

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

Application Number: ZP-2025-004838	Zoning District(s): CMX2	Date of Refusal: 6/6/2025
Address/Location: 2307 N 11TH ST, Philadelphia, PA 19133-1004 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Steven Kravets	Applicant Address:	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR MULTI-FAMILY HOUSEHOLD LIVING WITH FIVE (5) DWELLING UNITS. SIZE & LOCATION AS SHOWN ON THE APPLICATION/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 14-529(2)(b)(.2)	Fifth District Overlay District - Minimum Lot Area	Whereas a maximum of three (3) dwelling units are permitted for lots that are 1,440 SF to 1,919 SF in area, and five (5) units are proposed in a lot area of 1485 SF.
Section 14-602(4)(a)[3]	Notes for Table 14-602-2	Whereas in the CMX-2 district, buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line, and no such use is proposed.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA: None

Parcel Owner:

SJ DEVELOPERS LLC

Zoning Overlay District:
/NCP North Central Philadelphia Overlay District - Subarea B| /VDO Fifth District Overlay District| /NIS Narcotics Injection Sites Overlay District



Harry P. Wilson
PLANS EXAMINER

6/6/2025
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.