

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

Application Number: ZP-2023-008241	Zoning District(s): RSD3	Date of Refusal: 9/18/2023
Address/Location: 6401 WAYNE AVE, Philadelphia, PA 19119-3630 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Dennis Lee DBA: The Consulting Group, LLC.	Applicant Address: 5070 Parkside Avenue, Suite 1403 Philadelphia, PA 19131 USA	Civic Design Review? N

Application for:.

Conversion of an existing structure to seven (7) family dwellings and a One family dwelling in the carriage house for a total of Eight (8) Family dwelling. Eight (8) surface parking as per plan. Addition in height to carriage house as per 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-305-(6)(d)	Extension of non-conforming structure	Extension of non-conforming structure extension is prohibited to be in the rear yard
14-401(4)(b)	Two primary structures, prohibited in the RSD-3 zoning classification	Two primary structures proposed
14-802(5)(a)	Parking for Persons with Disabilities	For every six or fraction of six accessible parking spaces required by Table 14-802-4, at least one shall be a van-accessible parking space complying with ICC/ANSI A117.1
14-803(1)(b)(.1)(a)(ii)	Surface parking spaces	Surface parking spaces are prohibited in required front as per development table 14-701-1
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family, is expressly prohibited in the RSD-3] residential zoning district.

Two (2) USE REFUSALS
Three (3) ZONING REFUSALS

Fee to File Appeal: \$ 300

Last ZBA applications:

Application No. 136159-Approved on 8/9/66 for school for children.

Application No. 175601- Approved for a private school.

Parcel Owner: 6401 WAYNE AVENUE LLC

Richard Maggetti

EXAMINER NAME
PLANS EXAMINER

9/18/2023
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.