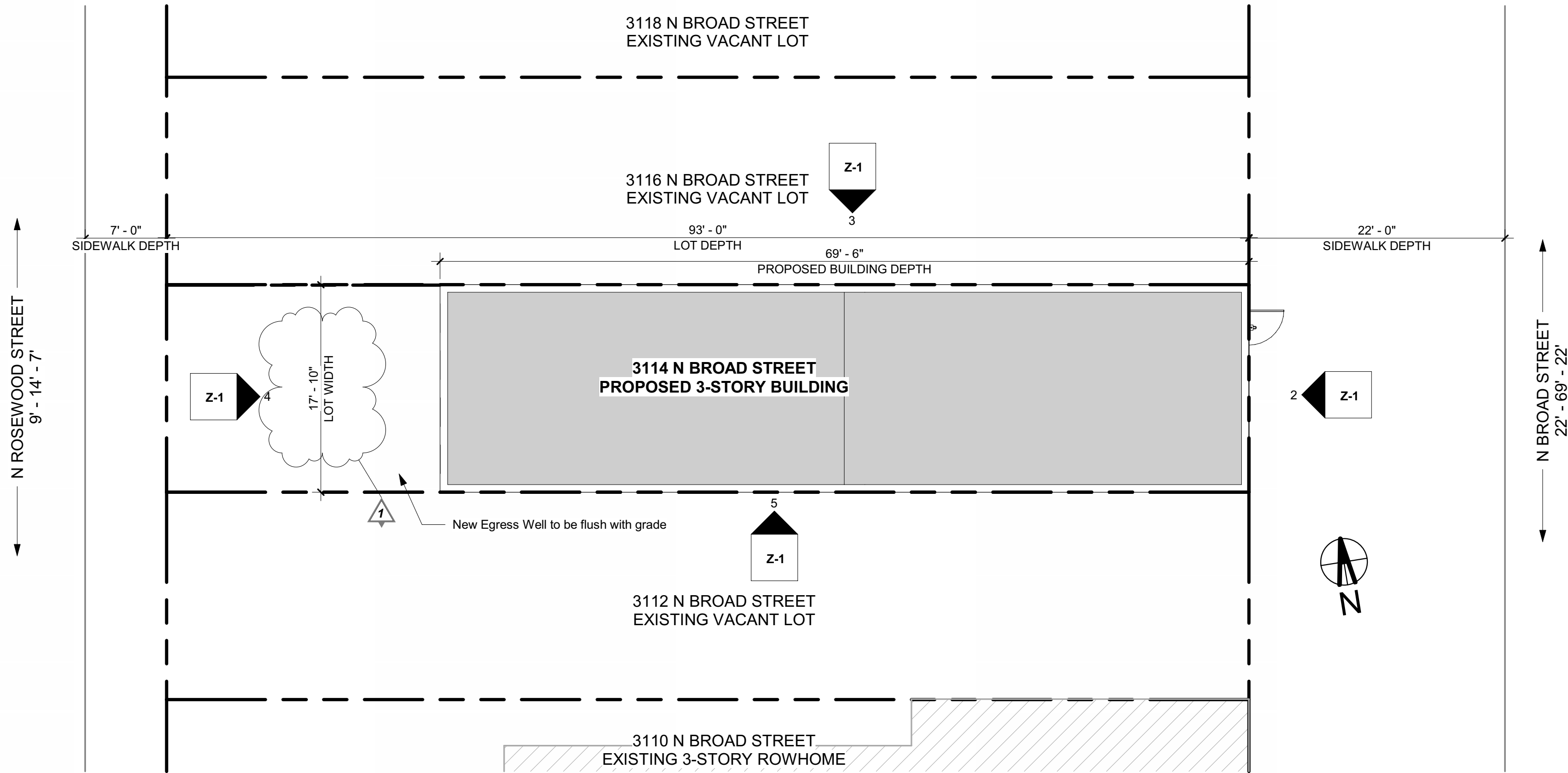
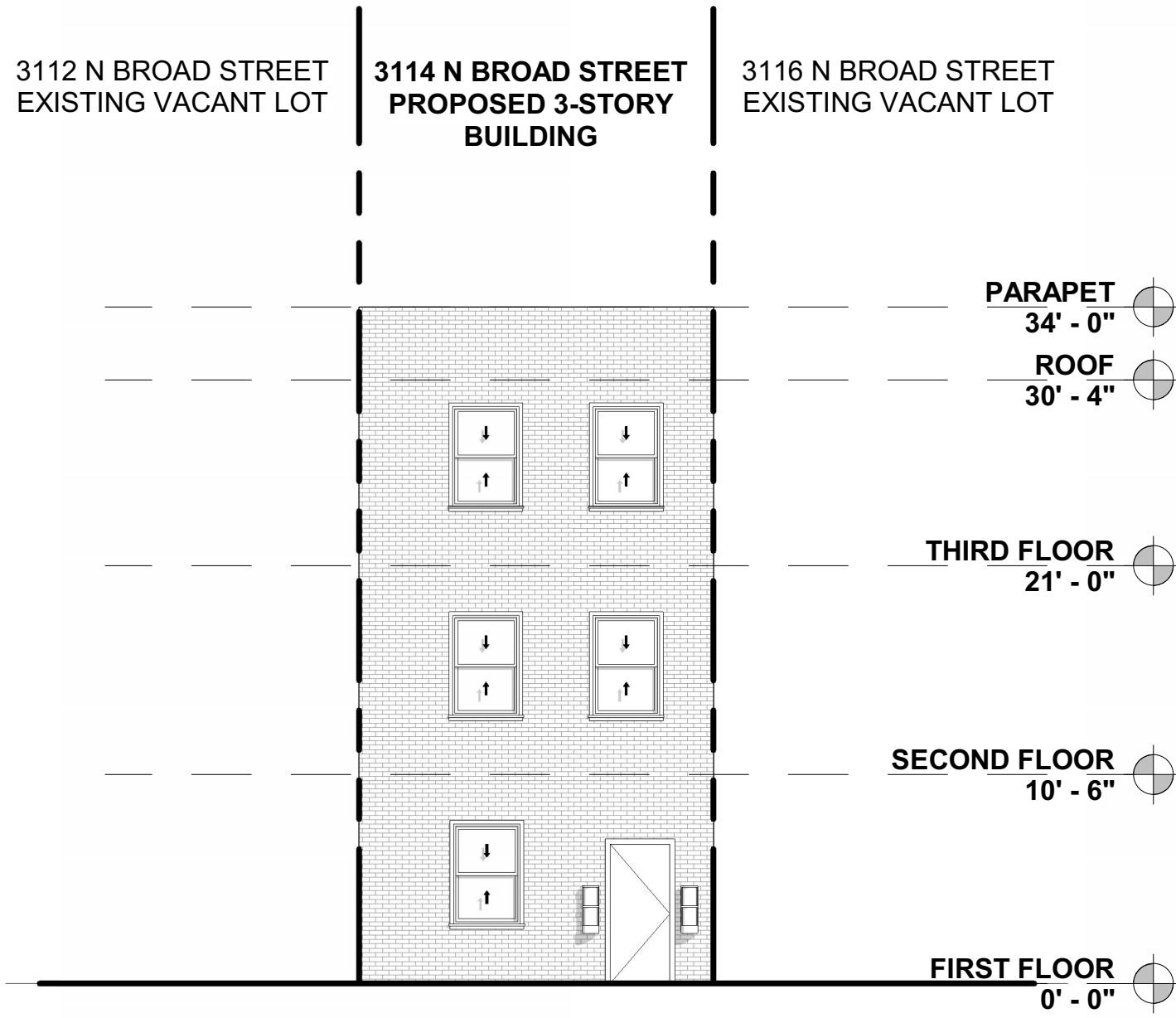
