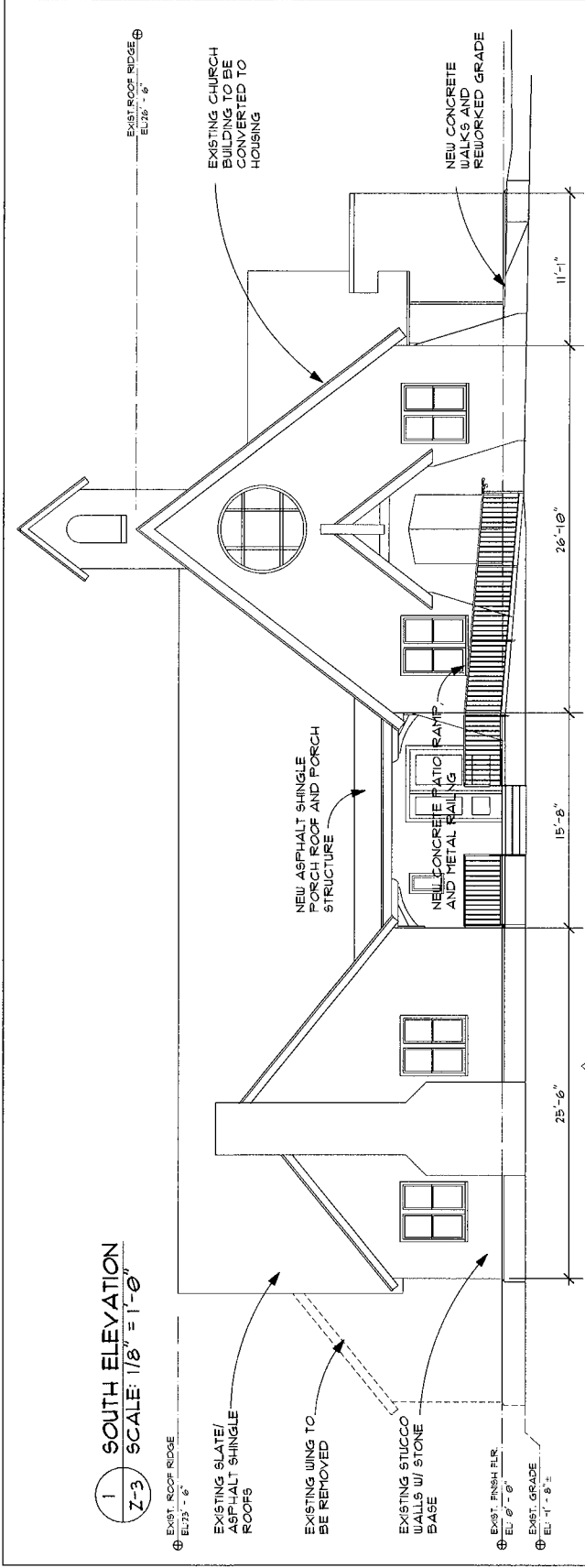
ISSUED FOR:
REVISIONS:

REVISIONS:

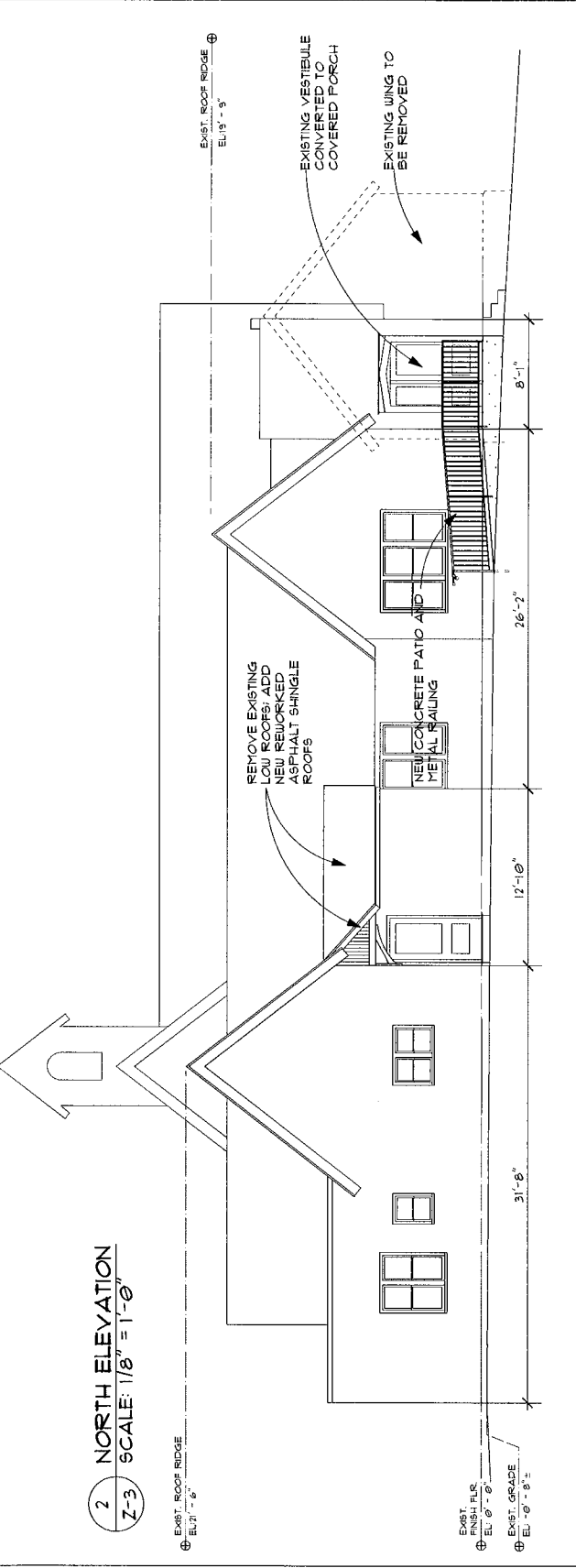
RENOVATION TO PROPOSED
**KENREST SERVICES
 INTENSIVE CARE FACILITY**
 3625 MICHAEL STREET, PHILADELPHIA, PA
 BONITATIBUS ARCHITECTS
 1700 SANSON STREET, PHILADELPHIA, PA 19103
 PHONE: (215) 568-1919

