

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

Application Number: ZP-2020-009675	Zoning District(s): RSD1 (Overlays: Open Space and Natural Resources - Steep Slope Protection, WWO Wissahickon Watershed Overlay District)	Date of Refusal: 2/26/2021
Address/Location: 540 W MORELAND AVE, Philadelphia, PA 19118-4221 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Vern Anastasio DBA: ALAWPHILLY, LLC	Applicant Address: 1315 Walnut Street Suite 1006 Philadelphia, PA 19107 USA	

Application for:

FOR THE RELOCATION OF LOT LINES TO CREATE TWO (2) LOTS (PARCEL B AND PARCEL C) FROM EXISTING ONE (1) LOT (540 W MORELAND AVE.); FOR THE EXISTING USE OF SINGLE FAMILY HOUSEHOLD LIVING AT PARCEL B AND FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING FOR THE USE AS VACANT LOT AT PARCEL C (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>	
		REQUIRED	PROPOSED
Table 14-701-1	Minimum Lot Width (ft.) (Parcel B)	75 ft.	15 ft.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

Parcel Owner:

GANOS LLC



REEBA MERIN BABU
PLANS EXAMINER

2/26/2021
DATE SIGNED