

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

Application Number: ZP-2024-005320	Zoning District(s): RSD1 <i>Click here to enter text.</i>	Date of Refusal: 8/15/2024
Address/Location: 403 W SPRINGFIELD AVE, Philadelphia, PA 19118-4104 Parcel (PWD Record) Through W. WILLOGROVE AVE to CHEROKEE ST		Page Number Page 1 of 2
Applicant Name: Rachael Pritzker DBA: Pritzker Law Group, LLC	Applicant Address: 1521 Locust Street Ste 605 Philadelphia, PA 19102 USA	Civic Design Review? N

Application for:

FOR THE REMOVAL OF AN EXISTING ONE-STORY STRUCTURE; FOR THE ERECTION OF A ONE-STORY ADDITION TO AN EXISTING PERFORMING ARTS CENTER IN AN EXISTING EDUCATIONAL FACILITIES; FOR USE AS ASSEMBLY AND ENTERTAINMENT (PERFORMING ARTS) WITH FOUR (4) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING TWO (2) ADA PARKING SPACES, WITH ALL OTHER USES AND ACTIVITIES AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE 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>
Section 14-401 (4) (a)	Multiple principle uses and structures	multiple principle uses prohibited in this residential district and any increase of principle uses requires a variance by Zoning Board of Adjustments.
Section 14-704 (2) (c)	Steep slope protection	Steep slope protection disapproved by City Planning Commission and a variance required Zoning Board of Adjustments for the steep slope protection.
Table 14-602-1	Uses allowed in residential districts	Proposed use, assembly and entertainment prohibited in this residential district.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

PWD Stormwater final approval required prior to permit approval.



Varughese Koithottu
PLANS EXAMINER

8/15/2024
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.

See link: [Appeal a zoning decision to the Zoning Board of Adjustment \(ZBA\) | Services | City of Philadelphia](#)

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See AP # 409992, Cal # 18241, ZBA granted variance for removing existing bleachers and for the erection of 1 story addition, for the use of bleachers, press box, locker rooms, rest rooms, training rooms, takeout restaurant with hot and cold food / beverages- no seating, accessory storage for all uses on the same lot as existing school campus with existing athletic facilities, school building and accessory parking, no signs, 08/22/12.

See AP # 041206008, Cal # 05-0124, ZBA granted partial demo of the dining room and gym bldg., complete demo of science bldg., erection of a 1 story addition (dining room commons), for the erection of 3 story addition (gym bldg.) 48,6" high (600 seats), erection of a 2-story addition (science bldg.) 48"6" with accessory parking (114 spaces).

See AP # 990210072, Cal # 99-0356, ZBA granted erection of a 1 story addition for use as classrooms

Parcel Owner:

SPRINGSIDE CHESTNUT HILL

Zoning Overlay District: <i>/EDO Eighth District Overlay District/NIS Narcotics Injection Sites Overlay District/Open Space and Natural Resources - Steep Slope Protection/Wissahickon Watershed Impervious Coverage Restriction 45%/Wissahickon Watershed Impervious Coverage Restriction 20%/Wissahickon Watershed Impervious Coverage Restriction Determination Requires Additional Analysis Contact Planning Commission at planning@phila.gov /WVO Wissahickon Watershed Overlay District</i>



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