

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

<b>Application Number:</b> ZP-2021-005868	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>6/4/2021</b>
<b>Address/Location:</b> 326 ROXBOROUGH AVE, Philadelphia, PA 19128-5010 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Rachael Pritzker DBA: Pritzker Law Group, LLC	<b>Applicant Address:</b> 1635 MARKET ST 16TH FLOOR PHILADELPHIA, PA 19103 USA	

Application for: FOR THE EXTENSION OF AN EXISTING SIT DOWN RESTAURANT TO THE SECOND FLOOR, FOR ACCESSORY OFFICE ON THE THIRD FLOOR OF AN EXISTING STRUCTURE.(NO SIGNS ON THIS PERMIT)

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](http://www.phila.gov).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-401(4(a))	No more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code.	Whereas the proposed use creates a condition of multiple principal uses and this is not permitted.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Sit-down restaurant, is expressly prohibited in the Rsa3 residential zoning district.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Business and professional, is expressly prohibited in the Rsa3 residential zoning district.

THREE (3) USE REFUSALS

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

326 ROX LLC



**EXAMINER NAME**  
PLANS EXAMINER

6/4/2021  
DATE SIGNED