

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

Application Number: ZP-2024-000840	Zoning District(s): RSD3	Date of Refusal: 2/5/2024
Address/Location: 208-10 REX AVE, Philadelphia, PA 19118-3719 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? N


Application for:

For the consolidation of lot lines to create one (1) lot (Parcel A) from three (3) existing lots (all currently under OPA Account No. 092217910). On the newly consolidated lot, uses and structures proposed as follows: for the renovation of and use of the existing structure as four (4) dwelling units. For an addition to the existing structure (height NTE 38') for use as one (1) dwelling unit. The application also proposes the erection of two (2) new detached single-family dwellings on the lot, each with one (1) interior private parking space and one (1) exterior driveway parking space. Total proposed dwelling units: 7. For the creation of additional parking areas (fourteen (14) total parking spaces with one (1) ADA space), drive aisles and landscaping as shown in the enclosed 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>
Section 14-401(4)(b)	Multiple Principal Uses and Buildings.	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. Whereas three principal structures would be prohibited in the RSD-3 residential zoning district.
Section 14-704(2)(b)(.2)	Steep Slope Protection: Restrictions on Disturbance	On those portions of the lot where the slope of land is twenty-five percent (25%) or greater, no site clearing or earth moving activity is permitted.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi Family Household Living, is expressly prohibited in the RSD-3 residential zoning district.

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



Andrew DiDonato
PLANS EXAMINER

2/5/2024
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.

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Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

BALTZELL WILLIAM H, BALTZELL HEWSON



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