

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

Application Number: ZP-2020-001401	Zoning District(s): RSA5 (Overlay:EDO)	Date of Refusal: 11/3/2021
Address/Location: 109 PLEASANT ST, Philadelphia, PA 19119-2145 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE RELOCATION OF LOT LINES TO CREATE NINE (9) LOTS (PARCEL A THROUGH I) FROM THREE (3) EXISTING LOTS (106 MEEHAN AVE , 109 PLEASANT ST AND 121 PLEASANT ST) AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING AND ONE (1) ACCESSORY SURFACE PARKING SPACE (PARCEL A TO F, H AND I); FOR THE EXISTING USE OF SINGLE FAMILY HOUSEHOLD LIVING ON PARCEL G (SIZE AND LOCATION AS SHOWN ON 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>	
TABLE 14-701-1	MINIMUM LOT WIDTH (FT.)	REQUIRED	PROPOSED
		16 FT.	13.391 FT. (PARCEL H) 14.703 FT. (PARCEL I)
TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	REQUIRED	PROPOSED
		1440 SQ. FT.	1143.023 SQ. FT. (PARCEL A) 1165.225 SQ. FT. (PARCEL B) 1163.403 SQ. FT. (PARCEL C) 1161.581 SQ. FT. (PARCEL D) 1159.759 SQ. FT. (PARCEL E) 1157.937 SQ. FT. (PARCEL F) 1130.096 SQ. FT. (PARCEL H) 1208.090 SQ. FT. (PARCEL I)
Table 14-701-1; \$14-701(2)(b)[5](.a); \$14-701(2)(b)[5](.b)	MINIMUM FRONT SETBACK (FT.) (PARCEL A, B, C, D, E, F)	On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback. On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. Whereas the proposed is not in compliance with the front setback requirements.	
TABLE 14-701-1	MINIMUM SIDE YARD WIDTH (FT.) (PARCEL G)	REQUIRED	PROPOSED
		5 FT.	0 FT.

SEVENTEEN (17) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTE TO ZBA: PER REQUESTED, THIS IS AN AMENDMENT TO THE REFUSAL LETTER ISSUED ON JULY 22, 2020.

Parcel Owner: *CDPHI LLC*



REEBA MERIN BABU
PLANS EXAMINER

11/3/2021
DATE SIGNED