

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

Application Number: ZP-2024-006913	Zoning District(s): RSA3	Date of Refusal: 2/18/2025
Address/Location: 3513 N 23RD ST, Philadelphia, PA 19140-3803 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: ABDELAAL MAHER DBA: GLENWOOD ENGINEERING LLC	Applicant Address: 44 NORTH 15TH STREET ALLENTOWN, PA 18102 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [NINE (9) DWELLING UNITS]

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 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas a maximum 50% occupied area is allowed in the RSA-3 Zoning District and 64.96% is proposed, exceeding the maximum allowable occupied area.
Table 14-802-1	Required Parking in Residential Districts	Whereas the proposed use, multi-family household living [nine (9) dwelling units], requires a minimum of nine (9) accessory off-street parking spaces in the RSA-3 zoning district and zero spaces are proposed.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

AMENDED REFUSAL

Parcel Owner:

HHS REALTY LLC

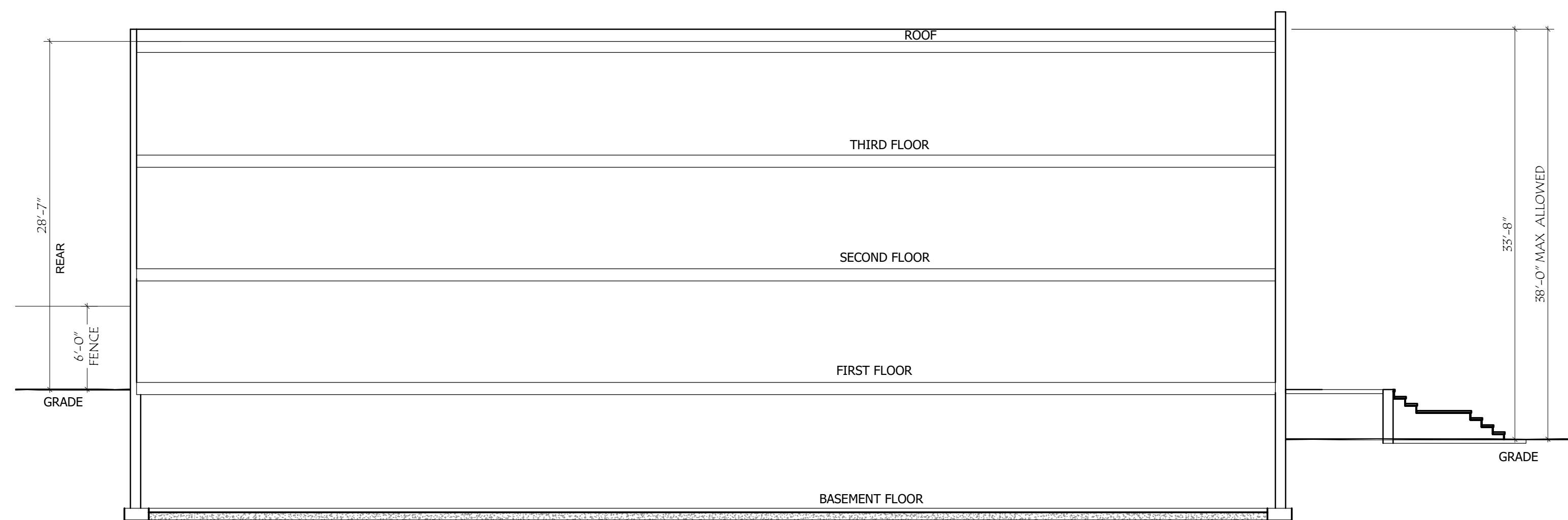
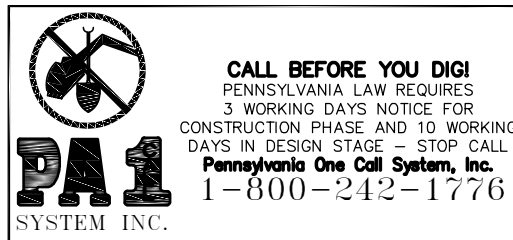
Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District



ANDREW KULP
PLANS EXAMINER

2/18/2025
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.



