

Zoning Permit

Permit Number ZP-2024-009037

LOCATION OF WORK 3533 N 16TH ST, Philadelphia, PA 19140-4103	PERMIT FEE \$1,054.00	DATE ISSUED 3/5/2025
	ZBA CALENDAR MI-2024-006242	ZBA DECISION DATE 3/5/2025
	ZONING DISTRICTS RSA5	

PERMIT HOLDER A&P CONSTRUCTION LLC	768 S 07TH STREET A&P CONSTRUCTION LLC PHILADELPHIA PA 19147
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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. SIZE AND LOCATION AS SHOWN IN 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) Maximum 6 dwelling units. (2) No household living in the basement."



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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3533 N 16TH ST, Philadelphia, PA 19140-4103

ADDITIONAL USE DETAILS

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

SIX (6) DWELLING UNITS

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.

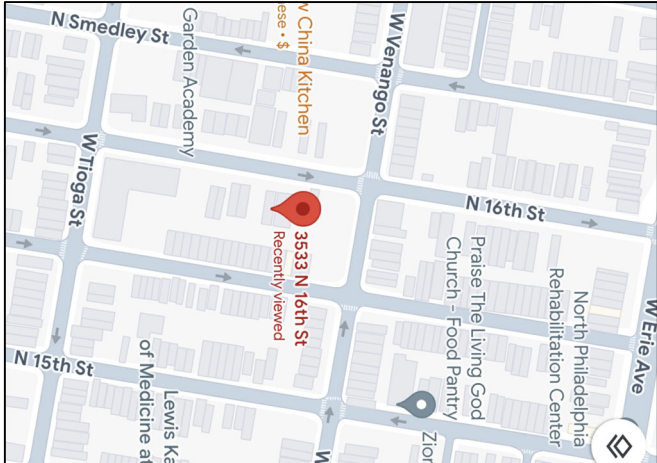
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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



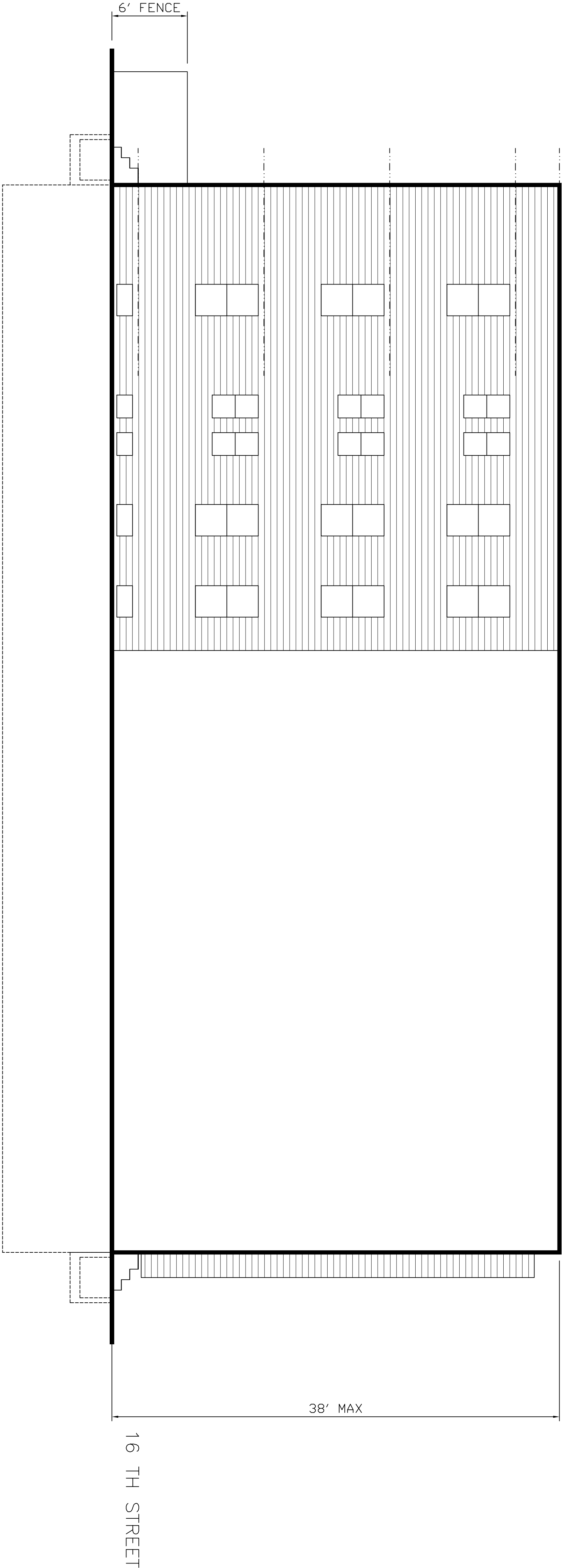
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