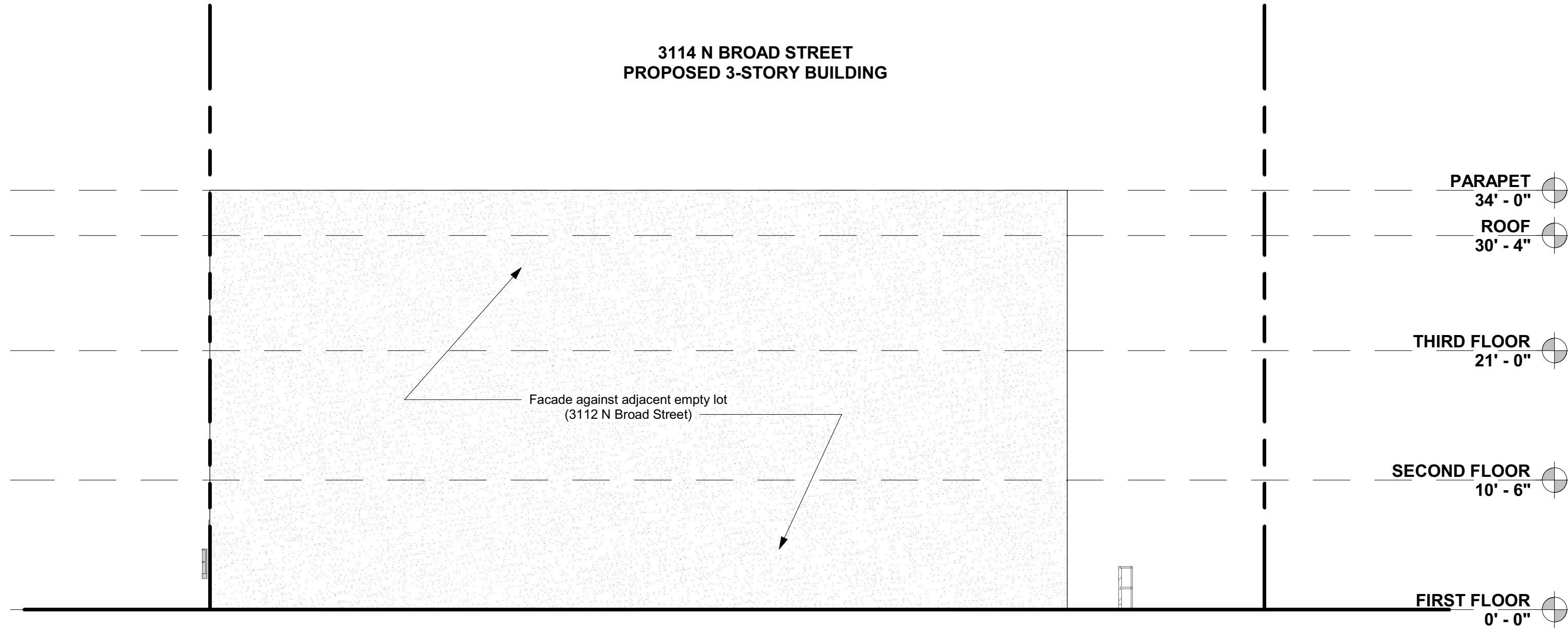




