

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

Application Number: ZP-2024-012930	Zoning District(s): RSA3	Date of Refusal: 1/7/2025
Address/Location: 47-49 W HIGHLAND AVE, Philadelphia, PA 19118-3309 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Alan Nochumson DBA: Nochumson P.C.	Applicant Address: 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA	Civic Design Review? N

Application for:

FOR USE MULTI-FAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING IN A DETACHED STRUCTURE.

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>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family (Three (3) Dwelling Units) Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

HIGHLAND AVENUE ASSOCIATE

Zoning Overlay District: /NIS Narcotics Injection Sites Overlay District EDO Eighth District Overlay District Open Space and Natural Resources - Steep Slope Protection WWO Wissahickon Watershed Overlay District
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Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

1/7/2025
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.