

Zoning Permit

Permit Number ZP-2025-002310

LOCATION OF WORK 1615 W TIOGA ST, Philadelphia, PA 19140-4933	PERMIT FEE \$1,871.00	DATE ISSUED 8/13/2025
	ZBA CALENDAR MI-2025-001867	ZBA DECISION DATE 8/13/2025
	ZONING DISTRICTS RSA5	

PERMIT HOLDER W TIOGA HOLDINGS LLC	2424 E YORK ST SUITE 213 PHILADELPHIA PA 19125
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OWNER CONTACT 1 Alex Lipkin	1615 W Tioga St. Philadelphia, PA 19140
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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, SIZE AND LOCATION AS SHOWN ON THE PLANS.

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) Commercial trash pickup. (2) Trash stored in the rear."



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

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1615 W TIOGA ST Philadelphia, PA 19140-4933

ADDITIONAL USE DETAILS

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

FOR USE AS A MULTI-FAMILY (SIX DWELLING UNITS) HOUSEHOLD LIVING.

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.

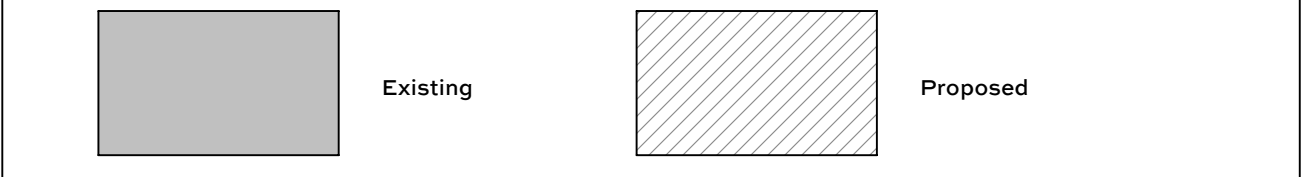
PROJECT SUMMARY: 1615 W Tioga St

Existing vacant lot, proposed new three story six unit dwelling, to include four two-bedroom units and two three-bedroom units. Existing single family zoning does not allow for multi-family use, meaning this proposed design shall require a zoning variance.

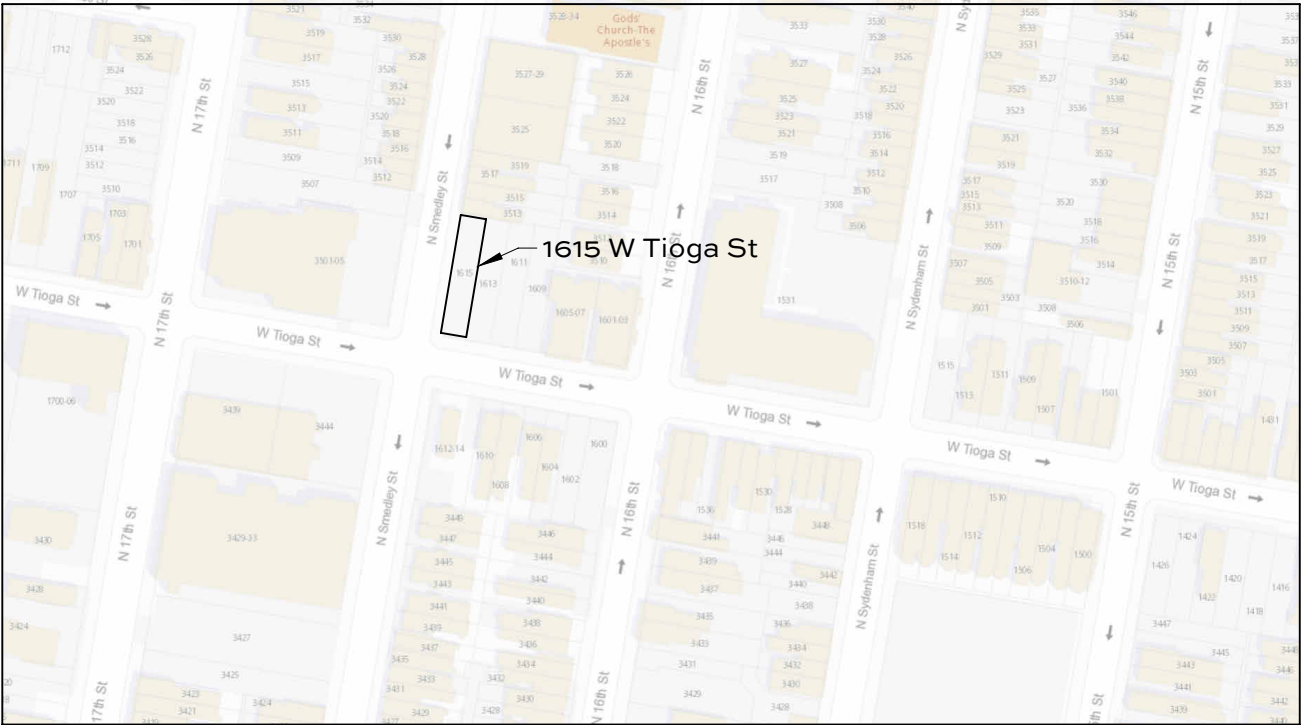
Zoning: RSA-5	Lot Area: 2557.33 SF (0.058 Acre)	Use: Multi Family Dwelling
DIMENSIONAL STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
Lot Area	2557.33 SF (100%)	2557.33 SF (100%)
Open Area (min)	511.47 SF (20%)	669.77 SF (26.19%)
Building Area (max)	2045.86 SF (80%)	1887.56 SF (92.26%)
Rear Yard (min)	22'-5" (20%)	29'-4 3/4"
Height	38' Max.	34'-6"
Unit Count	1	6*
Parking	No	No
Gross Floor Area	No Limit	7550.24

