

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 04/17/18	APPLICATION # 868251
		ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION:
515 SIGEL STREET

APPLICANT: KEITH LAM BROAD ST INVESTMENT LLC (OWNER)	ADDRESS: 1142 S MARSHALL STREET PHILADELPHIA, PA 19147
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APPLICATION FOR:

 FOR THE ERECTION OF AN ATTACHED BUILDING WITH REAR DECK AT THE THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. 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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>						
14-604(4)(d)(.3)(.a)	WHEREAS THE PROPOSED USE, DECK IN THE REQUIRED REAR YARD ABOVE THE FIRST STORY FULLY ABOVE GRADE, IS PROHIBITED IN THE RSA-3 ZONING DISTRICT.						
TABLE 14-701-1	<table border="0"> <tr> <td>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</td> <td>REQUIRED</td> <td>PROPOSED</td> </tr> <tr> <td>MINIMUM OPEN AREA</td> <td>25% (166 SF)</td> <td>18.75% (124.5 SF)</td> </tr> </table>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:	REQUIRED	PROPOSED	MINIMUM OPEN AREA	25% (166 SF)	18.75% (124.5 SF)
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MINIMUM OPEN AREA	25% (166 SF)	18.75% (124.5 SF)					

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$300

NOTE TO ZBA – SEE A/P 857244 FOR PLANS

Cc:
OWNER/APPLICANT = SAME


 ANDREW KULP
 PLANS EXAMINER

04/17/18
 DATE

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