

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

Application Number: ZP-2024-001340	Zoning District(s): RSD1	Date of Refusal: 8/20/2024
Address/Location: 550 W WILLOW GROVE AVE, Philadelphia, PA 19118-4126 Building Wissahickon Skating Club		Page Number Page 1 of 1
Applicant Name: Sean Whalen DBA: VINTAGE LAW LLC	Applicant Address: 49 St. Georges Road ARDMORE, PA 19003 USA	Civic Design Review? N

Application for:

FOR ADDITIONS ACCESSORY TO AN EXISTING STRUCTURE. FOR A REAR ADDITION AND A ROF DECK ADDITION AT THE SECOND FLOOR LEVEL OF THE EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN. EXISTING USE (INDOOR SKATING ARENA)

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>
14-704(2)(b)	Steep Slope	Site clearing or earth moving activities within a Steep Slope Protection Area requires a zoning permit. Whereas, the steep slope requirements has been denied by the PCPC
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas, a side yard width of 15ft for development in the RSD-1 Residential zoning district is required. And no side yard is proposed

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

N/A

Parcel Owner:

Zoning Overlay District: Open Space and Natural Resources - Steep Slope Protection WWO Wissahickon Watershed Overlay District NIS Narcotics Injection Sites Overlay District EDO Eighth District Overlay District
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Roland Ngaba
PLANS EXAMINER

8/20/2024
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.