

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

Application Number: ZP-2024-009177	Zoning District(s): RTA1	Date of Refusal: 10/8/2024
Address/Location: 45 W SEYMOUR ST, Philadelphia, PA 19144-6006 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC	Applicant Address: 230 S Broad St 17th Floor PHILADELPHIA, PA 19102 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [5 DWELLING UNITS] WITH 2 ACCESSORY PARKING SPACES

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>
Section 14-803(1)(b)(.1)(ii)	Location of Accessory Parking	Surface parking spaces and detached garages and carports are prohibited in required front, side, and rear yards.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family Household Living, is expressly prohibited in the RTA1 residential zoning district.
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the minimum side yard depth in the RTA1 residential zoning district is 8 feet and 6 feet 9 inches is proposed.
Table 14-802-1	Required Parking in Residential Districts	Whereas the proposed use, Multi-Family Household Living, requires a minimum of 1 accessory parking space/unit in the RTA1 zoning district and 2 are proposed.

ONE (1) USE REFUSAL
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Parcel Owner:

PHILLY CONTINENTAL SALES LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District/EDO Eighth District Overlay District/NCA Neighborhood Commercial Area Overlay District - Lower and Central Germantown



CHIERIKA UGWU
PLANS EXAMINER

10/8/2024
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-2024-009177

LOCATION OF WORK 45 W SEYMOUR ST, Philadelphia, PA 19144-6006	PERMIT FEE \$1,804.00	DATE ISSUED 2/5/2025
	ZBA CALENDAR MI-2024-006400	ZBA DECISION DATE 2/5/2025
	ZONING DISTRICTS RTA1	

PERMIT HOLDER PHILLY CONTINENTAL SALES LLC	2263 YELLAND ST PHILLY CONTINENTAL SALES LLC PHILADELPHIA PA 19140
---	---

OWNER CONTACT 1 Akeem Pressley	2263 Yelland St, Philadelphia PA 19140
-----------------------------------	--

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

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [4 DWELLING UNITS] WITH 2 ACCESSORY PARKING SPACES
--

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 February 5, 2025. (2) Maximum 4 dwelling units."



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-2024-009177

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

45 W SEYMOUR ST Philadelphia, PA 19144-6006

ADDITIONAL USE DETAILS

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

4 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.