2 SECTION
Z-1 SCALE: 1/8" = 1'-0"



DEPARTMENT OF
LICENSES & INSPECTIONS

Z-1

APPROVED
FOR ZONING ONLY

06/17/25

WHEN YOUR PLANS CONTAIN ANY CARELESS, ERROR OR
OMISSION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

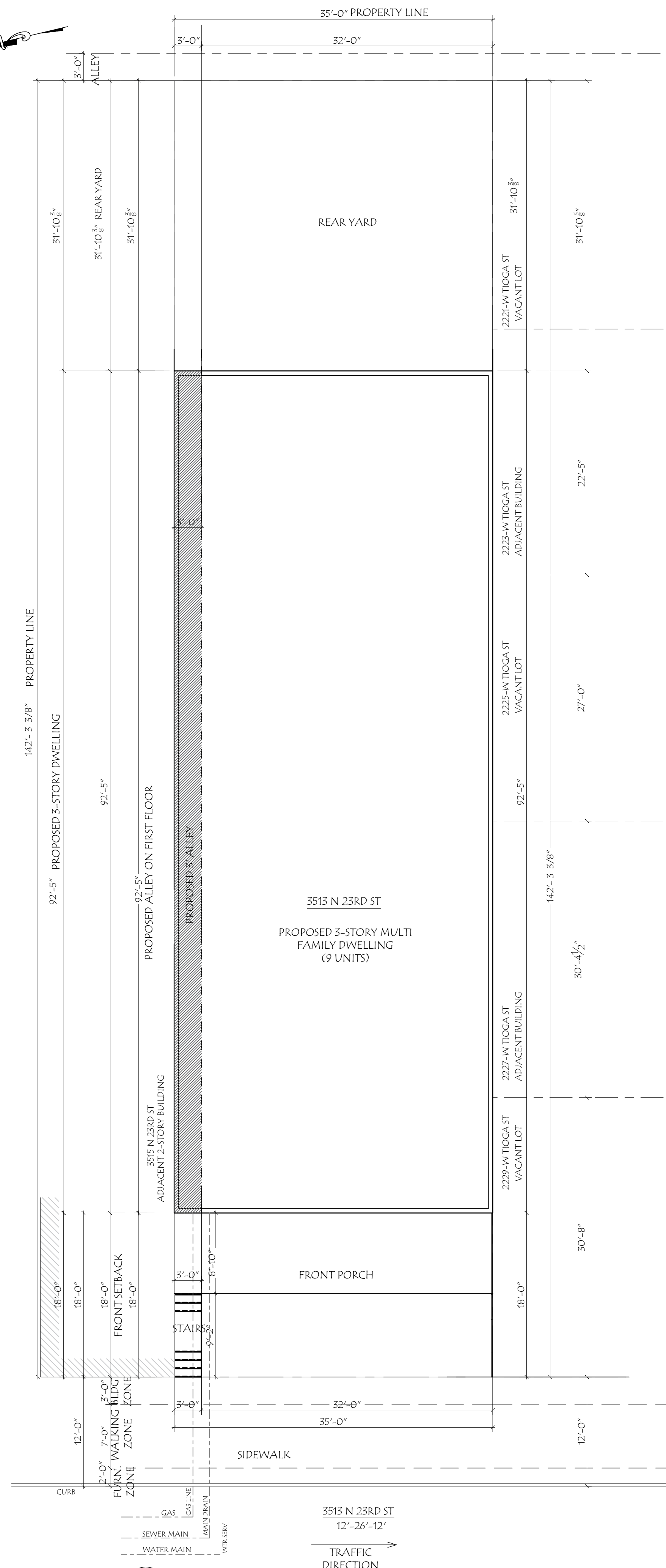
Applied by L&I: Chienika Uzawa

REAR ELEVATION

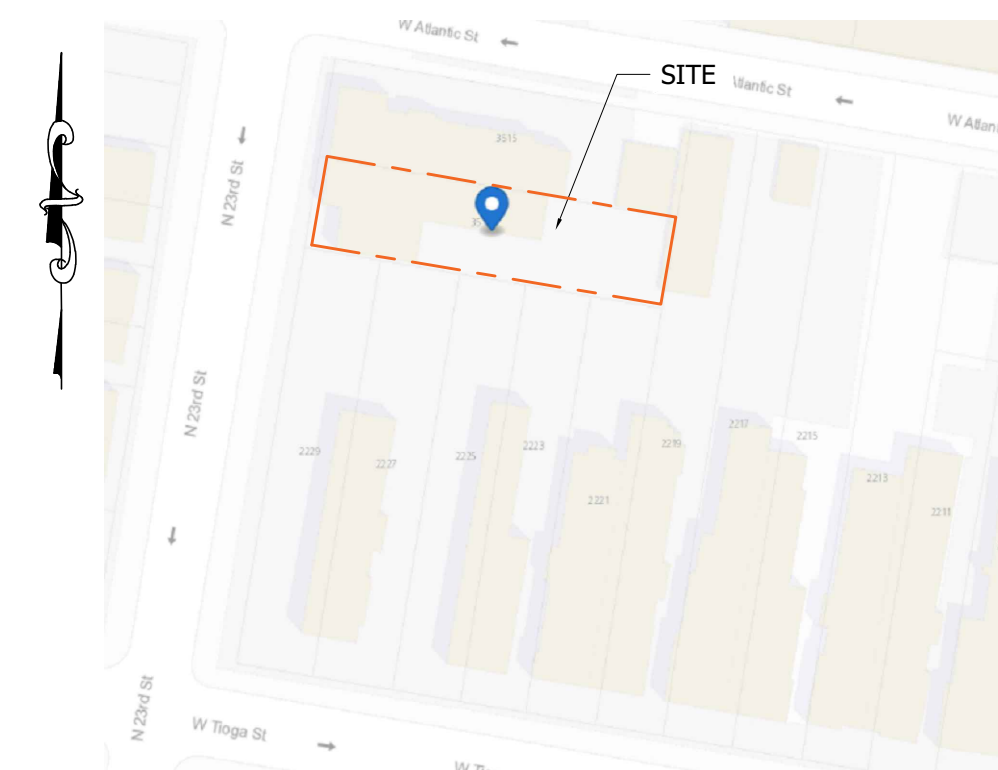
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
Z-1 SCALE: 1/8" = 1'-0"



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



LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.

ZONING INFO: RSA-3 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED: 3-STORY MULTI FAMILY DWELLING (9 UNITS)

REQUIRED		PROPOSED
MIN. LOT WIDTH	25 FT.	35' (E)
MIN. LOT AREA	2250 SQ FT	4,979 SQ. FT.
MAX OCCUPIED AREA	50%	2,324.58 SQ FT. (64.96 %
MIN. FRONT SETBACK	8 FT	18
MIN. SIDE YARD WIDTH	8 FT	N/A
MIN. REAR YARD AREA	20 FT	31'-10 3/8" FT
MAX HEIGHT	38 FT.	33'-8" FT



**44 N 15TH ST.
ALLENTOWN, PA 18102**

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WWW.GLENWOODENG.COM
GLENWOODENGINEERING@GMAIL.COM**

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THE ARCHITECT AND THE STRUCTURAL ENGINEERS SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS. CHECK ALL DIMENSIONS ON SITE BEFORE THAT START OF THE WORK.

PROJECT LOCATION

3513 N 23RD ST.
PHILADELPHIA, PA
19140

**NEW 3-STORY MULTI
FAMILY DWELLING T
(9 UNITS)**

DRAWING TITLE

ZONING PLAN

[illegible]

SCALE : AS NOTED

DATE : 04/29/2024

PROJECT NO. 1552024

DRAWING NO.

$$Z^{-1}$$

SHEET NO.

1 OF 3

Zoning Permit

Permit Number ZP-2024-006913

LOCATION OF WORK 3513 N 23RD ST, Philadelphia, PA 19140-3803	PERMIT FEE \$1,804.00	DATE ISSUED 5/14/2025
	ZBA CALENDAR MI-2024-005747	ZBA DECISION DATE 5/14/2025
	ZONING DISTRICTS RSA3	

PERMIT HOLDER HHS REALTY LLC	9158 ACADEMY RD PHILADELPHIA PA 19114
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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 BUILDING. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.
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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) With provisos: "(1) Per amended refusal dated 2/18/25. (2) Commercial trash pickup 3 times a week."



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-2024-006913

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3513 N 23RD ST Philadelphia, PA 19140-3803

ADDITIONAL USE DETAILS

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

NINE (9) 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.