

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

<b>Application Number:</b> ZP-2022-007701	<b>Zoning District(s):</b> RM1	<b>Date of Refusal:</b> <b>7/1/2022</b>
<b>Address/Location:</b> 506 S 4TH ST, Philadelphia, PA 19147-1507 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Michael Mattioni DBA: MATTIONI, LTD	<b>Applicant Address:</b> 100 North Independence Mall West Suite 5A NW Philadelphia, PA 19106 USA	

**Application for:**

For a three family (multi-family) household living in an existing structure.

**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).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1 note [1]	uses allowed in residential districts	Minimum 360 sq. feet area (1080 sq. feet area required for three family dwelling)) required per dwelling unit, whereas available area is 292 sq. feet (existing lot area 876 sq. feet only) per dwelling unit and is prohibited.

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA: See AP # 940124018, Cal # 94-0187, ZBA granted a desktop publishing and copy center with flat wall sign and two-family dwelling, dated 3/29/94.

See AP# 072774, Cal # 92-0055, ZBA granted variance for Chiropractor's office with proviso: no sign, 2/26/92. Permit never pickup.

See AP # 109732, Cal # 86-1060, ZBA granted variance for an office as permitted in C-2 and two-family dwelling with proviso: maximum 1 optometrist and 4 assistant optometrist office, and no sign, dated 11/12/66.

Parcel Owner:

**S & S PROPERTIES PARTNERS**



Varughese Koithottu  
PLANS EXAMINER

7/1/2022  
DATE SIGNED