*. Variances required

PHASING LEGEND



LOCATION MAP



SITE EXCAVATION

PA One call system must be notified minimum of 72 hours prior to beginning excavation. It is the sole responsibility of the General Contractor to contact PA One Call, and Special Inspections engineer(s) prior to, during and upon completion of all excavation and foundation activities.

PA ONE-CALL No.: 20- CONTACT: 811 / 1800 242 1776

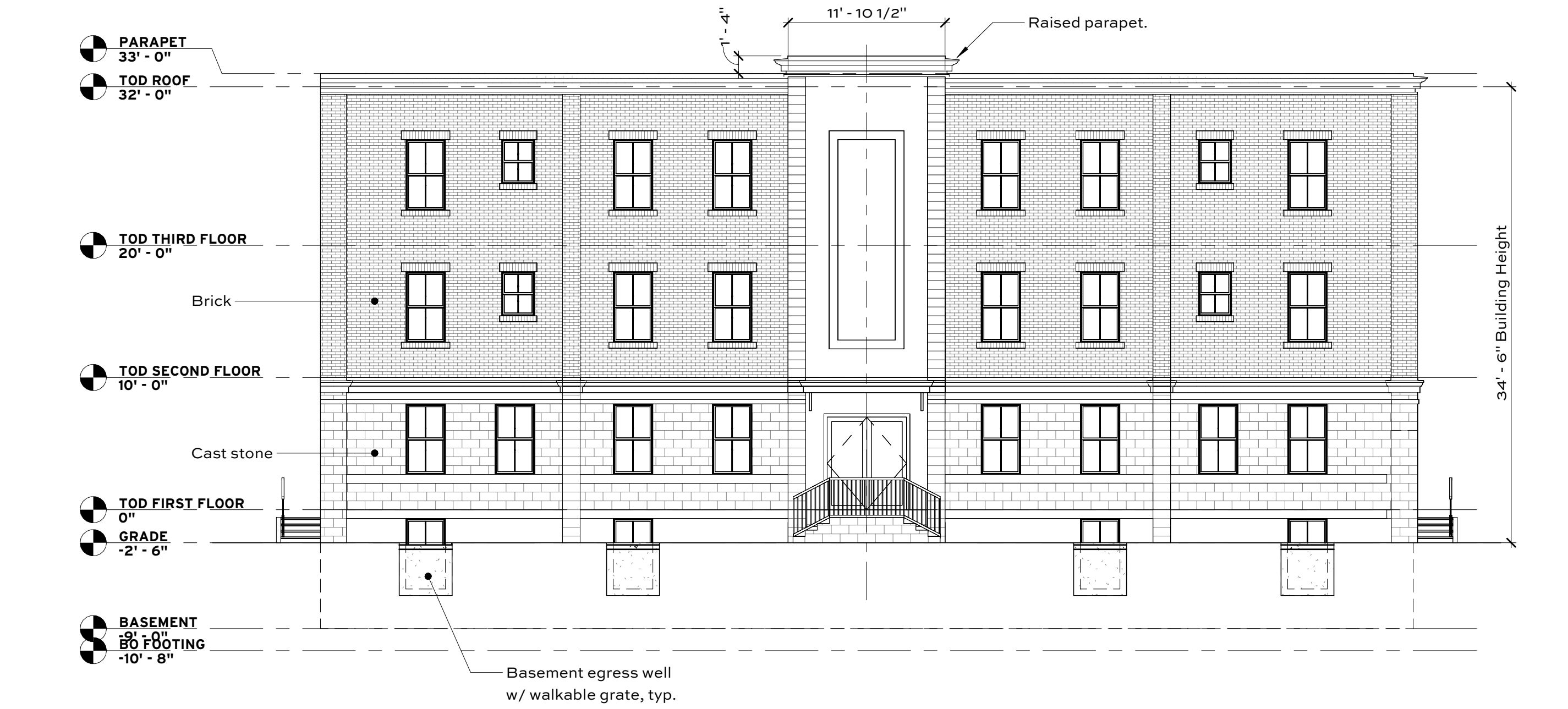
AREA SCHEDULE

NAME	UNIT AREA (NET)	LEVEL
Unit 101	783.47 SF	FIRST FLOOR
Unit 101	567.75 SF	BASEMENT
	1351.22 SF	
