

SITE DATA:

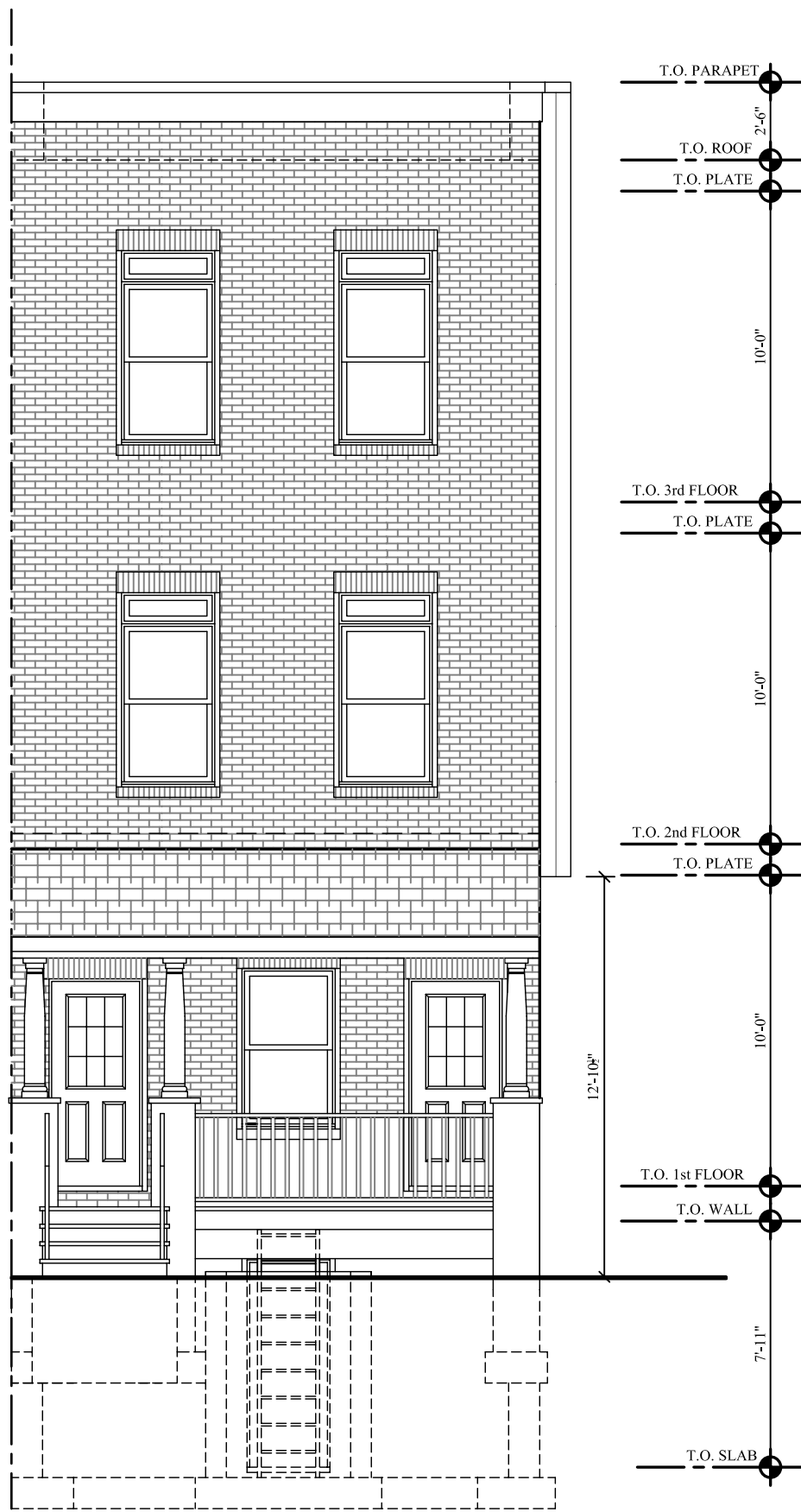
ZONING DISTRICT:	REQUIRED:	PROPOSED:
LOT SIZE:	RSA-5	N/A
OCCUPIED AREA:	960 SF	1,709.7 SF (NO CHANGE)
LOT WIDTH:	80% (1,367.76 SF)	79.8% (1,365.6 SF)
FRONT YARD:	16'-0"	17'-0" (NO CHANGE)
SIDE YARD:	MATCH ADJ.	8'-0"
REAR YARD:	0'-0"	0'-0"
BUILDING HEIGHT:	9'-0"	12'-3"
	38'-0" MAX.	35'-11"



