

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

Application Number: ZP-2022-000840	Zoning District(s): RSA3 (1 Overlay: EDO)	Date of Refusal: 3/31/2022
Address/Location: 3403 N 19TH ST, Philadelphia, PA 19140-4814 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING FOR THE USE AS MULTI-FAMILY (7 UNITS) HOUSEHOLD LIVING AND TO INCLUDE TWO (2) OFF-STREET ACCESSORY PARKING SPACES ACCESSED BY A REAR SHARED DRIVEWAY (DRAFT LEGAL DESCRIPTION FOR SHARED DRIVEWAY EASEMENT NEEDS TO BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMIT) (SIZE AND LOCATION AS SHOWN ON 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>	
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living, is expressly prohibited in the RSA-3 residential zoning district	
Table 14-602-1.A	Building Type	Whereas the proposed Building Type of attached is not allowed in RSA-3.	
Table 14-802-1	Required Parking in Residential Districts	Whereas the proposed use, multi-family household living, requires a minimum of 7 accessory off-street parking spaces in the RSA-3 and 2 are proposed.	
Table 14-701-1	Maximum Occupied Area (% of lot)	ALLOWED 50%	PROPOSED 72.3%
Table 14-701-1	Minimum Rear Yard depth (ft.)	REQUIRED 20 ft.	PROPOSED 0 ft.

THREE (3) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

Parcel Owner:

Soiled, LLC

Rachael Pritzker Philadelphia, PA-19103

1521 Locust St #605, Philadelphia, PA 19102



REEBA MERIN BABU
PLANS EXAMINER

3/31/2022
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-2022-000840

LOCATION OF WORK 3403 N 19TH ST, Philadelphia, PA 19140-4814	PERMIT FEE \$1,922.00	DATE ISSUED 8/31/2022
	ZBA CALENDAR MI-2022-003160	ZBA DECISION DATE 8/31/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER RAM PHILA COMMUNITY 4 LLC	1633 MARKET ST RAM PHILA COMMUNITY 4 LLC PHILADELPHIA PA 19103
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OWNER CONTACT 1 Rachael Pritzker	1521 Locust St #605, Philadelphia, PA 19102
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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 BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS). **EXTENSION OF ZONING PERMIT ZP-2022-000840 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 8/31/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.**
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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)
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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-2022-000840

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3403 N 19TH ST Philadelphia, PA 19140-4814

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (7 UNITS) HOUSEHOLD LIVING AND TO INCLUDE TWO (2) OFF-STREET ACCESSORY PARKING SPACES ACCESSED BY A REAR SHARED DRIVEWAY (DRAFT LEGAL DESCRIPTION FOR SHARED DRIVEWAY EASEMENT NEEDS TO BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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.

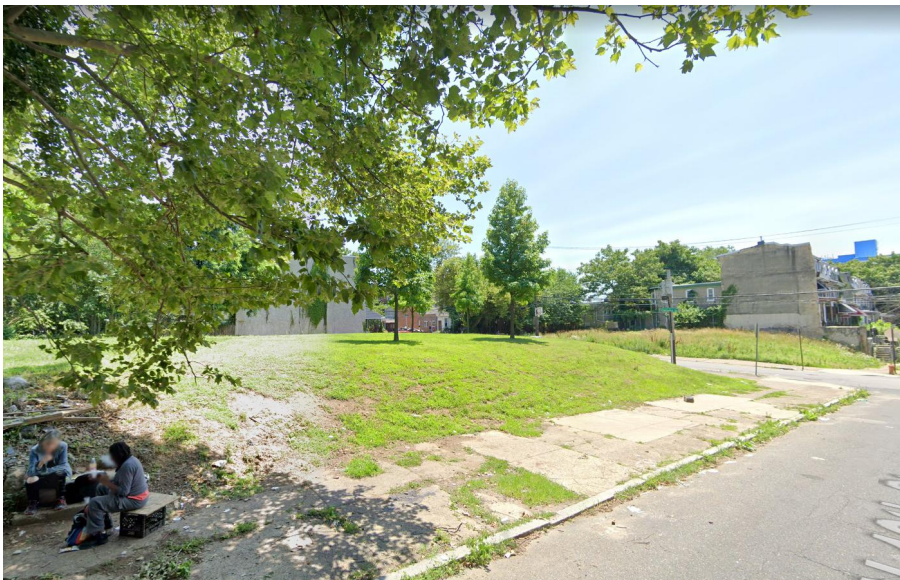
See § 14-303 of the Philadelphia Zoning Code for more information.