**PROPOSED
 ELEVATIONS**

DATE: 5/8/17
 B.A. PROJ. NO. 16190
Z-3
 SCALE: 1/8" = 1'-0"
 DRAWING 1 OF 5

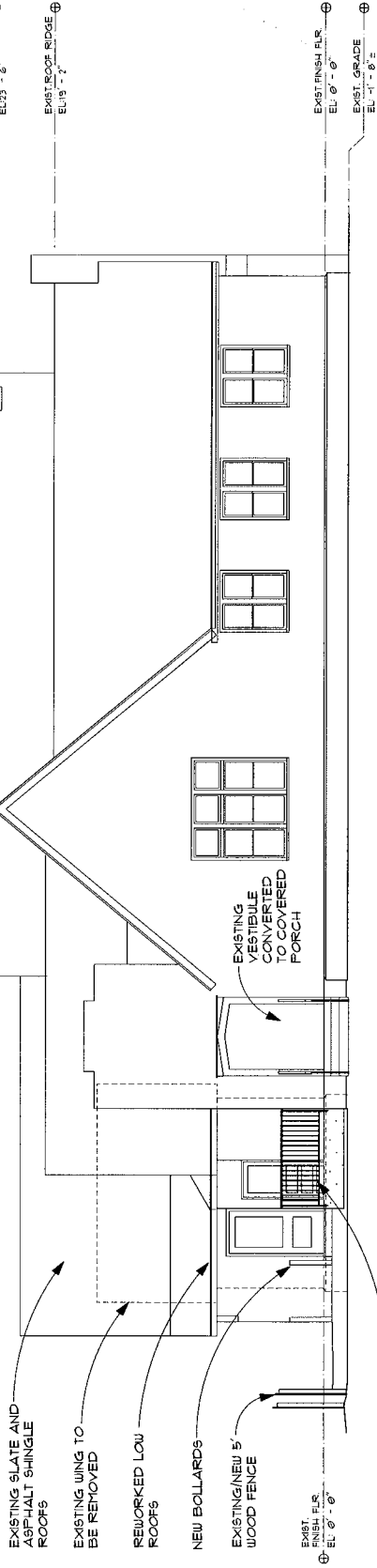


1
Z-3
 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

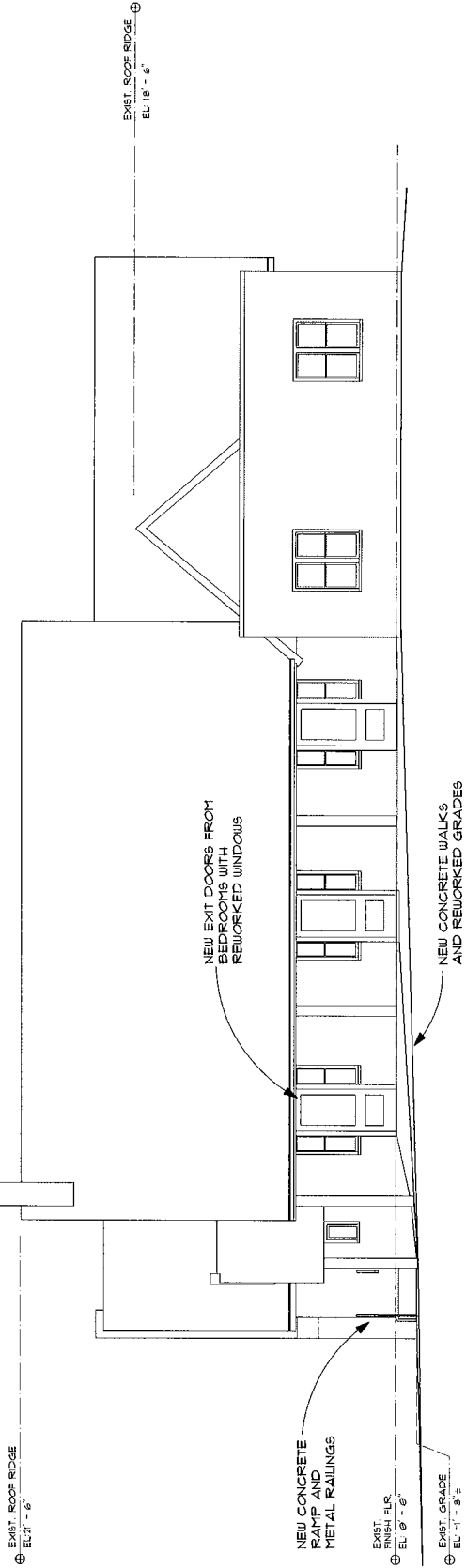


2
Z-3
 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
Z-4 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
Z-4 SCALE: 1/8" = 1'-0"



ISSUED FOR:

REVISIONS:

RENOVATION TO PROPOSED
KENCREST SERVICES
INTENSIVE CARE FACILITY
 3625 M-MICHAEL STREET, PHILADELPHIA, PA
BONITATIBUS ARCHITECTS
 1700 SANSON STREET, PHILADELPHIA, PA 19103
 PHONE: (215) 568-1919

**PROPOSED
 ELEVATIONS**

DATE: 6/8/17
 B.A. PROJ. NO. 16190

Z-4

SCALE: 1/8" = 1'-0"
 DRAWING 1 OF 5