

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

Application Number: ZP-2022-000841	Zoning District(s): RSA3	Date of Refusal: 3/31/2022
Address/Location: 3405 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 structure for use as seven (7) dwelling units (multi-family household living) with two (2) on-site accessory parking spaces accessed by a rear shared driveway easement. Legal easement agreement must be recorded prior to the issuance of the 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	Whereas the proposed use, multi-family household living, is prohibited in the RSA-3 residential zoning district.
Table 14-602-1.A	Building Types Allowed in Residential Districts	Whereas the proposed attached structure building type is prohibited in the RSA-3 residential zoning district.
Table 14-701-1	Allowable Occupied Area	The maximum allowable occupied area in the RSA-3 residential zoning district is 50% (977 sq ft) whereas the proposed occupied area is 72.4% (1,414 sq ft).
Table 14-701-1	Required Rear Yard Depth	The minimum required rear yard depth in the RSA-3 residential zoning district for a use other than single-family household living is twenty (20) ft whereas the proposed rear yard depth is zero (0) ft, measured from the rear of the structure to the nearest line of the shared driveway easement in accordance with 14-202(25).
Table 14-802-1	Required Parking	The minimum number of required on-site accessory parking spaces is seven (7) for seven (7) dwelling units (one (1) per multi-family household living unit) in the RSA-3 residential zoning district whereas two (2) on-site accessory parking spaces are proposed.

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

Fee to File Appeal: \$300

Parcel Owner:

PIECE OF PHILLY LLC

Christopher T. Hartland

Christopher T. Hartland
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-2022-000841

LOCATION OF WORK 3405 N 19TH ST, Philadelphia, PA 19140-4814	PERMIT FEE \$1,922.00	DATE ISSUED 8/31/2022
	ZBA CALENDAR MI-2022-003164	ZBA DECISION DATE 8/31/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER RAM Phila Community 4 LLC	1635 Market St Suite #1600 Philadelphia, Pennsylvania 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 STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. **EXTENSION OF ZONING PERMIT ZP-2022-000841 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-2022-000841

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3405 N 19TH ST Philadelphia, PA 19140-4814

ADDITIONAL USE DETAILS

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

FOR USE AS SEVEN (7) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH TWO (2) OFF-STREET ACCESSORY PARKING SPACES ACCESSED BY A REAR SHARED DRIVEWAY EASEMENT. LEGAL EASEMENT AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF THE 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.

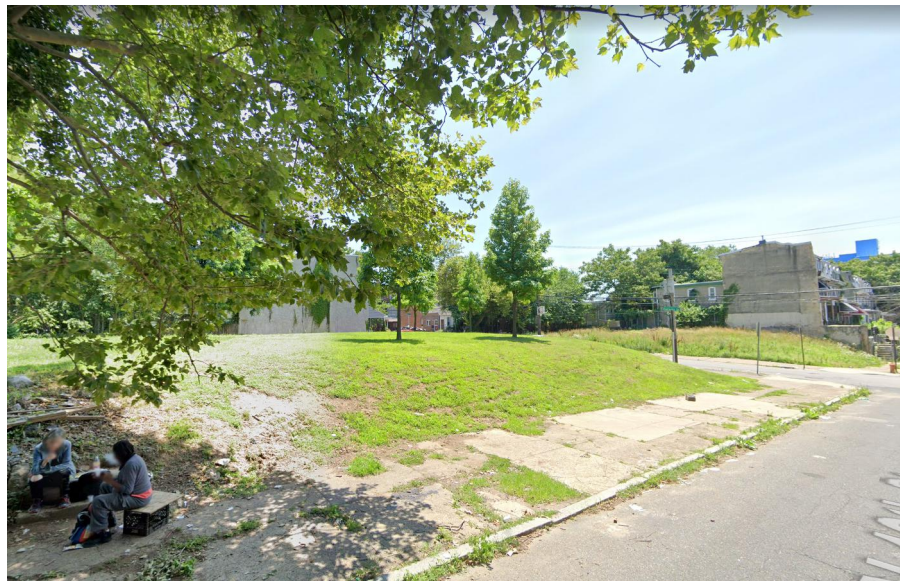
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



