

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

Application Number: ZP-2021-005931	Zoning District(s): RSA5	Date of Refusal: 6/1/2021
Address/Location: 1203 N 41ST ST, Philadelphia, PA 19104-1003 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Kevin O'Neill DBA: KJO ARCHITECTURE LLC	Applicant Address: 2424 E York St Ste 209 Philadelphia, PA 19125 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE; FOR USE AS MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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 REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.		
<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-701-1			
		REQUIRED	PROPOSED
	MIN. OPEN AREA	25% (450 SF)	18.2% (327.6 SF)

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

NONE

Parcel Owner:

BSM INVESTMENTS LLC

3035 BALTZ ST
PHILADELPHIA PA 19121



CHANWOO JUNG
PLANS EXAMINER

6/1/2021
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.

Zoning Permit

Permit Number ZP-2021-005931

LOCATION OF WORK 1203 N 41ST ST, Philadelphia, PA 19104-1003 Entire	PERMIT FEE \$2,022.00	DATE ISSUED 12/1/2021
	ZBA CALENDAR MI-2021-002849	ZBA DECISION DATE 12/1/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER BSM INVESTMENTS LLC	3035 BALTZ ST PHILADELPHIA PA 19121
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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 AN ATTACHED STRUCTURE; FOR USE AS MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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) With Proviso: Revised plans, 1 page, approved today



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-2021-005931

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1203 N 41ST ST Philadelphia, PA 19104-1003

ADDITIONAL USE DETAILS

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

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.

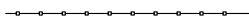
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.



LEGEND	
	EXISTING CONSTRUCTION
	OCCUPIED AREA
	ROOF DECK
	FENCE
	PROPERTY LINE
	PAVEMENT RESTORATION LIMIT
UTILITY NOTES	
1. ALL UTILITIES SHOWN ARE DIAGRAMMATIC & FOR REFERENCE ONLY. 2. ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER. 3. ALL SIZING SHOWN ARE ESTIMATES. FINAL SIZING SHALL BE DETERMINED BY M/E/P ENGINEER & COORDINATED WITH FINAL PLUMBING DRAWINGS AND PERMITS.	

Revised plans, 1 page, approved by
ZBA 12/01/21.

APPROVED
FOR ZONING ONLY
04/18/22

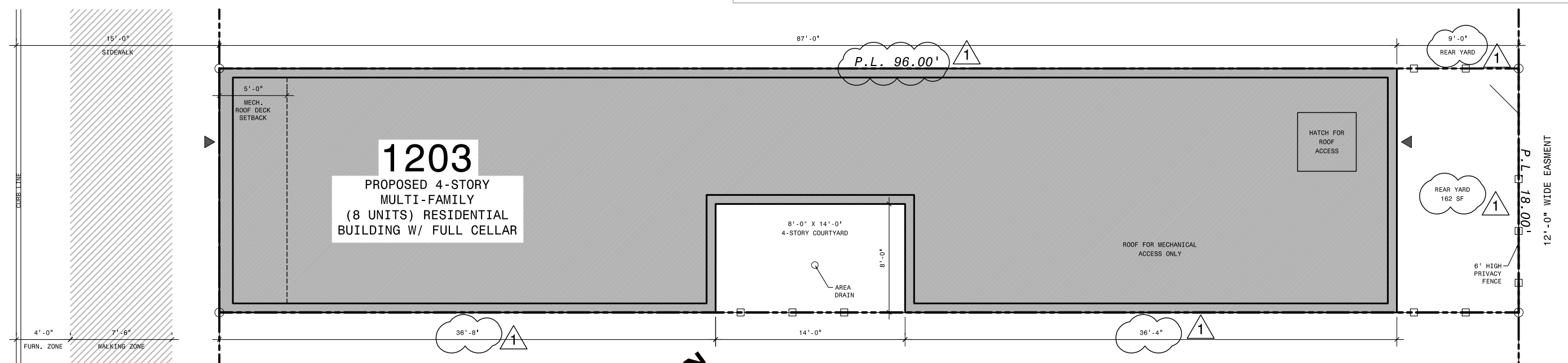
WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

