

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

Application Number: ZP-2022-010199	Zoning District(s): RSA5	Date of Refusal: 1/9/2023
Address/Location: 1845-47 E LETTERLY ST, Philadelphia, PA 19125-1224 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Sabrina Kendrick DBA: STUART ROSENBERG ARCHITECTS	Applicant Address: 230 S BROAD STREET STE M30 PHILADELPHIA, PA 19102 USA	Civic Design Review? N

Application for:

APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND TWO ROOF ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION) FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING (8 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 - Refusal	Whereas the proposed use, Multi-Family Household Living (8 Units), is expressly prohibited in the RSA-5 residential zoning district.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the proposed structure does not comply with the Occupied Area requirement of RSA-5 Zoning District .
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the proposed structure does not comply with the Rear Yard Depth requirement of RSA-5 Zoning District.
Table 14-701-1 Note [4]	Dimensional Standards for Lower Density Residential Districts	If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line Whereas no front setback is proposed for stories above the second story.



Haoying Ye
PLANS EXAMINER

1/9/2023
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.

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

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

SANSAN DEVELOPMENT LLC



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PROJECT DATA:		
ITEM	EXISTING	PROPOSED
LOT AREA:	1,752 SQFT	1,752 SF
OPEN AREA:	N/A	166 SF
BUILDING FOOTPRINT:	VACANT	1,586 SF
BUILDING HEIGHT	N/A	32'-2" / (3) STORIES

BUILDING FLOOR AREA TABULATION:			
ITEM	EXISTING USE	PROPOSED USE	PROPOSED AREA
BASEMENT FLOOR AREA	N/A	RESIDENTIAL-MULTI FAMILY	1,586 GSF
1ST FLOOR AREA	VACANT	RESIDENTIAL-MULTI FAMILY	1,586 GSF
2ND FLOOR AREA	N/A	RESIDENTIAL-MULTI FAMILY	1,586 GSF
3RD FLOOR AREA	N/A	RESIDENTIAL-MULTI FAMILY	1,586 GSF
TOTAL BUILDING FLOOR GSF	N/A	RESIDENTIAL-MULTI FAMILY	6,344 GSF

ZONING TABULATION CHART:		
ITEM	REQUIRED/ALLOWABLE	PROPOSED
ZONING DISTRICT	RSA-5	RSA-5
LOT AREA (1440 SQFT MIN.)	1,752 SQFT	1,752 SQFT
OPEN SPACE AT GRADE	25% (438 SQFT)	(90.5%)1,586 SQFT
MAX OCCUPIED AREA (% OF LOT)	75% (1,314 SQFT)	(9.5%)166 SQFT
RESIDENTIAL SINGLE FAMILY ATTACHED	SINGLE FAMILY	(4) DWELLING UNITS
MIN. WIDTH	16'-0" FT	24'-0" FT
MIN. FRONT YARD SET BACK	BASED ON ADJACENT	0'-0" FT
MIN. SIDE YARD WIDTH	5'-0" FT	N/A
MIN. REAR YARD DEPTH	9'-0" FT	4'-0" FT
MIN. STREET FRONTAGE	0 FT *	0'-0" FT
MAX. BUILDING HEIGHT	38'	32'-2"
PARKING SPACES	(0) SPACES REQUIRED	(0) SPACES PROVIDED
ACCESSIBLE PARKING SPACES	(0) SPACES REQUIRED	(0) SPACES PROVIDED
MIN. NUMBER OF BICYCLE SPACES	0 SPACES FOR FEWER THAN (12) DWELLING UNITS	(0) SPACES PROVIDED
TOTAL GROSS FLOOR AREA (GFA)		6,344 GSF

