

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

Application Number: ZP-2020-003781	Zoning District(s): RSA5	Date of Refusal: 8/28/2020
Address/Location: 279 GRAPE ST, Philadelphia, PA 19128-4928 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Brian Corcodilos DBA: Designblendz Architecture LLP	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE. FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH ROOF DECK, ROOF DECK ACCESS STRUCTURES, AND ELEVATOR PENTHOUSE. FOR USE AS TWELVE (12) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING), EIGHT (8) PARKING SPACES (ONE (1) ACCESSIBLE SPACE) WITHIN GARAGE, AND EIGHT (8) CLASS 1A BICYCLE SPACES. SIZE AND LOCATION AS SHOWN IN 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-604 (5)(c) & Table 14-701-1	Access Structure Requirements & Dimensional Standards	Per Table 14-701-1 maximum allowable height shall be 38 ft. whereas pilot houses shall not be considered exempt appurtenances the proposed height is 52 ft.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living (twelve (12) dwelling units), is expressly prohibited in the RSA-5 residential zoning district.
Table 14-802-4	Required Parking for Persons with Disabilities	Per Table 14-802-4 where 6-25 parking spaces are proposed, at least one space shall be accessible. The one required accessible space shall be van accessible whereas proposed accessible space is not van accessible.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

Parcel Owner:

LEHMANN DENISE



EXAMINER NAME
PLANS EXAMINER

8/28/2020
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.