

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

Application Number: ZP-2021-008078	Zoning District(s): RSA5	Date of Refusal: 9/23/2021
Address/Location: 3230 N 15TH ST, Philadelphia, PA 19140-5027 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Jacob Wesel	Applicant Address:	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING FOUR (4) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN APPLICATION/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):	Reason for Refusal:		
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR: WHEREAS THE PROPOSED USE OF MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THE RSA-5 ZONING DISTRICT.		
Section 14-604(14)(b)	THE PROPOSED ZONING IS REFUSED FOR:		
		REQUIRED	PROPOSED
	MINIMUM HEIGHT OF THE PROPOSED BALCONY	10 FT	4 FT

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

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

Parcel Owner:
3230 N 15th St. LLC



MARK GRIFFENBERG
PLANS EXAMINER

9/23/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-008078

LOCATION OF WORK 3230 N 15TH ST, Philadelphia, PA 19140-5027	PERMIT FEE \$1,172.00	DATE ISSUED 3/2/2022
	ZBA CALENDAR MI-2021-004046	ZBA DECISION DATE 3/2/2022
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 3230 N 15th St. LLC	100 South Broad St. Philadelphia, Pennsylvania 19110
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. **EXTENSION OF ZONING PERMITS ZP-2021-008078 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 03/22/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW.

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) Trash to be stored in the rear of property.
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 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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Zoning Permit

Permit Number ZP-2021-008078

NO CHANGES TO PERMIT LANGUAGE.**



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)

Trash to be stored in the rear of property.



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-2021-008078

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3230 N 15TH ST, Philadelphia, 19140-5027

ADDITIONAL USE DETAILS

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

TO CONTAIN FOUR (4) DWELLING UNITS**EXTENSION OF ZONING PERMITS ZP-2021-008078 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 03/22/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.**

This permit is subject to the following specific conditions.

CONDITIONS

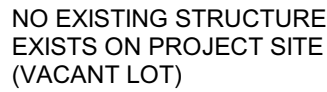
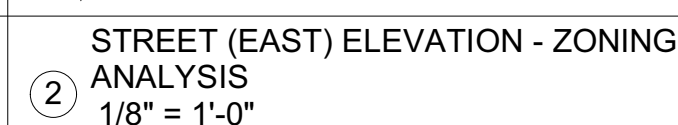
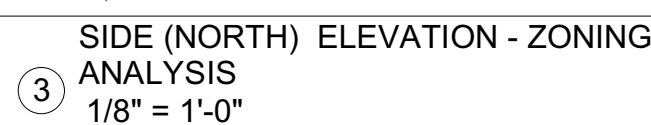
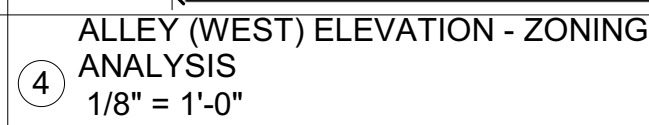
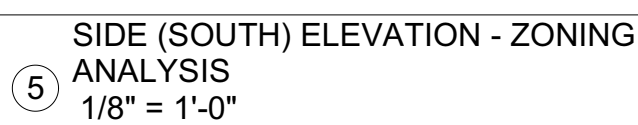
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

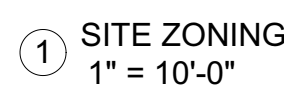
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

[illegible]

PHILADELPHIA ZONING CODE
2018 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
PHILADELPHIA ELECTRICAL CODES AS PER 2014 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 PHILADELPHIA FIRE CODE



- All fishes, equipment, fixtures and equipment to be selected and provided by the owner or the owner's contractor.



Scale	As indicated
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