

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

|                                                                                               |                                                                           |                                              |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------|
| <b>Application Number:</b><br>ZP-2022-011890                                                  | <b>Zoning District(s):</b><br>RSA3                                        | <b>Date of Refusal:</b><br><b>10/27/2022</b> |
| <b>Address/Location:</b><br>708 N 43RD ST, Philadelphia, PA 19104-1418<br>Parcel (PWD Record) |                                                                           | <b>Page Number</b><br>Page 1 of 1            |
| <b>Applicant Name:</b><br>Michael Cole DBA: MC<br>Architectural LLC                           | <b>Applicant Address:</b><br>615 Yost Ave<br>Spring City, PA 19475<br>USA |                                              |

**Application for:**

FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR USE AS SIX (6) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING). 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](http://www.phila.gov).)**

| <u>Code Section(s):</u> | <u>Code Section Title(s):</u> | <u>Reason for Refusal:</u>                                                             |
|-------------------------|-------------------------------|----------------------------------------------------------------------------------------|
| Table 14-601-1A         | Attached Structure            | Attached structures are not allowed in the RSA-3 zoning district.                      |
| Table 14-602-1          | Use                           | Multi-family household living is expressively prohibited in the RSA-3 zoning district. |
| Table 14-701-1          | Max Occupied Area             | Max occupied area shall be 50% (1250 sf) whereas plans show 84% (2100 sf).             |
| Table 14-701-1          | Rear Yard                     | Rear yard shall be 20ft whereas plans show 8ft.                                        |

ONE (1) USE REFUSAL  
THREE (3) ZONING REFUSALS

**Fee to File Appeal:** \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

OSE INVESTMENTS LLC



SHAKIR COHEN  
PLANS EXAMINER

10/27/2022  
DATE SIGNED

# Zoning Permit

Permit Number ZP-2022-011890

|                                                                |                                |                               |
|----------------------------------------------------------------|--------------------------------|-------------------------------|
| LOCATION OF WORK<br>708 N 43RD ST, Philadelphia, PA 19104-1418 | PERMIT FEE<br>\$972.00         | DATE ISSUED<br>5/3/2023       |
|                                                                | ZBA CALENDAR<br>MI-2022-006840 | ZBA DECISION DATE<br>5/3/2023 |
|                                                                | ZONING DISTRICTS<br>RSA3       |                               |

|                                      |                                                            |
|--------------------------------------|------------------------------------------------------------|
| PERMIT HOLDER<br>OSE INVESTMENTS LLC | 5015 KNOX STREET OSE INVESTMENTS LLC PHILADELPHIA PA 19144 |
|--------------------------------------|------------------------------------------------------------|

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| OWNER CONTACT 1<br>David Elmaliah | 5015 Knox St., Philadelphia, PA 19144 |
|-----------------------------------|---------------------------------------|

|                 |  |
|-----------------|--|
| OWNER CONTACT 2 |  |
|-----------------|--|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN. |
|--------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)<br>Provisos:<br>1. Maximum 6 units.<br>2. No basement living.<br>3. Revised plans, 1 page, stamped by ZBA on May 3, 2023. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>CONDITIONS AND LIMITATIONS:</b> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Zoning Permit

**Permit Number** ZP-2022-011890

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

708 N 43RD ST Philadelphia, PA 19104-1418

## ADDITIONAL USE DETAILS

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

SIX (6) DWELLING UNITS \*NO BASEMENT LIVING PER PROVISIO\*

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](http://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.

