

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

Application Number: ZP-2025-004265	Zoning District(s): RSD3	Date of Refusal: 5/15/2025
Address/Location: 8424 NAVAJO ST, Philadelphia, PA 19118-3813 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Dennis F. Meyer Inc.	Applicant Address: 3119 E. Pennsylvania Ave. Glenside, PA 19038 USA	Civic Design Review? N

Application for:

For the erection of an addition (porch enclosure) to an existing detached structure. Size and location as shown on plans. No change to existing single-family household living use.

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 Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-305(6)	Expansion of a Non-Conforming Structure	Per Section 14-305(6), non-conforming structures may be expanded or extended, provided that the expanded or extended area complies with all provisions of Section 14-701 (Dimensional Standards).
Table 14-701-1	Required Front Setback	Whereas the minimum required front setback at the proposed addition is 25'-0" for lots in the RSD-3 residential zoning district.
Table 14-701-1	Required Side Yard Widths	Per Table 14-701-1, for a detached structure on a RSD-3 residentially zoned intermediate lot, the minimum required side yard width is 10'-0" for each side yard with a total cumulative width of 25'-0" for both side yards. Whereas the total resulting cumulative width of the side yards is 21'-9" with the proposed addition.

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$125

Parcel Owner:

MALLOY MAUREEN N

Zoning Overlay District:

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

Christopher T. Hartland

Christopher T. Hartland
PLANS EXAMINER

5/15/2025
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.