

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

<b>Application Number:</b> ZP-2021-006922	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>8/18/2021</b>
<b>Address/Location:</b> 244 E SPRINGER ST, Philadelphia, PA 19119-2244		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Vern Anastasio DBA: LAW OFFICES OF VERNON ANASTASIO	<b>Applicant Address:</b> 1315 Walnut Street, Suite 1006 Philadelphia, PA 19107	

**Application for:**

FOR THE LOT ADJUSTMENT TO CREATE TWO (2) PARCELS, "PARCEL A" AND "PARCEL B" FROM ONE (1) OPA ACCOUNT (244 E SPRINGER ST), AND AN ERECTION OF A SEMI-ATTACHED STRUCTURE, WITH ONE (1) INTERIOR PARKING SPACE (ON EACH PARCEL). FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING ON EACH PARCEL. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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>		
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts		<i>REQUIRED:</i>	<i>PROPOSED:</i>
		MINIMUM LOT AREA	2,250 SQ. FT.	1,628.6 SQ. FT. / 1,623.2 SQ. FT.

TWO (2) ZONING REFUSALS

**Fee to File Appeal:** \$300

NOTES TO THE ZBA:

CITY PLANNING COMMISSION DISAPPROVED LOT SIZE AS PER 14-304(6) (C) (.2)

Parcel Owner:

CIFLIKU ROBERT, BARDHI STILJANO



YANIV GAL  
PLANS EXAMINER

8/18/2021  
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.