

Notice of: Refusal Referral

Application Number: ZP-2025-007676	Zoning District(s): RSA3, RSA3	Date of Refusal: 12/22/2025
Address/Location: 102 E MERMAID LN, Philadelphia, PA 19118-3599 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Meredith Trego DBA: BALLARD SPAHR LLP	Applicant Address: 1735 Market Street 51st Floor Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON THE LOT AT 102 E. MERMAID LANE; AND FOR THE RELOCATION OF LOT LINES TO CONSOLIDATE TWO (2) EXISTING LOTS (PREMISES A: 102 E. MERMAID LANE AND PREMISES B: 100 E. MERMAID LANE) INTO A SINGLE LOT, AS SHOWN IN SIZE AND LOCATION ON THE APPROVED PLANS.

ON THE CONSOLIDATED LOT, FOR THE ERECTION OF FIFTEEN (15) DETACHED STRUCTURES, CONSISTING OF THREE (3) SINGLE-FAMILY DWELLINGS WITH TWO (2) ACCESSORY INTERIOR OFF-STREET PARKING SPACES EACH, AND TWELVE (12) TWO-FAMILY DWELLINGS WITH FOUR (4) ACCESSORY INTERIOR OFF-STREET PARKING SPACES EACH; TOGETHER WITH A ONE (1) STORY ADDITION TO AN EXISTING DETACHED STRUCTURE FOR USE AS A SINGLE-FAMILY DWELLING, FOR A TOTAL OF TWENTY-EIGHT (28) DWELLING UNITS ON A SINGLE LOT, AS SHOWN IN SIZE AND LOCATION ON THE APPROVED PLANS.

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 REFERENCE</u>	<u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
TABLE 14-602-1	THE PROPOSED USE, TWO (2) FAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-3.
§14-401(4)(a)	THE PROPOSED MULTIPLE PRINCIPAL USES ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.
§14-401(4)(b)	THE PROPOSED MULTIPLE PRINCIPAL STRUCTURES ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.
<u>CODE REFERENCE</u>	<u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>
§14-704(2)(b)(.2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.
§14-504(7.1)(b)(.3)	THE REQUIRED PORCHES ARE NOT PROVIDED ON THE FRONT FAÇADE OF NEW PRINCIPAL RESIDENTIAL BUILDING STRUCTURES FRONTING E. MERMAID LANE.
§ 14-504(7.1)(b)(.2)(.b)	WHERE AN ABUTTING LOT CONTAINS ONLY TWO STORIES OF HABITABLE SPACE, ANY STORIES ABOVE THE SECOND STORY MUST BE SET BACK AN ADDITIONAL EIGHT (8) FEET FROM THE MINIMUM REQUIRED SETBACK, OR INCORPORATE A FRONT FAÇADE MANSARD ROOF WITH DORMERS NOT EXCEEDING SEVEN (7) FEET IN WIDTH AND ALIGNED OVER SECOND-STORY WINDOWS.
§ 14-504(7.1)(b)(.2)(.c)	THE MAXIMUM HEIGHT OF A BUILDING SHALL NOT EXCEED THE HEIGHT OF AN ABUTTING BUILDING WITH THE SAME FRONTAGE THAT CONTAINS THREE STORIES OF HABITABLE SPACE.



CHANWOON JUNG
PLANS EXAMINER

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DATE SIGNED

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THREE (3) USE REFUSALS,
FOUR (4) ZONING REFUSALS,

FEE TO FILE APPEAL: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

MERMAID EAST ASSOCIATES L

Zoning Overlay District:

Open Space and Natural Resources - Steep Slope Protection | Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land | NIS Narcotics Injection Sites Overlay District | WWO Wissahickon Watershed Overlay District | EDO Eighth District Overlay District | NCO Neighborhood Conservation Overlay District - Chestnut Hill Lower East, WWO Wissahickon Watershed Overlay District | NCO Neighborhood Conservation Overlay District - Chestnut Hill Lower East | Open Space and Natural Resources - Steep Slope Protection | NIS Narcotics Injection Sites Overlay District | EDO Eighth District Overlay District



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