

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

Application Number: ZP-2023-004951	Zoning District(s): RSA5	Date of Refusal: 8/24/2023
Address/Location: 7238 BRYAN ST, Philadelphia, PA 19119-2418		Page Number Page 1 of 1
Applicant Name: Morris Zimmerman	Applicant Address: 4818 Baltimore Avenue, Philadelphia, PA 19143	Civic Design Review? N

Application for:

For the legalization of a deck at the rear of an existing attached structure, size and location as shown on plan/application. Deck accessory to existing use of single-family household living.

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:		
14-604(4)(d)(.1)	Roof, Walls, Stairs.	<i>Stairs from the ground level to the deck are prohibited in the case of attached buildings. Whereas the deck has a stair that goes from the deck to the ground level, and the principal building is attached.</i>		
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts		Required	Proposed
		Max. Occupied Area	75%, 923.61 sq. ft.	78.79%, 958 sq. ft.
		Min. Rear Yard Depth	9 ft.	6.3003 ft.

THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:

Refusals for Table 14-701-1 due to deck being covered and is therefore considered part of the principal building and must comply with all yard and other requirements that apply to the principal building, as per Section 14-604(4)(d)(.1)

Parcel Owner:

BLENDER ELAYNE, LORANT ITZIK



MATTHEW WOJCIK
PLANS EXAMINER

8/24/2023
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.