Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-005564*	**Zoning District(s):** *RSA5*	Date of Refusal: **11/10/2026**
Address/Location: *4123 LEIDY AVE, Philadelphia, PA 19104-1014* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Darwin Beauvais DBA:* *OBERMAYER REBMANN MAXWELL & HIPPEL LLP*	**Applicant Address:** *1500 Market Street* *Suite 3400* *Philadelphia, PA 19102* *USA*	**Civic Design Review?** *N*

Application for:

For the relocation of lot lines from eight lot (4123, 4125, 4127, 4129, 4131,4133,4135, and 4137 Leidy Ave) to create one lot and for the erection of one (1) attach structure (building 1) with eighteen (18) unit multi-family and one (1) semi-detach structure (Building 2) with twenty (20) unit multi-family household living for total of thirty-eight (38) unit on one (1) 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:
14-401(4)	Multiple Principal Uses and Buildings	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts, whereas two (2) principal building are proposed.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, thirty-eight (38) unit multi-family household living, is expressly prohibited in the RSA-5 residential zoning district.

TWO (2) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

CAL. 7466, AP. 48984, ZBA Grant variance for use of the promises as a three (3) family dwelling on the condition that the requirements of the division of housing and sanitation are complied with. Date 5/08/1940

Jian Chen
PLANS EXAMINER

11/10/2026
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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Parcel Owner:

AGE FRIENDLY VILLAGES LLC

Zoning Overlay District:

Jian Chen
PLANS EXAMINER

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