

# ZONING MATTERS

## February 2017 Zoning Meeting

Join EPBN's Planning and Zoning Committee for a public meeting to gather feedback from the community about the following applications:

**ALL ARE WELCOME!**

1450 S. Colorado Street

FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE WITH A ROOF DECK ACCESSED BY ROOFTOP ACCESS STRUCTURE, TO USE AS A SINGLE FAMILY HOUSEHOLD LIVING, SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

**PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE.**

CODE REFERENCE	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
TABLE 14-701-1	OPEN AREA (INTERMEDIATE LOT)	REQUIRED 30 % (201.6 SQ FT)	PROPOSED 18.75% (126 SQ FT)
TABLE 14-701-1	MIN. FRONT SETBACK (@ 3RD FLOOR)	8 FT*	5 FT
*14-701(2)(b)[4]	If abutting lots on both sides of an attached house contain only two stories of habitable space, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.		

**When**  
**Tuesday**  
**February 14, 2017**  
**6:30 PM**

**Where**  
**Reed Street Presbyterian**  
**Apartments**  
**16<sup>th</sup> and Reed Streets**  
**1<sup>st</sup> Floor Meeting Room**

Organized by the East Point Breeze Neighbors Planning & Zoning Committee  
[www.newboldneighbors.org](http://www.newboldneighbors.org) | [zoning@newboldneighbors.org](mailto:zoning@newboldneighbors.org)

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