

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

<b>Application Number:</b> ZP-2022-004204	<b>Zoning District(s):</b> RSD3	<b>Date of Refusal:</b> <b>11/17/2022</b>
<b>Address/Location:</b> 224-30 W TULPEHOCKEN ST, Philadelphia, PA 19144-3210		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Augusta O'Neill DBA: Klehr Harrison Harvey Branzburg	<b>Applicant Address:</b> 1835 Market Street, Suite 1400, Philadelphia, PA 19103	

**Application for:**

*For the addition of fifteen (15) accessory surface parking spaces along Pastorius Street for a new total of thirty-six (36) accessory surface parking spaces (including one (1) van-accessible space); see SR-2022-014408 for approval of work within the public right-of-way.*

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](http://www.phila.gov).)

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
14-803(1)(b)(.1)(.a)(.ii)	Location of Accessory Parking.	Surface parking spaces and detached garages and carports are prohibited in required front, side, and rear yards, whereas the proposed spaces are located within the required front yard facing Pastorius Street.
14-803(4)(a)(.5)	Vehicle Access Points.	Along any street frontage in a Residential district, a surface parking lot shall have no more than one curb cut for both ingress and egress, the maximum width of which shall not exceed 24 ft., whereas there are four (4) new curb cuts along Pastorius Street, two (2) of which exceed 24 ft. in width.
Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	The minimum aisle width shall be 18 feet, whereas the proposed spaces are located directly along the front lot line with Pastorius Street, resulting in an aisle width of zero (0) feet.

THREE (3) USE REFUSALS

**Fee to File Appeal:** \$300

NOTES TO THE ZBA:

**See AP#774039, Cal#31139**, ZBA granted variance on 10/4/2017 for additions to an existing detached structure to be used as nineteen (19) dwelling units (plus one (1) unit w/in another existing detached structure) with accessory parking; proviso of no parking along Pastorius Street, parking curb cut on Tulpehocken Street only. Proviso reversed by Common Court decision dated 10/1/2018. Common Court decision reversed by Commonwealth Court decision dated 7/6/2021.

**See AP#37106, Cal#74-1377**, ZBA granted variance on 2/10/1975 for an addition to an existing nursing home.

**See AP#120834, Cal#87-0732**, ZBA granted variance on 7/14/1987 for a (1) story addition as part of an existing nursing home with accessory parking.

Parcel Owner:

TULPEHOCKEN MANSION LLC



MATTHEW WOJCIK  
PLANS EXAMINER

11/17/2022  
DATE SIGNED