

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

Application Number: ZP-2021-007223	Zoning District(s): RSA3	Date of Refusal: 9/24/2021
Address/Location: 8430 ARDLEIGH ST, Philadelphia, PA 19118-3312 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	

Application for: FOR THE CREATION OF ONE DWELLING UNIT IN AN EXISTING DETACHED GARAGE, FOR THE CREATION OF TWO (2) OPEN AIR ACCESSORY PARKING SPACE ON THE SAME LOT AS AN EXISTING DETACHED STRUCTURE.

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)(a)	No more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code.	Whereas this creates a condition of multiple principal uses and is expressly prohibited in the Rsa-3 residential district.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Two (2) dwelling units], is expressly prohibited in the Rsa-3 residential zoning district.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ (125)

NOTES TO THE ZBA:AND APPLICANT

Final Use permit will not be issued till Streets Department approval is provided

Parcel Owner:

ARDLEIGH PROPERTY LLC



EXAMINER NAME
PLANS EXAMINER

9/24/2021
DATE SIGNED