

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

Application Number: ZP-2022-006957	Zoning District(s): RSA-5 with Overlays: Open Space and Natural Resources - Steep Slope Protection, /NCO Neighborhood Conservation Overlay District – Wissahickon, /WWO Wissahickon Watershed Overlay District, & /FDO Fourth District Overlay District - Fourth District Area	Date of Refusal: 9/29/2022
Address/Location: 242 KALOS ST T-A-157873, Philadelphia, PA 19128 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC	Applicant Address: 107-15 S 2ND STREET 4TH FLOOR PHILADELPHIA, PA 19106 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE INCLUDING A ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR SINGLE-FAMILY HOUSEHOLD LIVING. FOR ONE INTERIOR ACCESSORY PARKING SPACE. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLANS. **A NEW DEED (TO INCLUDE THE PROPOSED TUNNEL ALLEY) IS REQUIRED PRIOR TO ISSUANCE OF A CO, OR THE EXPIRATION OF THIS ZONING PERMIT.**

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>				
Note [5] of Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	<p style="text-align: center;">Front Setback</p> <table border="1"> <tr> <td style="text-align: center;">Required</td> <td style="text-align: center;">Proposed</td> </tr> <tr> <td style="text-align: center;">7 ft (based on adjacent)</td> <td style="text-align: center;">0 ft</td> </tr> </table>	Required	Proposed	7 ft (based on adjacent)	0 ft
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7 ft (based on adjacent)	0 ft					
Section 14-504(10)(c)(.2)	/NCO Wissahickon Overly-Building Height	Whereas if at least one abutting lot on either side of a house contains only two stories of habitable space, the stories above the second story of the house shall be set back an additional eight ft. from the minimum required setback; or incorporate a front façade mansard roof; and no such setback or facade is proposed				
Section 14-504(10)(c)(.3)	/NCO Wissahickon Overly-Porches	Whereas porches shall be required when at least one of the immediately abutting lots with the same frontage contains a porch, but no porch is proposed.				
Section 14-803(1)(c)(.1)	Additional Regulations	Whereas in the RSA-5 Zoning District, accessory parking for single-family household living in an attached building shall be prohibited when accessed from a street that is not a rear street.				

TWO (2) ZONING REFUSALS
TWO (2) USE REFUSALS

Fee to File Appeal: \$125

Parcel Owner: QUINN PETER J, QUINN LIANNE L



Willow Jessop
PLANS EXAMINER

9/29/2022
DATE SIGNED