

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2021-002443	Zoning District(s): RSA3	Date of Refusal: 3/26/2021
Address/Location: 5928 WALNUT ST, Philadelphia, PA 19139-3838 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Leo Mulvihill DBA: MULVIHILL LLC	Applicant Address: 2424 E York Street Suite 111 Philadelphia, PA 19125 USA	

Application for:

For the erection of a semi-detached structure; for use as a multi-family (six (6) dwelling units) household living. Size and location as shown on the plans.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts	Whereas the proposed use, multi-family (six (6) dwelling units) household living is expressly prohibited in the RSA-3 Zoning District.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Minimum Side Yard (feet) Required: 8 feet Proposed Side Yard (feet): 5 feet
Table 14-802-1	Required Parking in Residential Districts	Required: 6 parking spaces Proposed: 0 parking spaces.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

NONE

Parcel Owner:

CITY BLOCK ACQUISITION VI

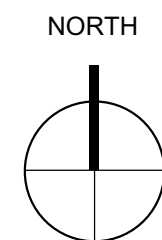
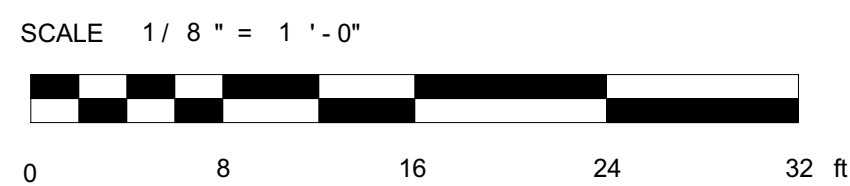


PARIN PATEL
PLANS EXAMINER

3/26/2021
DATE SIGNED



PERMITTED BUILDING TYPE - DETACHED, SEMI-DETACHED	DESCRIPTION - PROPOSED THREE STORY MULTI FAMILY DWELLING CONTAINING SIX UNITS
PERMITTED USE TYPE - SINGLE-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM	



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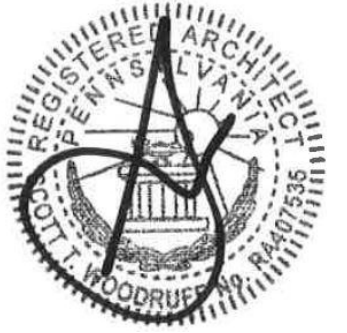
CLIENT

LIBERTY BELL MANAGEMENT
834 N 34TH ST. SUITE ONE
PHILADELPHIA PA 19123
215.400.2635

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SEAL



PROJECT ADDRESS

5928 WALNUT ST
PHILADELPHIA PA 19139

[illegible]

B	ISSUE FOR ZONING COMMENTS	GH	SM	2020.12.14
A	ISSUE FOR ZONING	SM	SM	2020.11.13
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
NEW MULTI-FAMILY

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
20105105	

B 2001

SCALE

As indicated



CLIENT	
LIBERTY BELL MANAGEMENT	
834 N 34TH ST. SUITE ONE	
PHILADELPHIA PA 19123	
215.400.2635	

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SEAL



PROJECT ADDRESS

5928 WALNUT ST
PHILADELPHIA PA 19139

A	ISSUE FOR ZONING	3M	3M	2020.11.1
	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD
PROJECT				

NEW MULTI-FAMILY

SHEET TITLE

ZONING ELEVATIONS

PROJECT NO. _____ DRAWING NO. _____

20105105
REVISION
7002

SCALE
1/8" = 1'-0"



ORIGINAL SHEET - ARCH D (24"x36")

Zoning Permit

Permit Number ZP-2021-002443

LOCATION OF WORK 5928 WALNUT ST, Philadelphia, PA 19139-3838	PERMIT FEE \$662.00	DATE ISSUED 4/13/2022
	ZBA CALENDAR MI-2021-001633	ZBA DECISION DATE 4/13/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER CITY BLOCK ACQUISITION VI	834 N 4TH ST STE 1 PHILADELPHIA PA 19123
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE; SIZE AND LOCATION AS SHOWN ON THE PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2021-002443

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5928 WALNUT ST Philadelphia, PA 19139-3838

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

SIX (6) DWELLING UNITS

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.