

Zoning Permit

Permit Number ZP-2022-001521

LOCATION OF WORK 892 N 41ST ST Parcel C, Philadelphia, PA 19104	PERMIT FEE \$3,126.00	DATE ISSUED 8/24/2022
	ZBA CALENDAR MI-2022-003303	ZBA DECISION DATE 8/24/2022
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1
2621 Jefferson LLC - Eugene Naydovich 3720 Spruce st #508, Philadelphia, PA 19104

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of a semi-detached structure (not to exceed 45 ft. in height) that includes a full basement with egress wells and a green roof accessed by two roof access structures. Size and locations per plans.

Amend Permit 12/19/2023 to remove green roof, roof deck, and pilot house as noted on amended plans.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

892 N 41ST ST Parcel C, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

Thirty (30) 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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 892-896 N 41ST STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MIXED USE MULTI-FAMILY RESIDENTIAL	MIXED USE MULTI-FAMILY RESIDENTIAL
LOT WIDTH	16'-0"	75'-11"
LOT AREA	1440	7507.8 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	1624.8 SQ. FT. (21.61%) Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80% (CORNER)	5883 SQ. FT. (78.39%)
FRONT YARD SETBACK	8'-0" MINIMUM REAR YARD	0'-0" / 5'-9 1/8"
REAR YARD SETBACK	9'-0" MINIMUM REAR YARD	9'-0"
REAR YARD AREA	144 SQ. FT.	680 SQ. FT.
HEIGHT REGULATIONS	38'-0" MAX. + 7'-0" (LOW INCOME BONUS)	45'-0" MAX (38'-0" + 7'-0" LOW INCOME BONUS)
UNITS	1440 = 4 UNITS 480 EACH ADDITIONAL	16 UNITS 8 UNITS (LOW INCOME DENSITY BONUS, 8 UNITS EARNED) 24 UNITS WITH LOW INCOME BONUS TOTAL 30 UNITS (VARIANCE FOR 6 ADDITIONAL UNITS) 3 AFFORDABLE UNITS PROPOSED



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 267 OF 1974 AS AMENDED BY ACT 187 OF 1998
AND ACT 198 IN JANUARY 2005)

SITE SERIAL NO. 20201264478 - WARD 24

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 267 OF 1974, AS AMENDED BY ACT 187 OF
1998 AND ACT 198 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM 1-800-242-1778, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



Per 14-701(1)(d)(1), the City Planning Commission has determined that:

N 41st is the primary street;

Opposite of **N 41st** Street is the rear;

Street is the rear street

Applied Electronically by: **MATT WYSONG**
April 18, 2022
PHILADELPHIA CITY PLANNING COMMISSION