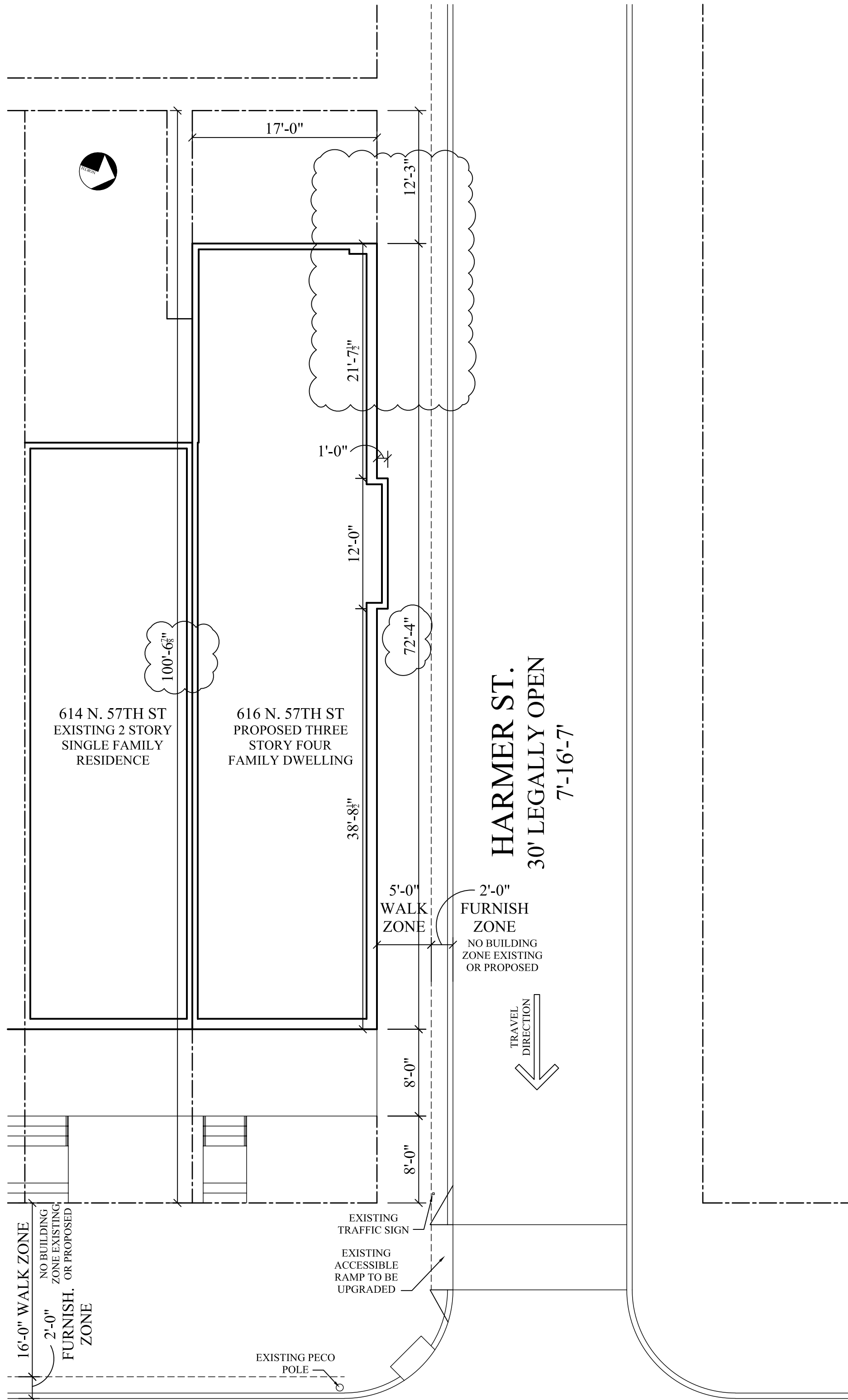
4 SIDE
SCALE: 1/8" = 1'-0"