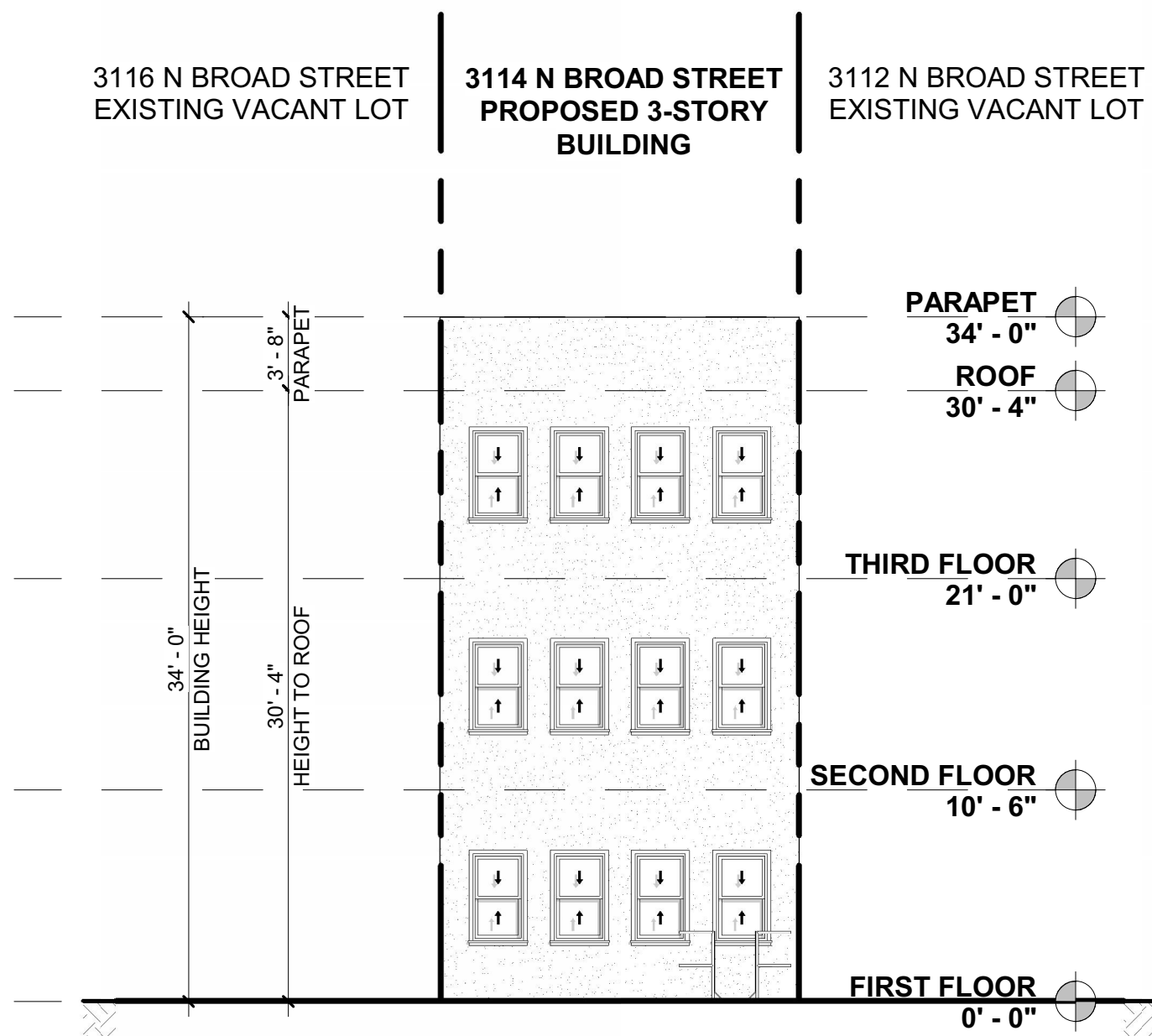
1 SITE - ZONING PLAN
1/8" = 1'-0"