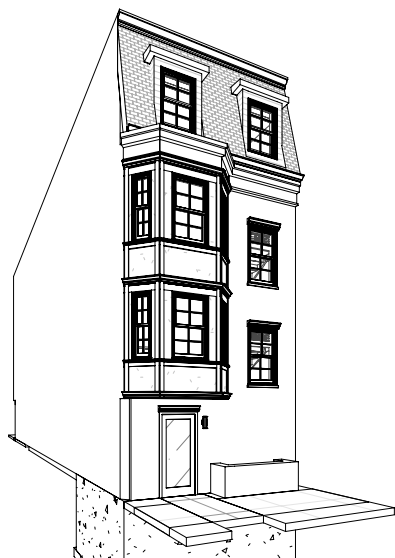
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit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



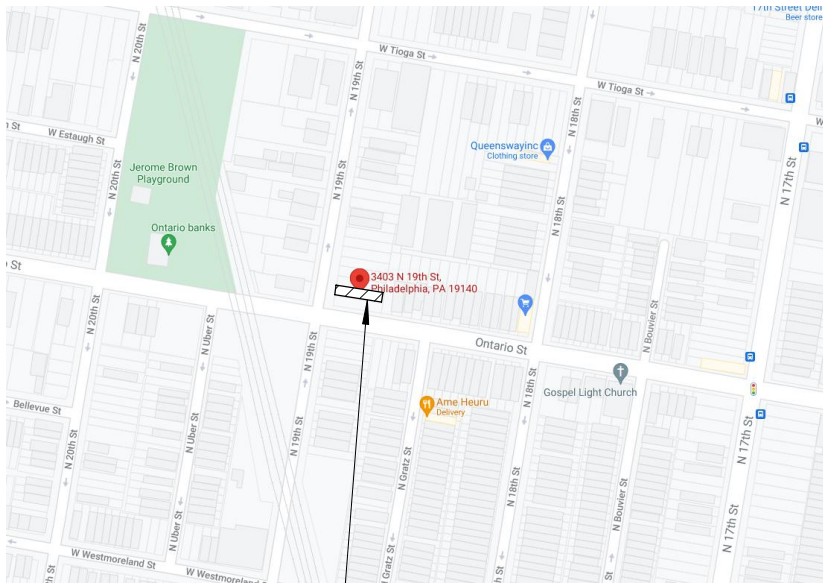
SITE PHOTO



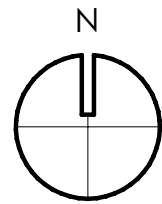
SITE PHOTO



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

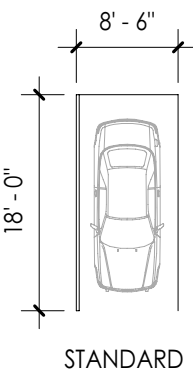
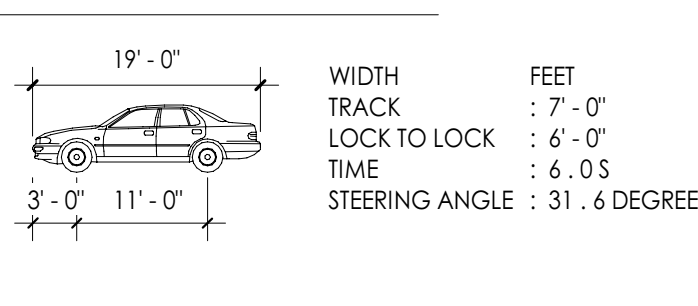


