

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

Application Number: ZP-2020-005644	Zoning District(s): RSA-5	Date of Refusal: 12/18/2020
Address/Location: 1032 S RANDOLPH ST Parcel B, Philadelphia, PA 19147-4022 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA	

Application for:

APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION) FOR USE AS A 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>
Section 14-504(5)	/NCO Neighborhood Conservation Overlay District - Queen Village	On streets with a width of 21 ft. or less, including the cartway and sidewalks, new construction shall not exceed 22 ft. in height to a cornice line. Whereas the proposed building height is 31'3"
Table 14-701-1 Note [7]	Dimensional Standards for Lower Density Residential Districts	In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft. Whereas the proposed depth of rear yard is 5 feet.

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:



HAOYING YE
PLANS EXAMINER

12/18/2020
DATE SIGNED