

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2024-010394	Zoning District(s): RSA3	Date of Refusal: 5/5/2025
Address/Location: 109 HILLTOP RD, Philadelphia, PA 19118-3737 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Avery Weisfeld	Applicant Address: 2021 Kimball Street Philadelphia, PA 19146 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE TO INCLUDE ONE (1) ACCESSORY INTERIOR PARKING SPACE. FOR THE USE AS SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN 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 Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	The maximum occupied area shall be 50%, whereas 55.7% is being proposed.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	The minimum front yard depth shall be 8'-0", whereas only 1'-0" is being proposed.

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

HILLTOP CHESTNUT LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/WWO Wissahickon Watershed Overlay District



JONATHAN VU
PLANS EXAMINER

5/5/2025
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.