

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

Application Number: ZP-2026-008287	Zoning District(s): RSA3	Date of Refusal: 8/6/2026
Address/Location: 1731 EMERSON ST, Philadelphia, PA 19152-2301 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Alan Nochumson DBA: Nochumson P.C.	Applicant Address: 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA	Civic Design Review? N

Application for:

For the legalization of removal of one (1) interior accessory parking space and creating one (1) accessory surface parking space for an existing semi-detached structure. Size and location 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-803(1)(b)(.1)(.a)(ii), 14-701-1	Surface parking	Whereas surface parking spaces and detached garages and carports are prohibited in required front yard.

ONE (1) USE REFUSAL

Fee to File Appeal:

\$125 Existing One- Or Two-Family Dwellings

NOTES TO THE ZBA:

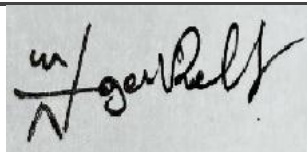
N/A

Parcel Owner:

ONORATO MARCO

Zoning 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| /FNE Far Northeast Overlay District



NAGENDRA MAMIDI
PLANS EXAMINER

8/6/2026
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.