Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010565*	**Zoning District(s):** *RSA3*	Date of Refusal: **11/9/2026**
Address/Location: *3156 N CARLISLE ST, Philadelphia, PA 19132-2313* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Adam Montalbano DBA: Moto Designshop, Inc.*	**Applicant Address:** *228 Vine Street* *Philadelphia, PA 19106* *USA*	**Civic Design Review?** *N*

Application for:

New construction of a two-story single-family structure in a RSA-3 lot

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:
Table 14-701-1		*In a RSA-3 lot, the Maximum Occupied area is 50 %. The lot area is 678.45'. The Max Occupied area is 339.23'. Proposed structure exceeds the 50% allowed and proposes an Occupied area of 494.87*
Table 14-701-1		*In a RSA-3 lot, the front yard requirement is 8'. There is no front yard proposed in site plan.*
Table 14-701-1		*On a RSA-3 lot, the rear yard is required to be 15' in length. The proposed site plan shows a proposed rear yard of only 13.12' in length.*
Table 14-802-1	*Parking*	*In a RSA-3 area, the required parking is one space per unit. The site plan does not show any proposed parking.*

FOUR (4) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

CITY OF PHILA, DEPT OF PUB PROPERTY

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



Raymond Corkery
PLANS EXAMINER

11/9/2026
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.