Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2023-013508*	Zoning District(s): *RSA3*	Date of Refusal: **9/10/2024**
Address/Location: *2100 BENSON ST, Philadelphia, PA 19152-2421* *Parcel (PWD Record)*		Page Number Page 1 of 3
Applicant Name: *Mark C. Paul*	Applicant Address: *440 South Broad Street* *Unit 1208* *Philadelphia, PA 19146* *USA*	Civic Design Review? *N*

Application for:

For the relocation of lot lines to create twenty-two lots (Parcels A-V) from one lot (deeded 2100 Benson St) Sizes and location per plans.

On Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, & T:

For the erection of a three-story semi-detached structure that includes a full basement and a roof deck at the second floor front, accessed from the interior. For the use as Single Family Household Living. Size and locations per plans.

On Parcel Q

For the erection of a three-story detached structure that includes a full basement and a roof deck at the second floor front, accessed from the interior. For the use as Single Family Household Living. Size and locations per plans.

On Parcel U:

For the erection of a three-story attached structure that includes a full basement and a roof deck at the second floor front, accessed from the interior. For the use as Single Family Household Living. Size and locations per plans.

On Parcel V:

For the creation of a surface parking lot with twenty-one spaces (including one accessible space. Size and location per plans.

For the proposed use as Non-Accessory Parking.

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.)

Andrew DiDonato
PLANS EXAMINER

9/10/2024
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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Address/Location: 2100 BENSON ST, Philadelphia, PA 19152-2421 Parcel (PWD Record)		Page Number Page 2 of 3
Applicant Name: Mark C. Paul	Applicant Address: 440 South Broad Street Unit 1208 Philadelphia, PA 19146 USA	Civic Design Review? N

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-514(3)	Far Northeast Overlay District	Roof decks and roof deck access structures are prohibited in all residential, CMX-1, and CMX-2 zoning districts.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Non-Accessory Parking, is expressly prohibited in the RSA-3 residential zoning district.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Attached structures are prohibited in the RSA-3 Residential Zoning District (Parcel U)

Table 14-701-1 dimensional table:

	REQUIRED	PROPOSED
Minimum Lot Width	25 Ft.	22 ft. (Parcels B, C, D, E, F, G, J, K, L, M, N, O, P, R, S, T) 18 ft. (Parcel U)
Minimum Lot Area	2,250 sq. ft.	Varies from 1291 sq. ft. to 2096 sq. ft. (Parcels A-U)
Minimum Side Yard Width	8 ft.	1'6" (Parcel H) 3'6" (Parcel Q) 4 ft. (Parcels B, C, D, E, F, G, J, K, L, M, N, O, P, R, S, T)
Minimum Rear Yard Depth	15 ft.	13 ft. (Parcels J, K, L) 7 ft. (Parcel P) 4'1" (Parcel Q)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-802-1	Required Parking in Residential Districts	In the RSA-3 residential zoning district, parking is required at the ratio of 1 space per dwelling unit. Whereas no off-street parking is proposed on Parcels A-U, which is prohibited.

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ONE (1) USE REFUSAL
ONE HUNDERD THREE (103) ZONING REFUSALS

Fee to File Appeal: $ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

BH 19 LLC

Zoning 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

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