Unit 102	783.47 SF	FIRST FLOOR
Unit 102	567.75 SF	BASEMENT
	1351.22 SF	
Unit 201	811.02 SF	SECOND FLOOR
	811.02 SF	
Unit 202	811.80 SF	SECOND FLOOR
	811.80 SF	
Unit 301	803.52 SF	THIRD FLOOR
	803.52 SF	
Unit 302	806.03 SF	THIRD FLOOR
	806.03 SF	

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: TIOGA ST
PRIMARY FRONTAGE: TIOGA ST, SMEDLEY ST
REAR STREET:

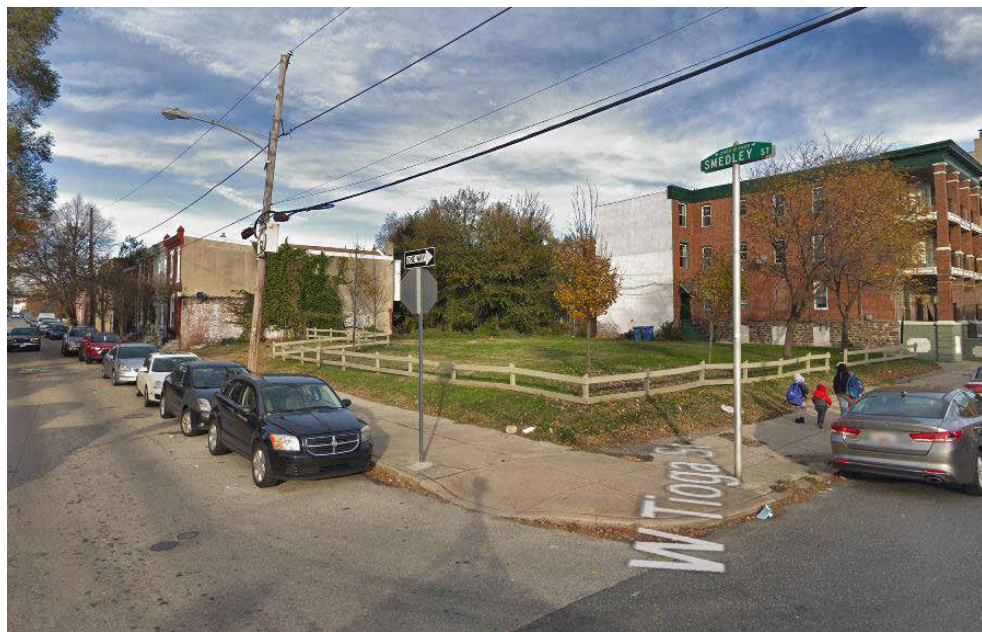
Applied Electronically By: BENJAMIN SCHMIDT
March 17, 2025
DEPARTMENT OF
PLANNING & INSPECTIONS
Ledger No.: E-6837
APPROVED
For the City Planning Commission
Applied by L&I: Richard Chen



