

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

Application Number: ZP-2021-009509	Zoning District(s): RSA3	Date of Refusal: 9/22/2021
Address/Location: 223 E SPRINGER ST, Philadelphia, PA 19119-2245 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

For the erection of a four story attached structure (not to exceed 38') that includes a full basement, interior parking garage, and a roof deck with roof access structure. Size and location per plan.

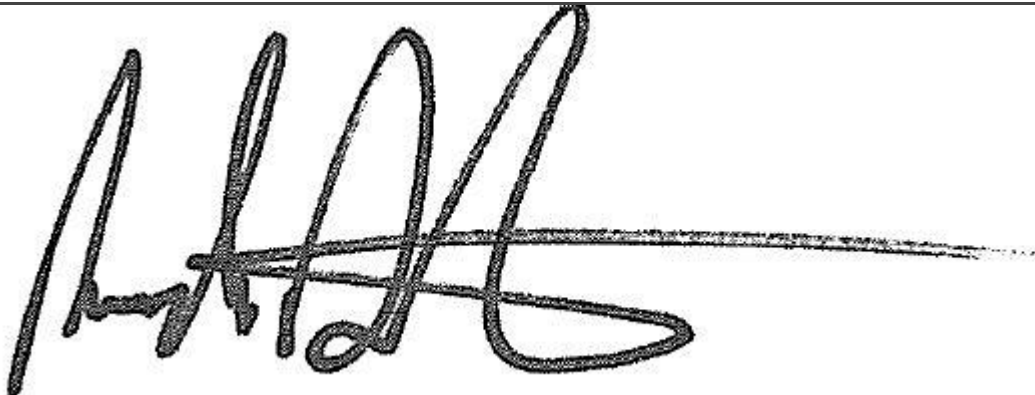
For the use as Single Family Household Living.

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>
Table 14-602-1.A	Building Types Allowed in Residential Districts	Attached structures are prohibited in the RSA-3 zoning district.
Table 14-701-1	Front Yard Depth	A minimum front yard depth of 8 feet is required in the RSA-3 zoning district. Whereas no front yard is proposed.
Table 14-701-1	Maximum Occupied Area	The maximum occupied area for a lot in the RSA-3 zoning district is 50%. Whereas the proposed occupied area is 74.8%.
Table 14-701-1	Rear Yard Depth	A minimum rear yard depth of 15 feet is required in the RSA-3 zoning district. Whereas the proposed rear yard depth is 9'6".

FOUR (4) ZONING REFUSAL / REFERRAL

Fee to File Appeal: \$ 125.00



Andrew DiDonato
PLANS EXAMINER

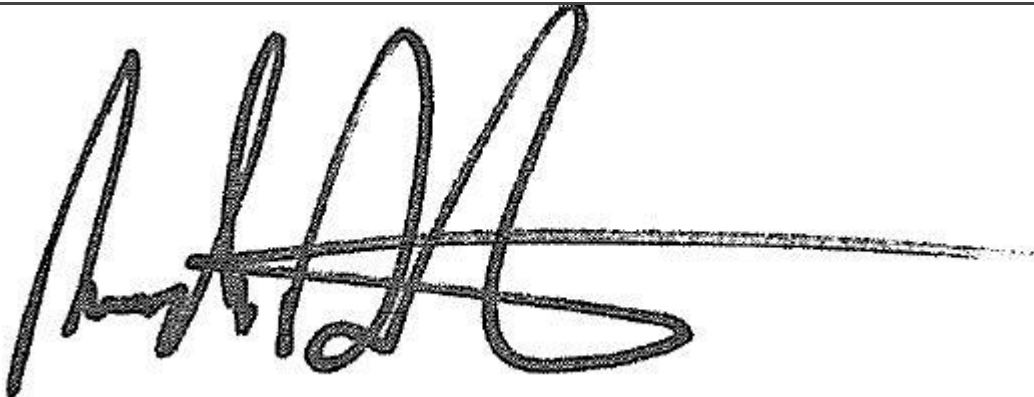
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Parcel Owner:

JAMES E KIRKLAND JR, EVELYN G



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PLANS EXAMINER

9/22/2021
DATE SIGNED