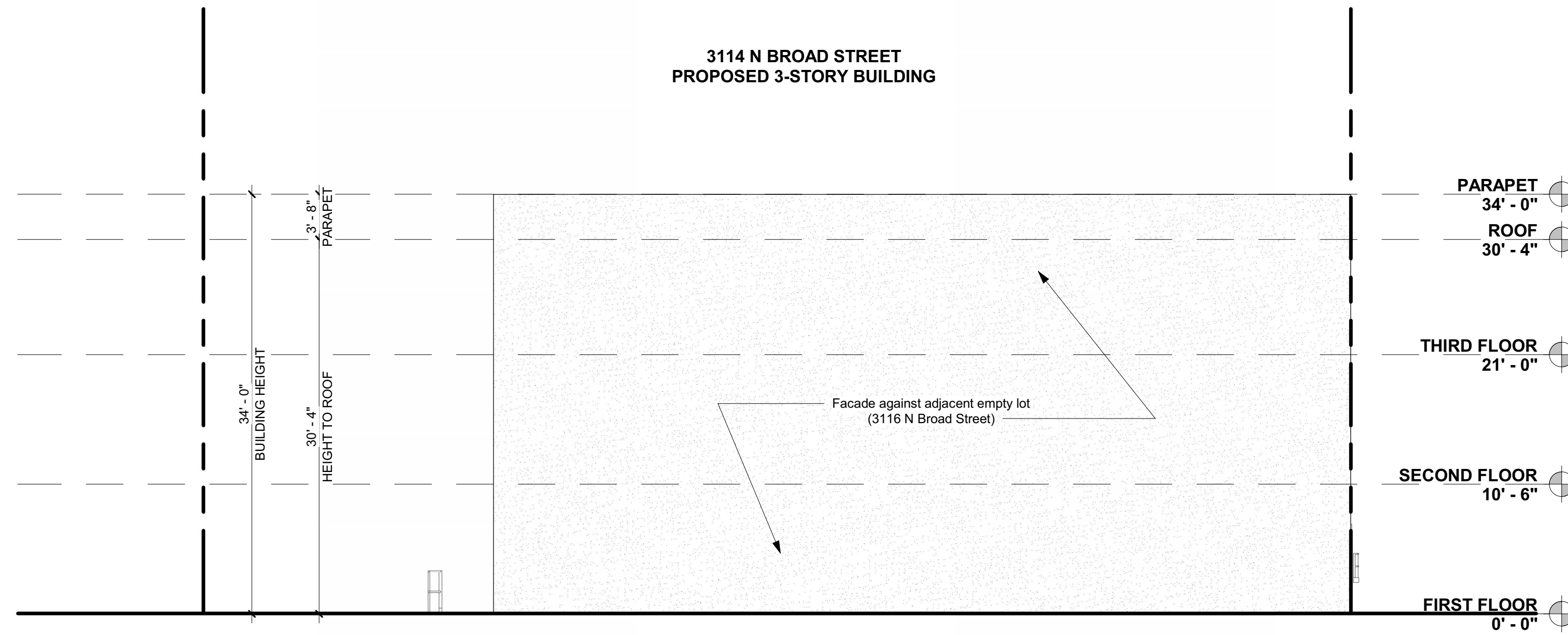
2 ZONING ELEVATION - EAST
1/8" = 1'-0"