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

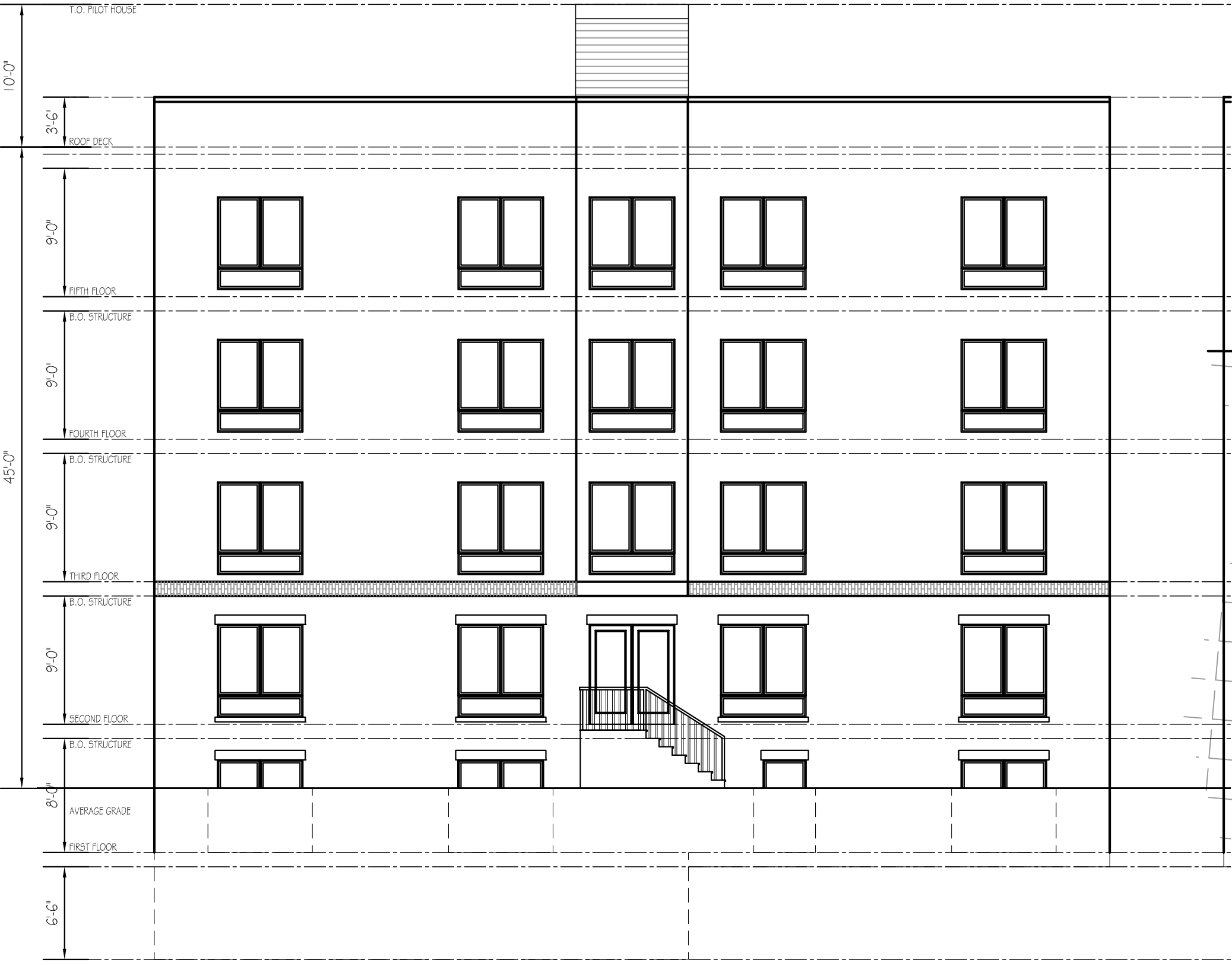
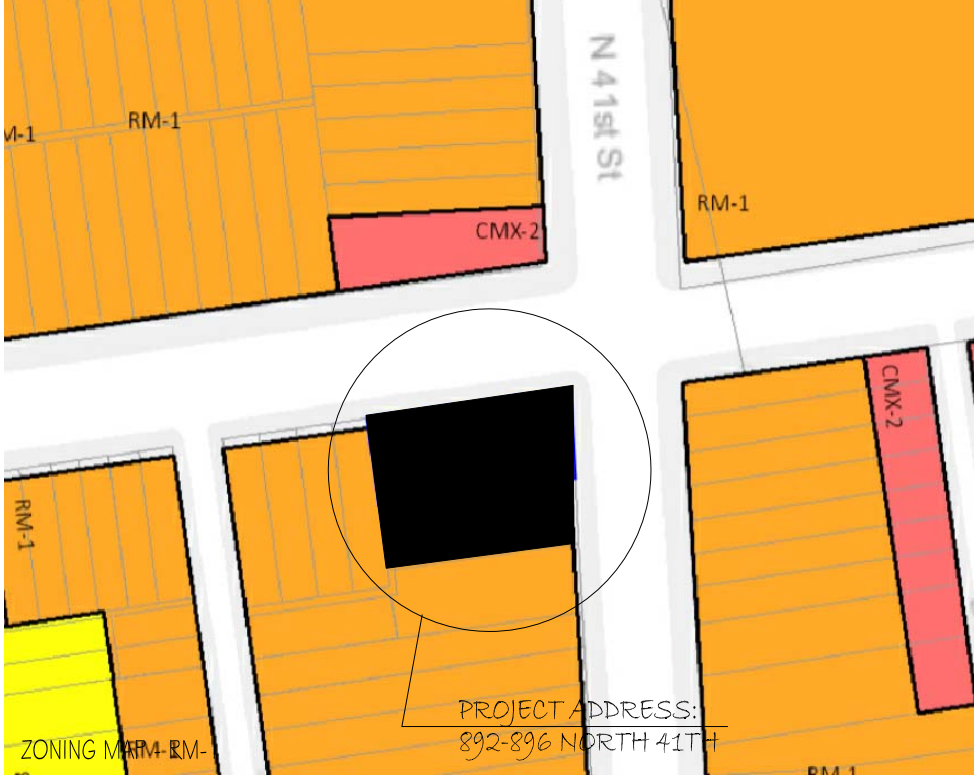
MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

