

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2025-006440	Zoning District(s): RSA3	Date of Refusal: 8/13/2025
Address/Location: 3336 N 16TH ST, Philadelphia, PA 19140-4903 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC	Applicant Address: 230 S Broad Street 17th Floor Philadelphia, PA 19102 USA	Civic Design Review? N

Application for:

FOR NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH CELLAR FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (EIGHT DWELLING UNITS)

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 14-602-1	Uses Allowed in Residential Districts	Multi-family household living is expressly prohibited, whereas eight dwelling units are proposed.
Table 14-602-1.A	Building Types Allowed in Residential Districts	Attached buildings are expressly prohibited in the RSA-3 zoning district, whereas the proposed building is attached.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	The maximum occupied area is 50-percent, whereas the proposed occupied area is 57-percent.
Table 14-802-1	Required Parking in Residential Districts	Eight parking spaces are required, whereas zero parking spaces are proposed.

THREE (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

Parcel Owner:
BIG I LITTLE I LLC

Zoning Overlay District: /NIS Narcotics Injection Sites Overlay District /EDO Eighth District Overlay District
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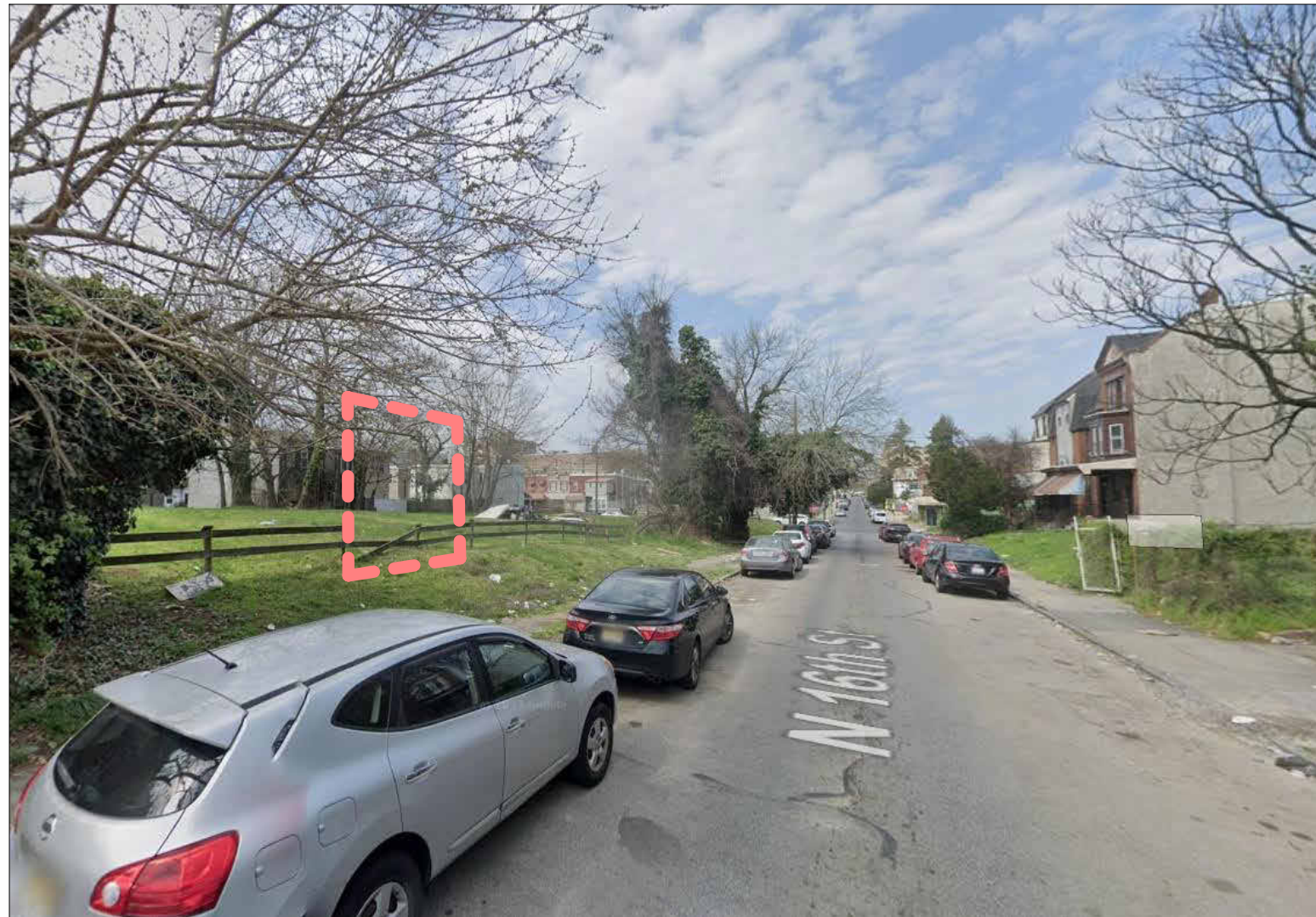
James L. Cunningham
PLANS EXAMINER

