

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

<b>Application Number:</b> ZP-2021-000504	<b>Zoning District(s):</b> RSA5	<b>Date of Refusal:</b> <b>4/17/2021</b>
<b>Address/Location:</b> 4112 PECHIN ST, Philadelphia, PA 19128-3514 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	<b>Applicant Address:</b> 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

**Application for:**

FOR THE ERECTION OF A DETACHED BUILDING. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [THIRTY-SIX (36) DWELLING UNITS] WITH TWENTY-FIVE (25) ACCESSORY GARAGE PARKING SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (ONE (1) VAN SPACE) AND TWO (2) EV SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

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).)

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
Table 14-602-1	Uses Allowed in Residential Districts	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THE RSA-5 RESIDENTIAL ZONING DISTRICT.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	MAXIMUM ALLOWABLE BUILDING HEIGHT - 38 FEET; PROPOSED BUILDING HEIGHT - 67'-1/2"
Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	MINIMUM AISLE WIDTH FOR A REGULAR PARKING SPACE - 90 DEGREES - 24 FEET; PROPOSED AISLE WIDTH - 20 FEET
TABLE 14-803-1	Dimensional Standards for Parking Spaces and Aisles	MINIMUM STALL SIZE FOR A REGULAR PARKING SPACE - 90 DEGREES - 8.5 X 18 FEET; PROPOSED STALL SIZE - 8 X 16 FEET

THREE (3) USE REFUSALS  
ONE (1) ZONING REFUSAL

**Fee to File Appeal:** \$ 300

Parcel Owner:

MC DOWELL WILLIAM C



ANDREW KULP  
PLANS EXAMINER

4/17/2021  
DATE SIGNED