

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

Application Number: ZP-2022-003748	Zoning District(s): RSA3 with Overlays /FDO Fourth District Overlay District - Fourth District Area, Demolition Moratorium - Victorian Roxborough Area, & /NCO Neighborhood Conservation Overlay District - Central Roxborough	Date of Refusal: 4/6/2022
Address/Location: 4353 LAURISTON ST, Philadelphia, PA 19128-4939 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Joseph Console	Applicant Address: 1 W Third Street, Suite 204 Media, PA 19063 USA	

Application for:

FOR THE CREATION OF TWO (2) OFF-STREET PARKING SPACES ACCESSORY TO AN EXISTING ATTACHED SINGLE-FAMILY DWELLING. NO CHANGE TO EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLAN.

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>
Section 14-803(1)(b)(.1)(.a)(.ii)	Location of Accessory Parking	Whereas surface parking spaces are prohibited in required rear yards, but both spaces are located in the required rear yard.
Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	Whereas parking spaces must be 8.5' x 18' but the two proposed parking spaces are undersized.

TWO (2) USE REFUSALS

Fee to File Appeal: \$125

NOTES TO THE ZBA:

The applicant has proposed an easement agreement to make two code compliant sized parking spaces. The two undersized parking spaces proposed by the applicant on this application are each half of a parking space. The other half of each space is located at 4355 Lauriston St. (See ZP-2021-016489)

Parcel Owner:

BASARA FRANK



Willow Jessop
PLANS EXAMINER

4/6/2022
DATE SIGNED

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

Application Number: ZP-2021-016489	Zoning District(s): RSA3 with Overlays /FDO Fourth District Overlay District - Fourth District Area, Demolition Moratorium - Victorian Roxborough Area, & /NCO Neighborhood Conservation Overlay District - Central Roxborough	Date of Refusal: 4/6/2022
Address/Location: 4355 LAURISTON ST, Philadelphia, PA 19128-4939 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Joseph Console	Applicant Address: 1 W Third Street, Suite 204 Media, PA 19063 USA	

Application for:

FOR THE CREATION OF TWO (2) OFF-STREET PARKING SPACES ACCESSORY TO AN EXISTING ATTACHED SINGLE-FAMILY DWELLING. NO CHANGE TO EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLAN.

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>
Section 14-504(7)(c)(.4)(.c)	Central Roxborough- Zoning Regulations for Residential and Residentially-Zoned Structures: Parking	Whereas in the Central Roxborough Neighborhood Conservation Overlay District, the curb cut width shall be limited to 12 ft, but the proposed curb cut is 18 ft.
Section 14-803(1)(b)(.1)(.a)(.ii)	Location of Accessory Parking	Whereas surface parking spaces are prohibited in required rear yards, but both spaces are located in the required rear yard.
Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	As per of the Philadelphia Zoning Code, parking spaces must be 8.5' x 18' but the two proposed parking spaces are undersized.

THREE (3) USE REFUSALS

Fee to File Appeal: \$125

NOTES TO THE ZBA:

The applicant has proposed an easement agreement to make two code compliant sized parking spaces. The two undersized parking spaces proposed by the applicant on this application are each half of a parking space. The other half of each space is located at 4353 Lauriston St. (See ZP-2022-003748)

Parcel Owner:

TALESARA SHREYANS, SCUDDER KRISTEN



Willow Jessop
PLANS EXAMINER

4/6/2022
DATE SIGNED