

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

Application Number: ZP-2022-005718	Zoning District(s): RSA-5 with Overlays: /CTR Center City Overlay District - Residential Parking Control Area, /CTR Center City Overlay District - Center City Residential District Control Area, /NCO Neighborhood Conservation Overlay District - Queen Village, & /CTR Center City Overlay District - Southwark National Historic District	Date of Refusal: 7/1/2022
Address/Location: 705 S 2ND ST Parcel A, Philadelphia, PA 19147-3401 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Mark C. Paul	Applicant Address: 1035 LOMBARD ST Philadelphia, PA 19147 USA	

Application for:

FOR THE PARTIAL DEMOLITION OF AN EXISTING ATTACHED STRUCTURE AND FOR THE ERECTION OF AN ADDITION. FOR SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLAN.

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 14-701-1	Dimensional Standards for Lower Density Residential Districts (Zone RSA-5)	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1024 1058 1531 1092">Occupied Area</th> </tr> <tr> <th data-bbox="1024 1092 1321 1125">Maximum Allowable</th> <th data-bbox="1321 1092 1531 1125">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="1024 1125 1321 1182">75%</td> <td data-bbox="1321 1125 1531 1182">80.7%</td> </tr> </tbody> </table>	Occupied Area		Maximum Allowable	Proposed	75%	80.7%
Occupied Area								
Maximum Allowable	Proposed							
75%	80.7%							

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

NOTES TO THE ZBA:

See AP# 001114004, CA# 00-1196, Zoning Board of Adjustment granted variances for rear yard area, rear yard depth, inner court area, inner court width, and open area for 705 S. 2nd St. on 12-14-2000.

Provisos state: 1) No decks on any roof. 2) 9' clearance between rear wall and adjoining property. Applicant revised 2nd floor addition to allow a full 9' space between rear wall of addition and wall of adjoining residence to the east. 3) Addition to have 2 hour rated exterior walls. 4) Max height of addition 18' above grade.

See AP# 93833, CA# 79-1269, Zoning Board of Adjustment granted variances for rear yard area, rear yard depth, and two-family household living for 707 S. 2nd St. on 10-26-1978.

Note that 705 S. 2nd St & 707 S. 2nd St. were combined under ZP-2021-000381 to form 705 S. 2nd St. Parcel A.

Parcel Owner:

KIRBY G. SMITH AND SURIANA NORDIN



Willow Jessop
PLANS EXAMINER

7/1/2022
DATE SIGNED