

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 06/02/15	APPLICATION # 608269
		ZONING DISTRICT(S) RSA-5 RESIDENTIAL DISTRICT	

ADDRESS/LOCATION:

540 GERRITT ST

APPLICANT:

ALEX RONG
 AR ENGINEERING
 (DESIGN PROFESSIONAL FOR OWNER)

ADDRESS:

207 HIDDEN ACRES LANE
 MEDIA, PA 19063

APPLICATION FOR:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH REAR ROOF DECK ABOVE TWO STORY PORTION (ACCESS FROM THIRD STORY). SIZE AND LOCATION AS SHOWN IN APPLICATION. FOR USE AS SINGLE FAMILY HOUSEHOLD LIVING.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>		
TABLE 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: MINIMUM OPEN AREA	REQUIRED 30 % (209.9 SF)	PROPOSED 18.65 % (130.5 SF)

ONE (1) ZONING REFUSAL

FEE TO FILE APPEAL: \$125

Cc:
 OWNER: NG XIAO FENG
 540 GERRITT ST
 PHILADELPHIA, PA 19147


 ANDREW KULP
 PLANS EXAMINER

06/02/15
 DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

SEAL & SIGN

DRAWN BY:
CHECKED BY: A. RONG
4/25/15
ZONING/STREETS: 4/27/15

540 GERRITT STREET
PHILADELPHIA, PA 19147

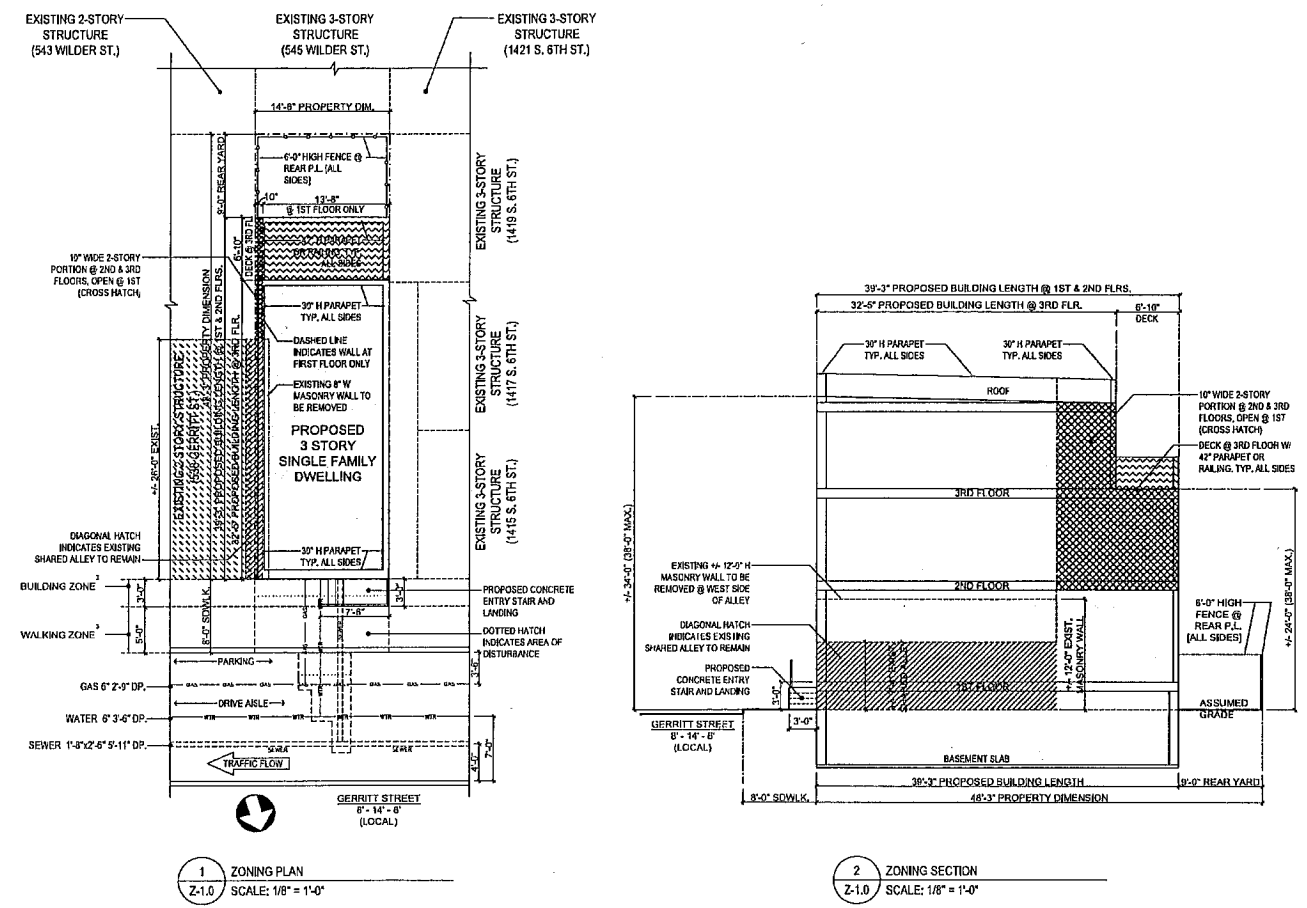
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PROJECT:

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DRAWING NUMBER:

Z-1.0



ZONING DATA	
540 GERRITT STREET	
LOT ZONING DISTRICT: RSA-4	
ZONING DISTRICTS ACROSS GERRITT ST.: RSA-4	
PROPOSED HEIGHT: 34'-0"	
HEIGHT LIMIT: 32' MAX.	
PROPOSED USE: SINGLE FAMILY DWELLING	
ALLOWED USE: SINGLE FAMILY DWELLING	
LOT AREA: 696.63 SF	
PROP. BLDG AREA: 569.19 SF	81.55%
MAX. ALLOWED BLDG AREA: 481.74 SF	70%
PROP. OPEN AREA: 130.5 SF	18.65%
REQ. OPEN AREA: 209.89 SF	30%
REAR YARD DEPTH: 9'-0"	
REQ. REAR YARD DEPTH: 9'-0"	

- NOTES:**
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
 - NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-892
 - MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
 - PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 207 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - PENNSYLVANIA ONE CALL SYSTEM #2015040100
 - WARD #1
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
 - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE SECOND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM 66-1045. **NOTE: THIS ITEM ENGINEERING SERVICES IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.**
 - PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE APPROPRIATE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
 - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM 44-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 685-5035 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM INSPECTION SERVICES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4303.
 - ALL EGRESS LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.
 - SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
 - STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREET LIGHTING DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
 - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT), DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - STRUCTURAL ENGINEER: AR ENGINEERS.
 - WORK LIMITS: BETWEEN 5.6TH ST. AND S. 5TH ST.
 - OWNER: WEI WEN CHEN

SEAL & SIGN

DRAWN BY:

CHECKED BY: A. RONG
4/25/15

ZONING/STREETS: 4/27/15

540 GERRIT STREET
PHILADELPHIA, PA 19147

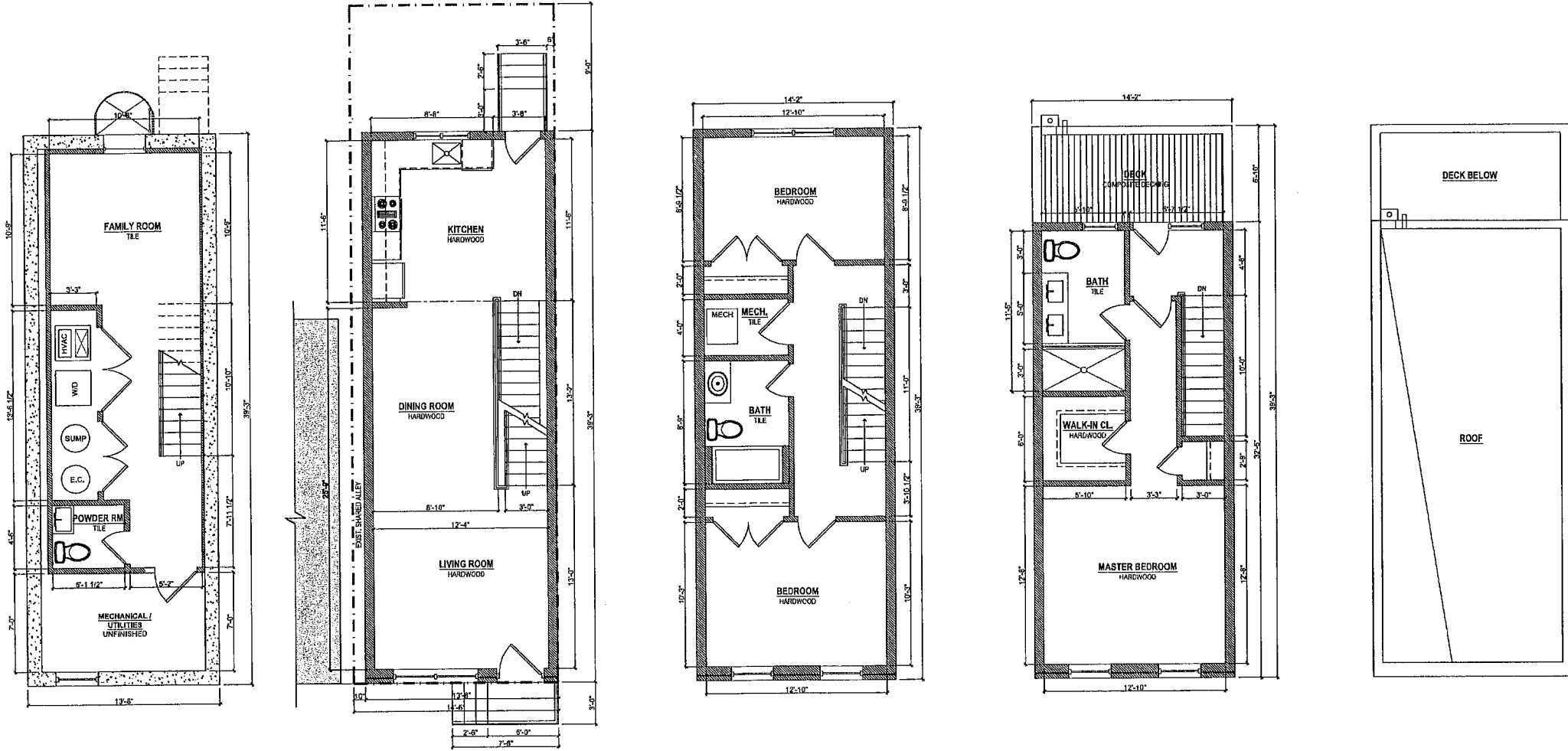
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DRAWING NUMBER:

A-1.0



1 CELLAR FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

4 THIRD FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"

5 ROOF PLAN
A-1.0 SCALE: 1/4" = 1'-0"

AREENGINEERS
CONSULTING ENGINEERS
& ARCHITECT

207 HIDDEN ACRES LANE
MEDIA, PA 19063
TEL: (810) 388-8234
www.AREENGINEERS.net

CITY OF PHILADELPHIA
BUSINESS LICENSE No: 331991

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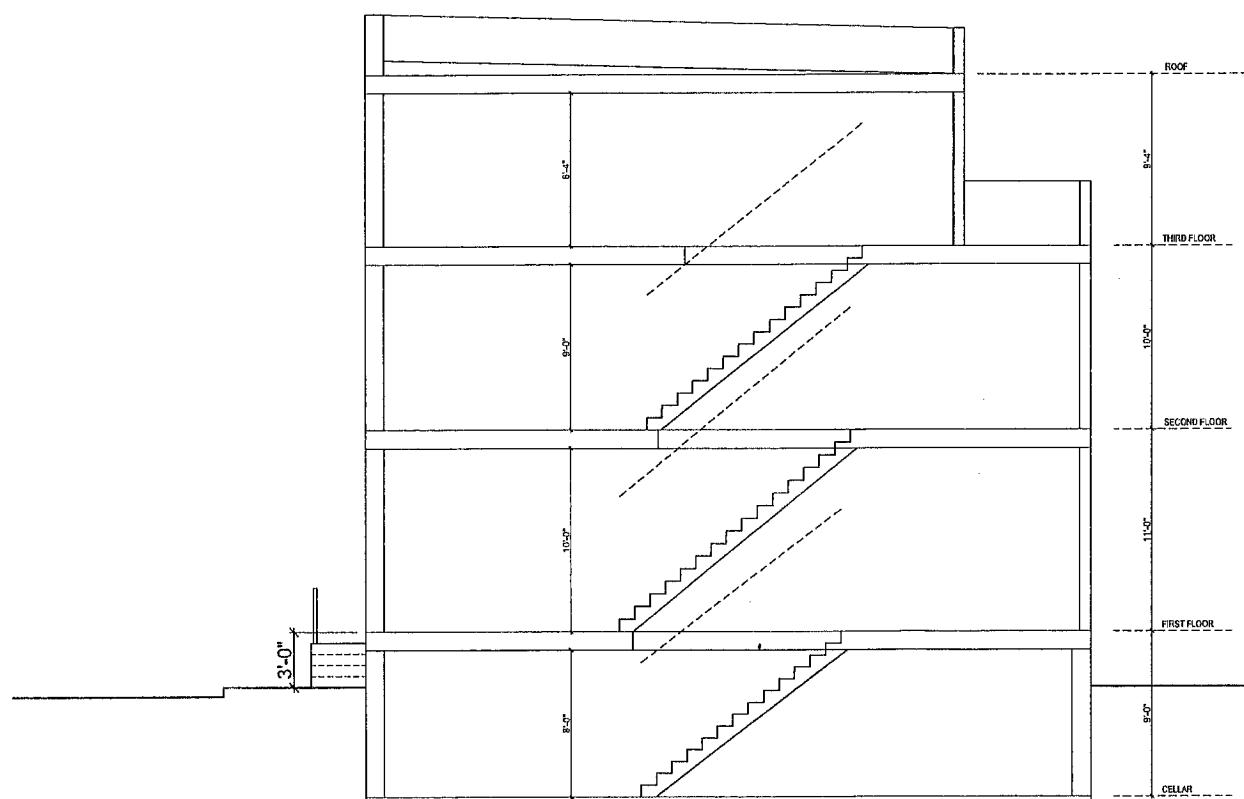
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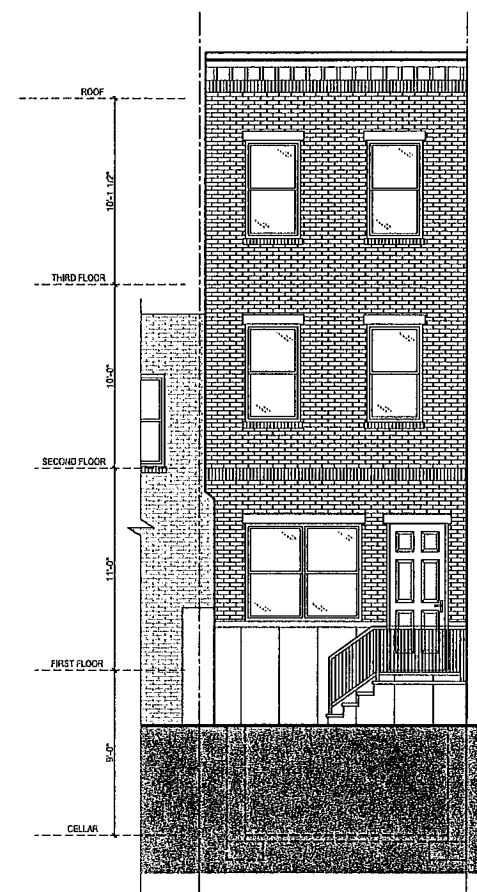
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DRAWING NUMBER:

A-2.0



1 BUILDING SECTION
A-2.0 / SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A-2.0 / SCALE: 1/4" = 1'-0"