APPROVED

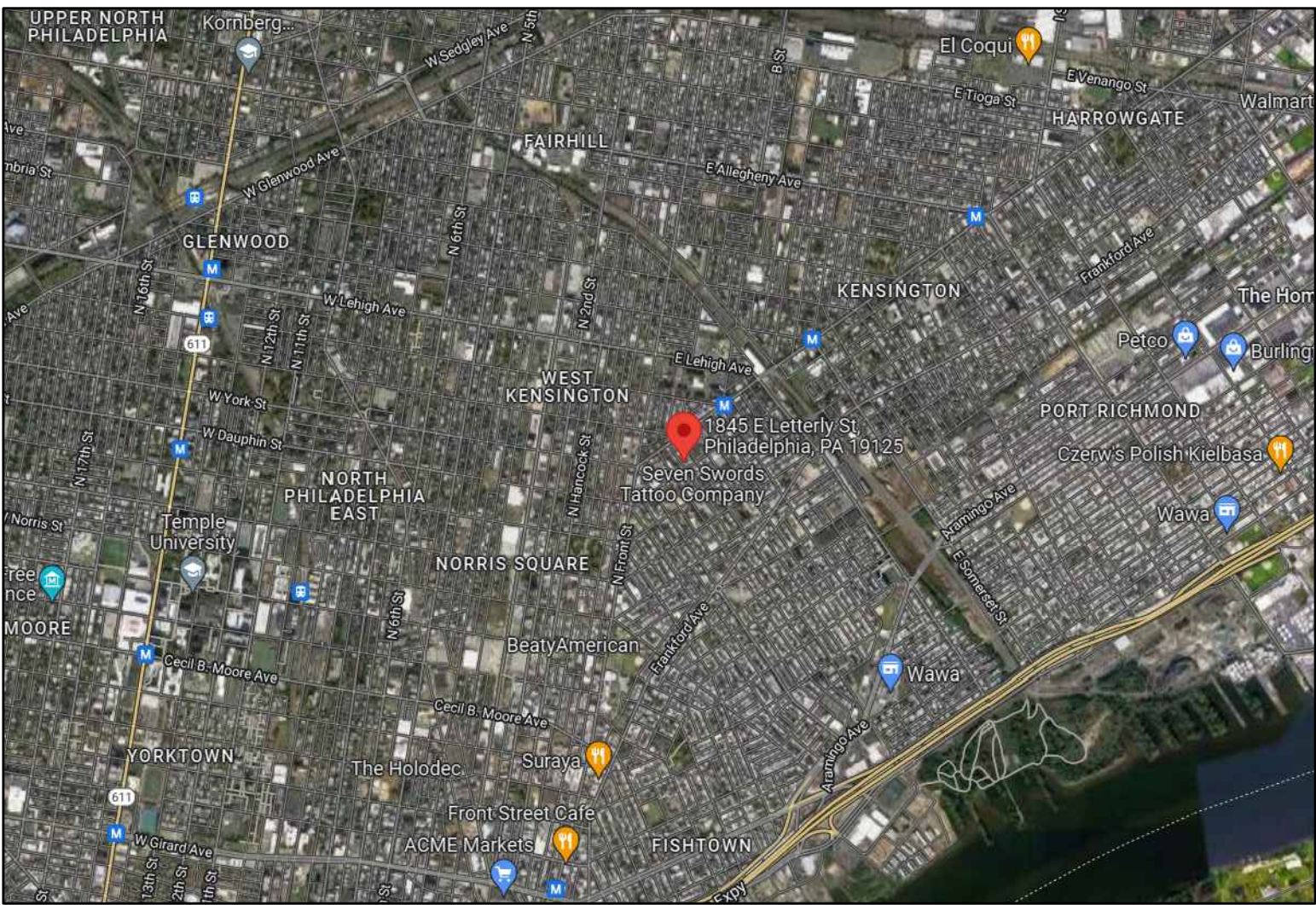
Revised plans, 1 page, stamped by ZBA on October 11, 2023.

