

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

Application Number: ZP-2023-004381	Zoning District(s): RSA-5	Date of Refusal: 6/23/2023
Address/Location: 853 N 42ND ST, Philadelphia, PA 19104-1474 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Mark C. Paul	Applicant Address: 1035 LOMBARD ST Philadelphia, PA 19147 USA	Civic Design Review? N

FOR THE ERECTION OF AN ATTACHED STRUCTURE (45' HIGH) WITH MEZZANINE AND WITH BALCONIES. FOR A MULTI-FAMILY HOUSEHOLD LIVING (FIVE (5) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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 DISTRICT	THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT		
TABLE 14-701-1	Dimensional Standards for Lower Density Residential Districts	MAX; HEIGHT OF THE STRUCTURE	REQUIRED 38'	PROPOSED 45'

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

SEE BILL# 230034-A; THE MAYER SIGNED BILL ON 4/25/2023 AND INTRODUCED OUT OF THE COMMITTEE ON 2/28/2023.

Parcel Owner:

GOLANI DEVELOPMENT LLC



CHELI DAHAL
PLANS EXAMINER

6/23/2023
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.

Zoning Permit

Permit Number ZP-2023-004381

LOCATION OF WORK 853 N 42ND ST, Philadelphia, PA 19104-1474	PERMIT FEE \$1,804.00	DATE ISSUED 1/10/2024
	ZBA CALENDAR	ZBA DECISION DATE 1/10/2024
	ZONING DISTRICTS RM1	

PERMIT HOLDER GOLANI DEVELOPMENT LLC	387 LANCASTER AVE UNIT #214 HAVERFORD PA 19041
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OWNER CONTACT 1 Scott Fuiman	387 Lancaster Ave, unit 214, Haverford PA 19041
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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 For the erection of an attached structure (w/roof decks accessed from the second and third floors), including the replacement of the front fence and the erection of a rear fence, size and location as shown on plan/application.
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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 provisos: "(1) Revised plans, 1 page, stamped by ZBA on January 10, 2024. (2) Maximum 4 dwelling units."

 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-2023-004381

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

853 N 42ND ST Philadelphia, PA 19104-1474

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 as per MI-2023-004856).

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.