

**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:  
**08/02/2018**  
 APPLICATION #:  
**896721**  
 ZONING DISTRICT(S):  
**RSA-5 RESIDENTIAL SINGLE FAMILY  
 ATTACHED-5**

ADDRESS/LOCATION: **410 MOORE ST.  
 PHILADELPHIA, PA 19148**

APPLICANT: **URBAN REAL ESTATE INVESTMENT, INC  
 C/O MATTEUS CARVALHO (OWNER)**

ADDRESS: **1726 S 13<sup>TH</sup> ST.  
 PHILADELPHIA, PA 19147**

APPLICATION FOR: **FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS  
 STRUCTURE (NOT AN EXEMPT APPUTENANCE). FOR USE AS A SINGLE-FAMILY DWELLING UNIT  
 (HOUSEHOLD LIVING). SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.**

**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))**

**CODE REFERENCE:****PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:**

|  |   | <b><u>REQUIRED:</u></b>         | <b><u>PROPOSED:</u></b>            |
|--|---|---------------------------------|------------------------------------|
| TABLE 14-701-1 NOTE [3]                | PORTIONS OF THE BUILDING ABOVE 12 FT. SHALL COMPLY WITH MINIMUM OPEN AREA REQUIREMENT OF 25%. | 25% (133.25SF)                  | 7.6% (40.33SF)                     |
| TABLE 14-701-1 NOTE [7]                | PORTIONS OF THE BUILDING BELOW 12 FT. SHALL COMPLY WITH THE MINIMUM REAR YARD DEPTH OF 5 FT.  | 5 FT                            | 1.31 FT                            |
|  | PORTIONS OF THE BUILDING ABOVE 12 FT. SHALL COMPLY WITH THE MINIMUM REAR YARD DEPTH OF 9 FT.  | 9 FT                            | 1.31 FT                            |
| TABLE 14-701-1<br>§ 14-604 (5)(c)(.4); | MAXIMUM HEIGHT OF STRUCTURE   | <b><u>ALLOWED:</u></b><br>38 FT | <b><u>PROPOSED:</u></b><br>40.7 FT |

**3 ZONING REFUSALS**

FEE TO FILE APPEAL - **\$300**

Cc:  
 OWNER- SAME AS ABOVE



SHAKIR COHEN  
 PLANS EXAMINER

08/02/2018  
 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.