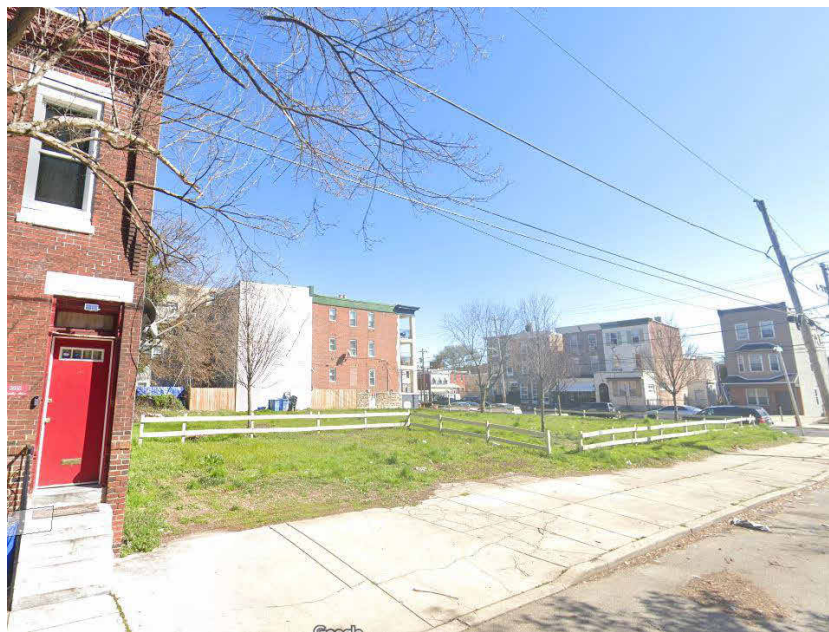
3 Zoning Elevation
1/8" = 1'-0"



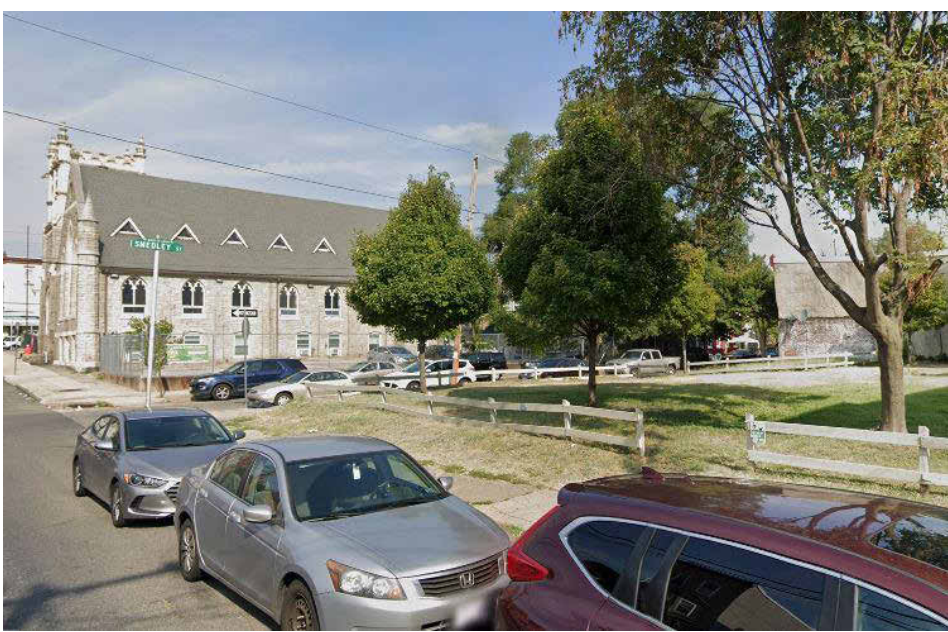
1 ZONING SECTION
1/8" = 1'-0"