Hilary J. Emerson

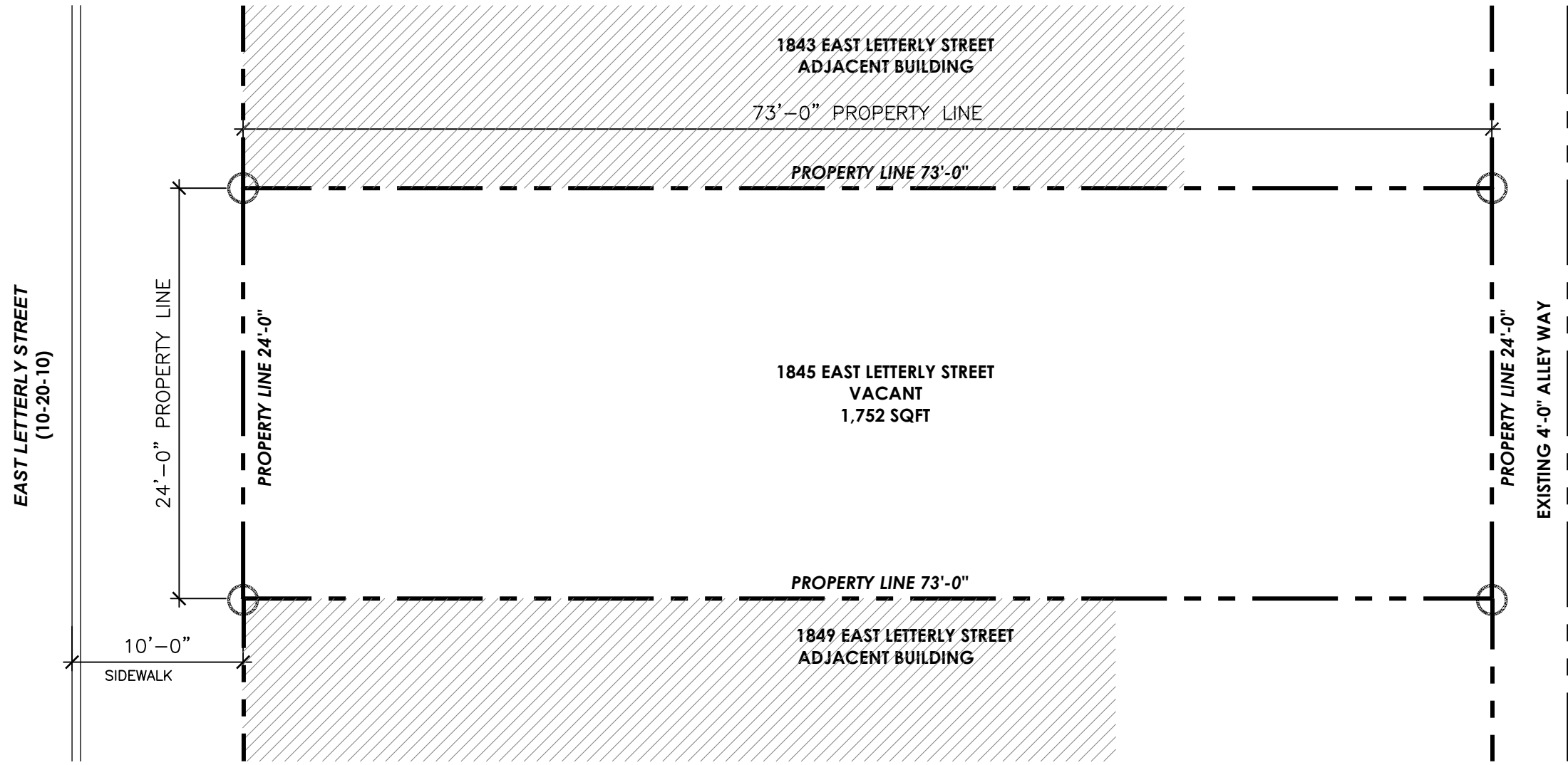
Hilary J. Emerson, Esq.
Counsel for ZBA



1 EXISTING LOT EAST