

Zoning Permit

Permit Number ZP-2022-005703

LOCATION OF WORK 3517 N 23RD ST, Philadelphia, PA 19140-3837	PERMIT FEE \$1,922.00	DATE ISSUED 11/16/2022
	ZBA CALENDAR MI-2022-003867	ZBA DECISION DATE 11/16/2022
	ZONING DISTRICTS CMX2 RSA3	

PERMIT HOLDER WISE HOLDING GROUP LLC	1221 PARRISH ST PHILA, Pennsylvania 19123
---	---

OWNER CONTACT 1 BRIAN WISE	1221 PARRISH ST
-------------------------------	-----------------

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF ACCESS STRUCTURE (FOR MECHANICAL USE ONLY). SIZE AND LOCATION AS SHOWN ON PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: "(1) Revised plans, 1 page, stamped by ZBA on November 16, 2022. (2) Maximum 6 units. (3) Trash and recycling stored indoors. (4) No commercial trash pickup. (5) All bicycle parking structures located within deeded property lines. (6) Roof deck and roof deck access structure limited to mechanical use only."

 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-2022-005703

FOR AN ADMINISTRATIVE REVIEW TO APPROVE THE REMOVAL OF THE PILOT HOUSE AS PER PLANS. (8/25/2023)



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

With provisos: "(1) Revised plans, 1 page, stamped by ZBA on November 16, 2022. (2) Maximum 6 units. (3) Trash and recycling stored indoors. (4) No commercial trash pickup. (5) All bicycle parking structures located within deeded property lines. (6) Roof deck and roof deck access structure limited to mechanical use only."



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-2022-005703

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3517 N 23RD ST, Philadelphia, 19140-3837

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) FAMILIES).

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-2022-005703	Zoning District(s): CMX2 RSA3	Date of Refusal: 6/9/2022
Address/Location: 3517 N 23RD ST, Philadelphia, PA 19140-3837 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Christopher Johnson DBA: Expediter	Applicant Address: 2713 W. Sedgley Avenue Philadelphia, PA 19121 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. FOR MULTI-FAMILY HOUSEHOLD LIVING (EIGHT (8) FAMILIES).

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 (EIGHT (8) FAMILIES), is expressly prohibited in the RSA-3 residential zoning district.									
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the proposed structure does not comply with the dimensional standard for the residential, RSA-3, zoning district as follows: <table> <tr> <th></th><th>ALLOWED/ REQUIRED</th><th>PROPOSED</th></tr> <tr> <td>Maximum occupied area (% of lot)</td><td>1,250 sq. ft. (50%)</td><td>746 sq. ft. (29.8%)</td></tr> <tr> <td>Minimum rear yard depth</td><td>20 ft.</td><td>12 ft.</td></tr> </table>		ALLOWED/ REQUIRED	PROPOSED	Maximum occupied area (% of lot)	1,250 sq. ft. (50%)	746 sq. ft. (29.8%)	Minimum rear yard depth	20 ft.	12 ft.
	ALLOWED/ REQUIRED	PROPOSED									
Maximum occupied area (% of lot)	1,250 sq. ft. (50%)	746 sq. ft. (29.8%)									
Minimum rear yard depth	20 ft.	12 ft.									

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

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

THOMAS LISA A



FREDERICK MARSHALL, PE
PLANS EXAMINER

6/9/2022
DATE SIGNED

ZONING / SITE PLAN