

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

Application Number: ZP-2022-009051	Zoning District(s): RSD3	Date of Refusal: 10/3/2022
Address/Location: 5 E CHESTNUT HILL AVE, Philadelphia, PA 19118-2712 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: VERNON ANASTASIO	Applicant Address: 1315 Walnut St suite 1006, Philadelphia, PA 19107 USA	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE. TO BE USED AS SINGLE FAMILY DWELLING AND THREE (3) INTERIOR GARAGE PARKING SPACES AND FOR THE CREATION OF THREE (3) SURFACE PARKING SPACES (TOTAL (6) PARKING SPACES ON LOT). ON THE SAME LOT WITH EXISTING DETACHED THREE (3) FAMILY DWELLING (FOR TOTAL OF FOUR (4) DWELLING UNITS ON LOT). SIZE AND LOCATION AS SHOWN IN 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-401(4)(b)	Principal Building	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts.
Table 14-602-1	Use	Multi-family household living (four (4) dwelling units) is prohibited in the RSD3 zoning district.
Table 14-701-1	Side yard	Side yard shall be 7ft whereas plans propose 5'4".

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

DUKES IAIN D, ILGENFRITZ KIMBERLY



SHAKIR COHEN
PLANS EXAMINER

10/3/2022
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.