LETTERLY STREET VIEW

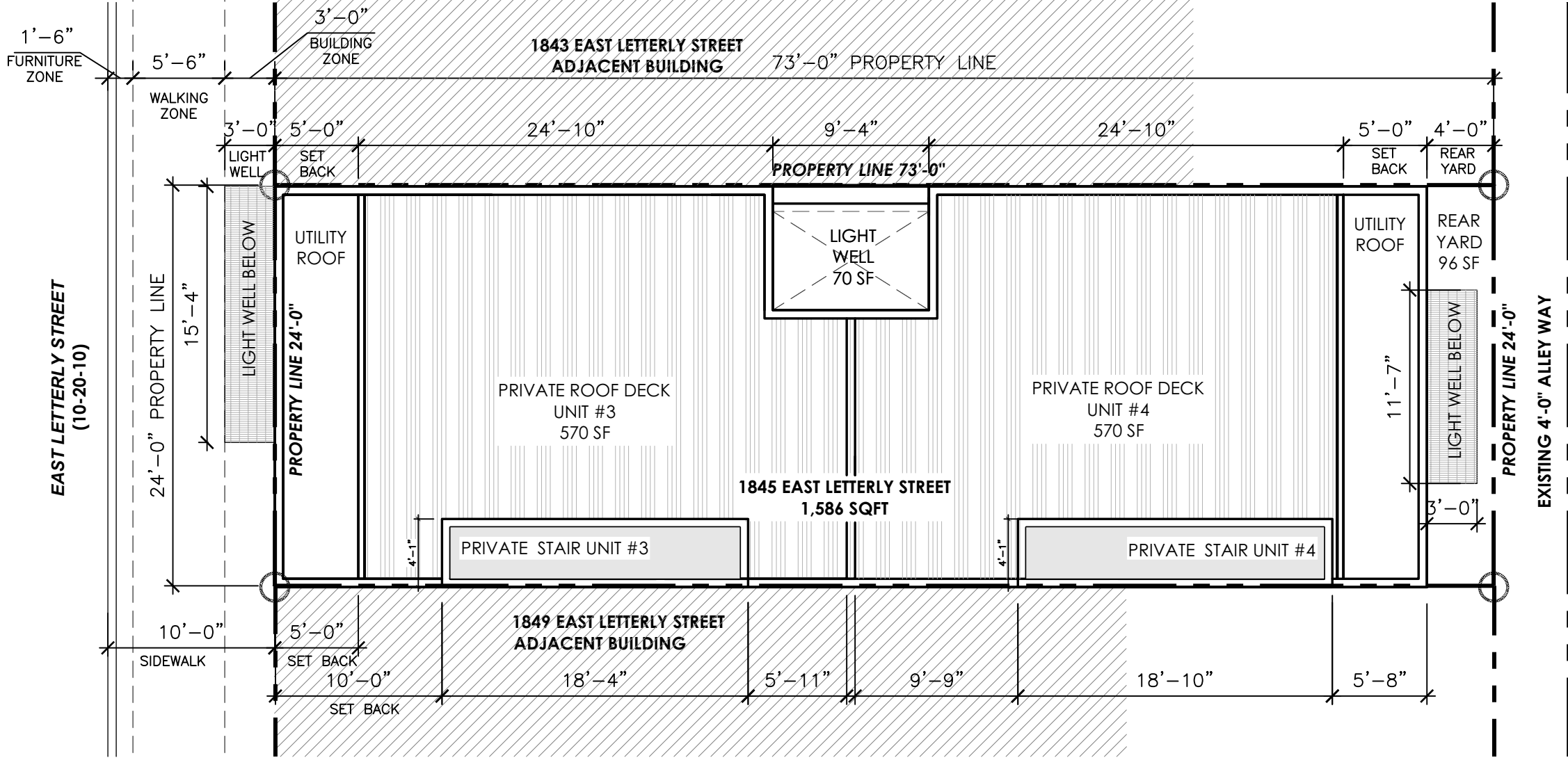


2 AERIAL VIEW



4 EXISTING SITE PLAN

1/8" = 1'-0"



