

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

Application Number: ZP-2024-005483	Zoning District(s): RSA3	Date of Refusal: 3/17/2025
Address/Location: 1809 MOWER ST, Philadelphia, PA 19152-1116		Page Number Page 1 of 1
Applicant Name: Kamau Floyd DBA: New Era Construction & Management LLC	Applicant Address: 1005 WAKELING STREET PHILADELPHIA, PA 19124	Civic Design Review? N

Application for:

To document the removal of one (1) accessory garage parking space and for the creation of one (1) accessory surface parking space located in the rear yard of an existing semi-detached structure used as Single-Family Household Living, size and location as shown on plan/application.

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:
14-803(1)(b)(.1)(.a)(ii)	Location of Accessory Parking	Surface parking spaces are prohibited in required front, side, and rear yards; whereas the proposed accessory surface parking space is proposed within the required rear yard for the RSA-3 Residential District, which is 15 feet for single-family dwellings, and there is insufficient rear yard depth to fit the parking space outside of the required rear yard.

ONE (1) USE REFUSAL

Fee to File Appeal: \$125

Parcel Owner:

MONSUR SULTAN

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



MATTHEW WOJCIK
PLANS EXAMINER

3/17/2025
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.