ZONING DATA		3533 N 16TH STREET PARCEL SIZE SHOWN	
RS45 ZONING DISTRICT		3533 N 16TH STREET OPA # 112193800	
LOT WIDTH		36'-3"	
LOT AREA		4126 SF	
OCCUPIED AREA		2853 SF	
BUILDING HEIGHT		38'	
REAR YARD DEPTH		9'	

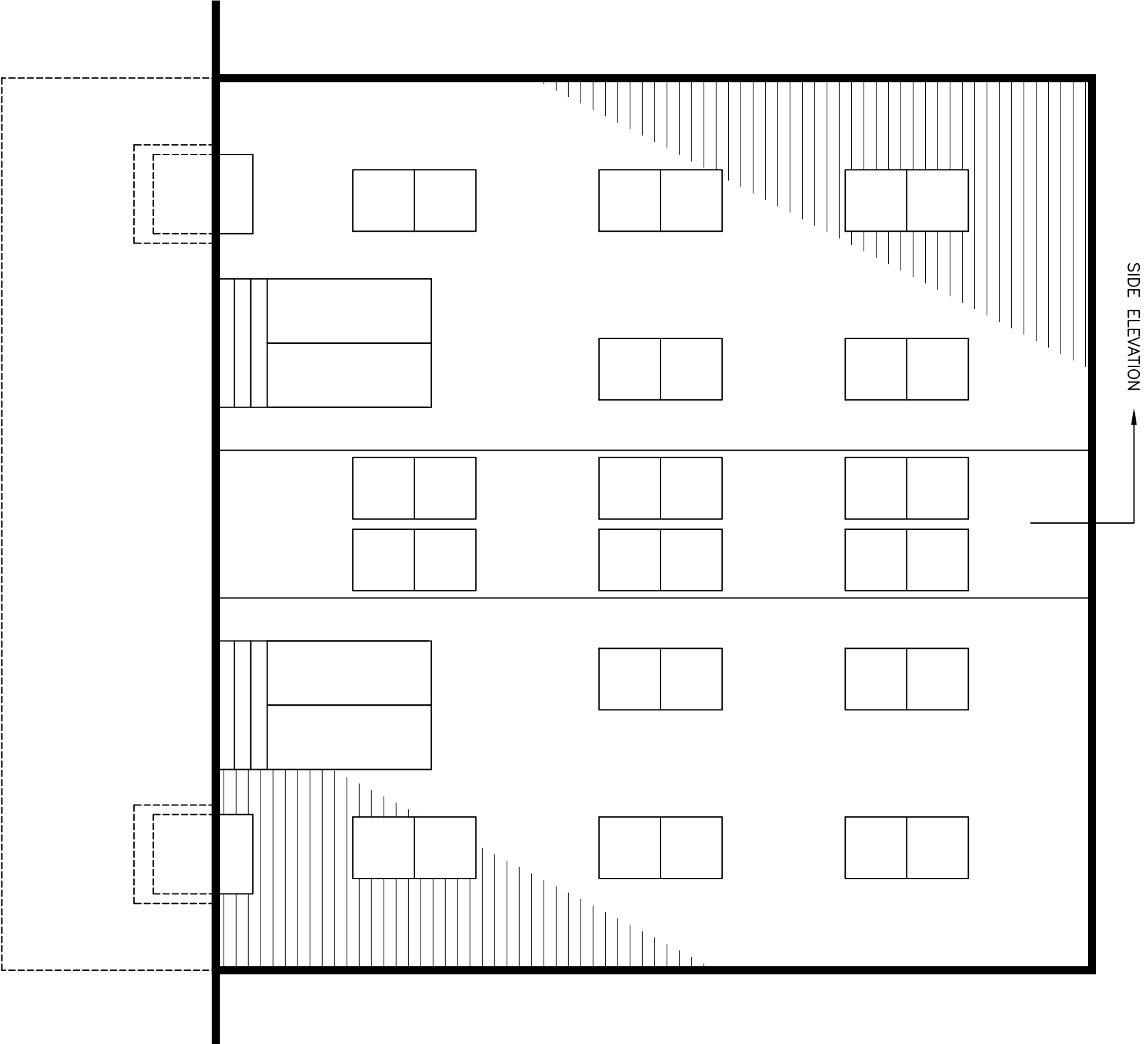


EXISTING FRONT
NTS

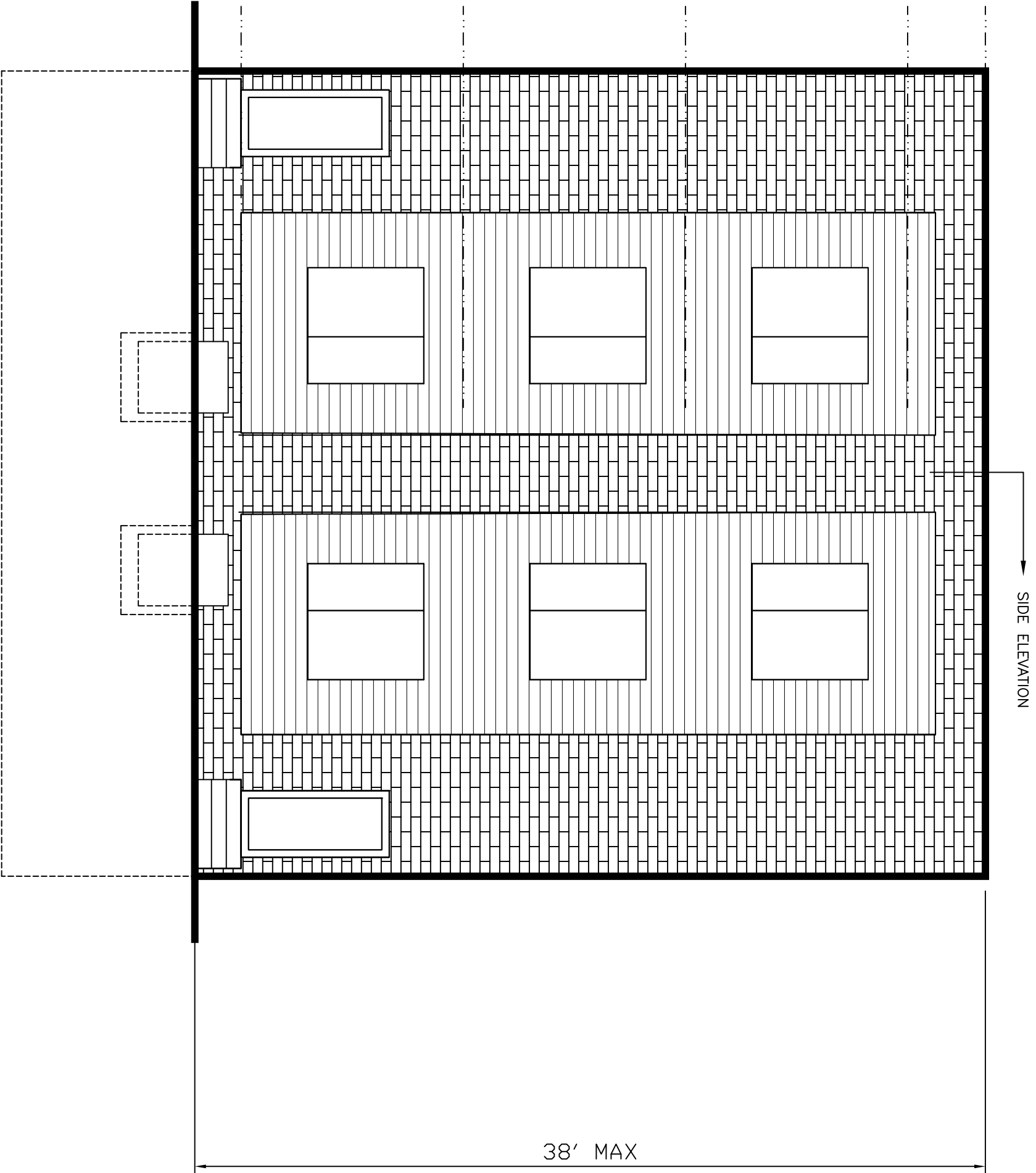
LOCATION MAP
NTS



SIDE ELEVATION
SCALE: 3/16" = 1'-0"

