

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

Application Number: ZP-2021-000722	Zoning District(s): CMX2/RSA3	Date of Refusal: 6/22/2021
Address/Location: 90 ROCHELLE AVE, Philadelphia, PA 19128-3808 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Rachael Pritzker DBA: Pritzker Law Group, LLC	Applicant Address: 1635 MARKET ST 16TH FLOOR PHILADELPHIA, PA 19103 USA	

Application for:

FOR THE ERECTION OF AN DETACHED STRUCTURE WITH CELLAR, AND FOR ERECTION OF REAR AND SIDE YARD FENCE MAXIMUM HEIGHT 6 FT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES – FOR MULTI-FAMILY HOUSEHOLD LIVING NINETY (90) DWELLING UNITS AND UNITS AND TWENTY (20) ACCESSORY SURFACE PARKING SPACES (INCLUDING 2 ADA (1 VAN ACCESSIBLE SPACE) AND 2 ELECTRIC PARKING SPACES) AND THIRTY (30) OFF STREET ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. ONE EXISTING STRUCTURE REMAIN IN THE SAME LOT USE AS DAYCARE CENTER AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON 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>						
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: <i>WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING DWELLING (90 UNITS), IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.</i>						
14-401(4) (a)	<i>WHEREAS THE PROPOSED USE, MULTIPLE PRINCIPAL USES, IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.</i>						
TABLE 14-802-1	<table border="1"> <thead> <tr> <th></th> <th><u>REQUIRED</u></th> <th><u>PROPOSED</u></th> </tr> </thead> <tbody> <tr> <td>MINIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES (1/1 UNIT)</td> <td>90 SPACES</td> <td>20 SPACES</td> </tr> </tbody> </table>		<u>REQUIRED</u>	<u>PROPOSED</u>	MINIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES (1/1 UNIT)	90 SPACES	20 SPACES
	<u>REQUIRED</u>	<u>PROPOSED</u>					
MINIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES (1/1 UNIT)	90 SPACES	20 SPACES					
Table 14-701-1	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:						
14-401(4) (b)	<table border="1"> <thead> <tr> <th></th> <th><u>ALLOWED</u></th> <th></th> </tr> </thead> <tbody> <tr> <td>MAXIMUM HEIGHT (FT)</td> <td>38 FT</td> <td>65.0 FT</td> </tr> </tbody> </table> <p>THE PROPOSED MULTIPLE BUILDINGS ON SAME LOT IS PROHIBITED IN THIS RSA-3 ZONING DISTRICT.</p>		<u>ALLOWED</u>		MAXIMUM HEIGHT (FT)	38 FT	65.0 FT
	<u>ALLOWED</u>						
MAXIMUM HEIGHT (FT)	38 FT	65.0 FT					



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

6/22/2021
DATE SIGNED

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14-704 (2)(b) (.2)	THE PROPOSED ZONING, THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED IN THIS ZONING DISTRICT. WHEREAS SITE CLEARING AND/OR EARTH MOVING ACTIVITY IS PROPOSED REQUIRE ZONING BOARD OF ADJUSTMENT APPROVAL
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ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

CSW ROCHELLE ASSOCIATES L



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