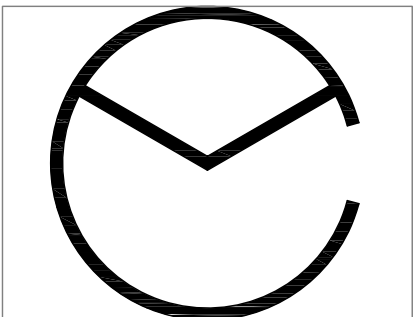
3 REAR
SCALE: 3/16" = 1'-0"



2 FRONT
SCALE: 3/16" = 1'-0"

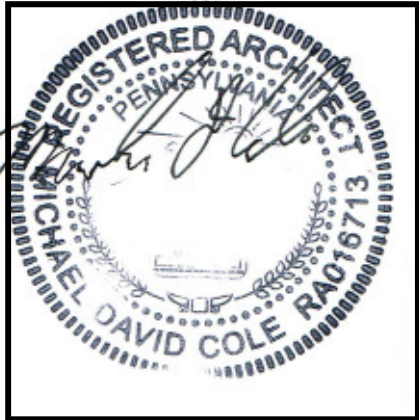


1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



MC ARCHITECTURAL

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VALLEY FORGE, PA 19481
(484) 920-3250
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MICHAEL D. COLE, AIA
PA: RA016713
NJ: AI01790000

ARCHITECTURAL SITE PLAN
616 N. 57TH ST.
PHILADELPHIA, PA
SRR & SE, LLC

PROJECT #: 2334
DRAWN BY: MDC/MM
CHECKED BY: MDC

1	9/15/23
ZONING	
2	9/20/23
STREETS COMMENTS	
3	10/11/23
ZONING COMMENTS	

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AS-1

Zoning Permit

Permit Number ZP-2023-010608

LOCATION OF WORK 616 N 57TH ST, Philadelphia, PA 19131-4806	PERMIT FEE \$1,054.00	DATE ISSUED 3/20/2024
	ZBA CALENDAR MI-2023-006334	ZBA DECISION DATE 3/20/2024
	ZONING DISTRICTS RSA5	

PERMIT HOLDER SRR & SE LLC	5015 KNOX ST SRR & SE LLC PHILADELPHIA PA 19144
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OWNER CONTACT 1 David Elmaliah	5015 Knox St., Philadelphia, PA 19144
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH COVERED PORCH. SIZE AND LOCATION AS SHOWN IN PLAN.
--

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--



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-2023-010608

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

616 N 57TH ST Philadelphia, PA 19131-4806

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) 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.