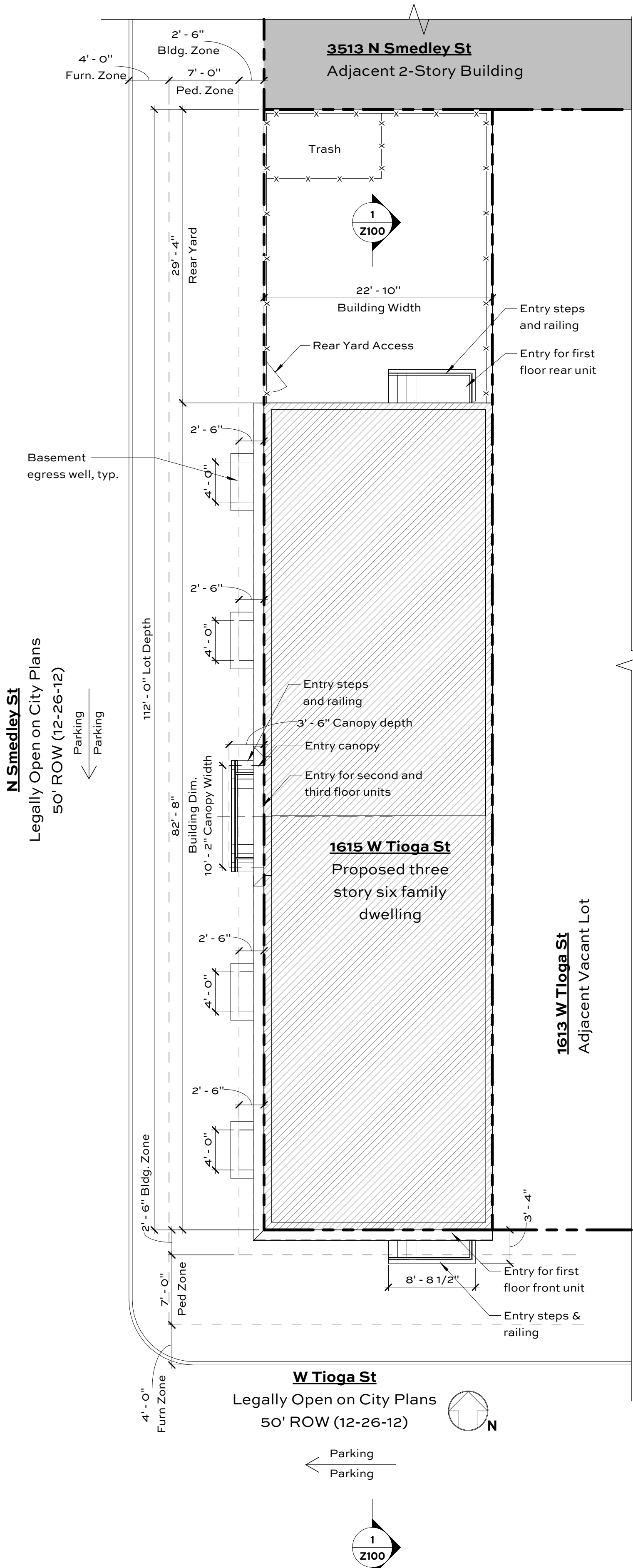
View from SW Corner, W Tioga St & N Smedley St



View from NW Corner, N Smedley St



View from SE Corner, W Tioga St



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

NOT FOR CONSTRUCTION

THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
THREE MARKS
MASS ARCHITECTURE
LOCATED AT 3437 D ST. NO. 121
PHILADELPHIA PENN 19134

MULTI FAMILY RESIDENCE

1615 W Tioga St Philadelphia PA 19140

PROJECT

DATE 02/20/2025

NO REVISION 1
Schematic Design

DRAWING NUMBER

Z100

Zoning

TITLE

Notice of:☒ **Refusal**☐ **Referral**

Application Number: ZP-2025-002310	Zoning District(s): RSA5	Date of Refusal: 3/24/2025
Address/Location: 1615 W TIOGA ST, Philadelphia, PA 19140-4933 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Matthew Masterpasqua DBA: MASS ARCHITECTURE STUDIO, LLC	Applicant Address: 3427 D St #121 Philadelphia, PA 19139 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON THE PLANS.

FOR USE AS A MULTI-FAMILY (SIX DWELLING UNITS) HOUSEHOLD LIVING.

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 Districts	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (6 DWELLING UNTIS), IS NOT ALLOWED IN THIS ZONING DISTRICT.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ (300)Parcel Owner:

W TIOGA HOLDINGS LLC

Zoning Overlay District:

/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District

RICHARD CHEN
PLANS EXAMINER3/24/2025
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.