Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009683*	**Zoning District(s):** *RM1*	Date of Refusal: **11/4/2026**
Address/Location: *2013 DELANCEY PL, Philadelphia, PA 19103-6509 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Rasmussen Su DBA: Rasmussen Su*	**Applicant Address:** *1710 North Street Philadelphia, PA 19130 USA*	**Civic Design Review?** *N*

Application for:

FOR ERECT OF TWO (2) ROOF DECKS AT TOP OF ONE STORY PORTION AND TWO STORY PORTIONS OF EXISTING ATTACHED STRUCTURE AND CREATION OF ONE (1) ADDITIONAL OFF-STREET INTERIOR PARKING SPACE (TOTAL TWO PARKING SPACES) ACCESSED VIA CYPRESS STREET. EXISTING SINGLE-FAMILY HOUSEHOLD LIVING USE TO REMAIN. SIZES AND LOCATIONS AS SHOWN ON 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):	Reason for Refusal:
14-604(5)(a)	ROOF DECKS MUST BE SET BACK AT LEAST FIVE FT. FROM THE EXTREME FRONT BUILDING LINE (CLOSEST TO THE FRONT LOT LINE), WHEREAS THE PROPOSED ROOF DECK HAS ZERO SETBACK FROM THE CYPRESS STREET FRONT BUILDING LINE.
Table 14-502-1 and *§14-502(6)(c)(.1)*	WHEREAS THE PROPOSED OFF-STREET PARKING IS EXPRESSLY PROHIBITED IN THE FRONT OF ANY ONE-FAMILY OR TWO-FAMILY USE LOCATED IN THE RESIDENTIAL PARKING CONTROL AREA, EXCEPT FOR PARKING ACCESSED BY A SHARED DRIVEWAY OR REAR ALLEY.

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal:

$125 Existing One- Or Two-Family Dwellings

Parcel Owner:

KARDON BRUCE E, MINTZ ARLAN

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

11/4/2026
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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Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /CTR Center City Overlay District - Center City Commercial District Control Area| /CTR Center City Overlay District - Residential Parking Control Area| /CTR Center City Overlay District - Center City Residential District Control Area

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