8/13/2025
DATE SIGNED

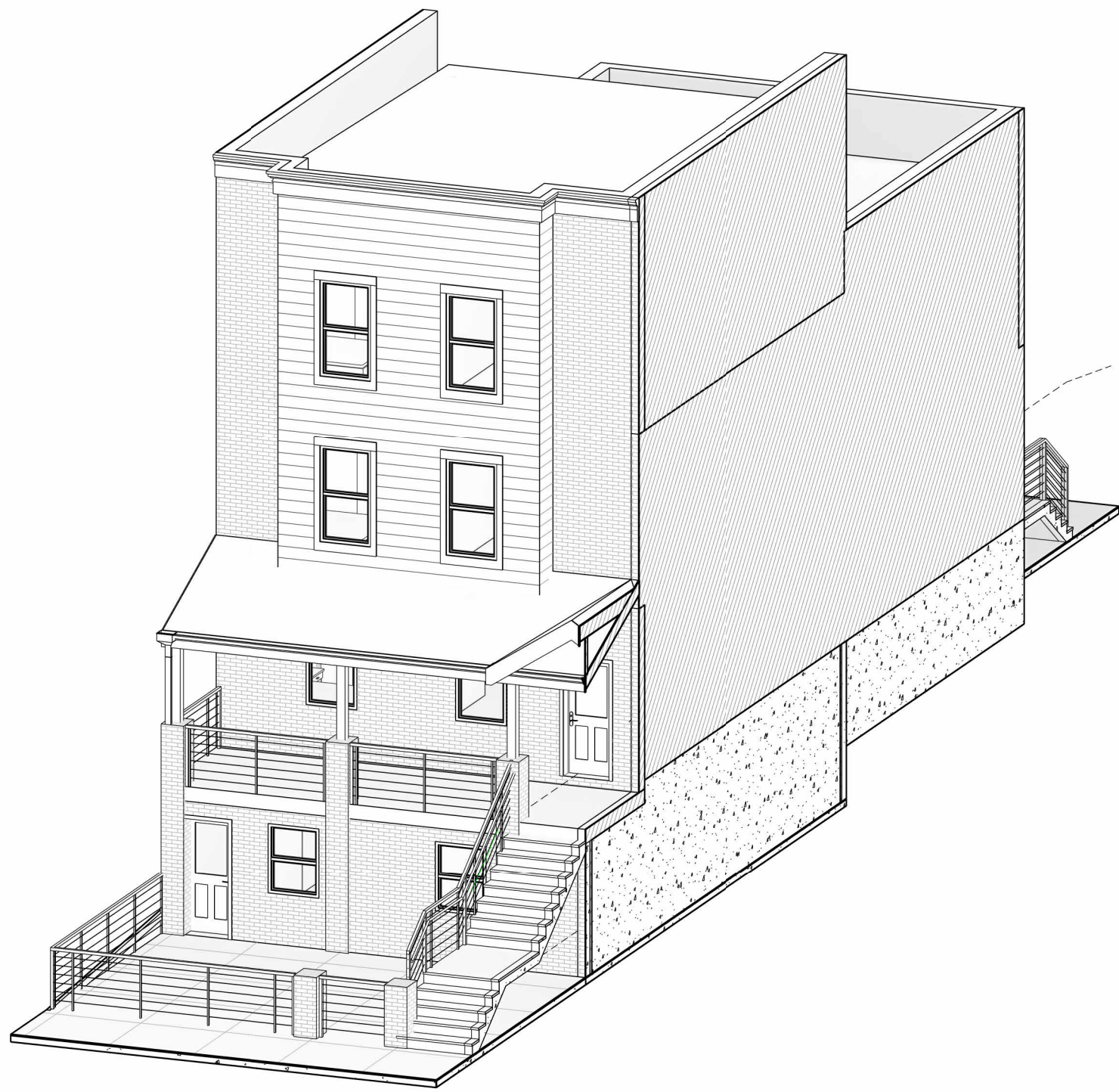
Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



