

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

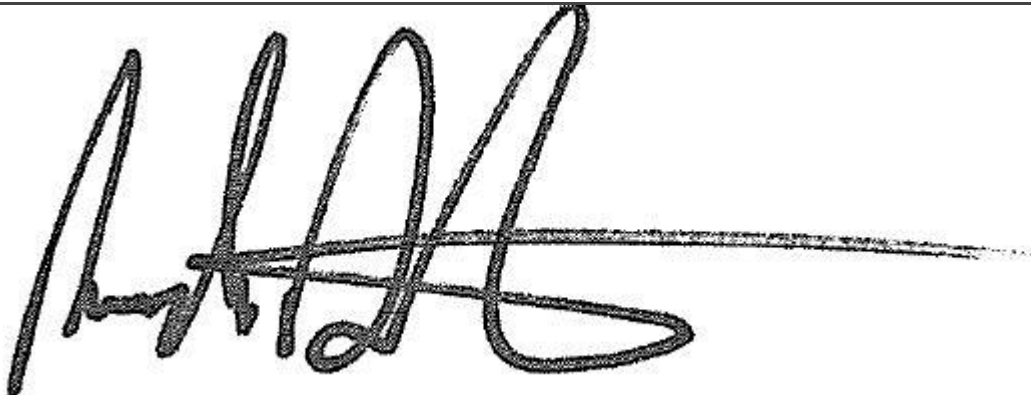
Application Number: ZP-2022-012538	Zoning District(s): RSA3	Date of Refusal: 11/26/2022
Address/Location: 577 JAMESTOWN AVE, Philadelphia, PA 19128-1727 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Roger Perry, ESQ	Applicant Address: 734 S. 4TH ST. PHILADELPHIA, PA 19147 USA	Civic Design Review? N

Application for:

To expand the use of Sit-Down Restaurant, located only on the first floor, throughout the existing structure.

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>
Per 14-305(5)(a)(.2)	Non-Conforming Uses	<p>Per 14-305(5)(a)(.2) For uses other than those specified in § 14-305(5)(a)(.1) above: A nonconforming use that is located in a conforming building may be expanded within that building, or within any expansion of that building that complies with § 14-701 (Dimensional Standards), provided that the cumulative expansion since the use became nonconforming shall not increase the floor area occupied by the nonconforming use by more than ten percent (10%)</p> <p>Whereas the proposed expansion of the non-conforming use would be greater than 10% of the floor area occupied by the non-conforming use.</p>



Andrew DiDonato
PLANS EXAMINER

11/26/2022
DATE SIGNED

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ONE (1) USE REFUSAL

Fee to File Appeal: \$300.00

NOTES TO THE ZBA:

AP# 930811033 To legalize accessory sign for existing use of restaurant/bar and single-family dwelling. Issued 10/19/1993

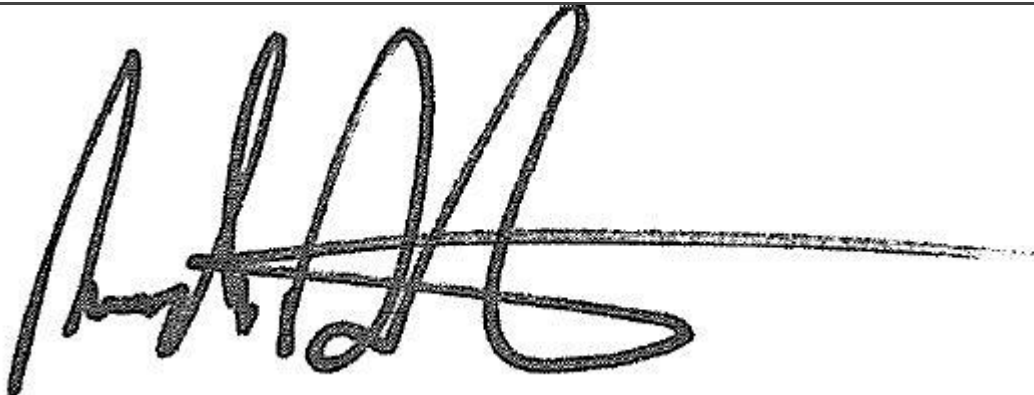
Parcel Owner:

577 E Jamestown LLC

Joel Schmitt

105 Rebecca Dr

Downingtown, PA 19335



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