

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

<b>Application Number:</b> ZP-2022-003881	<b>Zoning District(s):</b> RSA5	<b>Date of Refusal:</b> <b>9/26/2022</b>
<b>Address/Location:</b> 242 KALOS ST T-B-157873, Philadelphia, PA 19128 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC	<b>Applicant Address:</b> 107-15 S 2ND STREET 4TH FLOOR PHILADELPHIA, PA 19106 USA	

**Application for:**

FOR THE ERECTION OF AN ATTACHED STRUCTURE, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR SINGLE-FAMILY HOUSEHOLD LIVING. FOR ONE (1) STRUCTURED (GARAGE) ACCESSORY PARKING SPACE. SIZE AND LOCATION AS SHOWN IN THE 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](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-504(10)(c).(2)	Wissahickon RCO/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 facade mansard roof; and no such setback or facade is proposed.
Section 14-701-1(2)(b)[5](.a)	Notes for Table 14-701-1	Whereas in the RSA-5 district, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the than the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.

TWO (2) ZONING REFUSALS

**Fee to File Appeal:** \$ 125

NOTES TO THE ZBA: N/A

Parcel Owner:



Harry P Wilson  
PLANS EXAMINER

9/26/2022  
DATE SIGNED