

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

<b>Application Number:</b> ZP-2022-008453	<b>Zoning District(s):</b> RSA5, RSA5	<b>Date of Refusal:</b> <b>2/13/2023</b>
<b>Address/Location:</b> 143 E SHARPNACK ST, Philadelphia, PA 19119-2238 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Danilo Vicencio DBA: DESIGN PROFESSIONAL	<b>Applicant Address:</b> 3304 PIETRO WAY PHILADELPHIA, PA 19145 USA	<b>Civic Design Review?</b> N

Application for:

**FOR A LOT-ADJUSTMENT TO CREATE THREE LOTS (PROPOSED LOT 1, 2 AND 3) FROM 2 EXISTING LOTS.  
SIZE AD LOCATION AS PER 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](http://www.phila.gov).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
§ 14-530(2)	/EDO, Eighth District Overlay District --- Minimum Lot Area	For RSA-5 district in Eighth District Overlay District, the minimum lot area shall be 1440 square feet. Whereas: Proposed Lot-1 is 1041.8 square fee, Proposed Lot-2 is 1042.1 square feet, Proposed Lot-3 is 1042.5 square feet.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

141 43 E SHARPNACK ST LLC



Haoying Ye  
PLANS EXAMINER

2/13/2023  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.