Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-003860*	**Zoning District(s):** *RSA3*	Date of Refusal: **9/16/2026**
Address/Location: *7321 LAWNDALE ST, Philadelphia, PA 19111-3626 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Oscar Ventura Penalo DBA: Goldbricks Investment LLC*	**Applicant Address:** *3237 wellington st philadelphia, PA 19149 USA*	**Civic Design Review?** *N*

Application for:

FOR THE LOT LINE RELOCATION TO CREATE TWO (2) LOTS (LOT 1 AND LOT 2) FROM ONE (1) EXISTING LOT (7321 LAWNDALE ST). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE ABOVE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING SIX (6) DWELLING UNITS AND FOUR (4) VEHICLE PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-514(3)	*Far Northeast Overlay District - Roof Decks*	*Roof decks and roof deck access structures are prohibited in all residential, CMX-1, and CMX-2 zoning districts.* *This application is within the RSA-3 zoning district therefore, the roof deck and roof deck access structure are prohibited.*
14-803(1)(b)(.1)(.a)(ii) and Table 14-701-1	*Location of Accessory Parking*	*Surface parking spaces and detached garages and carports are prohibited in required front, side, and rear yards.* *The minimum rear yard depth is 20 ft. therefore, all four (4) parking spaces are within the required rear yard.*
Table 14-602-1	*Uses Allowed in Residential Districts - Refusal*	*Whereas the proposed use, multi-family household living containing six (6) dwelling units, is expressly prohibited in the RSA-3 residential zoning district.*
Table 14-701-1[8] and Table 14-701-1	*Minimum Side Yard*	*For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that adjoins that side and that meets this minimum size.*



MARK GRIFFENBERG
PLANS EXAMINER

9/16/2026
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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		The minimum required side yard width is 8 ft. whereas the plans only show 6.2 ft. This is for lot 2.
Table 14-701-1[9] and Table 14-701-1	*Minimum Side Yard*	*In the RSA-3 district, for lots bounded on both sides by the side yard of a semi-detached structure, any detached structure must be constructed with a side yard on both sides, each with at least fifty percent (50%) of the minimum semi-detached side yard width required for permitted residential uses.* *The minimum side yard width is 4 ft. whereas the plans only show 1 ft. This is for lot 1.*
Table 14-802-1	*Required Parking in Residential Districts*	*The RSA-3 requires one (1) vehicle parking space per dwelling unit.* *The required minimum number of parking spaces is six (6) whereas only four (4) are proposed.*

FOUR (4) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal:
$811 All Other Properties

NOTES TO THE ZBA:
N/A

Parcel Owner:
VENTURA PENALO ANTHONY A

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /NE Northeast Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| /FNE Far Northeast Overlay District



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