

NOTICE OF:

DATE OF REFUSAL

6/17/2014

APPLICATION #

542085

REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

ZONING DISTRICT(S):
RSA-5 (RESIDENTIAL SINGLE-FAMILY
ATTACHED-5)

ZONING OVERLAY(S):
NONE

ADDRESS/LOCATION:

405 GREENWICH ST

APPLICANT:

KEVIN O'NEILL
(DESIGN PROFESSIONAL)

ADDRESS:

2424 E YORK ST S110
PHILADELPHIA, PA 19125

APPLICATION FOR:

FOR THE ERCECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK ABOVE THE 2ND FLOOR REAR AND A ROOF DECK ABOVE THE 3RD FLOOR; DECKS CONNECTED BY AN EXTERIOR STAIR. SIZE AND LCOAITON AS SHOWN ON PLANS/APPLICATION. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING.

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 ZONING IS REFUSED FOR THE FOLLOWING:

	REQUIRED	PROPOSED
TABLE 14-701-1		
OPEN AREA	30% / 187.2 SQ FT	10.4% / 65 SQ FT
REAR YARD DEPTH	9 FT	5 FT

TWO (2) ZONING REFUSALS

FEE TO FILE APPEAL \$250/\$125

NOTES TO THE ZBA:
NONE

Cc.

OWNER:
CALVIN STOKES S/M DELORES BROWN S/W
405 GREENWICH ST
PHILADELPHIA, PA 19147



Sarah Kaiser
PLANS EXAMINER

6/17/2014
DATE

NOTICE TO APPLICANT:

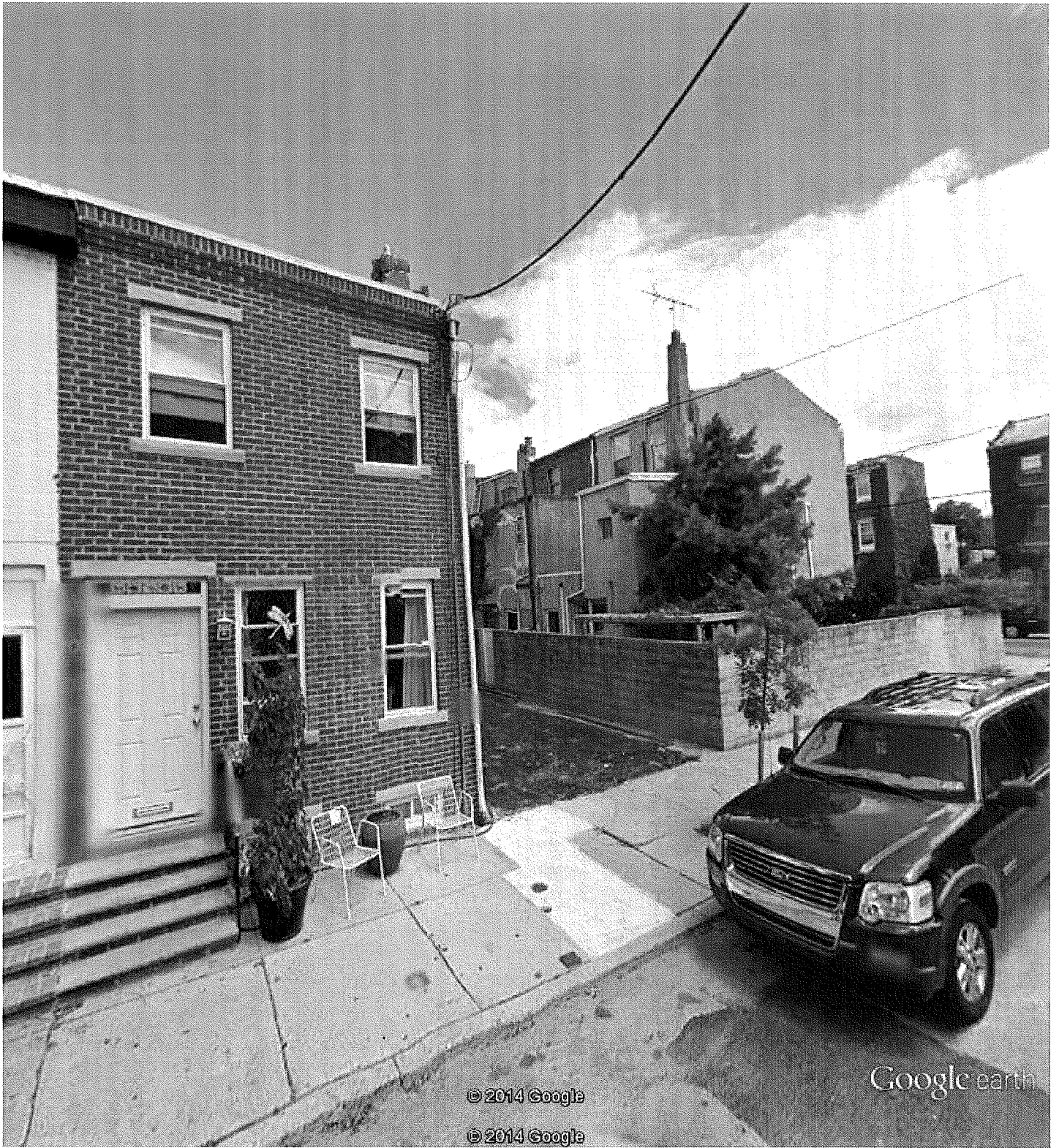
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.