1 LOOKING EAST FROM N 16TH ST
Z 1 1/2" = 1'-0"



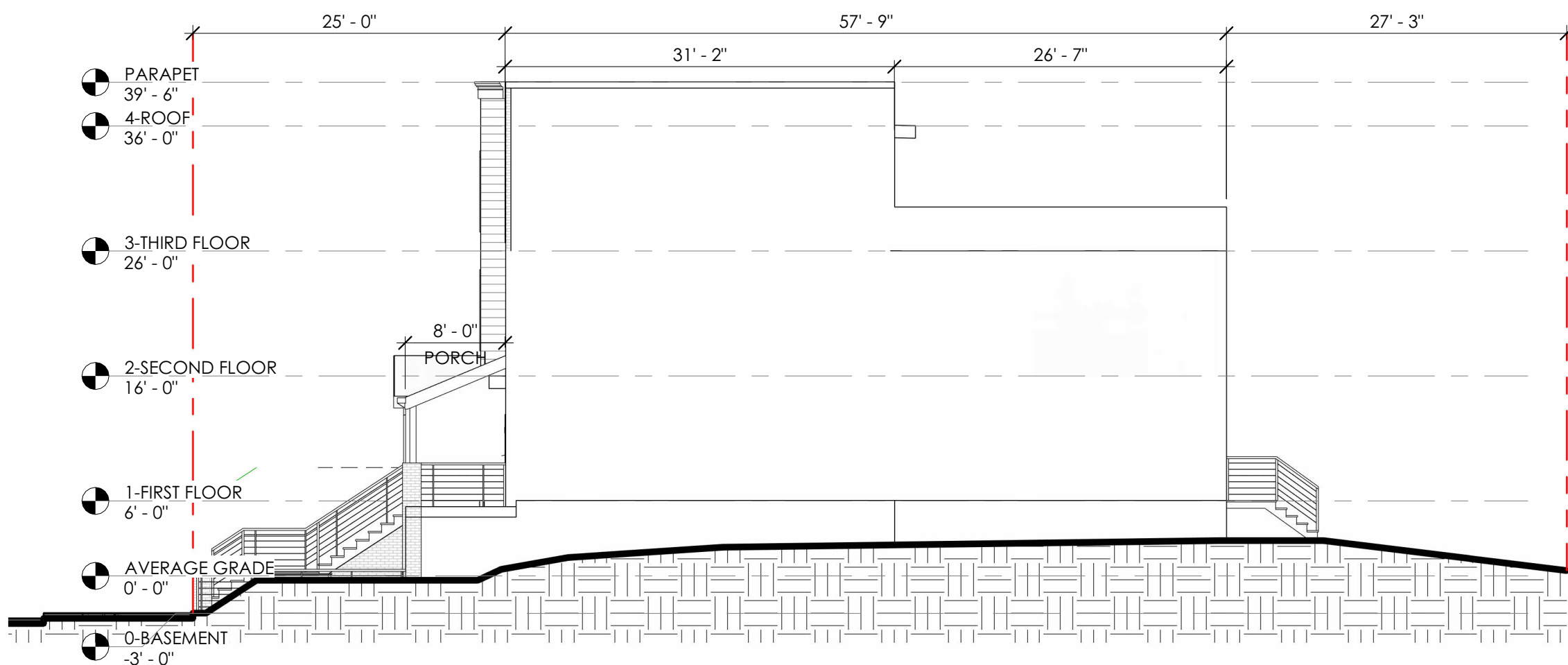
2 LOOKING NORTH FROM N 16TH ST
Z 1 1/2" = 1'-0"