3 ZONING ELEVATION - NORTH
1/8" = 1'-0"

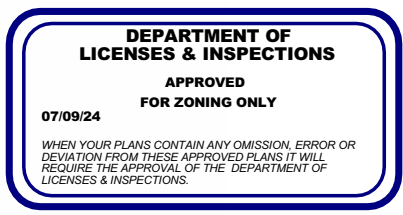


4 ZONING ELEVATION - WEST
1/8" = 1'-0"



5 ZONING ELEVATION - SOUTH
1/8" = 1'-0"

Zoning District: CMX-3
Maximum Floor Area Ratio: 500%
Actual Floor Area Ration: 4,981 SF / 1,655 SF = 300%
Setbacks:
Front: 0'-0"
Rear: 0'-0"
Side yard: 0'-0" (Multi-Family Attached)
Lot Area: 1,658 SF
Allowable Lot Coverage: 75% (Intermediate)
1,241 SF
Actual Lot Coverage: 74.7%
1,237 SF
Lot Use: Multi-Family Residential (By-Right)
Exceptions to Dimensional Standards
All Districts:
• Balustrades and parapet walls may extend above the height limits up to 42 in.
Parking Requirements (Table 14-802-2)
CMX-3 Multifamily: 3/10 Units
Total Units: 6 * (3/10) = 1.8
Required Parking: 2 Parking Spaces
Provided Parking: 0 Parking Spaces (variance requested)



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: NA
PRIMARY FRONTAGE: Broad Street
REAR STREET: NA

Applied Electronically By: BRIAN WENRICH
January 17, 2024 Ledger No. E-5168
Philadelphia City Planning Commission

REVISIONS

ITEM	DATE	REVISION
1	02 JAN 2024	Revision 1



JLS ARCHITECTS, LLC



ISSUED FOR:
ZONING
02 JANUARY 2024

ARCHITECTURAL ZONING DRAWING

Project: 22-182A
Scale: 1/8" = 1'-0"
Date: 29 NOV 2023
Drawn by: MSC

**3114 N BROAD STREET
REGGIE BULLOCK**
**3114 N BROAD STREET
PHILADELPHIA, PA 19132**

Z-1



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

Application Number: ZP-2023-013222	Zoning District(s): CMX3	Date of Refusal: 1/17/2024
Address/Location: 3114 N BROAD ST, Philadelphia, PA 19132-2421 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Reginald Bullock DBA: SMART CENTS CONSTRUCTION LLC	Applicant Address: 3878 BLAINE STREET PHILADELPHIA, PA 19140 USA	Civic Design Review? N

Application for: For the Erection of an attached Structure. For use as a Multi-Family (6 units) dwelling. Size and location as per approved plans.

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 14-802-2	Required Parking in Commercial Districts	Required Two (2) parking spaces Minimum whereas you are proposing zero spaces.

Commented [AP1]:

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.

NOTES TO THE ZBA:

No signs on this application.

Parcel Owner:

KOINONIA INVESTMENTS LLC

EXAMINER NAME
PLANS EXAMINER

1/17/2024
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.

Zoning Permit

Permit Number ZP-2023-013222

LOCATION OF WORK 3114 N BROAD ST, Philadelphia, PA 19132-2421	PERMIT FEE \$1,804.00	DATE ISSUED 5/22/2024
	ZBA CALENDAR MI-2024-000915	ZBA DECISION DATE 5/22/2024
	ZONING DISTRICTS CMX3	

PERMIT HOLDER KOINONIA INVESTMENTS LLC	3878 BLAINE ST KOINONIA INVESTMENTS LLC PHILADELPHIA PA 19140
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the Erection of an attached Structure. Size and location as per approved 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) No Provisos



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-2023-013222

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3114 N BROAD ST Philadelphia, PA 19132-2421

ADDITIONAL USE DETAILS

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

Multi-Family (6 units) dwelling.

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.