

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

<b>Application Number:</b> ZP-2021-012591	<b>Zoning District(s):</b> RSA3, RSA3	<b>Date of Refusal:</b> <b>1/18/2022</b>
<b>Address/Location:</b> 537 JAMESTOWN AVE, Philadelphia, PA 19128-1725 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Keith Klein DBA: KLEIN & CO PLUMBING INC	<b>Applicant Address:</b> PO Box 86 Warrington, PA 18976 USA	

APPLICATION IS FOR THE LOT ADJUSTMENT TO CREATE ONE (1) PARCEL "PARCEL D" FROM TWO (2) OPA ACCOUNTS (537 JAMESTOWN AVE AND 539 JAMESTOWN AVE) AND FROM TWO (2) PREMISES "PREMISES B" AND "PREMISES C"

PARCEL D: FOR THE ERECTION OF ONE (1) DETACHED STRUCTURE (NTE 38' HIGH) WITH GREEN ROOF, ELEVATOR BULKHEAD AND STAIR FOR A MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-NINE (29) DWELLING UNITS); FOR THE CREATION OF TWENTY-NINE (29) ACCESSORY PARKING SPACES INCLUDING WITH TWO (2) ELECTRIC VAN SPACES, ONE(1) VAN ACCESSIBLE SPACE WITH TWELVE(12) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

**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>
TABLE 14-602-1	USES ALLOWED IN RESIDENTIAL DISTRICT	THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT

ONE (1) USE REFUSAL

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

NOTES TO THE ZBA:

NONE

Parcel Owner:

JAMES RIDGE ASSOCIATES LP



CHELI DAHAL  
PLANS EXAMINER

1/18/2022  
DATE SIGNED