Department of Licenses and Inspections
CITY OF PHILADELPHIA

# Notice of: ☒ Refusal ☐ Referral

| | | |
|---|---|---|
| **Application Number:**<br>*ZP-2024-010207* | **Zoning District(s):**<br>*IRMX* | Date of Refusal:<br>**10/24/2024** |
| **Address/Location:**<br>*1215 WOOD ST, Philadelphia, PA 19107-1112*<br>*Parcel (PWD Record)* | | Page Number<br>Page 1 of 3 |
| **Applicant Name:**<br>*Meredith Ferleger DBA: Dilworth Paxson LLP* | **Applicant Address:**<br>*1500 Market St*<br>*Suite 3500E*<br>*Philadelphia, PA 19102*<br>*USA* | **Civic Design Review?**<br>*N* |

**Application for:**

For the erection of a three-story addition with mezzanines above an existing two-story attached structure with roof access structures for mechanical access only and bay extensions over the public right-of-way. Size and location per plans.

For the proposed use, Multi Family Household Living (21 dwelling units), with 29 accessory bicycle parking spaces.

**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 14-602-3 Note [3]* | *Uses Allowed in Industrial Districts* | *In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least fifty percent (50%) of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least sixty percent (60%) of the total ground floor area of all buildings on the lot.*<br><br>*Whereas the proposed multi-family household living residential use occupies 100% of the ground floor area.* |
| *Table 14-701-4* | *Allowable Structure Height* | *The maximum allowable structure height in the IRMX district is 60'-0". Whereas the proposed height with the addition is 83'-8 3/4".* |

Andrew DiDonato
PLANS EXAMINER

10/24/2024
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 14-701-4* | *Allowable Structure Heights* | *In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.*<br><br>*Whereas Carlton St is less than 35 ft. in width and the proposed structure height within the first 8 ft. and the 2nd 8 ft. of lot depth measured from Carlton St is 83'-8 3/4".* |
| *Table 14-701-4* | *Maximum Floor Area Ratio* | *The maximum allowable Floor Area Ratio (F.A.R.) in the IRMX district is 500%. Whereas the proposed F.A.R. is 746%.* |
| *Table 14-802-3* | *Required Parking in Industrial Districts* | *In the IRMX district, a minimum of 3 off-street accessory parking spaces are required per every 10 dwelling units. For the proposed 21 units, a minimum of 6 spaces are required.*<br><br>*Whereas no off-street accessory vehicle parking is proposed.* |

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

**Fee to File Appeal**: $ 300.00

NOTES TO THE ZBA:

ZP-2024-000471/MI-2024-000791 Granted 4/24/2024. Changes to the project exceeded that what could be reviewed through an amendment or administrative review.

See AP#020919003, Cal #02-1523, ZBA approved an administrative adjustment on 11/8/2003 for an increase in size of mezzanine #107 to a new floor area of 778 ft.

Andrew DiDonato
PLANS EXAMINER

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See AP#020919003, Cal #02-1523, ZBA approved an administrative adjustment on 7/14/2003 for the erection of mezzanines at the 1st and 2nd stories, increase the roof height of the 2nd story, and decrease the sizes of the previously approved roof decks.

See AP#020919003, Cal #02-1523, ZBA granted a variance on 1/17/2003 for the erection of three (3) roof decks and for a change in use to six (6) residential units with four (4) accessory off-street interior parking spaces, including one (1) accessible space.

Parcel Owner:

Haverford Square by Metropolitan 3LLC

C/O German Yakubov

500 Office Center Drive, Suite 200

Fort Washington, PA 19034

**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 - Vine Street Area|/CTR Center City Overlay District - Center City Residential District Control Area*

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