

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

<b>Application Number:</b> ZP-2021-000722	<b>Zoning District(s):</b> RSA-3	<b>Date of Refusal:</b> <b>7/6/2022</b>
<b>Address/Location:</b> 90 ROCHELLE AVE, Philadelphia, PA 19128-3808 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> Rachael Pritzker DBA: Pritzker Law Group, LLC	<b>Applicant Address:</b> 1521 Locust Street Ste 605 Philadelphia, PA 19102 USA	

**Application for: Denial Amendment:**

FOR THE ERECTION OF A DETACHED STRUCTURE (BUILDING #2) WITH INTERIOR AND SURFACE PARKING, AND FOR ERECTION OF REAR AND SIDE YARD FENCE MAXIMUM HEIGHT 6 FT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES – (BUILDING # 2) FOR MULTI-FAMILY HOUSEHOLD LIVING FIFTY (50) DWELLING UNITS, AND FIFTY (50) ACCESSORY INTERIOR AND SURFACE PARKING SPACES (INCLUDING 3 ADA (1 VAN ACCESSIBLE SPACE) AND 2 ELECTRIC PARKING SPACES) AND THIRTY (30) OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; (FOR BUILDING #1) ONE EXISTING STRUCTURE TO REMAIN IN THE SAME LOT: USES: FIVE (5) YEAR TEMPORARY USE AS DAYCARE AND GROOMING FOR CANINE ANIMALS, BOARDING AND TRAINING FACILITY AND RETAIL SALE OF PET SUPPLIES (PER ZBA PROVISIO - FIVE (5) YEAR TEMPORARY TO EXPIRE 01/31/2024) AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. (NO SIGN ON THIS 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).)**

<b>Code Section(s):</b>	<b>Reason for Refusal:</b>						
Table 14-602-1  14-401(4) (a)	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:  WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING DWELLING (50 UNITS), IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.  WHEREAS THE PROPOSED USE, MULTIPLE PRINCIPAL USES, IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.						
Table 14-701-1  14-401(4) (b)  14-704 (2)(b) (.2)	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;"><u>ALLOWED</u></th> <th style="text-align: center;"><u>PROPOSED</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">MAXIMUM HEIGHT (FT)</td> <td style="text-align: center;">38 FT</td> <td style="text-align: center;">59.5 FT</td> </tr> </tbody> </table> THE PROPOSED MULTIPLE BUILDINGS ON SAME LOT IS PROHIBITED IN THIS RSA-3 ZONING DISTRICT.  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		<u>ALLOWED</u>	<u>PROPOSED</u>	MAXIMUM HEIGHT (FT)	38 FT	59.5 FT
	<u>ALLOWED</u>	<u>PROPOSED</u>					
MAXIMUM HEIGHT (FT)	38 FT	59.5 FT					



PAULOSE ISSAC  
PLANS EXAMINATION ENGINEER

7/6/2022  
DATE SIGNED

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**TWO (2) USE REFUSALS**  
**THREE (3) ZONING REFUSALS**

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

NOTES TO THE ZBA:

Parcel Owner:

CSW ROCHELLE ASSOCIATES L



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