

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

<b>Application Number:</b> ZP-2020-000277	<b>Zoning District(s):</b> RSD3, RSD3	<b>Date of Refusal:</b> <b>7/9/2020</b>
<b>Address/Location:</b> 209 DELMAR ST, Philadelphia, PA 19128-4502 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 2
<b>Applicant Name:</b> David Plante, P.E. DBA: Ruggiero Plante Land Design	<b>Applicant Address:</b> 5900 Ridge Avenue Philadelphia, PA 19128	

**Application for:**

For the lot adjustment to create one (1) lot from two (2) existing lots (209 Delmar Street, and 211 Delmar Street), and on the consolidated lot, the erection of two (2) semi-detached structures and three (3) detached structures, size and location as shown on plan/application. For use of Multi-Family Household Living (Twenty-Three (23) Dwelling Units) across the entire lot, with thirty-seven (37) accessory garage parking spaces, fourteen (14) accessory surface parking spaces, and twenty-three (23) Class 1A bicycle parking spaces.

**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](http://www.phila.gov).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
14-401(4)(b)	Multiple Principal Uses and Buildings.	No more than one principal building is allowed per lot in the RSD-3 Residential Zoning District; whereas, five (5) principal structures are proposed.
14-504(8)(b)(.4)(.c)	NCO Ridge Park Roxborough - Parking	The curb cut width shall be limited to 12 feet in the NCO Ridge Park Roxborough Overlay District; whereas, the proposed curb cut is 20 feet wide.
14-802(5)(a)	Van-Accessible Parking Spaces	For every six or fraction of six accessible parking spaces required, at least one shall be a van-accessible space complying with ICC/ANSI A117.1; whereas, no van-accessible parking spaces are provided.
14-802(5)(b)(.2)	Accessible Parking Spaces	At least 2% of the parking spaces, but not less than one parking space, provided for multi-family uses shall be accessible; whereas, no accessible parking spaces are being provided.
Table 14-602-1	Uses Allowed in Residential Districts	The proposed use of Multi-Family Household Living, is explicitly prohibited in the RSD-3 Residential District.
Table 14-602-1.A	Building Types Allowed in Residential Districts	Semi-Detached Structures are not permitted in the RSD-3 Residential District; whereas, two (2) semi-detached structures are proposed.
Table 14-702-1	Dimensional Standards for Lower Density Residential Districts	The minimum open area in the RSD-3 Residential District is 70% (30,815.96 sq. ft.) of the lot area; whereas, the proposed open area is only 51.15% (22,518.50 sq. ft.) of the lot area.



Matthew Wojcik  
PLANS EXAMINER

7/9/2020  
DATE SIGNED

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Table 14-803-1	<i>Dimensional Standards for Parking Spaces and Aisles</i>	<i>The minimum width of aisles providing access to parking spaces shall be 24 feet; whereas, there are aisles with proposed widths of 18.5 feet and 20 feet at multiple locations on the property.</i>
<p>FIVE (5) USE REFUSALS THREE (3) ZONING REFUSALS</p> <p><b>Fee to File Appeal:</b> \$ (300) <u>Parcel Owner:</u> DAVID DERIENZO (NEW OWNER)</p>		



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