

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

Application Number: ZP-2026-008229	Zoning District(s): RSA3	Date of Refusal: 8/13/2026
Address/Location: 8430 BUSTLETON AVE, Philadelphia, PA 19152-1902 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Chwen-ping Wang	Applicant Address: 1235 S 47th St Apt 3F Philadelphia, PA 19143 USA	Civic Design Review? Y

Application for:

New construction of a Five story multi-family structure with Sixty dwelling units, Thirty-Seven on site off-street parking spots, and twenty off-street bicycle parking locations.

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.)

14-511(3)(b) with 14511(5)(a)	AHC, Airport Hazard Control Overlay District.	As per the Philadelphia Zoning Code /AHC, Airport Hazard Control Overlay District. 14-511(3)(b) No building, structure, or other object shall exceed the height limitations as provided by Title 14 of the Code of Federal Regulations (C.F.R.) – Federal Aviation Regulations (F.A.R.) Part 77: Objects Affecting Navigable Airspace (14 C.F.R. § 77.1 to 77.75) and all of its referenced standards and Advisory Circulars, as they may be amended or added from time to time. Runways referenced in the foregoing shall include all of the following: (b) At Northeast Philadelphia Airport, Runway Nos. 6, 15, 24, 33. Documentation of airport approval required. (a) No variance from the provisions of this § 14-511 shall be issued unless, in addition to satisfying the requirements of § 14-303(8) (Zoning Variances): (a) A map or drawing showing the location of the property in relation to the airport imaginary surfaces. L&I shall provide the applicant with appropriate base maps upon which to locate the property; (b) Elevation profiles and a site plan, both drawn to scale, including the location and height of all existing and proposed structures, measured in feet above mean sea level; (c) Documentation that a completed FAA Form 7460-1 has been filed with the FAA, along with either a copy of the Form or a printout documenting the relevant information; (d) A determination from the Federal Aviation Administration as to the effect of the proposal on the operation of aircraft navigation facilities and the safe, efficient use of navigable airspace. In no instance shall a variance issue if it would allow for a development in violation of any applicable federal regulation; and (e) Notice to the Philadelphia Department of Aviation at least fifteen days prior to the public hearing on the variance request, in a form satisfactory to the Philadelphia Department of Aviation. The Zoning Board shall give substantial weight to any concerns expressed by the Philadelphia Department of Aviation regarding interference with aviation safety.
Table 14-602-1		As per the Philadelphia Zoning Code table 14-602-1 multi-family use (Sixty units) is not permitted in a RSA3 area.



Raymond Corkery
PLANS EXAMINER

8/13/2026
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.



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Table 14-701		As per the Philadelphia Zoning Code table 14-701-1 the permitted height is 38' in the RSA3 area. Elevation plan states a height of 49' and exceeds the permitted 38'.
Table 14-802-1		A RSA3 zoned area requires one parking space per unit. Proposed plan shows less than Sixty parking spaces.

Commented [RC1]:

Three (3) Zoning refusals
One (1) use refusal

Fee to File Appeal:

\$811 All Other Properties

NOTES TO THE ZBA:

08/28/19 document # 37389

Parcel Owner:

8430 BUSTLETON LLC

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 /FNE Far Northeast Overlay District /NE Northeast Overlay District

 Raymond Corkery PLANS EXAMINER	8/13/2026 DATE SIGNED
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