VICINITY MAP



ZONING MAP

PARKING LEGEND



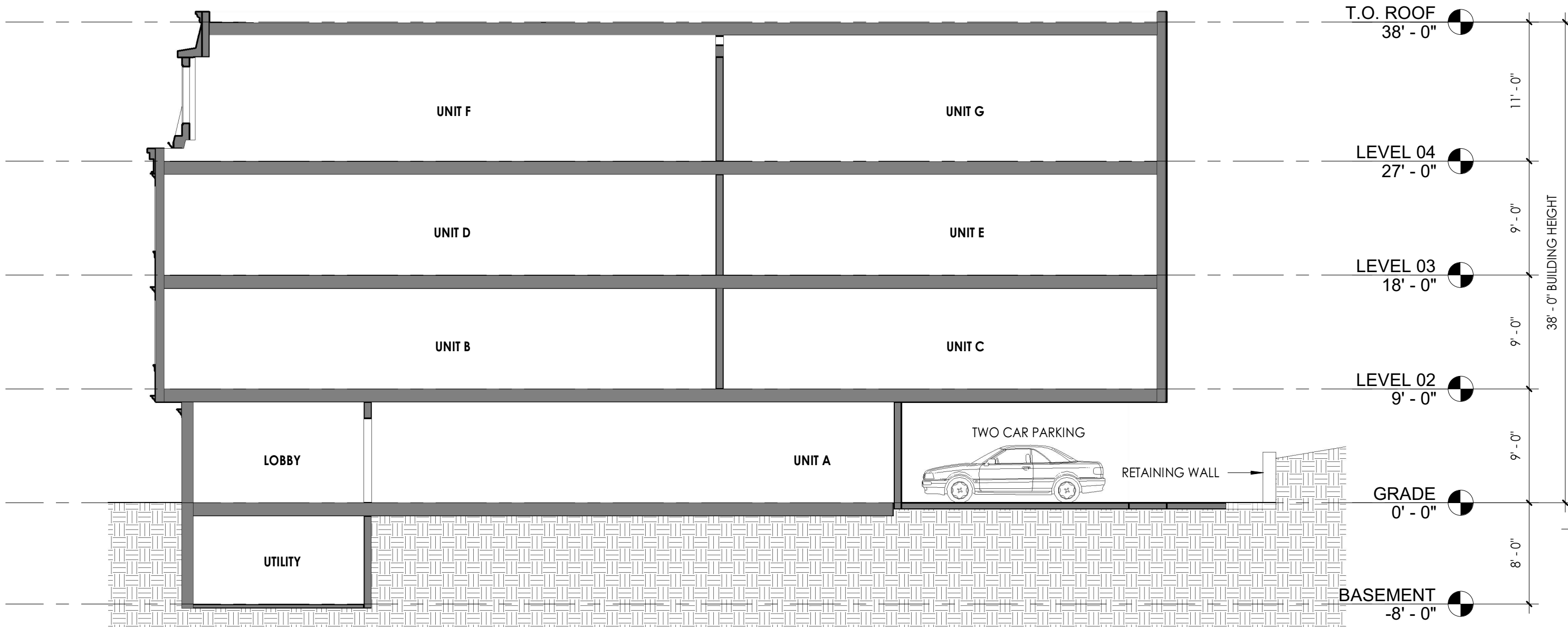
ZONING INFORMATION RSA-3

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 25'-0"	LOT WIDTH: 20'-0" EXISTING	NO
MINIMUM LOT AREA: 2,250 SQ FT	LOT AREA: 1,949 SF EXISTING	NO
MINIMUM OPEN AREA: 50%	OPEN AREA: 540 SF (27.7%)	YES
MINIMUM FRONT YARD DEPTH: 8'-0"	FRONT YARD DEPTH: 8'-0"	NO
MINIMUM SIDE YARD WIDTH: DETACHED 8'-0" EACH SIDE, OTHER 8'-0"	SIDE YARD WIDTH: 0'	NO
MINIMUM REAR YARD DEPTH: SINGLE-FAMILY 15'-0", OTHER 20'-0"	REAR YARD DEPTH: 12'-0"	YES
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0"	NO
PARKING: 1 REQUIRED	2	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY	YES