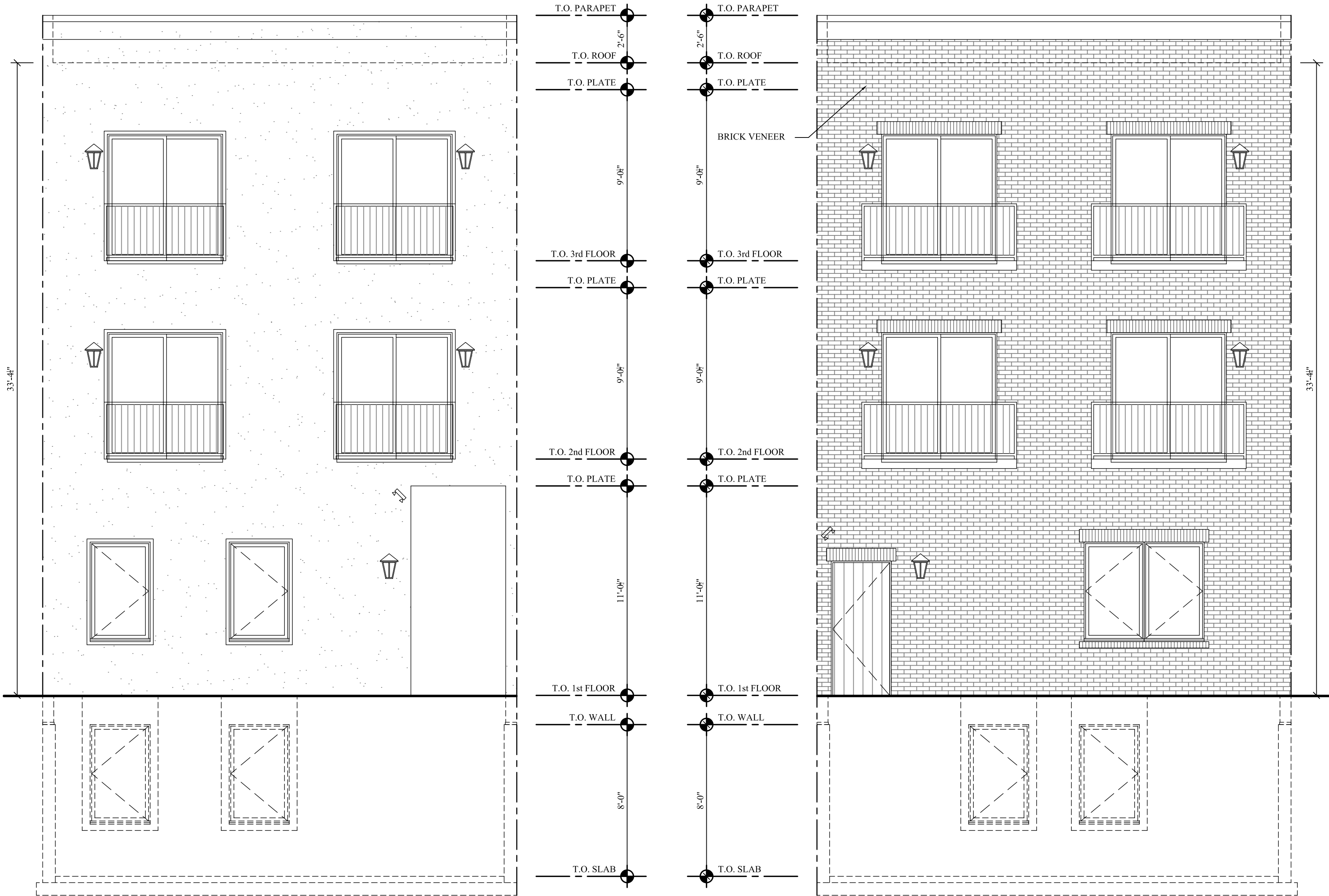
|                  |                |                      |
|------------------|----------------|----------------------|
|                  | SITE DATA:     |                      |
|                  | REQUIRED:      | PROPOSED:            |
| ZONING DISTRICT: | RSA-3          | N/A                  |
| LOT SIZE:        | 2,250 SF       | 2,500 SF (NO CHANGE) |
| OCCUPIED AREA:   | 50% (1,250 SF) | 84% (2,100 SF)       |
| LOT WIDTH:       | 25'-0"         | 25'-0" (NO CHANGE)   |
| FRONT YARD:      | 8'-0"          | 8'-0"                |
| SIDE YARD:       | 8'-0"          | 0'-0"                |
| REAR YARD:       | 20'-0"         | 8'-0"                |
| BUILDING HEIGHT: | 38'-0" MAX.    | 33'-4 1/4"           |

APPROVED

Revised plans, 1 page, stamped by ZBA  
on May 3, 2023.

