

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

<b>Application Number:</b> ZP-2025-005531	<b>Zoning District(s):</b> CA1	<b>Date of Refusal:</b> <b>7/14/2025</b>
<b>Address/Location:</b> 6740 GERMANTOWN AVE, Philadelphia, PA 19119-2110 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> Brian Corcodilos DBA: Designblendz Architecture LLP	<b>Applicant Address:</b> 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	<b>Civic Design Review?</b> N

**Application for:**

FOR THE RELOCATION OF LOT LINES TO CREATE TWO LOTS (PREMISES "A") AND (PREMISES "B") FROM TWO (2) EXISTING DEEDED LOTS; ONE (1) OPA ACCOUNT (6740 GERMANTOWN AVE.). SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.

**ON SUBDIVIDED PREMISES "B":**

FOR USE AS MULTIFAMILY (TEN (10) DWELLING UNITS) HOUSEHOLD LIVING AND VACANT COMMERCIAL SPACE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH SEVEN (7) OFF-STREET ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE. NO SIGN ON THIS PERMIT.

FOR THE ERECTION OF A NEW THREE-STORY STRUCTURE WITH PARTIAL BASEMENT AND SEVEN (7) OFF-STREET ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE. SIZE AND LOCATION AS SHOWN ON 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>
14-802(7)(b)	Motor Vehicle Parking Ratios - CA-1 and CA-2 Parking	Whereas the proposed lot line relocation would create nonconforming parking conditions (Premises A) by reducing the number of provided spaces to zero (0), which is below the minimum requirement of four (4) spaces.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, Multifamily (Ten (10) Dwelling Units) Household Living, is expressly prohibited in the CA-1 commercial zoning district.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the proposed development exceeds the maximum allowable occupiable area of 60% in the CA-1 zoning district.

TWO (2) USE REFUSALS  
ONE (1) ZONING REFUSAL

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

NOTES TO THE ZBA:

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

7/14/2025  
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.

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Enter notes here...

Parcel Owner:

SOVEREIGN BANK

<p><b>Zoning Overlay District:</b> /NCA Neighborhood Commercial Area Overlay District - Germantown Avenue  Open Space and Natural Resources - Steep Slope Protection  /NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Mount Airy and Germantown North Subarea  /WWO Wissahickon Watershed Overlay District  /NIS Narcotics Injection Sites Overlay District  /EDO Eighth District Overlay District</p>
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*Jose Figueiredo*

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