

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

Application Number: ZP-2022-007493	Zoning District(s): RSD1	Date of Refusal: 11/9/2022
Address/Location: 559 RIGHTER ST, Philadelphia, PA 19128-3739		Page Number Page 1 of 1
Applicant Name: Rachael Pritzker DBA: Pritzker Law Group, LLC	Applicant Address: 1521 Locust Street, Ste 605, Philadelphia, PA 19102	

Application for:

For the erection of a detached structure on the same lot as another existing detached structure (no change to height or area of existing detached structure), size and location as shown on plan/application. For use of Business and Professional Offices within the existing detached structure, for use of Multi-Family Household Living (Twenty-One (21) Dwelling Units total) within both the existing and proposed detached structures, with twenty-one (21) accessory surface parking spaces (including one (1) van-accessible ADA space and one (1) electric vehicle parking space), and seven (7) Class 1A bicycle parking spaces located along an accessible route; no signs on this 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-401(4)(a)	Multiple Principal Uses	No more than one (1) principal use is permitted in the RSD-1 Residential District, whereas two (2) principal uses are proposed.
14-401(4)(b)	Multiple Principal Buildings	No more than one (1) principal building is permitted in the RSD-1 Residential District, whereas two (2) principal buildings are proposed.
Table 14-602-1	Uses Allowed in Residential Districts	The proposed uses of Multi-Family Household Living and Business and Professional Offices are expressly prohibited when in the RSD-1 Residential District.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	The minimum front yard depth in the RSD-1 Residential District is 35 feet, whereas the proposed detached structure is only set back 10 feet from the front lot line on Hermit Street.

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

See AP#27948, Cal#3724, ZBA granted variance on 12/2/1937 for the erection of a one (1) story side addition to second floor (size and location as shown on application) as part of a four (4) family dwelling.

Parcel Owner:

BARNES JAMES W, GRACE V H/W



MATTHEW WOJCIK
PLANS EXAMINER

11/9/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.