

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

<b>Application Number:</b> ZP-2021-009505	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>9/23/2021</b>
<b>Address/Location:</b> 225 E SPRINGER ST, Philadelphia, PA 19119-2245 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> Craig Deutsch DBA: Harman Deutsch Corp	<b>Applicant Address:</b> 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.

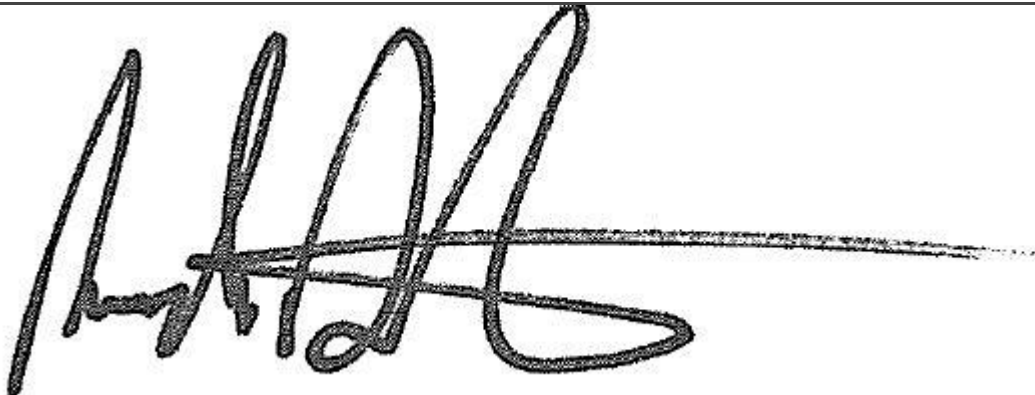
For the use as Single Family Household Living.

**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](http://www.phila.gov).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
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

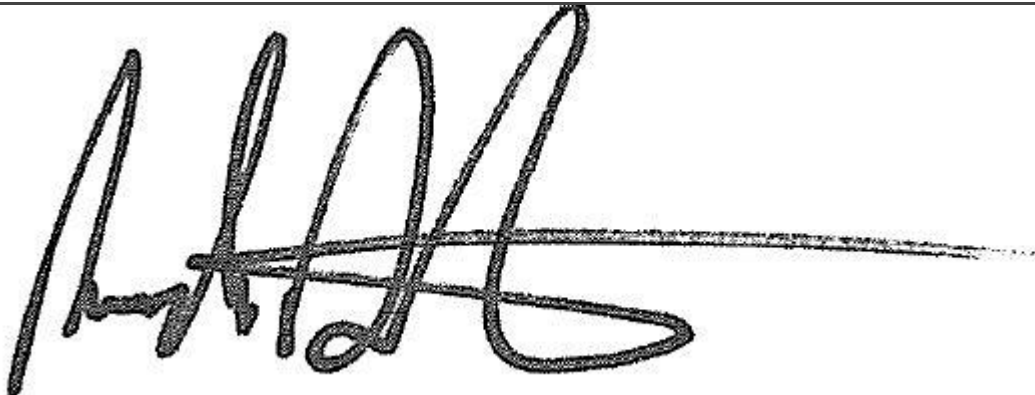
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Parcel Owner:

*HOUSING PROJECT LLC*



Andrew DiDonato  
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DATE SIGNED