

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

Application Number: ZP-2025-003280	Zoning District(s): RM2, RM2	Date of Refusal: 9/30/2025
Address/Location: 7701 BUSTLETON AVE, Philadelphia, PA 19152-3840 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Meredith Ferleger DBA: Dilworth Paxson LLP	Applicant Address: 1650 Market Street Suite 1200 Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

FOR THE RELOCATION OF LOT LINES TO CREATE TWO (2) LOTS (PARCEL A: 2300 HARTEL AVE. & PARCEL B: 7701 BUSTLETON AVE.) FROM ONE (1) DEEDED LOT (PREMISES C: 2300 HARTEL AVE. & 7701 BUSTLETON AVE). SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN. NO DEVELOPMENT ON THIS PERMIT. ALL EXISTING AND PREVIOUSLY APPROVED USES AND STRUCTURES TO REMAIN INCLUDING ACCESSORY PARKING AREAS.

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:
14-701-2	Dimensional Standards for Higher Density Residential Districts	PROPOSED PARCEL A Whereas the proposed lot line relocation will create a side yard depth less than the required side yard depth for residential uses in the RM-2 residential zoning district. Required side yard depth = 21 ft. Proposed side yard depth = 7.7 ft.
14-802(5)(a)	Parking for Persons with Disabilities: Required Spaces	PROPOSED PARCEL B Whereas at least one (1) accessible space shall be a van accessible space for every six (6) or fraction of six (6) accessible parking spaces required by Table 14-802-4. Proposed van accessible spaces = Zero (0)
Table 14-802-4	Required Parking for Persons with Disabilities	PROPOSED PARCEL B Whereas the proposed number of accessible parking spaces is less than the minimum number of accessible parking spaces required for the total number of parking spaces provided. Total number of parking spaces = Forty-three (43) spaces Required accessible parking spaces = Two (2) spaces Proposed accessible parking spaces = Zero (0) spaces

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

9/30/2025
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.

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Table 14-802-1	Required Parking in Residential Districts	PROPOSED PARCEL A Whereas the proposed lot line relocation will reduce the number of existing parking spaces for Multifamily Household Living to less than the minimum required in the RM-2 Residential zoning district. Required accessory off-street parking spaces = Twenty-one (21) Proposed accessory off-street parking spaces = Zero (0)
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THREE (3) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

NORTHEAST APART ASSOC LP, BASSMAN FAMILY LP NE LLC

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

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