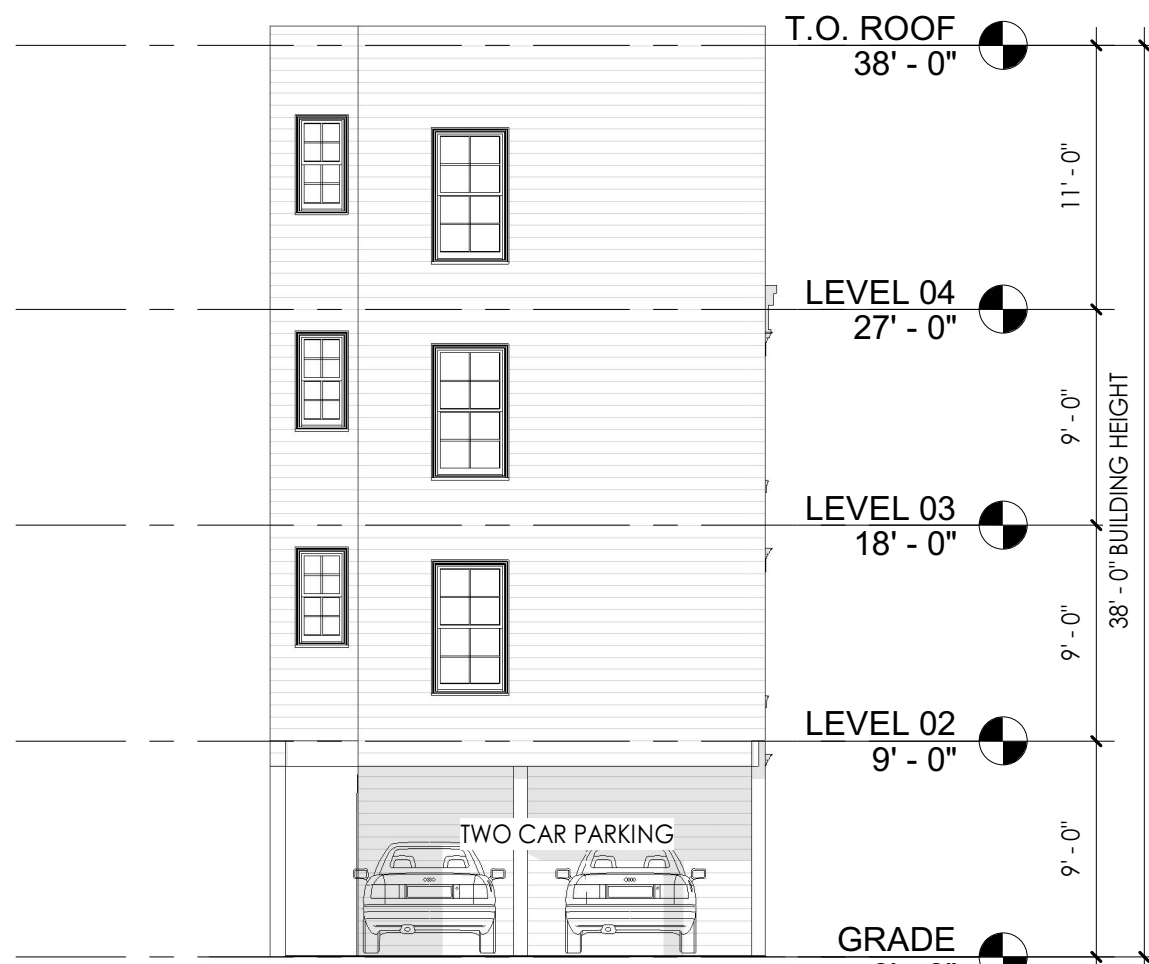
PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED

PERMITTED USE TYPE -
SINGLE-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS
ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN;
MARKET OR COMMUNITY-SUPPORTED FARM