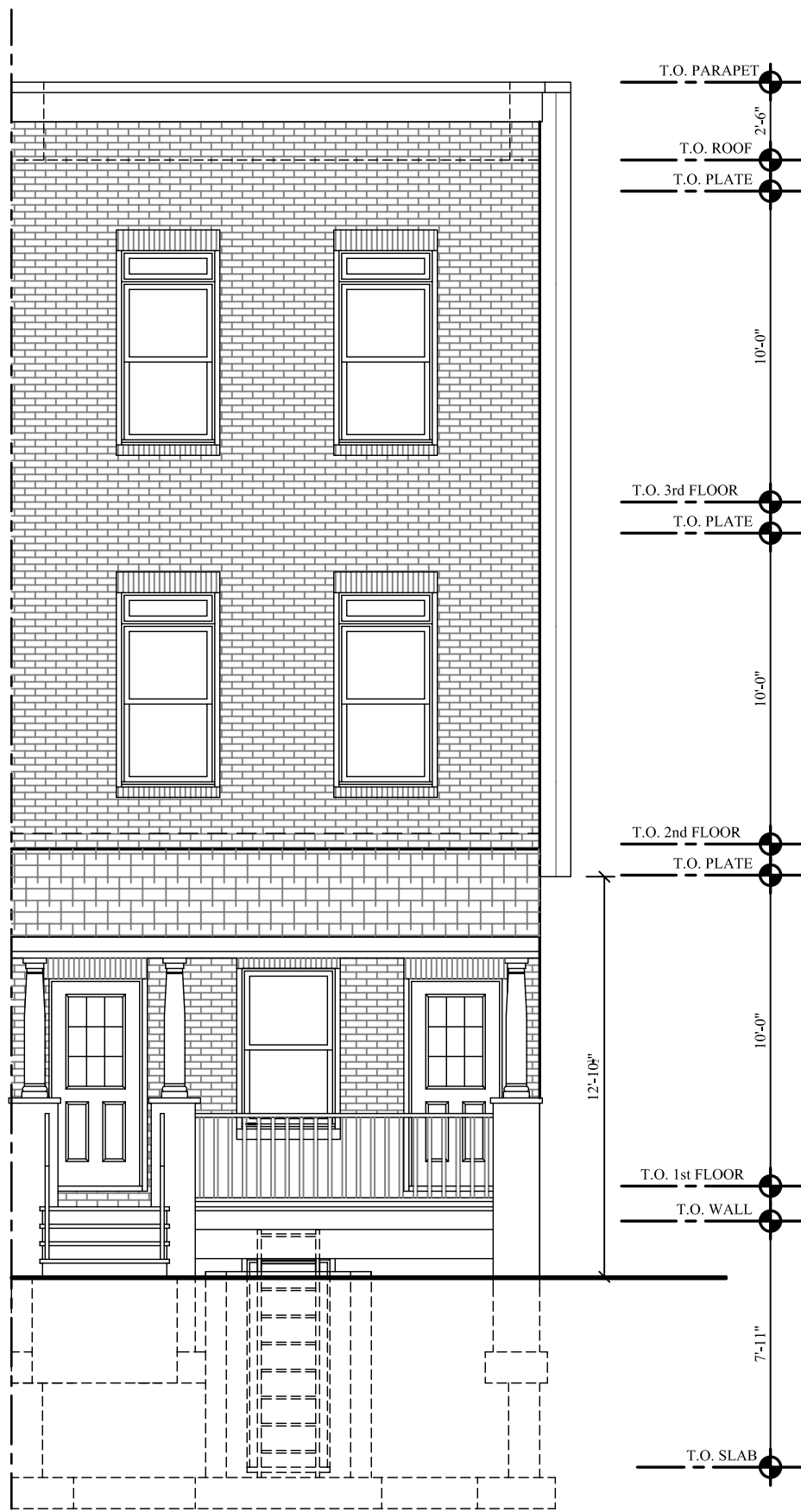
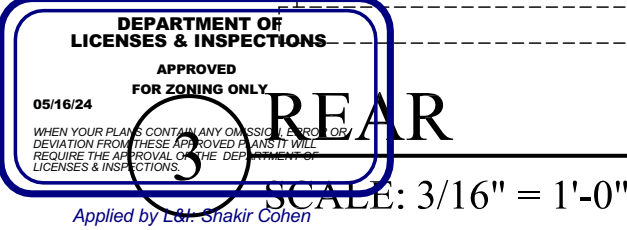
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

