

Notice of: **Refusal** **Referral**

Application Number: ZP-2025-001460	Zoning District(s): RSD3	Date of Refusal: 2/26/2025
Address/Location: 3810 THE OAK RD, Philadelphia, PA 19129-1030 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: David Plante, P.E. DBA: Ruggiero Plante Land Design	Applicant Address: 5900 Ridge Avenue Philadelphia, PA 19128 USA	Civic Design Review? N

Application for:

FOR THE DEMOLITION OF AN EXISTING ONE-STORY DETACHED GARAGE AND THE ERECTION OF A TWO-STORY DETACHED GARAGE (SECOND LEVEL TO BE USED FOR STORAGE AND WORKSPACE) ACCESSORY TO AN EXISTING DETACHED SINGLE-FAMILY DWELLING. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.

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)(a)(.3)(.a)	Accessory Parking Standards	Whereas private residence garages may not exceed a maximum width of 35 ft.
14-803(1)(a)(.3)(.b)	Accessory Parking Standards	Whereas private residence garages with gable, hip or gambrel roofs are subject to a maximum height limit of 15 ft.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 125

NOTES TO THE ZBA:

N/A

Parcel Owner:

GERHART FREDERICK J, COOPER MARTHA ROSE

Zoning Overlay District: /FDO Fourth District Overlay District - Fourth District Area/NIS Narcotics Injection Sites Overlay District

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

2/26/2025
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.