

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

Application Number: ZP-2023-010942	Zoning District(s): RSA3	Date of Refusal: 2/12/2024
Address/Location: 472-74 ROXBOROUGH AVE, Philadelphia, PA 19128-3507 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: William O'Brien DBA: Manayunk Law Office	Applicant Address: 4322 Main Street Philadelphia, PA 19127	Civic Design Review? N

Application for:

FOR THE ERECTION OF A TWO (2) STORY ADDITION ATTACHED TO AN EXISTING THREE (3) STORY STRUCTURE; FOR THE ERECTION OF A DETACHED TWO (2) STORY STRUCTURE; THE PROPOSED CONDITION CREATES A MULTIPLE PRINCIPLE BUILDINGS ON A SINGLE LOT; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), FOURTEEN (14) ACCESSORY OFF-STREET SURFACE PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE) AND FIVE (5) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; SIZE AND LOCATION AS SHOWN IN THE 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.)

CODE REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY (FOURTEEN (14) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-3.		
§14-401(4)(B)	THE PROPOSED MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.		
§14-803 (1)(b)(1)(a)(.ii)	THE PROPOSED SURFACE PARKING SPACES IN THE REQUIRED FRONT AND SIDE YARD ARE EXPRESSLY PROHIBITED IN THIS RESIDENTIAL ZONING DISTRICT, RSA-3.		
CODE REFERENCE	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
TABLE 14-701-1		REQUIRED	PROPOSED
	MIN. DEPTH OF REAR YARD	20 FT	8 FT

THREE (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

PARCEL OWNER:
NYZIO BAKER REAL ESTATE L L C



CHANWOO JUNG
PLANS EXAMINER

2/12/2024
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.