

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

Application Number: ZP-2023-005003	Zoning District(s): RSD1	Date of Refusal: 11/3/2023
Address/Location: 209 W CHESTNUT HILL AVE, Philadelphia, PA 19118-3703 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A STRUCTURE (B) FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FIVE (5) DWELLING UNITS WITH SEVEN (7) ATTACHED ACCESSORY PRIVATE PARKING GARAGES. FOR THE ERECTION OF TWO (2) STRUCTURES (A1 & A2) FOR USE AS A TWO (2) FAMILY HOUSEHOLD LIVING EACH (TOTAL FOUR DWELLING UNITS); WITH FOUR (4) ATTACHED ACCESSORY PRIVATE PARKING GARAGES IN EACH STRUCTURE. FOR CHANGE IN USE OF AN EXISTING STRUCTURE FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FOUR (4) DWELLING UNITS WITH FOUR (4) ATTACHED ACCESSORY PRIVATE PARKING. FOR CHANGE IN USE OF AN EXISTING STRUCTURE FOR USE AS A TWO (2) FAMILY HOUSEHOLD LIVING. FOR INSTALLING OF A SWIMMING POOL AND AN ACCESSORY STRUCTURE. FOR THE ERECTION OF TWO DETACHED ACCESSORY PRIVATE RESIDENCE GARAGES (C1&C2) FOR USE AS THREE (3) PARKING SPACES EACH. FOR NINE (9) ACCESSORY OFF-STREET SURFACE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION / 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)	Multiple Principal Buildings in Residential Districts	Whereas no more than one principal building is allowed per lot in RSD, zoning districts. While the proposed development has more than one building at the lot
14-704(2)(b)	Steep Slope	Where the slope of land is 25% or greater, no site clearing or earth-moving activity is permitted. The lot has a slope of over 25% in some areas, where development are proposed.
14-705(1)(g)	Tree Replacement	The total caliper inches of all replacement trees shall be no less than the total inches of DBH of all trees removed from the lot. The required tree replacement shall be 957.5 caliper inches but the proposed are 195.0 caliper inches.



ASAD ULLAH KHAN
PLANS EXAMINER

11/3/2023
DATE SIGNED

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Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas, the minimum rear yard in RSD-1 zoning district shall be 30 ft, while the proposed lot has a rear yard less of 18 ft.
Table 14-802-4	Required Parking for Persons with Disabilities	For nine (9) parking spaces, one (1) shall be accessible and for every six or a fraction of six accessible parking spaces, at least one shall be a van-accessible parking space complying with ICC/ANSI A117.1. The proposed development has no accessible parking.
Table 14-602-1:	Uses Allowed in Residential Districts	Whereas the proposed use of multifamily dwellings is not allowed in RSD-1 zoning district.


TWO (2) USE REFUSAL
FOUR (4) ZONING REFUSAL

Fee to File Appeal: \$ 300

Note to the ZBA: App # 991208043, cal # 99-1471, granted a variance for an office use

App # 000922007, cal # 00-1183 granted a variance for an additional office space.

Parcel Owner: GREYLOCK DEVELOPMENT PARTNERS LP



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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.