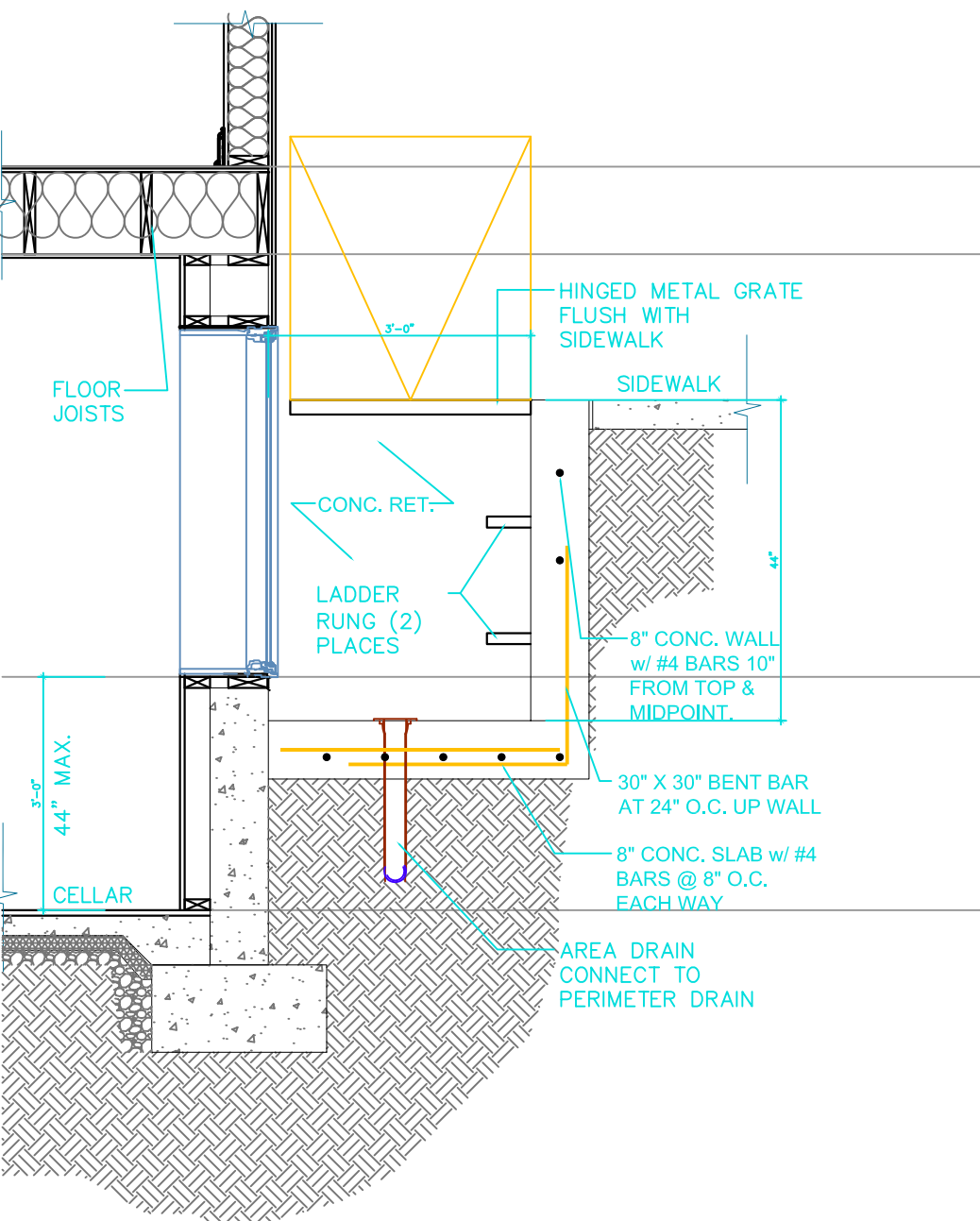
Applied Electronically By: **MATT WYSONG**
April 18, 2022 Ledger No. **E-3169**
Philadelphia City Planning Commission