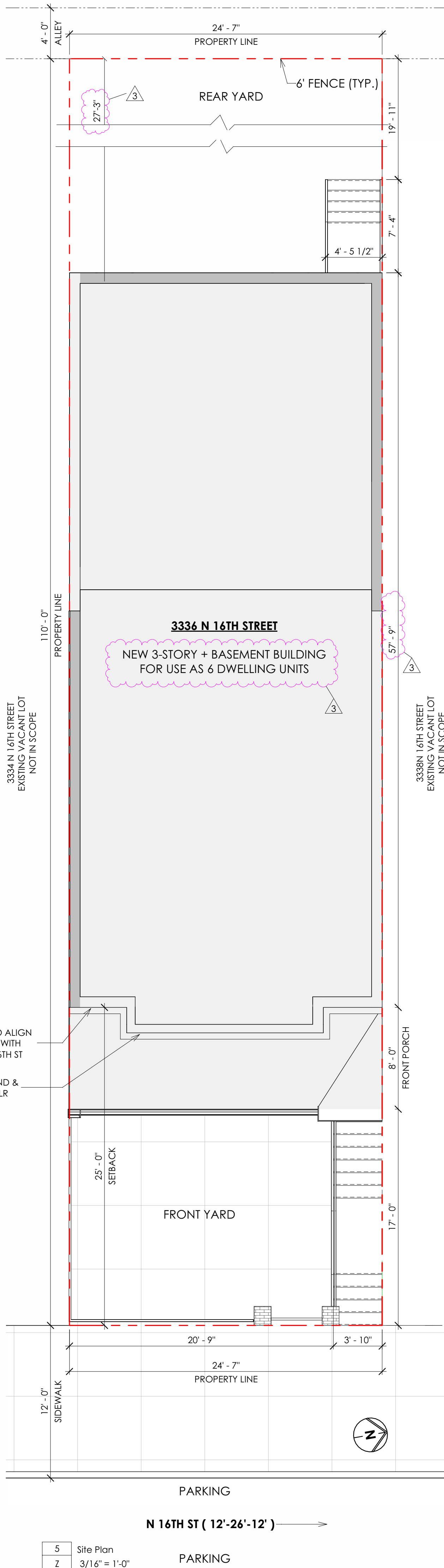
3 ISOMETRIC
Z



4 FRONT ELEVATION
Z 3/16" = 1'-0"



6 SIDE ELEVATION
Z 3/32" = 1'-0"



5 Site Plan
Z 3/16" = 1'-0"

ZONING INFORMATION		
3336 N 16TH ST		
	Lot Area	Proposed Bldg Area (footprint)
	2,704 S.F.	1,616 S.F.
ZONING CLASSIFICATION:		
RSA-3		
OVERLAY: /NIS Narcotics Injection Sites Overlay District /EDO Eighth District Overlay District		
		REQUIRED
		PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	25'-0"	24'-7" EXISTING
MIN. LOT AREA (SQFT)	2,250 S.F.	2,704 S.F. EXISTING
MAX. OCCUPIED AREA	50%	1,616 / 2,704 = 59.8%
FRONT SETBACK		
MINIMUM (FT)	8'	25'
MINIMUM SIDE YARD WIDTH [6], PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-602		
DETACHED, INTERMEDIATE (FT)	2/8' EACH [8][9]	--
DETACHED CORNER (FT)	8'	--
SEMI-DETACHED	8'[8]	--
ATTACHED	--	--
MINIMUM SIDE YARD WIDTH [6], PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-602		
DETACHED, INTERMEDIATE (FT)	2/8' EACH	--
DETACHED CORNER (FT)	8'	--
REAR YARD		
MIN. DEPTH (FT)	SINGLE FAMILY 15'; OTHER 20'	27'-3"
HEIGHT		
MAXIMUM (FT)	38'	36'
[8] In the RSA-1, RSA-2, and RSA-3 districts, side yards shall comply with the following: 732 (a) For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that adjoins that side and that meets the minimum size. (b) For lots bounded on both sides by the side or rear yards of semi-detached or detached structures, a semi-detached structure is not permitted. Any detached structure must be constructed as stated in § 14-701(2)(b)(i). 733 (c) For lots that are not bounded on any side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that fully meets the minimum size on either side. (9) In the RSA-1, RSA-2, and RSA-3 districts, for lots bounded on both sides by the side yard of a semi-detached structure, any detached structure must be constructed with a side yard on both sides, each with at least fifty percent (50%) of the minimum semi-detached side yard width required for permitted residential uses. 734		

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW)		
SINGLE-FAMILY	1/UNIT	--
TWO-FAMILY	1/UNIT	--
MULTI-FAMILY	1/UNIT	0 PROVIDED (6 REQ'D.)
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1; MIN. 2	--
NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-1		
BICYCLE PARKING		
RESIDENTIAL	FEWER THAN 12 DWELLING UNITS	0
RESIDENTIAL	12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION
12 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+		1 PER 10 DWELL. OR FRACTION
COMMERCIAL	SEE TABLE 14-804-1	
STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
N 16TH ST (12'-26'-12') 50' WIDE		
ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
STAIRS/ STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

