

Notice of: **Refusal** **Referral**

Application Number: ZP-2021-000077	Zoning District(s): CA1 CMX1 (Overlays: Open Space and Natural Resources - Steep Slope Protection, WWO, NCA-Germantown Avenue - Chestnut Hill Subarea, NCA-Germantown Avenue)	Date of Refusal/ Referral: 2/4/2021
Address/Location: 30 W HIGHLAND AVE, Philadelphia, PA 19118-3395 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address: 1835 Market St Suite 1400 Philadelphia, PA 19103 USA	

Application for:

FOR THE RELOCATION OF LOT LINES TO CREATE ONE (1) LOT FROM THREE (3) EXISTING LOTS (30 W HIGHLAND AVE, 14R W HIGHLAND AVE AND 22R W HIGHLAND AVE) AND FOR THE COMPLETE DEMOLITION OF ALL EXISTING BUILDINGS AND FOR THE ERECTION OF TWO (2) DETACHED BUILDINGS WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES WITH ELEVATORS ABOVE THIRD FLOOR FOR THE USE AS MULTI-FAMILY (8 UNITS) HOUSEHOLD LIVING AND TO INCLUDE SIXTEEN (16) ACCESSORY PARKING SPACES (INCLUDING FOUR (4) ADA ACCESSIBLE PARKING SPACES) (SIZE AND LOCATION AS SHOWN ON PLANS).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-402(4)(b)	Multiple Principal Buildings in Commercial Districts	Whereas multiple principal buildings may be placed on a lot in the CMX-1 district, only if approved as a special exception.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, Multi-family Household Living, is expressly prohibited in the CA-1 and CMX-1 commercial zoning districts.

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

Fee to File Appeal: \$ 300

Parcel Owner:

J K E REALTY CORP



REEBA MERIN BABU
PLANS EXAMINER

2/4/2021
DATE SIGNED