

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

Application Number: ZP-2022-001234	Zoning District(s): CMX2.5/CMX2	Date of Refusal: 7/21/2022
Address/Location: 7111 GERMANTOWN AVE, Philadelphia, PA 19119-1838 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Dennis Lee DBA: The Consulting Group, LLC.	Applicant Address: 5070 Parkside Avenue, Suite 1403 Philadelphia, PA 19131 USA	

Application for:

FOR LOT ADJUSTMENT TO CREATE THREE (3) LOTS (PARCEL B,C,D) FROM ONE (1) EXISTING LOT (7111-13 GERMANTOWN AVE). 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>
Table 14-701-3	Rear Yard	At parcel B an existing nonconforming rear yard is being eliminated completely thus increasing an existing non-conformity. Rear yard shall be The greater of 9 ft. or 10% of lot depth. Therefore rear yard shall be 10.4ft minimum whereas plans show 0ft.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Parcel Owner:



SHAKIR COHEN
PLANS EXAMINER

7/21/2022
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.