

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

<b>Application Number:</b> ZP-2023-001711	<b>Zoning District(s):</b> RSA3 CMX2	<b>Date of Refusal:</b> <b>6/7/2023</b>
<b>Address/Location:</b> 90 ROCHELLE AVE, Philadelphia, PA 19128-3808 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> David Plante, P.E. DBA: Ruggiero Plante Land Design	<b>Applicant Address:</b> 5900 Ridge Avenue Philadelphia, PA 19128 USA	<b>Civic Design Review?</b> N

FOR THE ERECTION OF A DETACHED STRUCTURE(38' HIGH) (BUILDING #2) WITH INTERIOR AND SURFACE PARKING, (BUILDING # 2) FOR A MULTI-FAMILY HOUSEHOLD LIVING FIFTY (48) DWELLING UNITS, AND FIFTY-FIVE (53) ACCESSORY INTERIOR AND SURFACE PARKING SPACES (INCLUDING 3 ADA (1 VAN ACCESSIBLE SPACE) AND 6 ELECTRIC PARKING SPACES) AND SIXTEEN(16) OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; (FOR BUILDING #1) ONE EXISTING STRUCTURE TO REMAIN IN THE SAME LOT: USES: FIVE (5) YEAR TEMPORARY USE AS DAYCARE AND GROOMING FOR CANINE ANIMALS, BOARDING AND TRAINING FACILITY AND RETAIL SALE OF PET SUPPLIES (PER ZBA PROVISIO - FIVE (5) YEAR TEMPORARY TO EXPIRE 01/31/2024) AS PREVIOUSLY APPROVED.

SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN

**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>
Table 14-602-1  14-401(4)(a)	USES ALLOWED IN RESIDENTIAL DISTRICT  MULTIPLE PRINCIPAL USES ON LOT	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING DWELLING (48 UNITS), IS PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.  WHEREAS THE PROPOSED USE, MULTIPLE PRINCIPAL USES, IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT
14-401(4) (b)	MULTI-PLE PRINCIPAL BUILDING ON LOT	THE PROPOSED MULTIPLE BUILDINGS ON SAME LOT IS PROHIBITED IN THIS RSA-3 ZONING DISTRICT.
14-704(2)(b) (.2)	OPEN SPACE AND NATURARESOURCEES	THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER, NO SITE CLEARING OR EARTH MOVING ACTIVITY IS PERMITTED IN THIS ZONING DISTRICT. WHEREAS SITE CLEARING AND/OR EARTH MOVING ACTIVITY IS PROPOSED REQUIRE ZONING BOARD OF ADJUSTMENT APPROVAL.

TWO (2) USE REFUSALS

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300



CHELI DAHAL  
PLANS EXAMINER

6/7/2023  
DATE SIGNED

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SEE APPLICATION# ZP-2021-000722; CALENDAR# MI-2021-003169; THE CASE WAS WITHDRAWN ON 4/27/2023. FOR THE ERECTION OF A DETACHED STRUCTURE (BUILDING #2) WITH INTERIOR AND SURFACE PARKING, AND FOR ERECTION OF REAR AND SIDE YARD FENCE MAXIMUM HEIGHT 6 FT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. USES – (BUILDING # 2) FOR MULTI-FAMILY HOUSEHOLD LIVING FIFTY (50) DWELLING UNITS, AND FIFTY (50) ACCESSORY INTERIOR AND SURFACE PARKING SPACES (INCLUDING 3 ADA (1 VAN ACCESSIBLE SPACE) AND 2 ELECTRIC PARKING SPACES) AND THIRTY (30) OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; (FOR BUILDING #1) ONE EXISTING STRUCTURE TO REMAIN IN THE SAME LOT: USES: FIVE (5) YEAR TEMPORARY USE AS DAYCARE AND GROOMING FOR CANINE ANIMALS, BOARDING AND TRAINING FACILITY AND RETAIL SALE OF PET SUPPLIES (PER ZBA PROVISIO - FIVE (5) YEAR TEMPORARY TO EXPIRE 01/31/2024) AS PREVIOUSLY APPROVED.

SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. (NO SIGN ON THIS APPLICATION)

**Parcel Owner:**

CSW ROCHELLE ASSOCIATES L



CHELI DAHAL  
PLANS EXAMINER

6/7/2023  
DATE SIGNED