

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

Application Number: ZP-2022-012721	Zoning District(s): RSA3	Date of Refusal: 12/14/2022
Address/Location: 472-74 ROXBOROUGH AVE, Philadelphia, PA 19128-3507 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: William O'Brien DBA: Manayunk Law Office	Applicant Address: 4322 Main Street Philadelphia, PA 19127 USA	Civic Design Review? N

APPLICATION IS FOR THE ERECTION OF THREE (3) STORY ADDITION OF AN EXISTING STRUCTURE WITH CREATION OF TWENTY-FOUR (24) ACCESSORY PARKING SPACES INCLUDING WITH ONE (1) ACCESSIBLE SPACE WITH FOUR (4) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE; FOR A MULTI-FAMILY HOUSEHOLD LIVING (TOTAL 16 DWELLING UNITS) (12 UNITS IN AN ADDITION BUILDING AND FOUR (4) UNITS IN AN EXISTING STRUCTURE. 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.)

<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		
TABLE 14-701-1	Dimensional Standards for Lower Density Residential Districts		PROPOSED	REQUIRED
		SIDE YARD DEPTH (FT)	5'	8'
		PARKING AT REQUIRED REAR YARD DEPTH (FT)	0'	20'
14-802(5)(a)	Parking for Persons with Disabilities.	VAN ACCESSIBLE SPACE	0	1
14-803(5)(e)	Interior Landscape Requirements for Parking Lots	INTERIOR LANDSCAPING AREA MUST BE 10% OF THE TOTAL AREA OF ALL PARKING SPACES, IS NOT PROVIDED, IS PROHIBITED IN THIS ZONING DISTRICT		
14-803(5) (C)(.1)	Perimeter Screening from Abutting Residential Zoning District.	THE MINIMUM 8' WIDE BUFFER AT LEAST ONE TREE PER 20 LINEAR FEET AND MINIMUM 5' HIGH OPAQUE FENCE IS NOT PROVIDED, IS PROHIBITED IN THIS ZONING DISTRICT.		

FOUR (4) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300



CHELI DAHAL
PLANS EXAMINER

12/14/2022
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.

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NOTES TO THE ZBA:

CITY PLANNING COMMISSION DISAPPROVED FOR LANDSCAPE AND TREES ON 12/14/2022

Parcel Owner:

NYZIO BAKER REAL ESTATE L L C



CHELI DAHAL
PLANS EXAMINER

12/14/2022
DATE SIGNED