

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

Application Number: ZP-2022-009578	Zoning District(s): RSA-2 with Overlay /EDO Eighth District Overlay District	Date of Refusal: 9/15/2022
Address/Location: 405 E MOUNT AIRY AVE, Philadelphia, PA 19119-1143 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: LC Architecture LLC DBA: Living City Architecture	Applicant Address: 500 W Office Center Dr Suite 400 Dresher, PA 19034 USA	

Application for:

FOR THE ERECTION OF AN ADDITION ABOVE AN EXISTING DETACHED GARAGE STRUCTURE. FOR THE RESULTING CREATION OF TWO PRINCIPAL STRUCTURES. FOR SINGLE FAMILY HOUSEHOLD LIVING. NO CHANGES TO THE EXISTING PRINCIPAL DETACHED STRUCTURE. NO CHANGES TO EXISTING PARKING. SIZE AND LOCATION AS SHOWN ON 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:						
Section 14-401(4)(b)	Multiple Principal Uses and Buildings	Whereas no more than one principal building is allowed per lot in the RSA-2 Zoning District, but two are proposed.						
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts (RSA-2)	<table border="1"> <thead> <tr> <th colspan="2">Rear Yard Depth</th> </tr> <tr> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>20 ft</td> <td>0 ft</td> </tr> </tbody> </table>	Rear Yard Depth		Required	Provided	20 ft	0 ft
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ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

NOTES TO THE ZBA:

See AP # 44566-B, CAL # K-2683, Zoning Board of Adjustment refused Two-Family Household Living on 1-5-1952.
See AP # 85256-B, CAL # N-1322, Zoning Board of Adjustment refused Two-Family Household Living on 10-19-1954.
The 14 ft. driveway at the rear of the lot, half of which is contained on the property, is not mentioned in the most recent deed, however, the driveway is mentioned in the deeds of several other properties on the block and is stated to extend from Anderson St. to Ardleigh St.

Parcel Owner:

LISACHENKO BOGDAN, YANNESSA ANGELA



Willow Jessop
PLANS EXAMINER

9/15/2022
DATE SIGNED