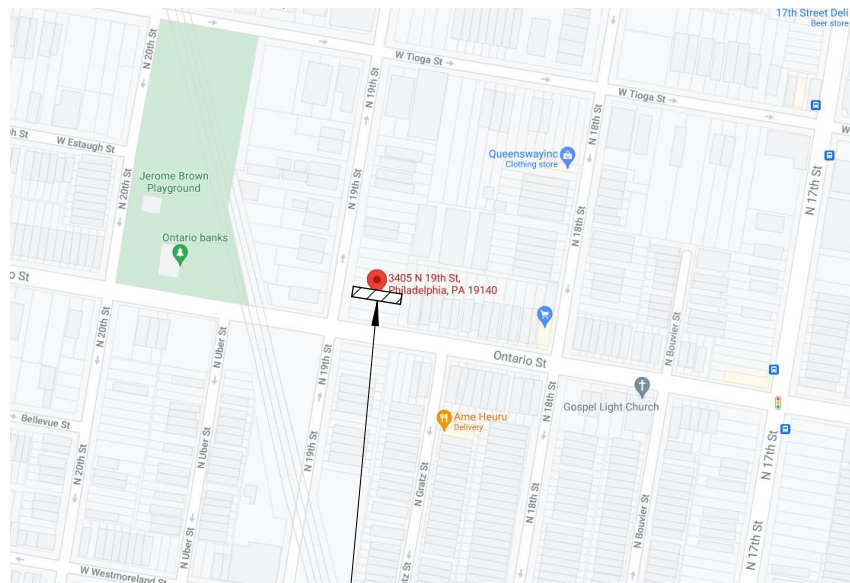
SITE PHOTO



SITE PHOTO



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)