Google earth

feet
meters





Google earth







Eckert Seamans Cherin & Mellott, LLC
Two Liberty Place
50 South 16th Street, 22nd Floor
Philadelphia, PA 19102

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Henry M. Clinton, Esquire
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(215) 851-8536

July 23, 2014

Name of Applicant: Kevin O'Neill, Design Professional
2424 E. York Street
Suite 110
Philadelphia, PA 19125

RE: 405 Greenwich Street, Philadelphia, PA 19147

Dear Registered Community Organization or Property Owner:

This is a notification that a **Public Meeting** to discuss the project described below has been scheduled for Tuesday, August 26, 2014, at 7:00 p.m. at the Parsons Building (in Dickinson Square), 4th & Morris Streets, Philadelphia, PA to discuss this project. Dickinson Square West Civic Association, is the Coordinating Registered Community Organization ("RCO"). All RCOs that have geographic boundaries containing the project and all community members are welcome to attend.

Property Description:

405 Greenwich Street
Philadelphia, PA 19147
District 1
RSA-5 Residential/Residential Mixed Use District

Project Description:

An Application for Zoning/Use was filed with the Department of Licenses and Inspections ("L&I") for the erection of an attached building with a roof deck above the 2nd floor rear and a roof deck above the 3rd floor for use as household living for a single family. A copy of the Application may be obtained from L&I, Municipal Services Building, Concourse, 15th and J.F. Kennedy Blvd., Philadelphia, PA 19102.

Summary of Refusal:

Two (2) Zoning Refusals were issued on June 17, 2014 by L&I since the required minimum open area is 30% / 187.2 sq. ft. and the proposed open area is 10/4% / 65 sq. ft. and the required minimum rear yard depth is 9 ft. and the proposed rear yard depth is 5 ft.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Dickinson Square West Civic Association (zoning@dickinsonsquarewest.org)
1st Republican Ward (poppoc1@aol.com)
District Council contact ([Marie Beren marie.beren@phila.gov](mailto:Marie.Beren@phila.gov))

An Application for Appeal to the Zoning Board of Adjustment (“ZBA”) was filed on July 11, 2014. A Hearing on the Appeal is scheduled for **Tuesday, September 9, 2014 at 9:30 a.m.** at the office of the ZBA, 1515 Arch Street, 18th Floor, Philadelphia, PA.

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.

Sincerely,

Henry M. Clinton

Henry M. Clinton, Esquire

cc: via email

District Council Office Marie Beren (marie.beren@phila.gov)
Philadelphia City Planning Commission (RCO@phila.gov)
Zoning Board of Adjustment (RCOZBA@phila.gov)
Dickinson Square West Civic Association (zoning@dickinsonsquarewest.org)
1st Republican Ward (poppoc1@aol.com)
Kevin O’Neill, Design Professional (kevin@kjoarchitecture.com)