In accordance with the terms and provisions of Section 14-304 (6) of the Philadelphia Code pertaining to

LOT ADJUSTMENT REVIEW

■ APPROVED

☐ DISAPPROVED for

☐ LOT AREA ☐ STREET FRONTAGE

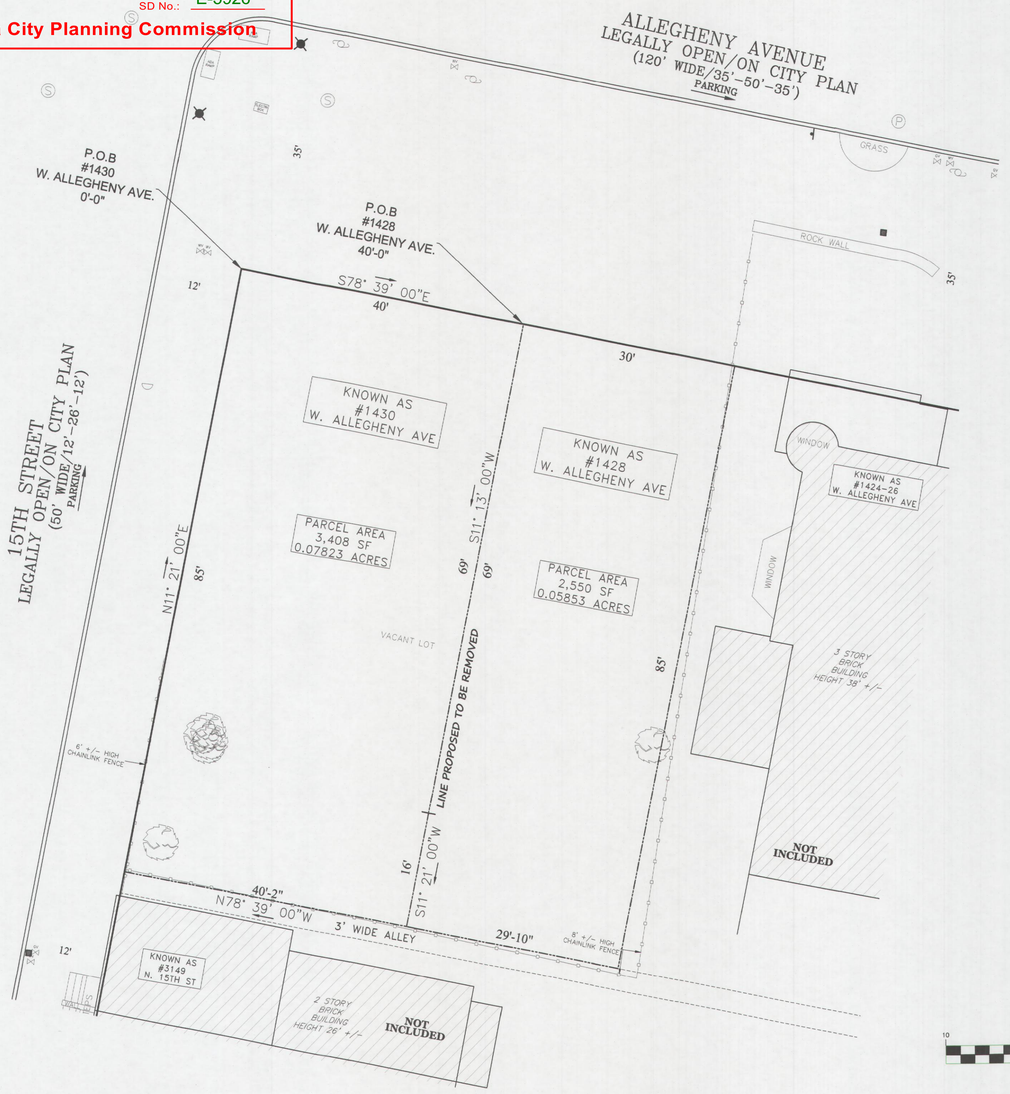
☐ LOT WIDTH ☐ OCCUPIED AREA

Applied Electronically By: NINA SOLOMONIC

August 30, 2024 SD No.: E-5926

Philadelphia City Planning Commission

EXISTING CONDITIONS



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: ALLEGHENY AVE

PRIMARY FRONTAGE: ALLEGHENY AVE

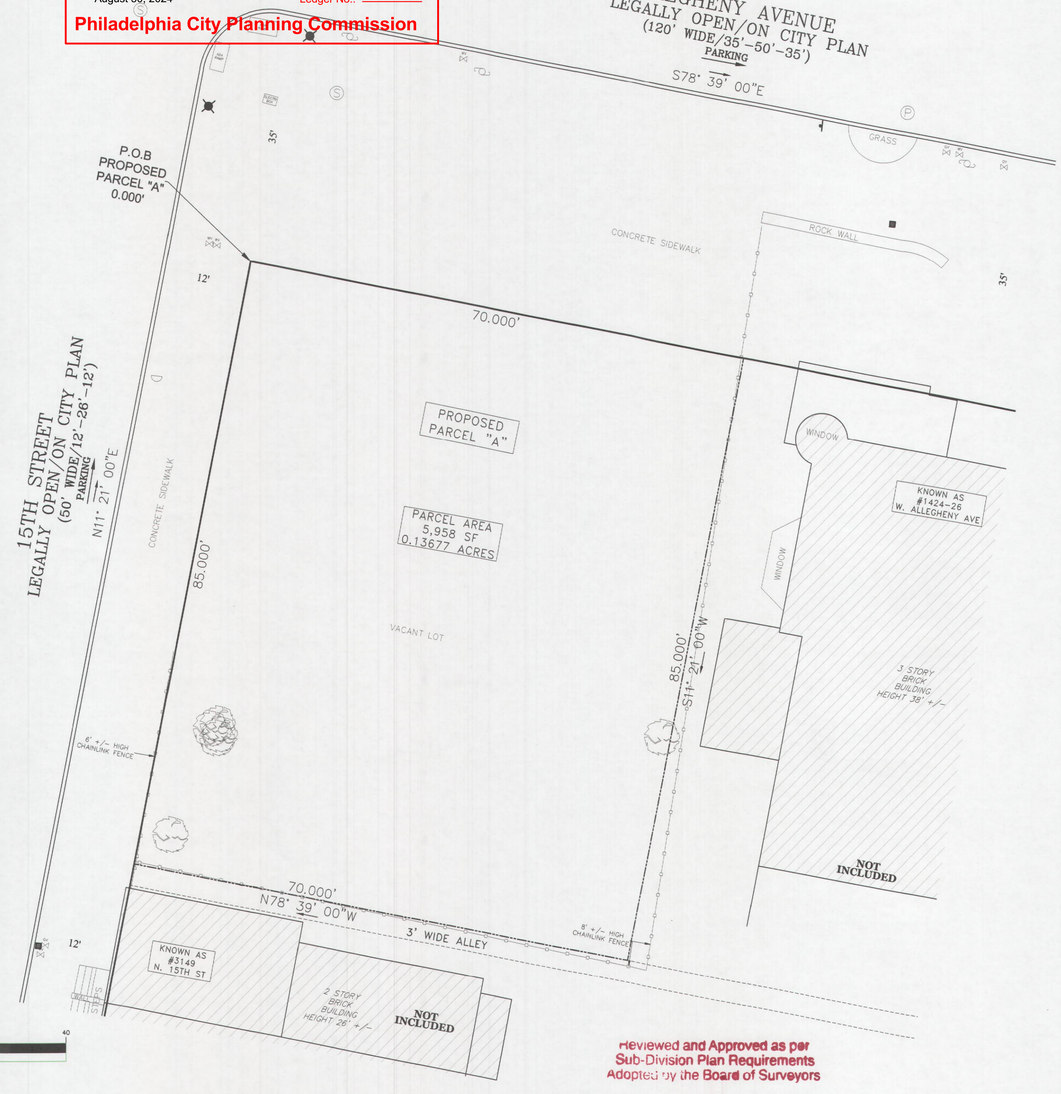
REAR STREET:

Applied Electronically By: NINA SOLOMONIC

August 30, 2024 Ledger No.: E-5926

Philadelphia City Planning Commission

PROPOSED CONSOLIDATION



Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

D. Burke — Surveyor & Regulator — 9th — District — 6/22/21 — Date

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 CHERRINGTON PARKWAY
WEST CAPITOL, PENNSYLVANIA
15142-1378
BEFORE YOU DIG IN PENNSYLVANIA
CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
ALL MEMBERS MUST BE CONTACTED PRIOR
NOTICE TO FILING BEFORE YOU EXCAVATE
SPELL: SUNIT SYCAMORE NAW

GENERAL NOTES

1. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE CITY OF PHILADELPHIA CODE AS AMENDED.
2. PLAN MADE AS PER INSTRUCTIONS OF STEVE SHKLOVSKY,
3. APPLICANT.
4. ALL DIMENSIONS SHOWN ON PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
5. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE.
7. RECORD LEGAL DESCRIPTIONS SUPPLIED.
8. ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING MAIN AS POSTED ON THE PREMISES.
9. ADDRESS, DOR AND NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (O.P.A.).
9. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
10. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
11. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
12. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
13. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PENNSYLVANIA ACT NO 287.
14. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.

