

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

<b>Application Number:</b> ZP-2022-003881	<b>Zoning District(s):</b> RSA5	<b>Date of Refusal:</b> <b>3/7/2023</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	<b>Civic Design Review?</b> 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 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).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
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 14-701-1(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.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the minimum rear yard depth in the RSA5 residential zoning district is 9 feet and 5 feet is proposed.

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

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

NOTES TO THE ZBA: Ref: Request for Leave to Amend issued 2-16-2023

Parcel Owner:



Harry P Wilson  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.