

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

Application Number: ZP-2025-012108	Zoning District(s): RSA3, RSA3	Date of Refusal: 4/29/2026
Address/Location: 7800 BUSTLETON AVE, Philadelphia, PA 19152-3896 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Leslie Cunningham DBA: Cornerstone Consulting Engineers & Architectural, Inc.	Applicant Address: 213 West Main Street Suite 201 Lansdale, PA 19446 USA	Civic Design Review? N

Application for:

For a lot adjustment (consolidation) to create one (1) lot [Parcel "C"] from two (2) existing lots [7800 and 7834-36 Bustleton Ave], for the complete demolition of an existing detached structure, and for the expansion of an existing surface parking lot accessory to previously approved Dialysis Center (Group Medical, Dental, Health Practitioner Office) and Home for the Aged uses. Resultant accessory parking lot to contain a new total of forty-five (45) spaces including two (2) van-accessible spaces and three (3) preferential spaces for carpool, vanpool or hybrid/alternative fuel vehicles. Sizes and locations as shown on 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-803(1)(b)(.1)(.a)(ii); Table 14-701-1	Location of Accessory Parking Spaces	<i>In the RSA-3 residential zoning district, accessory surface parking spaces are prohibited in required front, side, and rear yards.</i> <i>Per Table 14-701-1, for the RSA-3 residential zoning district, the minimum required side yard width shall be 8 feet and the minimum required rear yard depth shall be 20 feet for uses other than single-family dwellings.</i>

ONE (1) USE REFUSAL

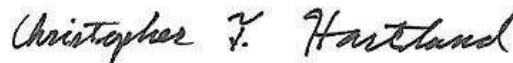
Fee to File Appeal: \$300

NOTES TO THE ZBA:

See ZP-2020-003708, MI-2020-001538, ZBA granted a variance for a Dialysis Center (Group Medical, Dental, Health Practitioner Office) use within the same building with existing Home for the Aged use on 12/15/2020.

See AP#24314, Cal #73-1384, ZBA granted a variance for non-illuminated wall signage accessory to a Home for the Aged use on 4/11/1974.

See AP#78393H, Cal #67-1401, ZBA granted a variance for three (3) signs accessory to a Home for the Aged use on 1/3/1968.



Christopher T. Hartland
PLANS EXAMINER

4/29/2026
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.

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

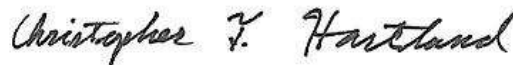
Application Number: ZP-2025-012108	Zoning District(s): RSA3, RSA3	Date of Refusal: 4/29/2026
Address/Location: 7800 BUSTLETON AVE, Philadelphia, PA 19152-3896 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Leslie Cunningham DBA: Cornerstone Consulting Engineers & Architectural, Inc.	Applicant Address: 213 West Main Street Suite 201 Lansdale, PA 19446 USA	Civic Design Review? N

See AP#43480H, Cal #X-534, ZBA granted a certificate for the erection of a new structure for use as a Home for the Aged on 3/1/1965.

Parcel Owner:

MAYFAIR PROPERTY LLC

Zoning Overlay District:
/FNE Far Northeast Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| /AHC Airport Hazard Control Overlay District| /NIS Narcotics Injection Sites Overlay District| /NE Northeast Overlay District - Map B, /FNE Far Northeast Overlay District| /AHC Airport Hazard Control Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| /NIS Narcotics Injection Sites Overlay District| /NE Northeast Overlay District - Map B



Christopher T. Hartland
PLANS EXAMINER

4/29/2026
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.