

Zoning Permit

Permit Number ZP-2020-009043

LOCATION OF WORK 3539 N 16TH ST, Philadelphia, PA 19140-4103	PERMIT FEE \$3,172.00	DATE ISSUED 2/17/2021
	ZBA CALENDAR MI-2020-003141	ZBA DECISION DATE 2/17/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER RESIDENCES AT N 16TH TWO LLC	3539 N 16TH ST SIMPLIFILE LC E-RECORDING PHILADELPHIA PA 19140-4103
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT # 1: FOR THE EXTENSION OF ZONING PERMIT # ZP-2020-009043. THIS EXTENSION VALID UNTIL FEBRUARY 17, 2025, AS SET FORTH UNDER THE PHILADELPHIA ZONING CODE, SECTION 14-303(10).

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) MI-2020-003141
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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.

Zoning Permit

Permit Number ZP-2020-009043

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A PILOTHOUSE FOR MECH ACCESS ONLY; FOR USE AS MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

** Zoning amendment to remove basement from project, and to decrease building height (from 38' to 31'), GFA (from 7,986 SF to 5,585 SF), and number of stories (from 4 to 3) **



APPROVED USE(S)

Residential - Household Living - Multi-Family

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MI-2020-003141



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3539 N 16TH ST Philadelphia, PA 19140-4103

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.

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

Application Number: ZP-2020-009043	Zoning District(s): RSA5	Date of Refusal: 11/16/2020
Address/Location: 3539 N 16TH ST, Philadelphia, PA 19140-4103 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Brian Corcodilos DBA: Designblendz Architecture LLP	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A PILOTHOUSE FOR MECH ACCESS ONLY; FOR USE AS MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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 - Refusal	WHEREAS, THE PROPOSED USE, MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

None

Parcel Owner:

LACORTE THOMAS JOHN JR



CHANWOO JUNG
PLANS EXAMINER

11/16/2020
DATE SIGNED

