

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:
02/05/2019
APPLICATION #:
911286
ZONING DISTRICT(S):
**RSA-5 RESIDENTIAL SINGLE FAMILY
ATTACHED-5**

ADDRESS/LOCATION: **3501 BOWMAN ST.
PHILADELPHIA, PA 19129**

APPLICANT: **JIM CASSIDY (DESIGN PROFESSIONAL)**

ADDRESS: **270 W WALNUT LN
PHILADELPHIA, PA 19144**

APPLICATION FOR: **FOR THE ERECTION OF A DETACHED STRUCTURE WITH PRIVATE AND COMMUNAL DECKS. FOR USE AS SEVEN (7) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND THE CREATION OF TEN (10) OPEN-AIR PARKING SPACES TO INCLUDE ONE (1) VAN ACCESSIBLE SPACE AND THREE (3) COMPACT SPACES ACCESSED BY A COMMON EASEMENT (SHARED WITH 3500-08 SUNNYSIDE AVE). SIZE AND LOCAITON AS SHOWN IN APPLICATION AND PLAN.**

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 ONLINE AT WWW.PHILA.GOV)

CODE REFERENCE:

PROPOSED USE IS REFUSED FOR THE FOLLOWING:

TABLE 14-602-1

WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (SEVEN (7) DWELLING UNITS), IS PROHIBITED IN THE RSA-5 ZONING DISTRICT.

§ 14-803(5)(e)

A MINIMUM OF 10% OF THE INTERIOR SURFACE PARKING LOT IN ALL DISTRICTS AND OFF-STREET LOADING AREAS IN ALL DISTRICTS EXCEPT I-2, I-3, AND I-P, CALCULATED AS THE TOTAL OF AREA IN ALL SURFACE PARKING SPACES AND SURFACE DRIVE AISLES, SHALL BE PLANTED WITH LANDSCAPE. THERE IS NO PROPOSED INTERIOR LANDSCAPING.

TABLE 14-802-1

DRIVE AISLE WIDTH FOR TWO-WAY TRAFFIC

REQUIRED:
24 FT

PROPOSED:
20 FT

3 USE REFUSALS

FEE TO FILE APPEAL - \$300

Cc:
OWNER-
TIGER REAL ESTATE
740 BEACOM LN
MERION STATION PA 19066



SHAKIR COHEN
PLANS EXAMINER

02/05/2019
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.