N. 41ST STREET

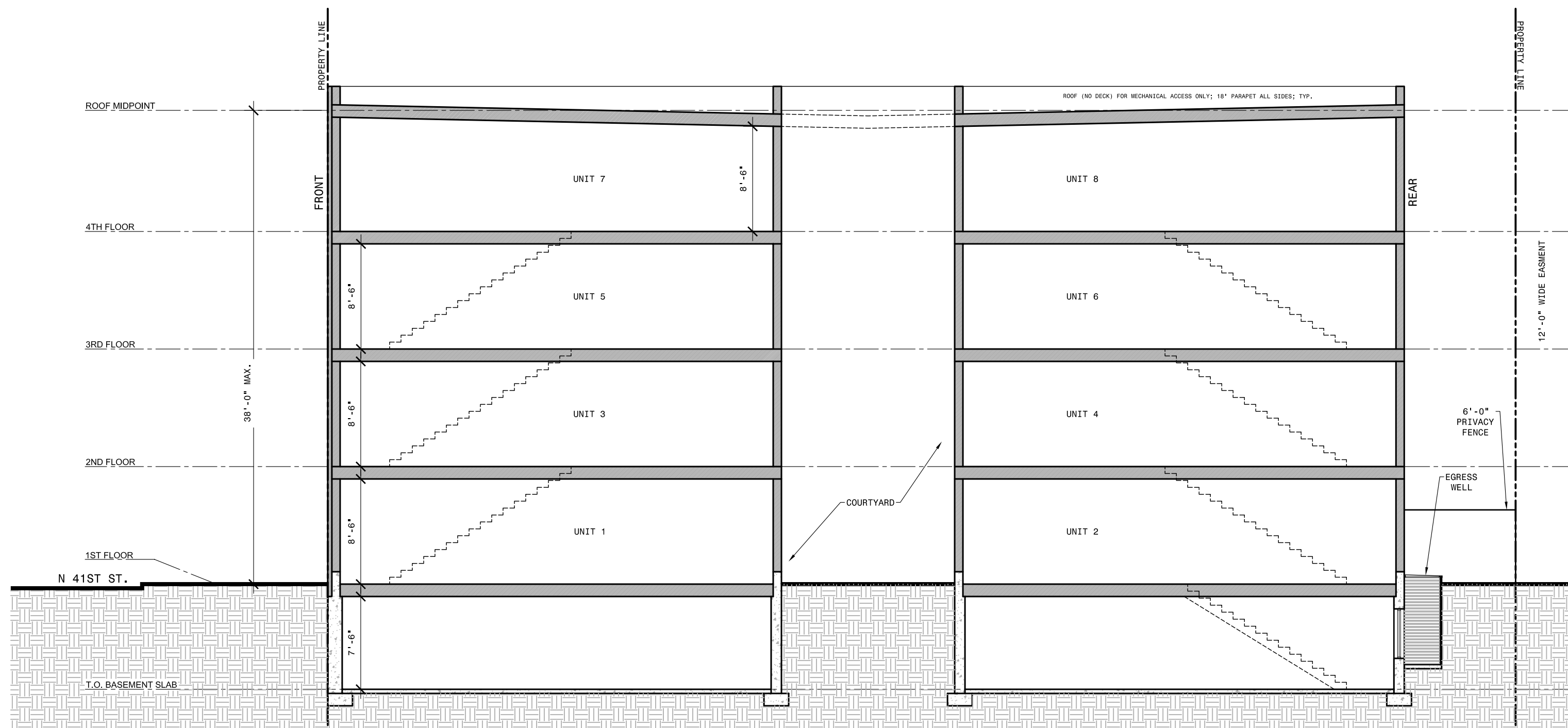
LEGALLY OPEN/ON CITY PLAN
70' WIDE (15' - 40' - 15')

NOTE:
ALL UTILITIES TO CONNECT TO EXISTING
UTILITIES IN SURROUNDING STREETS



1 SITE PLAN
1/8" = 1'-0"

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C"
TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.

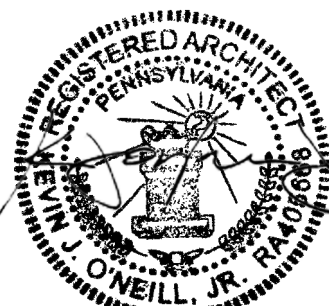


2 BUILDING SECTION
1/8" = 1'-0"



KJO ARCHITECTURE, LLC
2424 E. YORK ST. S209
PHILADELPHIA, PA 19125
P: 215.278.2245 F: 215.359.0603
WWW.KJOARCHITECTURE.COM

MULTI-FAMILY BUILDING (8 UNITS)



OWNER/PROJECT CONTACT
THAIS SERRANO

DRAWINGS) AND ITS ACCOMPANYING DOCUMENTS ARE NOT TO BE USED FOR ANY ASSOCIATED IDEAS AND DESIGNS) ARE THE PROPERTY OF KJO ARCHITECTURE, LLC AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE ORIGINALLY PREPARED. KJO ARCHITECTURE, LLC HEREBY RESERVES ITS COMMON LAW AND STATUTORY RIGHTS IN ANY AND ALL COPYRIGHT AND ALL PROPERTY RIGHTS IN THE DRAWINGS AND ANY INFORMATION CONTAINED THEREIN. THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED, COPIED IN ANY MANNER, OR THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF KJO ARCHITECTURE, LLC. NOTED DIMENSIONS SHALL SUPERSEDE GRAPHICS; DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE. FOR CONSTRUCTION, ALL CONTRACTORS MUST OBTAIN FULL-SCALE HARD COPY DRAWINGS FOR USE ON-SITE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS; IF DISCREPANCIES ARE FOUND, NOTIFY ALL INTERESTED PARTIES IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SELECTING APPROPRIATE MATERIALS AND METHODS OF CONSTRUCTION IN COORDINATION WITH WORK OF ALL OTHER TRADES, AND PERFORMING WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

RIGHT ©2021 KJO ARCHITECTURE, LLC

ISSUED FOR:	DATE:
MONITORING	05.26.2011
REV. 	11.09.2011

SALE: AS NOTED

SHEET SIZE: ARCH C 24X18

PROVISO
ZONING PLAN

Z-1