

**9. REVIEW OF ZONING AND BUILDING PERMIT APPLICATIONS.....16**

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**9.6. Reviews for properties in areas of Steep Slope Protection.**

*Zoning permit applications submitted for review to the City Planning Commission as a pre-requisite review approval pursuant to §14-301(3)(c)(.1)(.j) of the Philadelphia Code, may be considered exempt from the provisions of §14-704(2), if one of the following conditions, as determined by the staff, is met:*

*9.6.1. Maintenance, repair, renovation, or structural alteration of an existing structure that does not increase the impact to, encroach further within, or further alter a steep slope area.*

*9.6.2. Rebuilding or replacing structures that are destroyed or rendered unusable by fire or an act of God or a third party over which the owner has no control provided that action toward the rebuilding or replacement is commenced within three years of the destruction, that the rebuilding or replacement is diligently pursued, and that the new construction or related activity does not further encroach into, or increase the impact to, or further alter, a steep slope area.*

*9.6.3. Installation or construction in improved public road rights-of-ways, and replacement, operation, repair or alteration of all natural gas, cable communications, telephone facilities, public utility lines, pipes, mains, equipment or appurtenances.*

*9.6.4. If the intrusion into the steep slope area benefits the public, as with trails providing access to parks, creeks, or wetlands.*

*9.6.5. All other reviews of applications where disturbance of slopes exceeding 25% and not covered by exemptions 9.6.1 through 9.6.4 must provide the following information for consideration by the City Planning Commission for exemption:*

*9.6.5.1. The applicant shall demonstrate: the projects has no practicable alternative to the work with less impact on the steep slope exists; and the work does not pose an unreasonable threat to the public health, safety or welfare, or to the environment, on or off the property.*

*9.6.5.2. The applicant shall demonstrate protection of existing vegetation and trees pursuant to a tree and vegetation plan consistent with best management practices. The plan shall be prepared by a qualified expert with experience related to the type of steep slope area where work will occur. In steep slope areas the plan shall also be approved by a geotechnical engineer or geologist licensed in the State*

*of Pennsylvania with experience in analyzing geological hazards related to slope stability and vegetation removal on steep slopes.*