PROJECT LOCATION

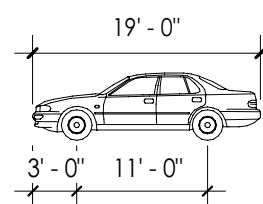
VICINITY MAP



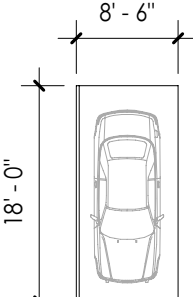
PROJECT LOCATION

ZONING MAP

PARKING LEGEND



WIDTH : 7'-0"
TRACK : 6'-0"
LOCK TO LOCK : 6'-0.5"
TIME : 31.6 DEGREE
STEERING ANGLE : 31.6 DEGREE



STANDARD

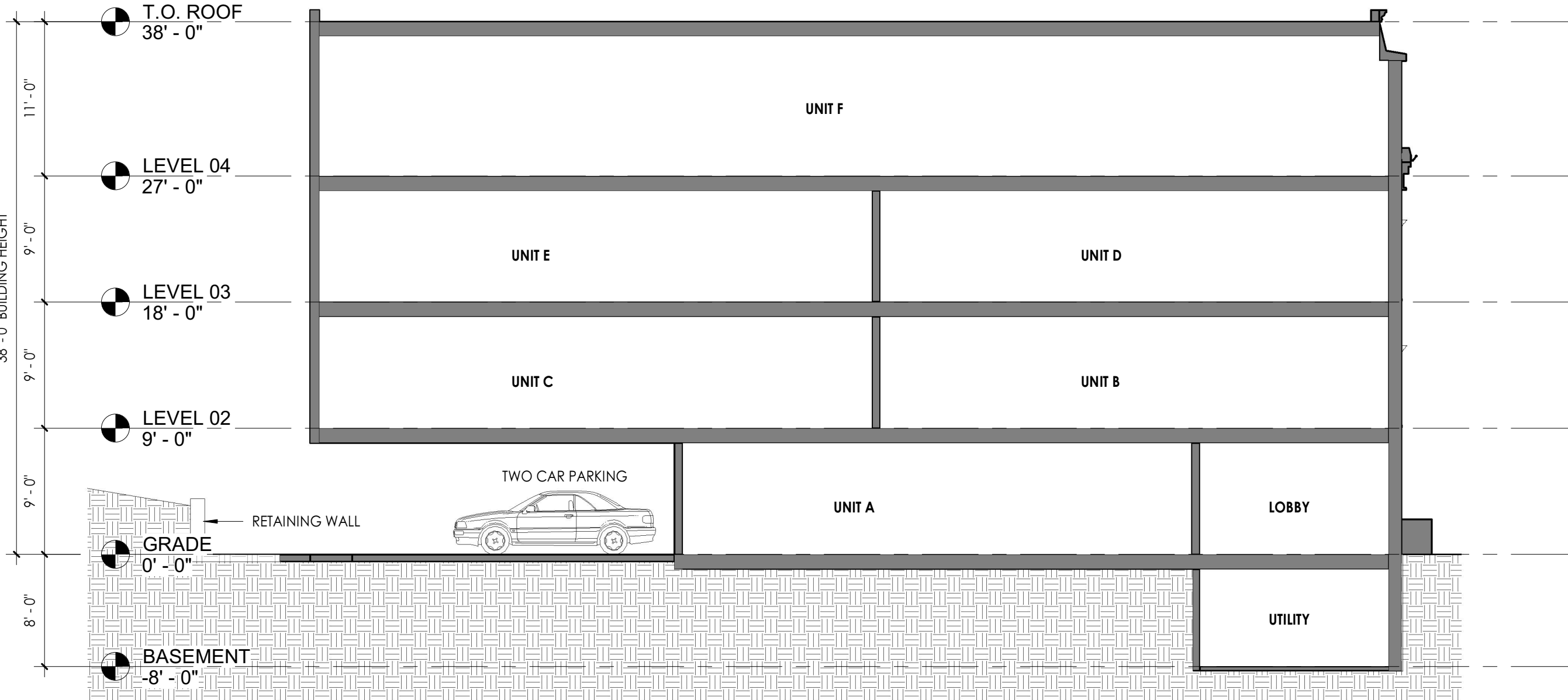
ZONING INFORMATION RSA-3

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: 1,954 SF EXISTING	NO
MINIMUM OPEN AREA: 50%	OPEN AREA: 540 SF (27.6%)	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: 0'-0"	YES
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0"	NO
PARKING: 7 REQUIRED	2	YES
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY	YES

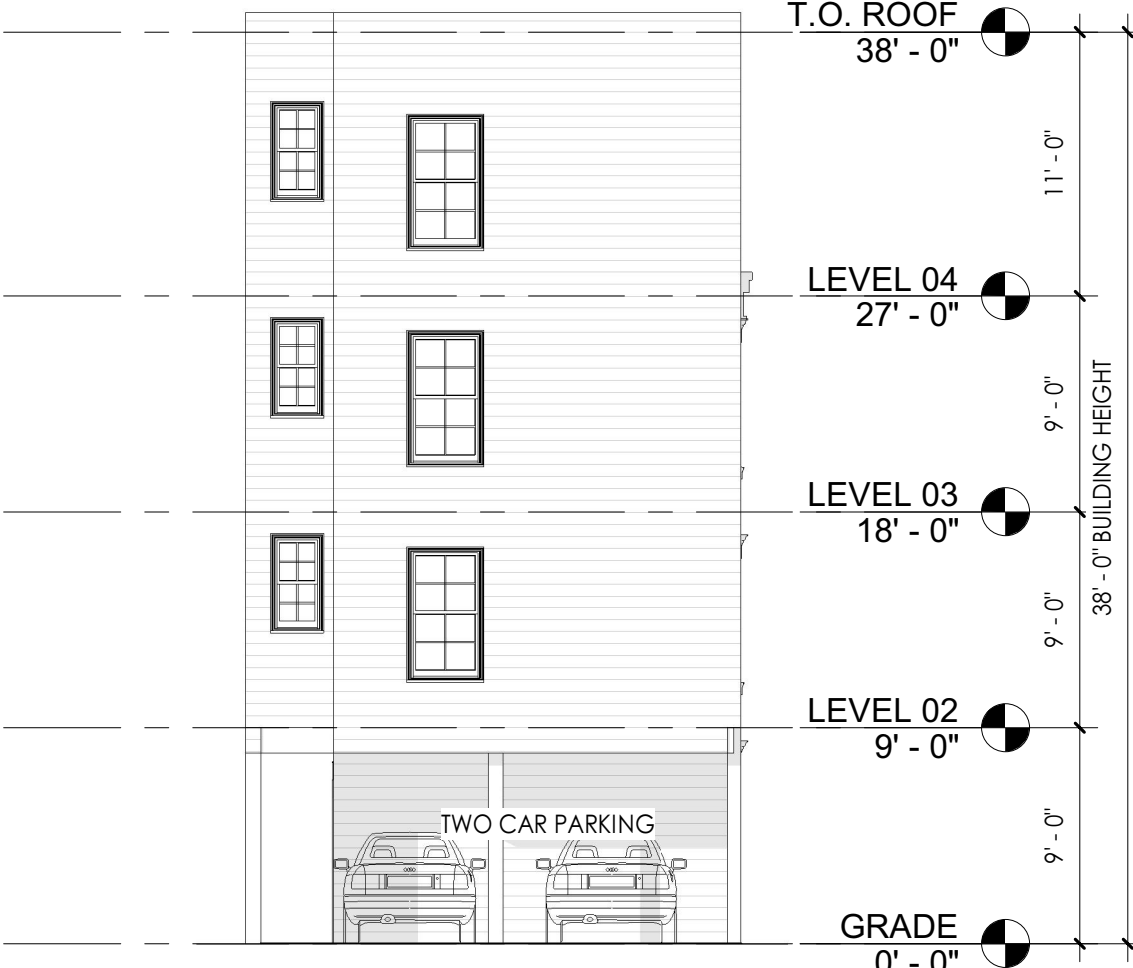
PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED

