

HDAC MEETING - Thursday, August 1, 2019

Resolution - 248-250 E Evergreen Avenue:

After much discussion, it was moved, seconded, and a unanimous vote was taken to not support the zoning variances requested for new construction at 250 East Evergreen Ave.

As part of that motion, the following was added: We do not want to set a precedent of allowing development of properties that do not meet the minimum lot dimension requirements and allowing proposed buildings that are substantially larger than the required setbacks, especially when there is no hardship presented. If this property were currently a buildable lot by right, we might have supported a conforming single family structure. This review and vote was taken by HDAC since the side yard of 248 East Evergreen (proposed to become 250 East Evergreen) is surrounded by structures that are listed as "Contributing" to the Chestnut Hill National Register Historic District; a new building on that lot will directly affect those surrounding historic buildings.

NOTICE OF:☒ **REFUSAL**
☐ **REFERRAL****CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES &
INSPECTIONS**Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102DATE OF REFUSAL
6/24/2019APPLICATION #
981217ZONING DISTRICT(S)
RSA-3 (RESIDENTIAL)

ADDRESS/LOCATION

248 E EVERGREEN ST. (THROUGH TO ANDERSON ST.)

APPLICANT

LAWRENCE D MCEWEN (ARCHITECT)

ADDRESS

28 W EVERGREEN AVE
PHILADELPHIA, PA 19118

APPLICATION FOR:

FOR THE RELOCATION OF LOT TO CREATE TWO (2) LOTS (PROPOSED LOT 1 AND PROPOSED LOT 2) WITH A SHARED EASEMENT FROM ONE (1) EXISTING LOT. FOR AN EXISTING SEMI-DETACHED STRUCTURE ON PROPOSED LOT 1. FOR THE ERECTION OF A DETACHED ACCESSORY STRUCTURE ON LOT 1. FOR THE ERECTION OF A DETACHED STRUCTURE ON LOT 2. SIZE AND LOCATION AS SHOWN ON PLANS. THE PROPOSED USE ON LOT 1 IS SINGLE-FAMILY HOUSEHOLD LIVING WITH ACCESSORY, OFF-STREET STRUCTURE PARKING FOR ONE (1) VEHICLE. THE PROPOSED USE OF LOT 2 IS A 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)****CODE REFERENCE**

TABLE 14-701-1

PROPOSED ZONING IS REFUSED/REFERRED FOR THE FOLLOWING:MINIMUM LOT WIDTH
SIDE YARD MINIMUM WIDTH

REQUIRED

25 FT
8 FT.LOT 1
PROPOSED21.104 FT
3 FT.REQUIRED/
ALLOWED

REAR YARD MINIMUM DEPTH

15 FT.

LOT 2
PROPOSED

7 FT.

THREE (3) ZONING REFUSALS

FEE TO APPEAL: \$300

Cc:
JANET RIES STERN
243 E EVRGREEN AVE
PHILADELPHIA, PA 19118
FREDERICK MARSHALL
PLANS EXAMINER6/24/19
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.