

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

Application Number: ZP-2023-006432	Zoning District(s): RSD3	Date of Refusal: 7/25/2023
Address/Location: 6401 WAYNE AVE, Philadelphia, PA 19119-3630 Parcel (PWD Record) Corner with W JOHNSON ST		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:

For a total of eight (8) (multi-family) household living, (seven dwelling unit in the existing structure and one dwelling unit in the existing carriage house).

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-602-1	Uses Allowed in Residential Districts	Proposed use, multifamily household living prohibited in this residential district
Table 14-802-1	Required Parking in Residential Districts	Required accessory parking spaces not provided for increase in number of dwelling units and is refused. Accessory parking spaces: required eight (8), whereas proposed (existing) four (4).

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300


NOTES TO THE ZBA:

ZP-2021-003222, MI-2021-001858, ZBA APPEAL WITHDRAWN FOR A MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLING UNITS) IN AN EXISTING STRUCTURE WITH EXISTING FOUR (4) ACCESSORY PARKING SPACES AS PREVIOUSLY APPROVED AUGUST 2, 2021.

SEE APPLICATION# 54506-H, CALENDAR# 2-311, ZBA GRANTED FOR A SCHOOL FOR EMOTIONAL DISTRIBUANCE CHILDREN ON 8/9/66.

Parcel Owner:

DIAZ AURELIANO



Varughese Koithottu
PLANS EXAMINER

7/25/2023
DATE SIGNED