

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

Application Number: ZP-2026-000488	Zoning District(s): RSA3	Date of Refusal: 2/20/2026
Address/Location: 4204 PARKSIDE AVE T-A-191686, Philadelphia, PA 19104-1021 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Lev Yakubov	Applicant Address: 614 S 4th Street #510 Philadelphia, PA 19147 USA	Civic Design Review? N

Application for:

For the proposed use, Multi-Family Household Living (16 units) within an existing detached structure.

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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$300.00

NOTES TO THE ZBA:

4204 & 4206 Parkside Ave were consolidated under ZP-2024-004114.

See ZP-2021-001216/ZP-2021-001213, MI-2021-001000/MI-2021-000999 Granted 7-14-21: FOR THE ERECTION OF AN ADDITION OF ROOF DECK AND ROOF DECK ACCESS STRUCTURE ABOVE THIRD FLOOR WITH AN ADDITION AT THE REAR FOR THE EXISTING REAR STAIRS WITH A PORTION LOCATED AT 4204 & 4206 PARKSIDE AVE. OF AN EXISTING SEMIDETACHED BUILDING.

With Proviso - Maximum 6 Dwelling Units (in each building, 12 total).

Permits expired, no work was completed.

Parcel Owner:

German Yakubov

614 S 4th St #510

Philadelphia, PA 19147

Zoning Overlay District: <i>Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land</i>
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 Andrew DiDonato PLANS EXAMINER	2/20/2026 DATE SIGNED
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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.