

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

Application Number: ZP-2023-006870	Zoning District(s): RSA3	Date of Refusal: 10/12/2023
Address/Location: 308 E ALLENS LN, Philadelphia, PA 19119-1101 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Christopher Simpson	Applicant Address: 308 east allens lane philadelphia, PA 19119 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A REAR DECK ACCESSORY TO EXISTING SEMI-DETACHED STRUCTURE. FOR CONTINUED USE AS SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN IN PLAN.

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>
Section 14-604(4)(d)(.3)(.a)	Deck at Rear Yard	<p>A deck may not encroach into the required rear yard unless it complies with the following:</p> <p>(.a) It is constructed such that the floor level of the deck is at or below the floor level of the first story which is fully above grade;</p> <p>The deck is constructed above floor level thus shall be prohibited in the required rear yard.</p>

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

SIMPSON CHRIS LINDSEY, SIMPSON SOPHIA OSBORNE



SHAKIR COHEN
PLANS EXAMINER

10/12/2023
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.