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

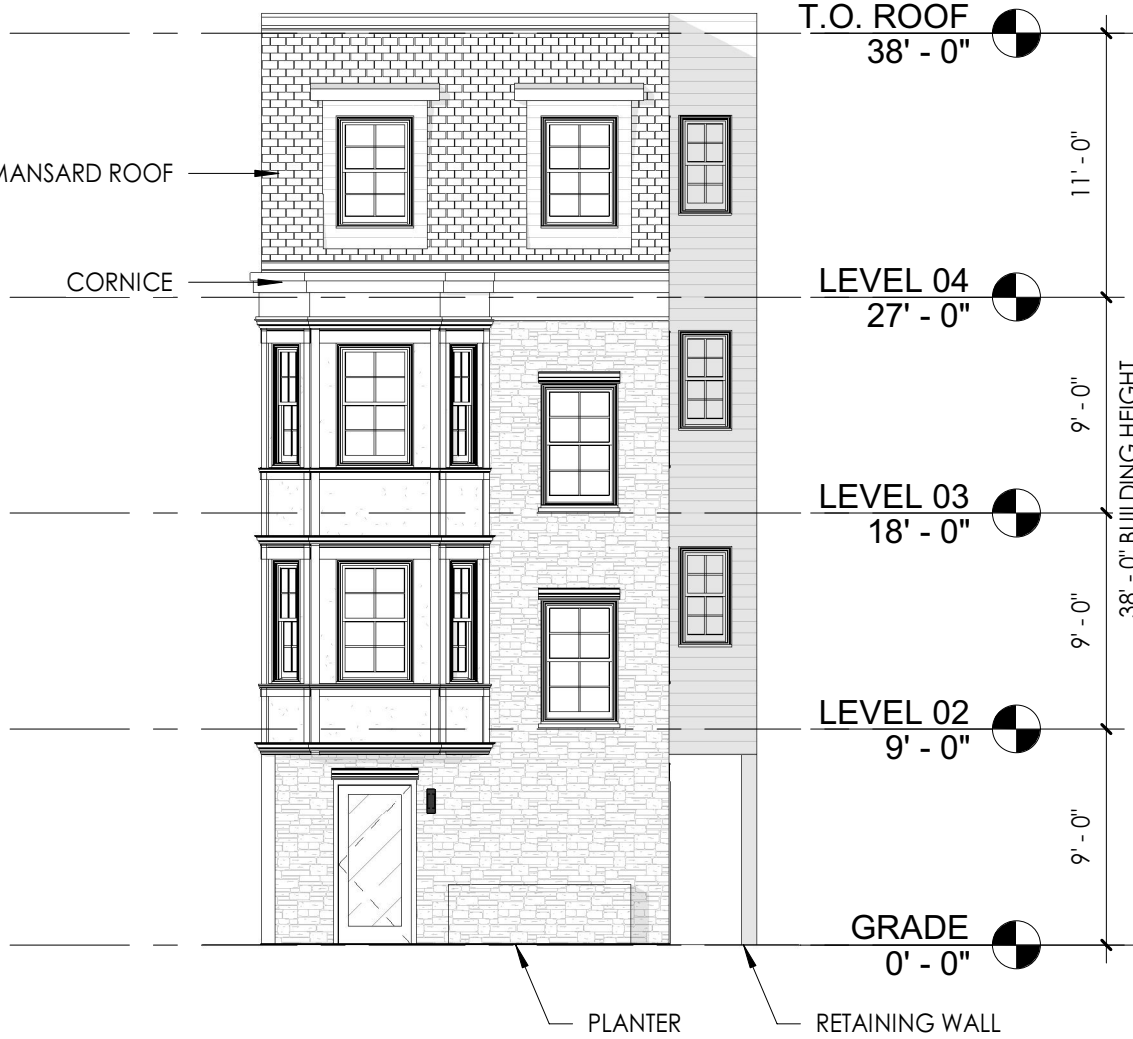
DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A 4 STORY, 7 UNIT, RESIDENTIAL MULTI-FAMILY
BUILDING WITH TWO CAR SURFACE PARKING



