

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

Application Number: ZP-2024-007492	Zoning District(s): RSD3	Date of Refusal: 9/12/2024
Address/Location: 7600 GERMANTOWN AVE, Philadelphia, PA 19119-1607 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Scott Seibert DBA: 137WMP, LP	Applicant Address: 520 Carpenter Lane Mt. Airy Nexus Philadelphia, PA 19119 USA	Civic Design Review? N

Application for:

For the erection of two detached structures that include interior parking spaces (six spaces in Building 1, ten spaces in Building 2), and site improvements to create a, accessory surface parking lot for the existing structure (four spaces including one accessible space) and an access driveway on the same lot with an existing detached structure. Size and locations per plans.

For the proposed uses of Multi-Family Household Living (eight dwelling units - 3 in Building 1, five in Building 2) and a Prepared Food Shop within the existing structure.

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>
Section 14-401(4)	Multiple Principal Uses and Buildings.	<p>(a) No more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code. Multiple principal uses are allowed on a single lot in RM and RMX districts.</p> <p>Whereas two principal uses are proposed</p> <p>(b) No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. Multiple principal buildings may be placed on a single lot in RM and RMX districts. Dormitories and recreation-related buildings accessory to education facilities and residential dwelling units accessory to religious assembly uses are exempt from</p>



Andrew DiDonato
PLANS EXAMINER

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DATE SIGNED

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		<i>limitations on the number of buildings per lot.</i>
		<i>Whereas three principal structures are proposed.</i>
Table 14-602-1	<i>Uses Allowed in Residential Districts - Refusal</i>	<i>Whereas the proposed uses, Multi-Family Household Living & Prepared Food Shop, is expressly prohibited in the RSD-3 residential zoning district.</i>

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

MASCARO JOHN

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Mount Airy and Germantown North Subarea/DORMismatchReview/Wissahickon Watershed Impervious Coverage Restriction Determination Requires Additional Analysis Contact Planning Commission at planning@phila.gov |Open Space and Natural Resources - Steep Slope Protection/Wissahickon Watershed Impervious Coverage Restriction 45%/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Chestnut Hill Subarea/WWO Wissahickon Watershed Overlay District



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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.