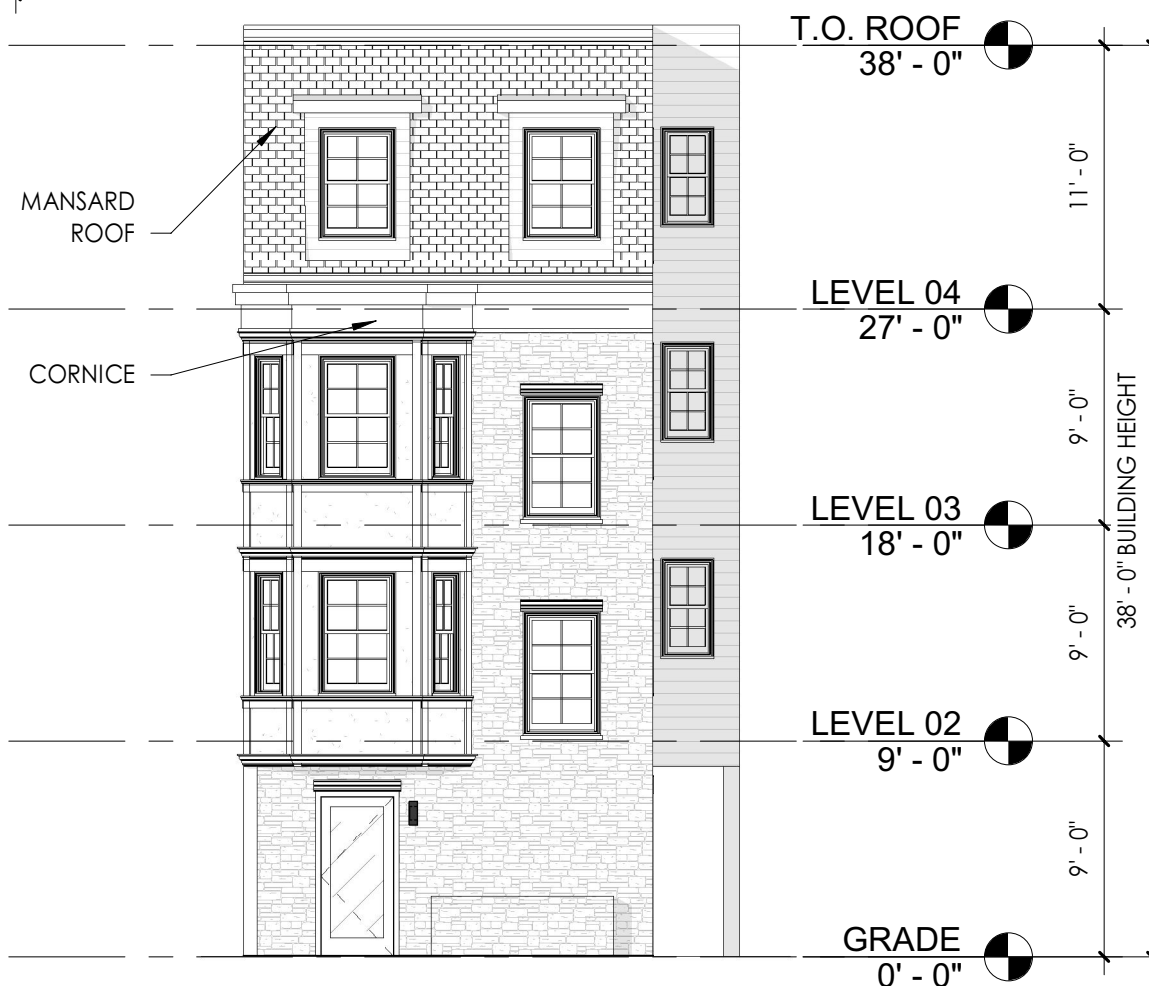
DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A 4 STORY, 7 UNIT, RESIDENTIAL MULTI-FAMILY
BUILDING WITH TWO CAR SURFACE PARKING



