


NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL <input type="checkbox"/> SPECIAL USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 9/19/07	APPLICATION # 92128
ADDRESS/LOCATION: 112 E. ALLEN STREET (SEC @ SARAH STREET)			
APPLICANT: CAROLINA PENA, ARCHITECT FOR OWNER		ADDRESS: YCH ARCHITECTS 1823 SPRING GARDEN ST PHILADELPHIA PA 19130	
APPLICATION FOR: FOR THE PARTIAL DEMOLITION OF AN EXISTING ONE (1)/THREE (3) STORY STRUCTURE WITH CELAR, FOR THE ERECTION OF A ONE (1) STORY ADDITION AT THE 3 RD STORY LEVEL AND A THREE (3) STORY REAR ADDITION WITH CELLAR TO THE EXISTING ONE (1)/THREE (3) STORY STRUCTURE AND FOR A ONE (1) STORY ADDITION AT THE 2 ND STORY LEVEL OF AN EXISTING ONE (1) STORY REAR STRUCTURE FOR USE AS A TWO (2) FAMILY DWELLING IN THE FRONT STRUCTURE AND VACANT COMMERCIAL SPACE AND OFFICES IN THE REAR STRUCTURE (USE REGISTRATION PERMIT REQUIRED TO OCCUPANCY OF COMMERCIAL SPACE). SIZE AND LOCATION AS SHOWN ON THE APPLICATION.			
NOTE TO ZBA: THE EXISTING LOT CONTAINS TWO (2) STRUCTURES WHICH ARE NOT CONNECTED. THE PROPOSED ADDITION WILL JOIN THE TWO (2) STRUCTURES; HOWEVER, THERE WILL BE NO INTERIOR ACCESS WITHIN THE STRUCTURES AND CREATING A CONDITION OF MULTIPLE STRUCTURES/ MULTIPLE USES ON THE LOT.			
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		
14- 508(3)(b)	THE PROPOSED USE, TWO (2) FAMILY DWELLING, IS PROHIBITED IN THIS ZONING DISTRICT.		
14-508(1)	THE PROPOSED USE, VACANT COMMERCIAL SPACE, IS NOT PERMITTED IN THIS ZONING DISTRICT.		
14-113(1)	THE PROPOSED CONDITION, MULTIPLE STRUCTURES/ MULTIPLE USES, IS NOT PERMITTED IN THIS ZONING DISTRICT.		
THREE (3) USE REFUSALS. ONE (1) ZONING REFUSAL.			
FEE TO FILE APPEAL: \$200.00			
NOTE TO ZBA: FILE COULD NOT BE LOCATED AT THE TIME OF APPLICATION.			
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 30%;"> Cc: CHARLOTTE HUDSON, OWNER 905 HENRIETTA AVENUE HUNTINGDON VALLEY, PA 19006 </div> <div style="width: 30%; text-align: center;">  ELIZABETH BALDWIN PLANS EXAMINER </div> <div style="width: 30%; text-align: right;"> 9/19/07 DATE </div> </div>			
NOTICE TO APPLICANT: AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11 TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.			