Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☒ Referral

Application Number: *ZP-2026-007670*	**Zoning District(s):** *RSD1*	Date of Refusal: **11/5/2026**
Address/Location: *608 W HARTWELL LN, Philadelphia, PA 19118-4114 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *William O'Brien DBA: Manayunk Law Office*	**Applicant Address:** *4322 Main Street Philadelphia, PA 19127 USA*	**Civic Design Review?** *N*

Application for:

For the erection of two additions onto the existing detached structure, the erection of a detached private residence garage, and the erection of an accessory structure (pool house).

For site improvements to include the creation of a driveway, patios, retaining walls and stairs (various locations), a pergola, a stormwater management system, and expansion of the existing courtyard. For the removal of various site features. Size and location per 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-510(5)(a)	*Wissahickon Watershed Overlay - Setbacks from Watercourses*	*There shall be no new impervious ground cover constructed or erected within 200 ft. of the bank of a stream or within 50 ft. of the center line of a swale within the /WWO overlay district. Streams and Swales that have been buried in sewer or in embedded culverts, shall be excluded.* *Whereas the proposed addition is less than 200 ft. from Hartwell Run Stream.*
Section 14-604(1)(d)	*Accessory Uses and Structures*	*Accessory structures must be constructed in conjunction with or after the principal structure. They may not be constructed before the principal structure. An accessory structure for a residential use shall not exceed 130 sq. ft. and shall not exceed 15 ft. in height, unless otherwise stated by other provisions of the Zoning Code.* *Whereas the proposed accessory structure (pool house) would be 624 sq. ft.*
Section 14-705(1)(f)	*Preservation of Heritage Trees*	*The location, DBH, and species of all existing trees shall be included in a landscape and tree plan. Heritage trees may not be removed from any property unless the applicant meets the standards of § 14-705(1)(f)(.1) or obtains a special exception approval in accordance with § 14-705(1)(f)(.2).*
Section 14-803(1)(a)(.3)(.a)	*Accessory Parking Standards - Permitted Types.*	*Private residence garages and carports may not exceed a maximum depth of 25 ft. and a maximum width of 35 ft.* *Whereas the proposed private residence garage would be 25 ft. in depth and 38 ft. in width.*

Andrew DiDonato
PLANS EXAMINER

11/5/2026
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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Table 14-701-1	*Dimensional Standards for Lower Density Residential Districts*	

	REQUIRED	PROPOSED
Minimum Front Yard Setback	35 ft.	27.3 ft.

TWO (2) USE REFUSALS
THREE (3) ZONING REFUSALS

ONE (1) ZONING REFERRAL

Fee to File Appeal:

$125 Existing One- Or Two-Family Dwellings

NOTES TO THE ZBA:

N/A

Parcel Owner:

COURT RAUL BETAN JR AND, CHARLOTTE C H/W

Zoning Overlay District:
Wissahickon Watershed Impervious Coverage Restriction 27%| /WWO Wissahickon Watershed Overlay District| /NIS Narcotics Injection Sites Overlay District| Open Space and Natural Resources - Steep Slope Protection| /EDO Eighth District Overlay District

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