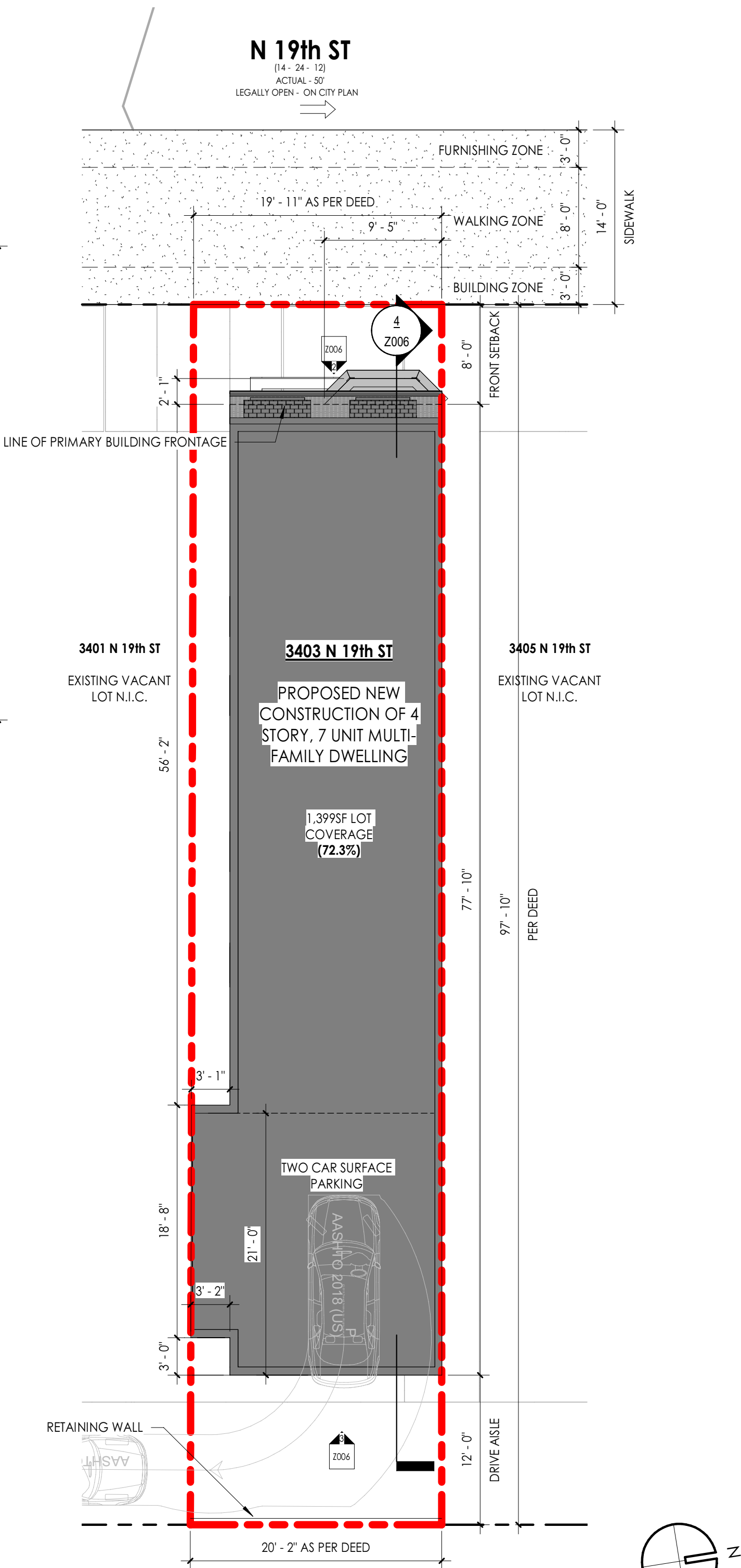
4 | ZONING SECTION
Z006 | 1/8" = 1'-0"



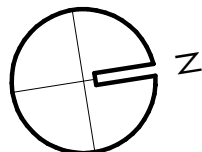
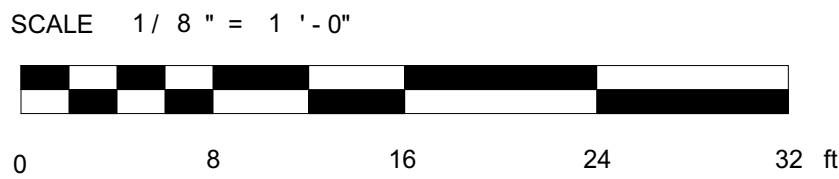
3 | REAR ELEVATION
Z006 | 1/8" = 1'-0"



2 | FRONT ELEVATION
Z006 | 1/8" = 1'-0"



1 | SITE PLAN
Z006 | 1/8" = 1'-0"



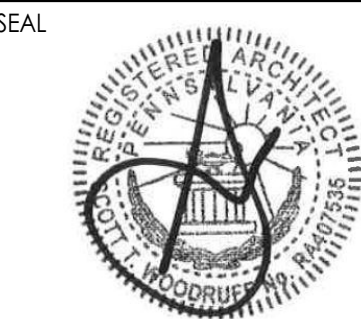
DESIGNBLENDZ ARCHITECTURE, LLP
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RAM PHILA COMMUNITY 4 LLC
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PHILADELPHIA, PA, 19103

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PROJECT ADDRESS
3403 N 19th ST, PHILADELPHIA, PA, 19140

1 | ISSUE FOR ZONING
SUBMISSIONS & REVISIONS

IT
BY

SM
APPD

2022.01.06
YYYY.MM.DD

PROJECT
N 19th ST DEVELOPMENT

SHEET TITLE
ZONING PLAN

PROJECT NO
21092105

REVISION
1

SCALE
As indicated

Z006