3336 N 16TH ST

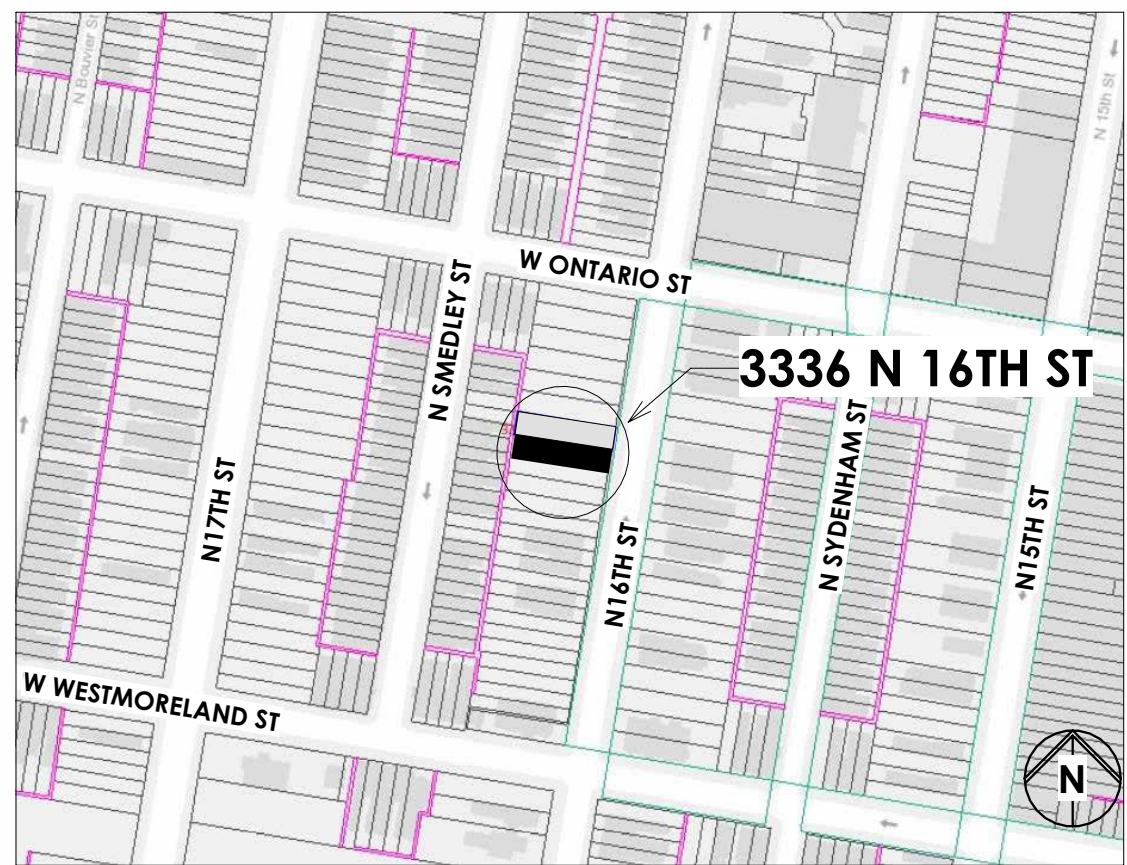
ADDRESS: 3336 N 16TH ST
PHILADELPHIA, PA 19140

LOT AREA: 2,704 SF.

BUILDING FOOT PRINT: 1,616 SF.

SCOPE OF WORK:
NEW 3-STORY + BASEMENT BUILDING
FOR USE AS 6 DWELLING UNITS

LIMIT OF DISTURBANCE: 2,246 SF.



APPROVALS

APPROVED

Revised plans, 1 page, stamped by ZBA
on March 11, 2026.

Hilary J. Emerson

Hilary J. Emerson, Esq.

Council for the City of Philadelphia

DEPARTMENT OF
PLANNING & INSPECTIONS

APPROVED
FOR ZONING ONLY

06/10/26
WHEN THESE PLANS CONTAIN ANY REVISION, REVISIONS
SHALL BE INDICATED BY A REVISION TABLE AND
REVISIONS SHALL BE INDICATED BY A REVISION TABLE
AND REVISIONS SHALL BE INDICATED BY A REVISION TABLE

Applied by L&J: James Cunningham



PARALLEL
ARCHITECTURE
STUDIO, LLC

230 S. BROAD ST., 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PARL.STUDIO | 215.888.8487

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING &
REVISIONS. REVISIONS SHALL BE BROUGHT
TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR
RESOLUTION OR VERIFICATION.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT
OF ANY INCONSISTENCY BETWEEN THESE PLANS AND ANY
GOVERNING BUILDING CODES OR ORDINANCES. (10) DAY
PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR
BULLETINS.

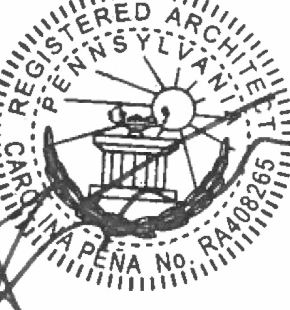
REVISIONS

REVISIONS/SUBMISSIONS

REV. PER ZBA MEETING

DATE
03-19-2026

SEAL



DRAWN BY: JC CHECK BY: MK PROJECT NO: 202603-02

ISSUED: 2026-04-01

3336 N 16TH ST
ZONING PERMIT

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

Z

4/1/2026 4:37:39 PM