Hilary J. Emerson

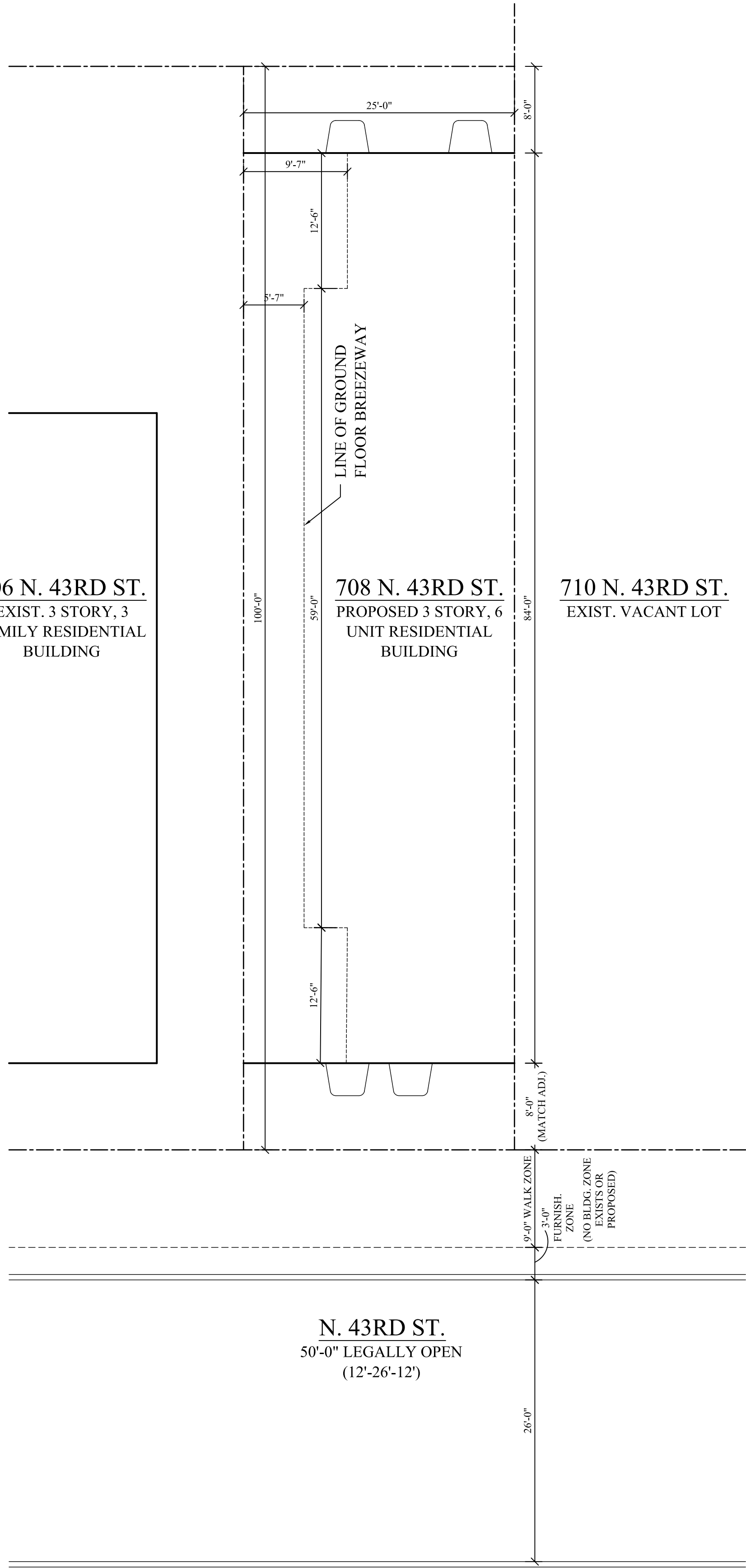
Hilary J. Emerson, Esq.  
Counsel for ZBA



REAR ELEVATION

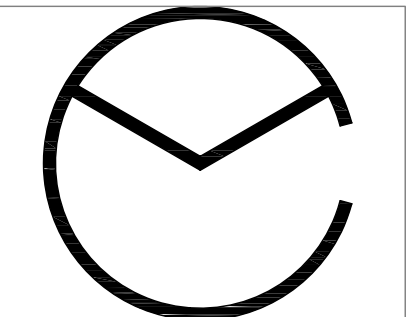
FRONT ELEVATION

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



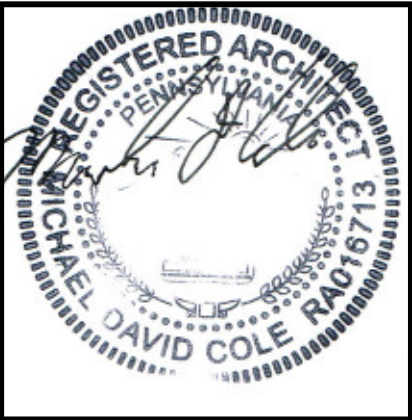
ARCHITECTURAL SITE PLAN

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



MC ARCHITECTURAL

P.O. BOX 357  
VALLEY FORGE, PA 19481  
(484) 920-3250  
mcarchitectural.com



MICHAEL D. COLE, AIA  
PA: RA016713  
NJ: A101790000

ARCHITECTURAL SITE PLAN  
708 N. 43RD ST.  
PHILADELPHIA, PA  
OSE INVESTMENTS, LLC

PROJECT #: 2250  
DRAWN BY: MDC  
CHECKED BY:

|                    |          |
|--------------------|----------|
| 1                  | 10/20/22 |
| PRELIMINARY LAYOUT |          |
| 2                  | 4/20/23  |
| COMM. COMMENTS     |          |
|                    |          |
|                    |          |
|                    |          |

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