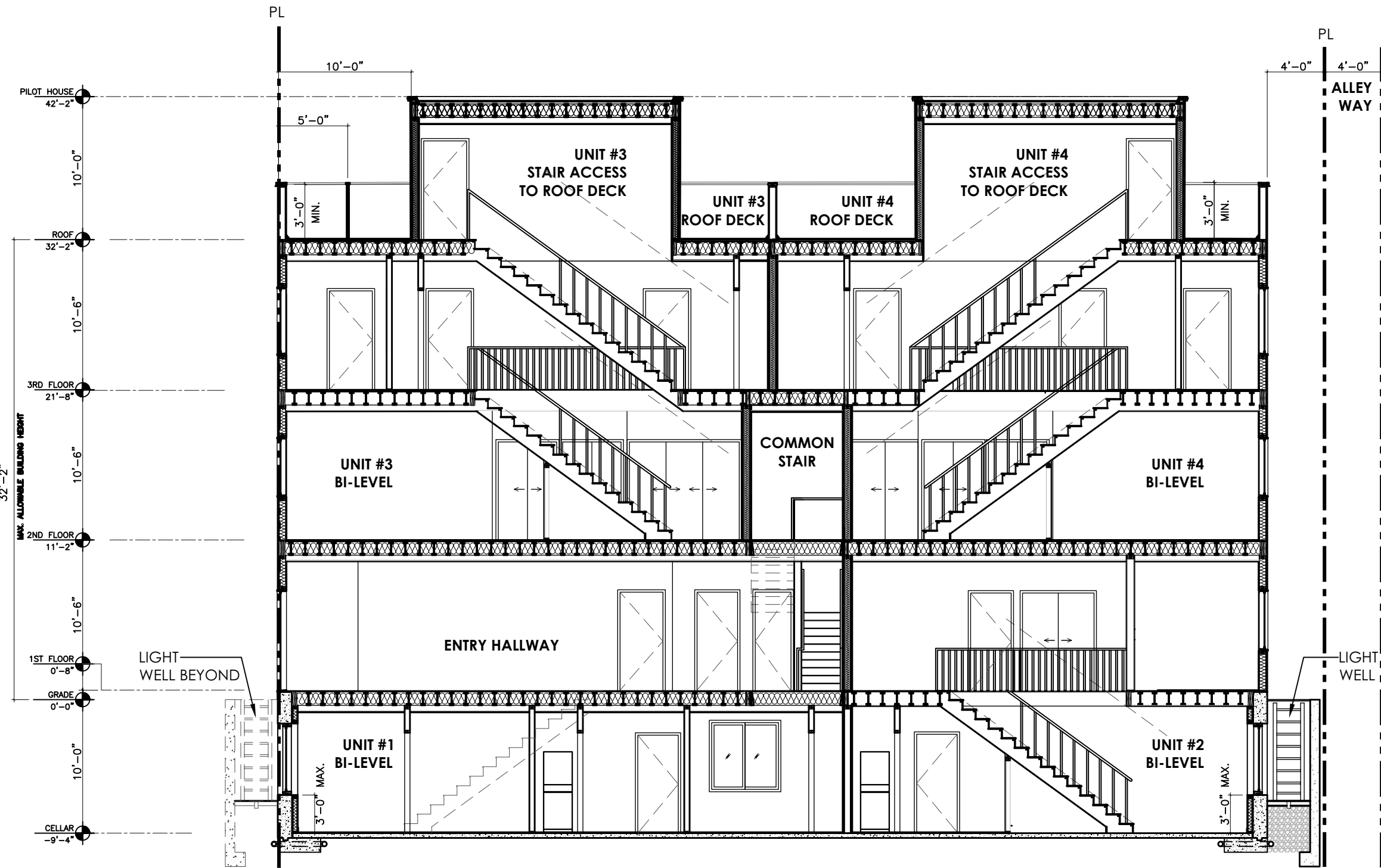
5 PROPOSED SITE PLAN

1/8" = 1'-0"



6 PROPOSED ELEVATIONS

1/8" = 1'-0"



7 PROPOSED SECTION

1/8" = 1'-0"

STUART G. ROSENBERG
ARCHITECTS, P.C.
ARCHITECTURE AND DESIGN
230 SOUTH BROAD STREET
MEZZANINE SUITE 301
PHILADELPHIA, PA 19102
T 215.564.1007
F 215.564.3311
www.sgra.com

REGISTERED ARCHITECT
PENNSYLVANIA
STUART G. ROSENBERG, No. RA-100524

ISSUED
FOR
ZONING PERMIT

Revisions:	No.	Date	Description
	09-28-2022		zoning Comments
	09-30-2022		Street Comments
	11-17-2022		zoning Comments

Project:
1845 EAST LETTERLY STREE
PHILADELPHIA, PA 19125

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
01/11/24
WHEN YOUR PLANS CONTAIN ANY REVISION, ERROR OR
OMISSION, PLEASE NOTIFY APPROVED PLANS & PERMITS
DIVISION OF THE DEPARTMENT OF
LICENSES & INSPECTIONS

Applied by L&I: Haoying Ye

Drawing Title:
ZONING PLAN AND
TABULATION

Date: 10-24-2023
SGRA Project No.: 22-011
Drawn By: OA
Checked By: SGR
Drawing Number:

Z-01