Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-008779*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/28/2026**
Address/Location: *1832-34 W TIOGA ST, Philadelphia, PA 19140-4939 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Leslie Cunningham DBA: Cornerstone Consulting Engineers & Architectural, Inc.*	**Applicant Address:** *213 West Main Street Suite 201 Lansdale, PA 19446 USA*	**Civic Design Review?** *N*

Application for:

FOR THE ERECTION OF AN ADDITION TO AN EXISTING DETACHED STRUCTURE AND LEGALIZE THE FENCES.SIZE AND LOCATION AS SHOWN IN PLANS.

USES: FOR THE USE AS GROUP LIVING - SINGLE ROOM RESIDENCE (9 UNITS TO ACCOMMODATE A MAXIMUM OF 45-PERSONS) WITH ACCESSORY OFFICES ON THE FIRST FLOOR, AS PREVIOUSLY APPROVED.

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):	Reason for Refusal:
Table 14-701-1	*WHEREAS THE MINIMUM REQUIRED FRONT YARD DEPTH IN THE RSA-3 ZONING DISTRICT IS 8 FEET AND 5.6 FT FRONT SETBACK IS PROPOSED.*
14-706(3)(a) (.1)	ANY FENCE LOCATED NEARER TO THE LOT LINE THAN THE REQUIRED BUILDING SETBACK OR THE ACTUAL DISTANCE OF THE BUILDING FROM THE LOT LINE (WHICHEVER IS GREATER), SHALL BE NO MORE THAN FOUR FT. IN HEIGHT AND NO MORE THAN FIFTY PERCENT (50%) OPAQUE. WHEREAS THE PROPOSED FENCE IS 7.0 FT
14-706(3)(a) (.1)	ANY FENCE LOCATED NEARER TO THE LOT LINE THAN THE REQUIRED BUILDING SETBACK OR THE ACTUAL DISTANCE OF THE BUILDING FROM THE LOT LINE (WHICHEVER IS GREATER), SHALL BE NO MORE THAN FOUR FT. IN HEIGHT AND NO MORE THAN FIFTY PERCENT (50%) OPAQUE. WHEREAS THE PROPOSED FENCE IS 6.0 FT ON 19TH ST
14-706(3)(a) (.2)	FENCES IN THE REAR OR AT THE SIDE THAT ARE LOCATED AT A DISTANCE EQUAL TO OR FURTHER FROM THE FRONT LOT LINE THAN THE REQUIRED BUILDING SETBACK OR THE ACTUAL DISTANCE TO THE BUILDING FROM THE FRONT LOT LINE (WHICHEVER IS GREATER) MAY BE NO MORE THAN SIX FT. IN HEIGHT. WHEREAS THE PROPOSED FENCE IS 10 FT.

FOUR (4) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

Parcel Owner:

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

10/28/2026
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.

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-008779*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/28/2026**
Address/Location: *1832-34 W TIOGA ST, Philadelphia, PA 19140-4939* *Parcel (PWD Record)*		Page Number Page 2 of 2
Applicant Name: *Leslie Cunningham DBA:* *Cornerstone Consulting Engineers & Architectural, Inc.*	**Applicant Address:** *213 West Main Street* *Suite 201* *Lansdale, PA 19446* *USA*	**Civic Design Review?** *N*

GAUDENZIA FOUNDATION INC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /EDO Eighth District Overlay District

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

10/28/2026
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.