



## **Adaptive Re-Use and New Construction Proposed**

314 S 46th Street (Good Shepherd Community Church)



### **Public Meeting**

6:00pm, Tuesday, 4 June 2019

Spruce Hill Community Center

257 S 45th Street, Philadelphia PA

The proposed project involves renovating the existing structure and building a new 3-story structure to accommodate a total of 32 residences. The project was refused by the Philadelphia Department of Licenses and Inspections because it does not comply with the use and dimensional standards permitted in the RSA-3 zone; details are in the attached refusal form.

The applicant is making an appeal to the Zoning Board of Adjustment (ZBA). The Garden Court Community Association has been identified as the Coordinating Registered Community Association and, accordingly, its Zoning Committee is hosting a public meeting to discuss the project.

Area residents will have opportunity to ask questions and make comment. A non-binding public vote will be taken and shared with the ZBA. The GCCA will, separately, determine whether to submit a letter of support, opposition, or non-opposition, including any explanation of or conditions for each. The ZBA will then make its own determination as to whether to permit the project to proceed.

Please contact [zoning@gardencourtca.org](mailto:zoning@gardencourtca.org) with any questions.

**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 ORIGINAL REFUSAL: 2/4/2019	ORIGINAL APPLICATION #: 938631
DATE OF AMENDED REFUSAL: 5/16/2019	AMENDED APPLICATION #: 969181
ZONING DISTRICT(S): <b>RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED-3; NO OVERLAYS</b>	

ADDRESS/LOCATION: **314-16 S. 46<sup>TH</sup> ST.  
 PHILADELPHIA, PA 19143**

APPLICANT: **MICHAEL PHILLIPS, ESQ.  
 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP** ADDRESS: **1500 MARKET ST. – SUITE 3400  
 PHILADELPHIA, PA 19102**

APPLICATION FOR: **AMENDMENT TO ORIGINAL APPLICATION AS AUTHORIZED BY ZBA LETTER DATED APRIL 18, 2019:  
 FOR THE PARTIAL DEMOLITION OF AN EXISTING DETACHED STRUCTURE (TO BE KNOWN AS BUILDING # 1) AND CREATION OF ADDITIONAL FLOOR AREA / MEZZANINE WITHIN THE PORTION TO REMAIN, WITH EIGHT (8) CLASS 1A BICYCLE SPACES ON AN ACCESSIBLE ROUTE. FOR THE ERECTION OF A DETACHED STRUCTURE (TO BE KNOWN AS BUILDING # 2) WITH GABLE ROOF CONTAINING RECESSED SECTIONS ON THE NORTHERLY SIDE FOR TWO (2) ROOF DECKS FACING THE INTERIOR PORTION OF THE LOT. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR A TOTAL OF 32 DWELLING UNITS (BUILDING # 1 TO CONTAIN TWENTY [20] UNITS; BUILDING # 2 TO CONTAIN TWELVE [12] UNITS). SIZES AND LOCATIONS AS SHOWN IN APPLICATION / 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 ON LINE AT [WWW.PHILA.GOV](http://WWW.PHILA.GOV))**

<u>CODE REFERENCE:</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>						
TABLE 14-602-1	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING FOR 32 UNITS, IS PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.						
14-801(2)(a); TABLE 14-802-1	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR MULTI-FAMILY HOUSEHOLD LIVING USE IN THE RSA-3 ZONING DISTRICT (1 SPACE PER UNIT)</td> <td>32</td> <td>0</td> </tr> </tbody> </table>		REQUIRED:	PROPOSED:	MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR MULTI-FAMILY HOUSEHOLD LIVING USE IN THE RSA-3 ZONING DISTRICT (1 SPACE PER UNIT)	32	0
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14-401(4)(b)	WHEREAS THE PROPOSED ERECTION OF BUILDING # 2 CREATES A SECOND PRINCIPAL STRUCTURE ON THE LOT, A CONDITION PROHIBITED IN ANY RSA- RESIDENTIAL ZONING DISTRICT.						
TABLE 14-701-1	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM SIDE YARD WIDTH (NEW BUILDING # 2)</td> <td>8 FT</td> <td>5 FT</td> </tr> </tbody> </table>		REQUIRED:	PROPOSED:	MINIMUM SIDE YARD WIDTH (NEW BUILDING # 2)	8 FT	5 FT
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- 3 USE REFUSALS
- 4 ZONING REFUSALS

FEE TO FILE APPEAL – NONE (ACTIVE ZBA CASE CAL # 36584)



GEORGE DIPERSIO  
 PLANS EXAMINER

5/16/2019  
 DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET – 18<sup>TH</sup> FLOOR,, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.