

**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2024-005320	<b>Zoning District(s):</b> RSD1	<b>Date of Refusal:</b> <b>8/7/2024</b>
<b>Address/Location:</b> 403 W SPRINGFIELD AVE, Philadelphia, PA 19118-4104 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Rachael Pritzker DBA: Pritzker Law Group, LLC	<b>Applicant Address:</b> 1521 Locust Street Ste 605 Philadelphia, PA 19102 USA	<b>Civic Design Review?</b> N

**Application for:**

FOR THE REMOVAL OF AN EXISTING ONE-STORY STRUCTURE; FOR THE ERECTION OF A ONE-STORY ADDITION TO AN EXISTING PERFORMING ARTS CENTER IN AN EXISTING EDUCATIONAL FACILITIES; FOR USE AS ASSEMBLY AND ENTERTAINMENT (PERFORMING ARTS) WITH FOUR (4) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING TWO (2) ADA PARKING SPACES, WITH ALL OTHER USES AND ACTIVITIES AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE 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](http://www.phila.gov).)**

<b>CODE REFERENCE</b>	<b>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:</b>
Table 14-602-1	THE PROPOSED USE, ASSEMBLY AND ENTERTAINMENT, IS EXPRESSLY PROHIBITED IN THE RSD-1 RESIDENTIAL ZONING DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: \$300

**NOTES TO THE ZBA:**

SEE A/P # 409992, CAL # 18241; ZBA GRANTED A VARIANCE FOR A TAKE-OUT RESTAURANT WITH NO SEATING; 08/22/12.

**Parcel Owner:**

SPRINGSIDE CHESTNUT HILL

<b>Zoning Overlay District:</b> /EDO Eighth District Overlay District/NIS Narcotics Injection Sites Overlay District/Open Space and Natural Resources - Steep Slope Protection/Wissahickon Watershed Impervious Coverage Restriction 45%/Wissahickon Watershed Impervious Coverage Restriction 20%/Wissahickon Watershed Impervious Coverage Restriction Determination Requires Additional Analysis Contact Planning Commission at <a href="mailto:planning@phila.gov">planning@phila.gov</a> /WWO Wissahickon Watershed Overlay District
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CHANWOO JUNG  
PLANS EXAMINER

8/7/2024  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.