

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

Application Number: ZP-2026-005083	Zoning District(s): RSA5	Date of Refusal: 6/2/2026
Address/Location: 223 DURAND ST, Philadelphia, PA 19119-2506 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Mark Hansen	Applicant Address: 3110 W PENN STREET PHILADELPHIA, PA 19129 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A REAR ADDITION ON AN EXISTING SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLANS.

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 14-305(6)(e)	Nonconforming Structures	Where a side wall does not meet a required side yard requirement: 1) a horizontal extension of that wall into a front yard, rear yard, or side yard is an increase of that specific nonconformity, and is not permitted, and 2) a horizontal extension of a side wall into a rear yard is permitted, provided the extension complies with applicable rear setback and open space requirements. A minimum side yard depth of 5'-0" is required per Table 14-701-1, whereas 4'-0" is proposed with the new addition.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Per Section 14-202(25), the depth of a rear yard is measured from the rearmost portion of the structure to the closest point of the rear lot line or to the nearest line of a street, shared driveway, easement, or alley. A minimum rear yard depth of 9'-0" is required, whereas a rear yard depth of 5'-6" is proposed.



JONATHAN VU
PLANS EXAMINER

6/2/2026
DATE SIGNED

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TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 125


NOTES TO THE ZBA:

N/A

Parcel Owner:

CLANCY JENNIFER, CLANCY TIMOTHY

Zoning Overlay District: <i>Open Space and Natural Resources - Steep Slope Protection</i> <i>NIS Narcotics Injection Sites Overlay District</i> <i>EDO Eighth District Overlay District</i> <i>WWO Wissahickon Watershed Overlay District</i>

 JONATHAN VU PLANS EXAMINER	6/2/2026 DATE SIGNED
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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.