

<p align="center">NOTICE OF:</p> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	<p align="center">CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	DATE OF REFUSAL 2/16/2020	APPLICATION # 1048417
		ZONING DISTRICT(S) RSA-5: RESIDENTIAL DISTRICT. CTR Center City Overlay District - Residential Parking Control Area; Southwark National Historic District; NCO Neighborhood Conservation Overlay District - Queen Village; Center City Residential District Control Area.	

ADDRESS/LOCATION **925-27 & 929-31 S 03RD STREET (SEC OF MONTROSE ST)**

APPLICANT: LO DESIGN / LEAH LITVIN, AIA (DESIGN PROFESSIONAL FOR OWNER)	ADDRESS: 2203 LOMBARD ST PHILADELPHIA, PA 19146
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APPLICATION FOR:
FOR COMPLETE DEMOLITION OF EXISTING ONE STORY STRUCTURE ON THE LOT; AND FOR THE RELOCATION OF LOT LINE TO CREATE ONE LOT (PARCEL – A) FROM FOUR (4) LOTS (925, 927, 929 & 931 S 3RD ST) (TWO OPA ACCOUNTS; 925-27 & 929-31 S 03RD ST). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
USES: FOR MULTI-FAMILY HOUSEHOLD LIVING THREE (3) DWELLING UNITS AND SIX (6) ACCESSORY OFF STREET INTERIOR 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)

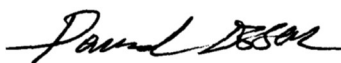
<u>CODE SECTION</u>	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
Table 14-602-1	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING DWELLING UNITS IS PROHIBITED IN THIS RSA-5 ZONING DISTRICT.		
14-803 (1) (c)	THE PROPOSED USE, OFF STREET PARKING (FRONT ACCESSED) IS PROHIBITED IN THIS ZONING DISTRICT		
<u>CODE SECTION</u>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
14-604 (5) (a)	MINIMUM ROOF DECK SETBACK	5.0 FT	1.0 FT
Table 14-701-1	REAR YARD DEPTH (FT)	9.0 FT	NONE
Table 14-701-1	MAXIMUM HEIGHT (FT)	<u>ALLOWED</u> 38 FT	51.17 FT

REMARKS:
TWO (2) USE REFUSALS.
THREE (3) ZONING REFUSALS.
FEE FOR FILLING AN APPEAL - \$300.00

NOTES TO THE ZBA: NO ZBA HISTORY AVAILABLE

CIVIC DESIGN REVIEW (§14-304(5)): THIS APPLICATION DOES NOT REQUIRE CIVIC DESIGN REVIEW

Cc:
OWNER,
DR.GERTRUDE A BARBER
925-31 S 3RD ST
PHILADELPHIA, PA 19147



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER
Email: Paulose.Issac@phila.gov

2/16/20

DATE

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