This form is for the approval of 8 mixed-income bonus units. An additional 6 units will be required via ZBA appeal. Approval of this form does not indicate PCPC support for the ZBA appeal.

APPROVED
FOR ZONING ONLY
Applied Electronically by L&I User



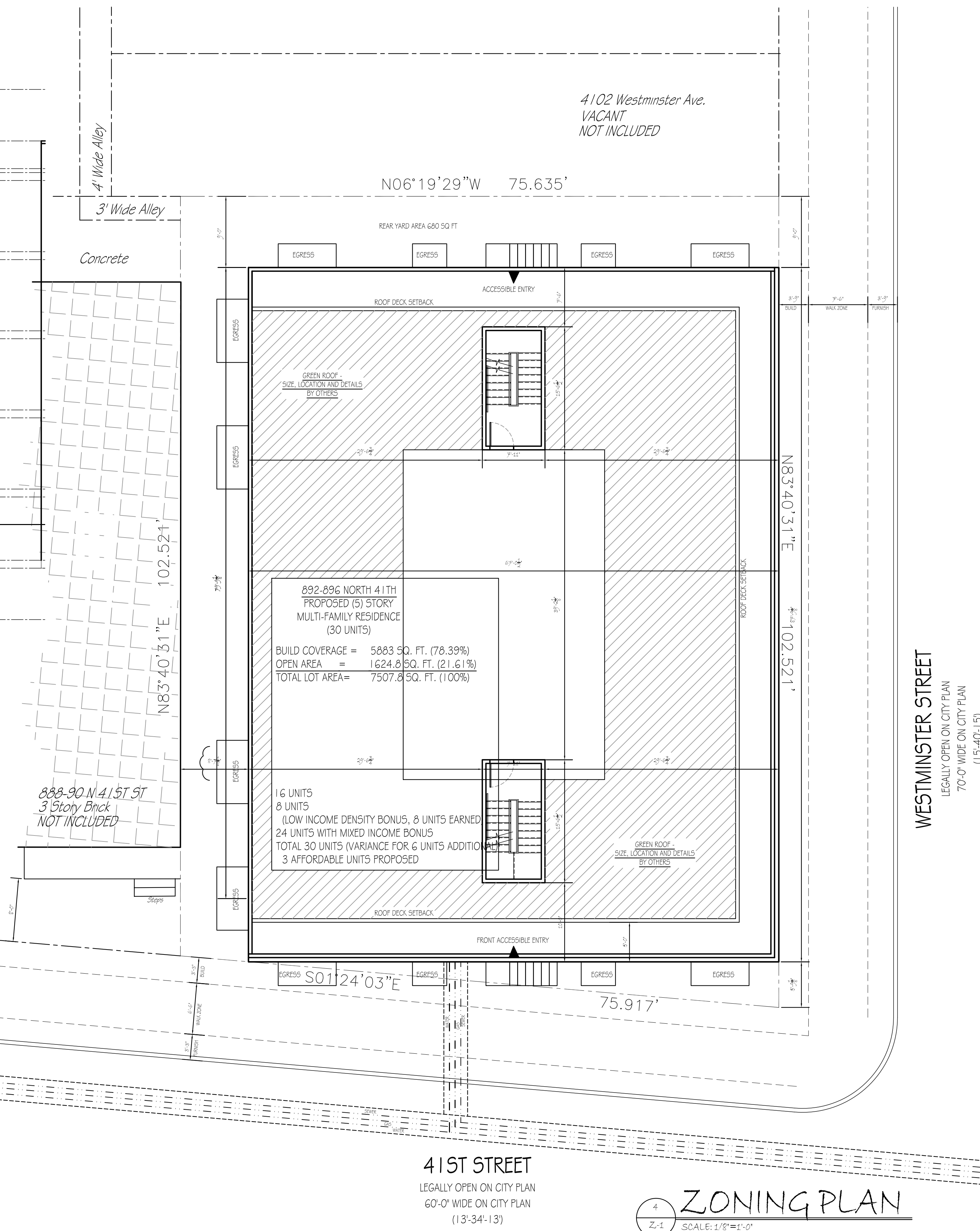
1 FRONT ELEV.
SCALE: 1/8"=1'-0"



