

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

Application Number: ZP-2022-006957	Zoning District(s): <i>RSA-5 with Overlays: Open Space and Natural Resources - Steep Slope Protection, /WWO Wissahickon Watershed Overlay District, /NCO Neighborhood Conservation Overlay District – Wissahickon, /FDO Fourth District Overlay District - Fourth District Area</i>	Date of Refusal: 3/7/2023
Address/Location: 242 KALOS ST T-A-157873, Philadelphia, PA 19128 <i>Parcel (PWD Record)</i>		Page Number Page 1 of 2
Applicant Name: <i>Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC</i>	Applicant Address: 107-15 S 2ND STREET 4TH FLOOR PHILADELPHIA, PA 19106 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH FRONT PORCH, MANSARD ROOF, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR SINGLE-FAMILY HOUSEHOLD LIVING. FOR ONE (1) OPEN-AIR 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>
Section 14-504(10)(c)(.2)	Wissahickon RCO/ Parking	Whereas parking in the front yard shall be prohibited.
Section 14-604(4)(d)(.1)	Decks other than Roof Decks, Rear Yard	Whereas stairs from the ground level to the deck are prohibited in the case of attached buildings.
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 unless it can be accessed from a shared driveway, alley or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot, but the proposed parking is accessed from a primary street frontage.



Willow Jessop
PLANS EXAMINER

3/7/2023
DATE SIGNED

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

Application Number: ZP-2022-006957	Zoning District(s): RSA-5 with Overlays: Open Space and Natural Resources - Steep Slope Protection, /WWO Wissahickon Watershed Overlay District, /NCO Neighborhood Conservation Overlay District – Wissahickon, /FDO Fourth District Overlay District - Fourth District Area	Date of Refusal: 3/7/2023
Address/Location: 242 KALOS ST T-A-157873, Philadelphia, PA 19128 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC	Applicant Address: 107-15 S 2ND STREET 4TH FLOOR PHILADELPHIA, PA 19106 USA	Civic Design Review? N

Note [5] of Table 14-701-1	Dimensional Standards for Lower Density Residential Districts (RSA-5)	Front Setback	
		Proposed 18 ft	Required 7 ft
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Rear Yard Depth	
		Proposed 5 ft	Minimum Required 9 ft

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Ref: Request for Leave to Amend issued 2-16-2023

Parcel Owner:

QUINN PETER J, QUINN LIANNE L



Willow Jessop
PLANS EXAMINER

3/7/2023
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.