

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: **10/31/2019** APPLICATION #: **1015978**
 ZONING DISTRICT(S): **RSD-3 RESIDENTIAL SINGLE-FAMILY DETACHED-3**

ADDRESS/LOCATION: **6367 LANCASTER AVE PHILADELPHIA PA 19151 (NEC OF OVERBROOK AVE)**

APPLICANT: **DESIGNBLENDZ
 DESIGNBLENDZ ARCHITECTURE,LLP
 (DESIGN PROFESSIONAL)**

ADDRESS: **4001 MAIN ST.~SUITE#203
 PHILADELPHIA ,PA 19127**

APPLICATION FOR: **FOR A RAMP ADDITION TO AN EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLAN. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [INCREASE IN MULTI-FAMILY HOUSEHOLD LIVING FROM FIFTY-NINE(59) TO SIXTY-SEVEN(67) DWELLING UNITS].**

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 USE IS REFUSED FOR THE FOLLOWING

TABLE 14-602(1)

THE PROPOSED INCREASE IN MULTI-FAMILY HOUSEHOLD LIVING FROM 59 TO 67, IS PROHIBITED IN THE RSD-3 ZONING DISTRICT.

TABLE 14-802(1)

THE PROPOSED INCREASE IN MULTI-FAMILY HOUSEHOLD LIVING (8 ADDITIONAL DWELLING UNITS), WILL REQUIRED ADDITIONAL PARKING SPACES (8 PARKING SPACES) WHEREAS, NO(0) PARKING SPACE IS PROPOSED.

TWO(2) USE REFUSALS

FEE TO FILE APPEAL - \$300

Cc:

OWNER –
 LINCOLN COURT REALTY LLC
 SBT MANAGEMENT
 475 OBERLIN AVE S~SUITE#205
 LAKEWOOD,NJ 08701



ROLAND NGABA
 PLANS EXAMINER

10/31/2019
 DATE

NOTICE TO APPLICANT:

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