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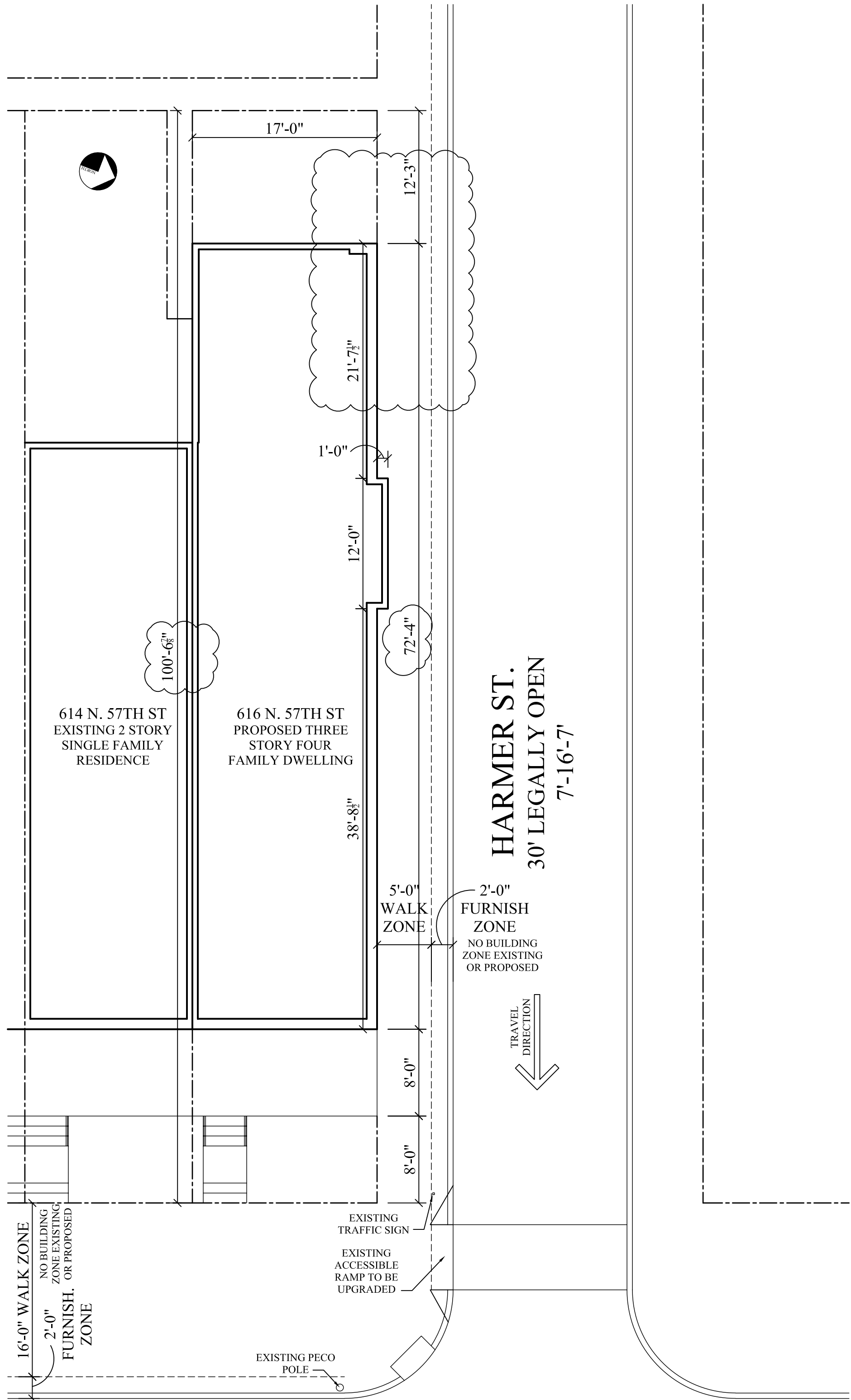
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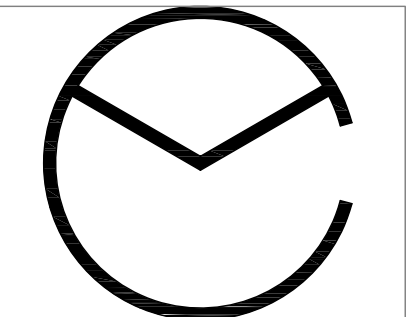
4 SIDE
SCALE: 1/8" = 1'-0"



2 FRONT
SCALE: 3/16" = 1'-0"

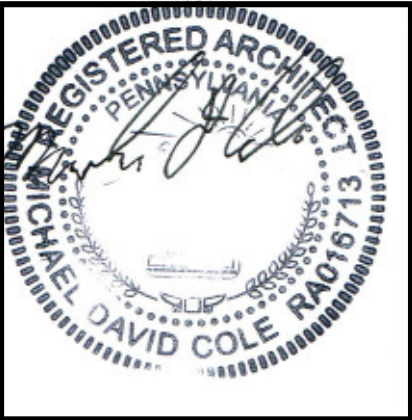


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616 N. 57TH ST.
PHILADELPHIA, PA
SRR & SE, LLC

PROJECT #: 2334
DRAWN BY: MDC/MM
CHECKED BY: MDC

1	9/15/23
2	9/20/23
3	10/11/23

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AS-1

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

Application Number: ZP-2023-010608	Zoning District(s): RSA5	Date of Refusal: 10/17/2023
Address/Location: 616 N 57TH ST, Philadelphia, PA 19131-4806 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Michael Cole DBA: MC Architectural LLC	Applicant Address: 615 Yost Ave Spring City, PA 19475 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH COVERED PORCH. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Use	Multi-Family household living (four (4) dwelling units) is prohibited in the RSA-5 zoning district.

ONE (1) USE REFUSAL / REFERRAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

SRR & SE LLC



SHAKIR COHEN
PLANS EXAMINER

10/17/2023
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.