

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

Application Number: ZP-2020-009742	Zoning District(s): RSA5, RSA5	Date of Refusal: 1/4/2021
Address/Location: 1037 S RANDOLPH ST, Philadelphia, PA 19147-4021 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Jennifer Bazydlo	Applicant Address: 4500 Worth Street Suite D202 Philadelphia, PA 19124 USA	

Application for:

FOR THE RELOCATION OF LOT LINE TO CREATE TWO (2) LOTS (PARCEL A & B) FROM ONE (1) DEEDED LOT. FOR PARCEL # A: EXISTING ATTACHED STRUCTURE REMAIN ON THE LOT, USE AS EXISTING HOUSEHOLD LIVING SINGLE FAMILY DWELLING. FOR PARCEL # B: VACANT LOT. SIZE AND LOCATION AS SHOWN IN THE 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.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>		
	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
Table 14-701-1	MIN. LOT WIDTH (FT.), PARCEL A	16 FT	15.037 FT
Table 14-701-1	MIN. LOT WIDTH (FT.), PARCEL B	16 FT	16.957
Table 14-701-1	MIN. LOT AREA (SQ. FT.), PARCEL A	1440 SQ FT	707.2 SQ FT
Table 14-701-1	MIN. LOT AREA (SQ. FT.), PARCEL B	1440 SQ FT	481.3
Table 14-701-1	MINIMUM OPEN AREA (% OF LOT), PARCEL A	25% (176.8 SQ FT)	18% (127.4 SQ FT)
Table 14-701-1	REAR YARD DEPTH (FT), PARCEL A	9.0 FT	8.5 FT

SIX (6) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

BROWN STONE PROPERTIES LL



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

1/4/2021
DATE SIGNED