

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
06/11/2018
APPLICATION #
876243
ZONING DISTRICT(S)
RSD-3
WWO
STEEP SLOPE PROTECTION

ADDRESS/LOCATION 3001 AND 3005 W. SCHOOL HOUSE LN

APPLICANT ADDRESS
PETER KELSEN (DESIGN PROF) 130 N. 18TH ST. PHILADELPHIA, PA 19103

APPLICATION FOR:
FOR THE LOT ADJUSTMENT TO CREATE ONE (1) LOT FROM TWO (2) EXISTING LOTS (3001 AND 3005 W. SCHOOL HOUSE LN.) SIZE AND LOCATION AS SHOWN ON PLAN.
FOR THE DEMOLITION OF THREE EXISTING STRUCTURES ON SITE.
FOR THE EXPANSION OF ATHLETIC FACILITIES TO INCLUDE A BASEBALL FIELD WITH ACCESSORY ATHLETIC IMPROVEMENTS, FENCING & ACCESSORY PARKING FOR 41 SPACES (INCLUDING 2 VAN ADA SPACES) & ACCESSORY FLAT WALL SIGN (42 SQ.FT.). WITH EXISTING CARRIAGE HOUSE, ATHLETIC BUILDING (SQUASH CENTER), TENNIS COURTS, AND SOCCER FIELD TO REMAIN AS-IS. SIZE AND LOCATION AS SHOWN ON PLAN.
FOR USE AS AN ACTIVE RECREATION (ATHLETIC FACILITIES) WITH ACCESSORY SIGN AND PARKING FOR 41 SPACES. (INCLUDING 2 VAN ACCESSIBLE 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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>						
SECTION 14-705(1)	THE REMOVAL OF THE EXISTING HERITAGE TREES REQUIRES A SPECIAL EXCEPTION APPROVAL BY ZBA.						
TABLE 14-602-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, ACTIVE RECREATION (ATHLETIC FACILITIES), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT. THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:						
SECTION 14-706 (3)(a)	WHEREAS, THE SECTION OF PROPOSED FENCE LOCATED ALONG FRONT LOT LINE IS MORE THAN 4 FT. IN HEIGHT AND MORE THAN 50% OPAQUE. AND ALL OTHER FENCE IS MORE THAN 6 FT. IN HEIGHT.						
SECTION 14-705 (b).(2)	WHEREAS, SITE CLEARING AND EARTH MOVING ACTIVITY IS PROPOSED ON THOSE PORTIONS OF LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER.						
SECTION 14-803 (5) (a)	WHEREAS, THE PROPOSED PARKING LANDSCAPE DOES NOT SATISFY THE TECHNICAL REQUIREMENTS OF THE REGULATIONS OF THE CITY PLANNING COMMISSION AND THIS CODE SECTION.						
TABLE 14-904-1	<table border="1"> <thead> <tr> <th>FLAT WALL SIGN</th> <th>REQUIRED/ALLOWED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MAX. HEIGHT</td> <td>15 SQFT.</td> <td>42 SQFT.</td> </tr> </tbody> </table>	FLAT WALL SIGN	REQUIRED/ALLOWED	PROPOSED	MAX. HEIGHT	15 SQFT.	42 SQFT.
FLAT WALL SIGN	REQUIRED/ALLOWED	PROPOSED					
MAX. HEIGHT	15 SQFT.	42 SQFT.					

FOUR (4) ZONING REFUSAL
ONE (1) ZONING REFERRAL
ONE (1) USE REFUSAL
FEE TO FILE APPEAL: \$300

NOTE TO ZBA:
THE LOT ADJUSTMENT SURVEY PLAN APPROVED BY SURVEY DISTRICT REGULATION AND CITY PLANNING COMMISSION SHALL BE PROVIDED PRIOR TO ISSUING THIS ZONING/USE PERMIT.
STREET TREE IS REQUIRED FOR BUILDING REVIEW PER SECTION 14-705 (2) APPROVED BY PARK AND RECREATION DEPARTMENT.

CC: OVERSEERS OF PUBLIC SCHOOL
WILLIAM PENN CHARTER SCHOOL
3400 W SCHOOL HOUSE LN.
PHILADELPHIA PA 19144

Richard X Chen
RICHARD.X.CHEN
PLANS EXAMINER

06/11/18
DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.