5 EGRESS WELL
NO SCALE

PROPOSED MULTI-FAMILY RESIDENCE

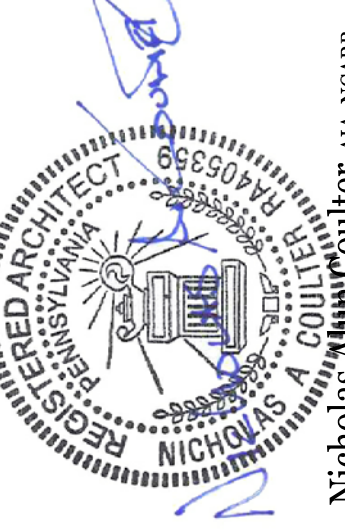
892-896 N 41ST STREET, PHILADELPHIA, PENNSYLVANIA
PROPOSED (5) STORY MULTI-FAMILY FAMILY RESIDENCE



4 ZONING PLAN
SCALE: 1/8"=1'-0"



DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
(1) 215-833-9256 (e) hukan27@gmail.com



Nicholas Ann Coulter, AIA, NCARB
Registered Architect
State of Pennsylvania - License # RA405359

PROJECT

PROPOSED MUTLI FAMILY RESIDENCE
892-896 NORTH 41ST
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ZONING PLAN & ELEVATIONS

REVISIONS:

REF	VARIANCE
REF	2
REF	3

DRAWN BY: HK
CHECKED BY: HK
DATE: 03/25/2021
SCALE: AS NOTED

JOB No: 892-896 NORTH 41ST
FILE: 892-896 NORTH 41ST

Z-1

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

Application Number: ZP-2022-001521	Zoning District(s): RM1	Date of Refusal: 4/25/2022
Address/Location: 892 N 41ST ST Parcel C, Philadelphia, PA 19104 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Eugene Naydovich Fitler Development, LLC DBA: Fitler Development, LLC	Applicant Address:	