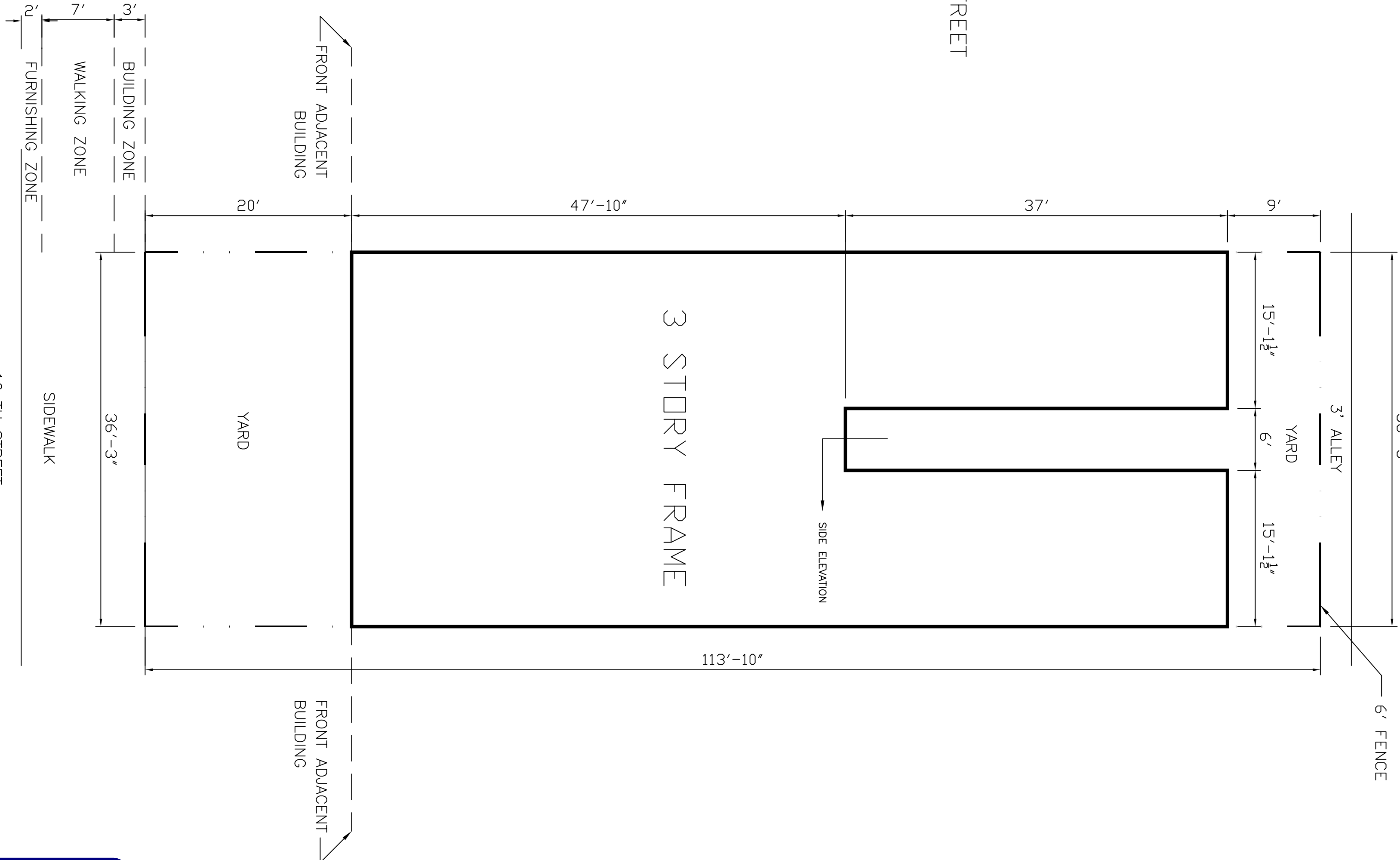


REAR ELEVATION
SCALE: 3/16" = 1'-0"



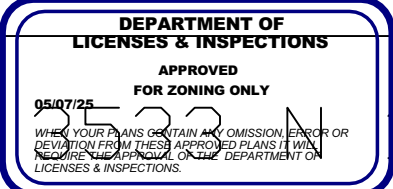
SIDE ELEVATION

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SITE PLAN
SCALE: 1/8" = 1'-0"



3533 N 16TH STREET
PHILADELPHIA, PA. 19140

ZONING PLAN
8 UNITS

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2024-009037	Zoning District(s): RSA5	Date of Refusal: 9/27/2024
Address/Location: 3533 N 16TH ST, Philadelphia, PA 19140-4103 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Henry Clinton ESQ.	Applicant Address: Queen Memorial Building 1313 S. 33rd Street Philadelphia , PA 19146 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING. FOR THE USE AS A MULTI-FAMILY HOUSEHOLD LIVING (EIGHT DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-602-1	Uses Allowed in Residential Districts	Proposed use, multi-family household living, is not permitted in this residential district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

A&P CONSTRUCTION LLC

Zoning Overlay District:

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



Jonathan Vu
PLANS EXAMINER

9/27/2024
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.