

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

Application Number: ZP-2025-005031	Zoning District(s): RSA3	Date of Refusal: 6/23/2025
Address/Location: 1813 CHANDLER ST, Philadelphia, PA 19111-3522		Page Number Page 1 of 1
Applicant Name: Logan Dry DBA: KCA Design Associates LLC	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135	Civic Design Review? N

Application for:

FOR THE ERECTION OF SIDE AND REAR ADDITIONS TO CREATE A SEMI-DETACHED BUILDING. SIZE AND LOCATION AS SHOWN IN APPLICATION.

FOR USE AS EXISTING SINGLE FAMILY HOUSEHOLD LIVING WITH ONE (1) OFF-STREET ACCESSORY CARPORT PARKING SPACE.

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	Whereas a 15 foot rear yard is required in the RSA-3 Zoning District and 0 feet rear yard is proposed.
Table 14-701-1, Note [8]	Dimensional Standards for Lower Density Residential Districts	Whereas for lots bounded on both sides by the side yards of detached structures, a semi-detached structure is not permitted in the RSA-3 Zoning District.
14-803(1)(b)(.1)(.a)(.ii)	Location of Accessory Parking - Residential and Commercial Districts	Whereas carports are prohibited in required and rear yards in the RSA-3 Zoning District.

ONE (1) USE REFUSAL

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 125

Parcel Owner:

DIALLO RASSIDATOU, DIALLO RAMATOULAVE

Zoning 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| /FNE Far Northeast Overlay District| /NE Northeast Overlay District - Map B



ANDREW KULP
PLANS EXAMINER

6/23/2025
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.