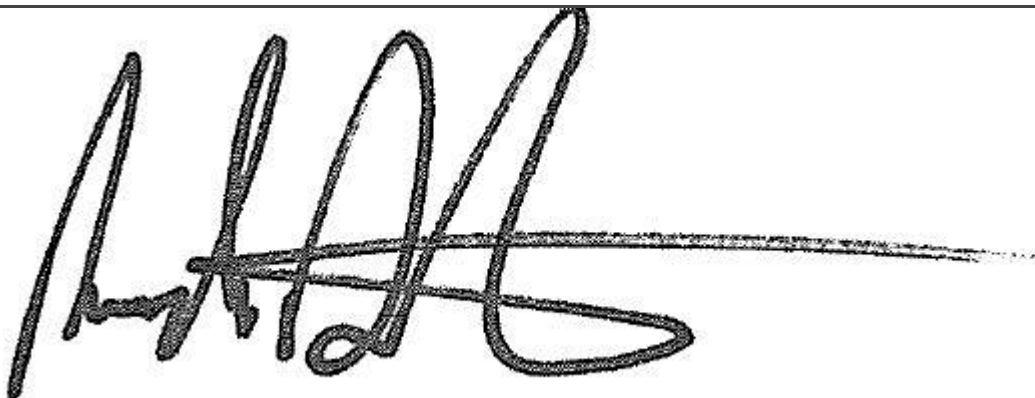
Application for:

For the erection of a semi-detached structure (not to exceed 45 ft. in height) that includes a full basement with egress wells and a green roof accessed by two roof access structures. Size and locations per plans.

For the use as Multi-Family Household Living (30 Dwelling Units).

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>
Section 14-602(3)(a)[1]	Notes for Table 14-602-1	<i>In the RM-1 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number: 490</i> <i>(.a) A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area.</i> <i>(.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.</i> <i>The total number of dwelling units allows, including the additional units approved with the Mixed-Income</i>



Andrew DiDonato
PLANS EXAMINER

4/25/2022
DATE SIGNED

Notice of:

☒ **Refusal**

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		<i>Bonus, is 24 dwelling units. Whereas the proposed 30 units is prohibited.</i>
Table 14-701-2	Required Side Yard, Semi-Detached Structures	<i>The minimum required side yard for a semi-detached structure in the RM-1 zoning district is 12 feet. Whereas the proposed side yard width of 8' 7.125" is prohibited.</i>

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

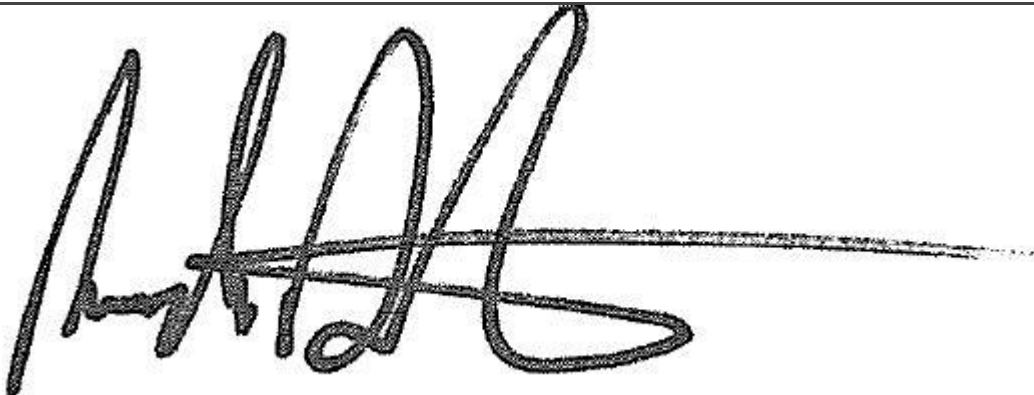
Fee to File Appeal: \$ 300.00

Parcel Owner:

2621 Jefferson LLC - Eugene Naydovich

3720 Spruce St #508

Philadelphia, PA 19104



Andrew DiDonato
PLANS EXAMINER

4/25/2022
DATE SIGNED