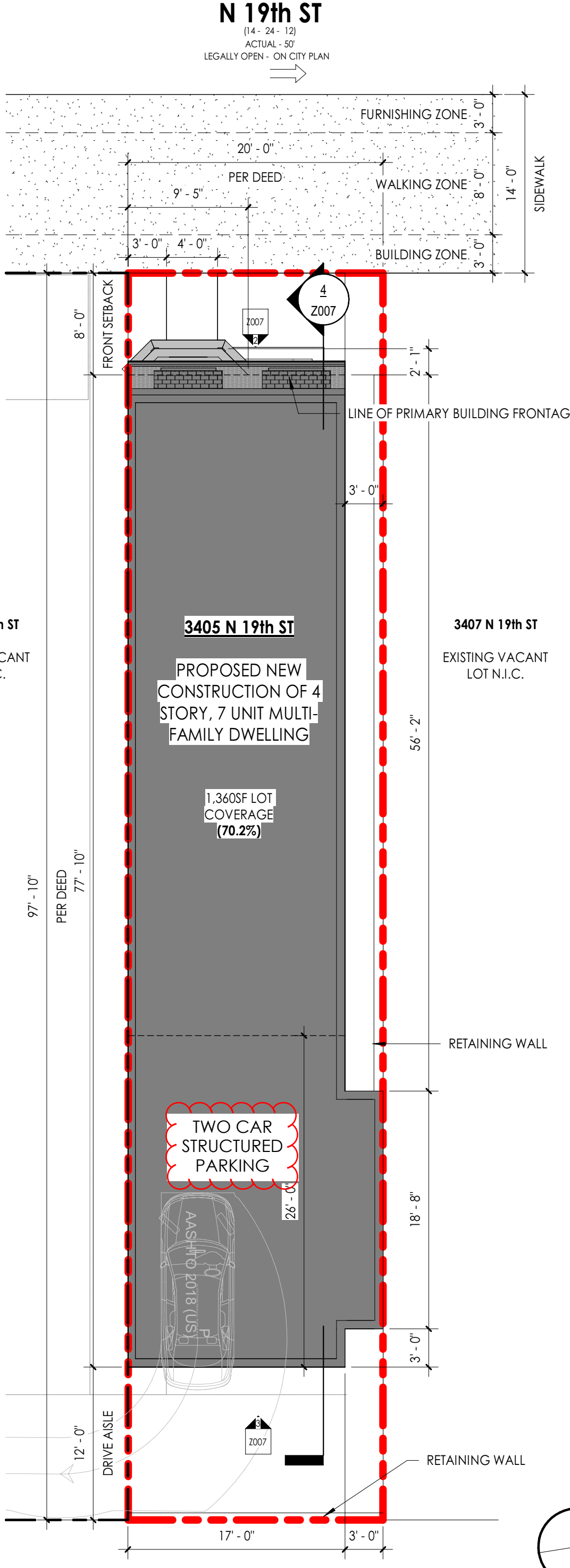
4 | ZONING SECTION
Z007 | 1/8" = 1'-0"



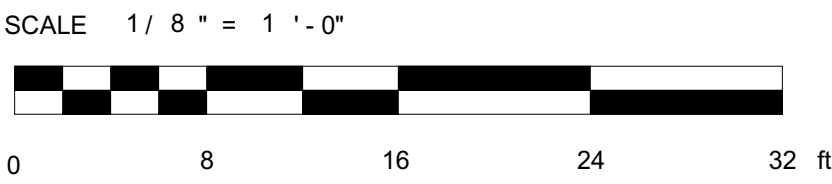
3 | REAR ELEVATION
Z007 | 1/8" = 1'-0"



2 | FRONT ELEVATION
Z007 | 1/8" = 1'-0"



1 | SITE PLAN
Z007 | 1/8" = 1'-0"



DESIGNBLENDZ ARCHITECTURE, LLP
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CLIENT
RAM PHILA COMMUNITY 4 LLC
1635 MARKET ST, SUITE 1600,
PHILADELPHIA, PA, 19103

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PROJECT ADDRESS
3405 N 19th ST, PHILADELPHIA, PA, 19140

2	ZONING REVISIONS	SM	SM	2022.03.04
1	ISSUE FOR ZONING	JT	SM	2022.01.06
	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
N 19th ST DEVELOPMENT

SHEET TITLE
ZONING PLAN

PROJECT NO
21092105

REVISION
1

SCALE
As indicated

Z007