DEPARTMENT OF LICENSES & INSPECTIONS APPROVED FOR ZONING ONLY 08/30/24 http://eclipse.phila.gov/zp_zpm.asp?t=1&p=1&id=5000000000

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2024-005532*	**Zoning District(s):** *RSA3, RSA3*	Date of Refusal: **8/31/2024**
Address/Location: *1428 W ALLEGHENY AVE, Philadelphia, PA 19132-1714 Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Hsing-Yuan Chen DBA: HYC ARCHITECT PC*	**Applicant Address:** *405 Maplewood Rd Merion Station, PA 19066 USA*	**Civic Design Review?** *N*

Application for:

For a lot line adjustment to consolidate two (2) deeded lots (~1428 W. Allegheny Ave and 1430 W. Allegheny Ave with OPA account numbers 111129107 & 111129109) into one(1) lot. size and location as shown in plan. For the erection of an attached structure. For use as multi-family household living for eighteen (18) dwelling units to include eleven (11) interior parking spaces with one (1) van accessible parking spaces. Development to also provide six (6) class 1A bicycle parking spaces.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-602-1	*Uses Allowed in Residential Districts - Refusal*	*Whereas the proposed use, multi-family household living for 18 dwelling units, is expressly prohibited in the RSA-3 residential zoning district.*
Table 14-701-1	*Dimensional Standards for Lower Density Residential Districts*	*Whereas any development with more than 38ft in height is expressly prohibited in the RSA-3 residential zoning district. Where, 42'-8" of building height is proposed.*
Table 14-701-1	*Dimensional Standards for Lower Density Residential Districts*	*Whereas, any new development with a maximum occupied area of more than 50% (2976 sq.ft) is expressly prohibited in the RSA-3 residential zoning district. Where 84.1% of occupied area (5005 sq.ft) is proposed.*
Table 14-701-1	*Dimensional Standards for Lower Density Residential Districts*	*Whereas new development with less than 20 ft of rear yard depth for multi-family household living is expressly prohibited in the RSA-3 residential zoning district. where no (0ft) of rear yard depth is proposed.*
Table 14-802-1	*Required Parking in Residential Districts*	*Whereas the proposed use, multi-family household living for 18 dwelling units requires a minimum of 18 (1/units) accessory off-street parking spaces in the RSA-3 zoning district and 11 spaces are proposed.*

TWO (2) USE REFUSALS
THREE (3) ZONING REFUSALS

Fee to File Appeal: $ (300)
NOTES TO THE ZBA: N/A

Parcel Owner:

LI YI ZHOU

Zoning Overlay District:
/EDO Eighth District Overlay District|/NIS Narcotics Injection Sites Overlay District, /EDO Eighth District Overlay District|/NIS Narcotics Injection Sites Overlay District



Roland Ngaba
PLANS EXAMINER

8/31/2024
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.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2024-005532

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
1428 W ALLEGHENY AVE, Philadelphia, PA 19132-1714	$532.00	3/5/2025
	ZBA CALENDAR	**ZBA DECISION DATE**
	MI-2024-006034	3/5/2025
	ZONING DISTRICTS	
	RSA3, RSA3	

PERMIT HOLDER

LI YI ZHOU 300 E ALLEGHENY AVE LI YI ZHOU PHILADELPHIA PA 19134

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

Combined Lot Line Relocation and New Development

APPROVED DEVELOPMENT

For a lot line adjustment to consolidate two (2) deeded lots (~1428 W. Allegheny Ave and 1430 W. Allegheny Ave with OPA account numbers 111129107 & 111129109) into one(1) lot. size and location as shown in plan.

APPROVED USE(S)

Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2024-005532

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1428 W ALLEGHENY AVE, Philadelphia, PA 19132-1714
1430 W ALLEGHENY AVE, Philadelphia, PA 19132-1714

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.