

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

Application Number: ZP-2021-000504	Zoning District(s): RSA5	Date of Refusal: 5/21/2021
Address/Location: 4112 PECHIN ST, Philadelphia, PA 19128-3514 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	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"
14-704(2)(b)(.2)	Restrictions on Disturbance	WHEREAS NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS TWENTY-FIVE PERCENT (25%) OR GREATER AND IS PROPOSED.
Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	MINIMUM AISLE WIDTH FOR A REGULAR PARKING SPACE - 90 DEGRESS - 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 DEGRESS - 8.5 X 18 FEET; PROPOSED STALL SIZE - 8 X 16 FEET

THREE (3) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

AMENDED REFUSAL ISSUED 5/21/21, ORIGINAL REFUSAL ISSUED 4/17/21

Parcel Owner:

MC DOWELL WILLIAM C



ANDREW KULP
PLANS EXAMINER

5/21/2021
DATE SIGNED