

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

Application Number: ZP-2021-006545	Zoning District(s): RSA5	Date of Refusal: 6/22/2021
Address/Location: 1214 E SUSQUEHANNA AVE, Philadelphia, PA 19125-3425 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Kevin O'Neill DBA: KJO ARCHITECTURE LLC	Applicant Address: 2424 E York St Ste 209 Philadelphia, PA 19125 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES; FOR USE AS MULTI-FAMILY (FOUR (4) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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.)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY (FOUR (4) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

SEE A/P # 52078-B, CAL # L-1422, ZBA GRANTED VARIANCE FOR USE AS A THREE (3) FAMILY DWELLING, ON CONDITION THAT EACH OF THE APARTMENTS SHALL HAVE ITS OWN BATHROOM AND KITCHEN FACILITIES. 8/16/1952.

Parcel Owner:

SHERMAN MICAH



CHANWOO JUNG
PLANS EXAMINER

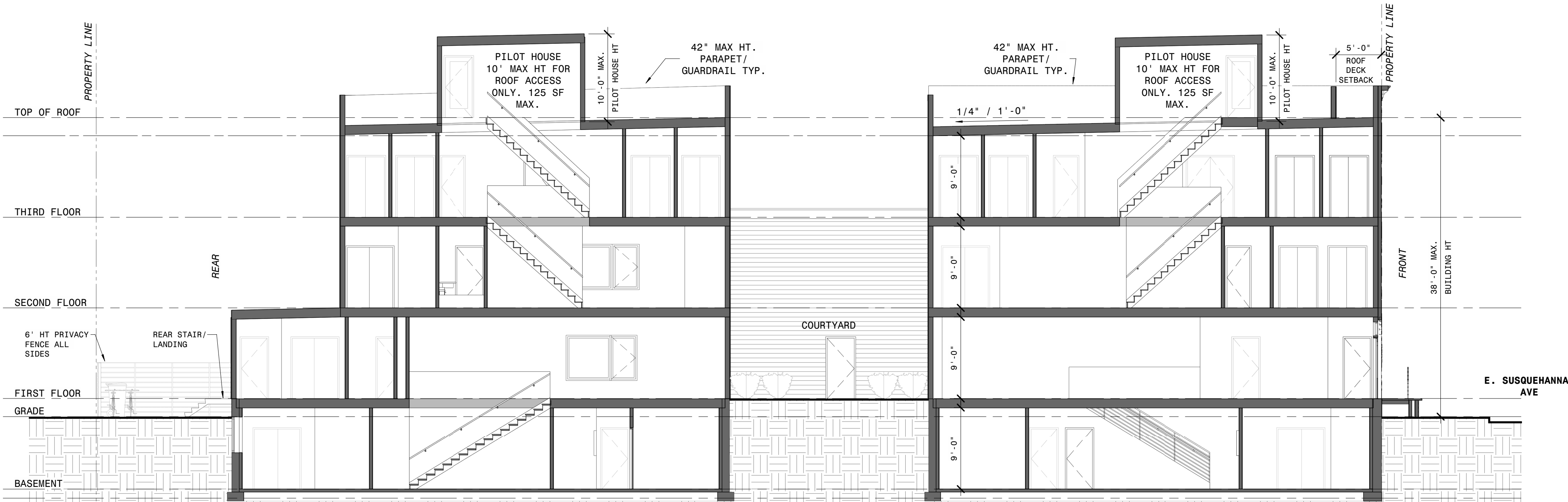
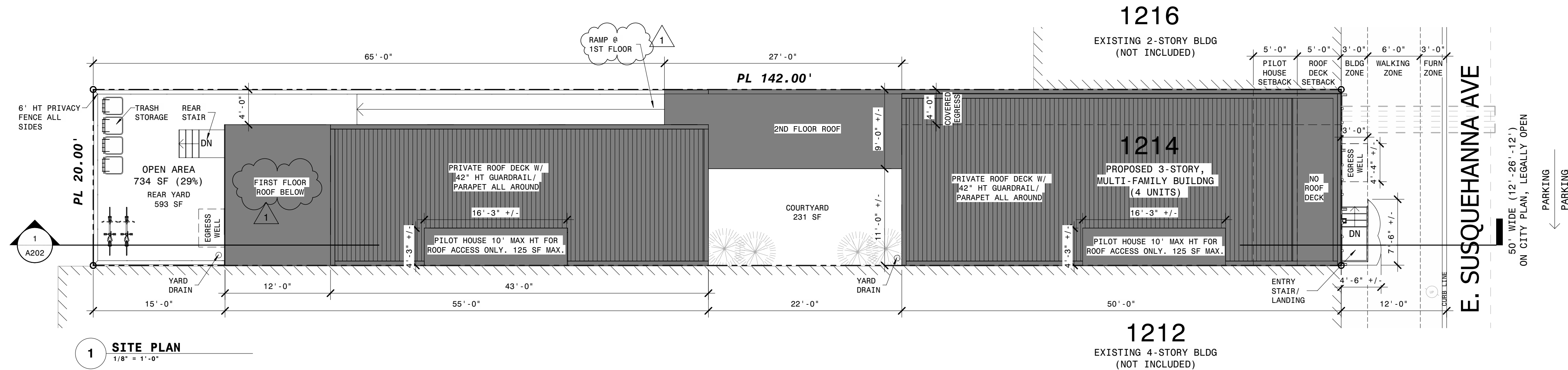
6/22/2021
DATE SIGNED



LOCATION MAP
N.T.S.

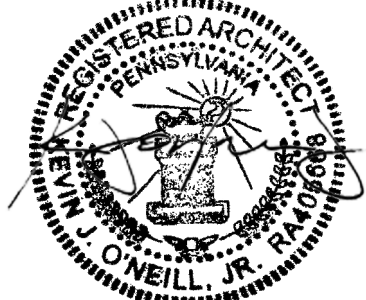
ZONING DATA		
RSA-5		
RSA-5	REQ'D/ALLOWED	PROPOSED
LOT WIDTH	16' MIN.	20' (EXISTING)
LOT AREA	1,440 SF MIN.	2,840 SF
OPEN AREA	25% MIN. *	26%
FRONT SETBACK	0'	0'
REAR YARD DEPTH	9' MIN.	15'
BUILDING HEIGHT	38' MAX.	38' MAX.
STREET PROJECTIONS	PER STREETS DEPT.	STEPS & EGRESS WELL

ZONING LEGEND	
	EXISTING CONSTRUCTION
	OCCUPIED AREA
	ROOF DECK
	PROPERTY LINE
	PAVEMENT RESTORATION LIMIT
UTILITY NOTES	
1. ALL UTILITIES SHOWN ARE DIAGRAMMATIC & FOR REFERENCE ONLY.	
2. ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER.	
3. ALL SIZING SHOWN ARE ESTIMATES. FINAL SIZING SHALL BE DETERMINED BY M/E/P ENGINEER & COORDINATED W/ FINAL PLUMBING DRAWINGS AND PERMITS.	



APPROVED

Revised plans, 1 page, approved
by ZBA 11/03/21
Sharon Suleta
Sharon Suleta, Esq.



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ISSUED FOR:	DATE:
ZONING	06.15.2021
ZBA	11.02.2021

SCALE: AS NOTED
SHEET SIZE: ARCH D 24X36

ZONING DATA, SITE
PLAN, BUILDING
SECTION

Zoning Permit

Permit Number ZP-2021-006545

LOCATION OF WORK 1214 E SUSQUEHANNA AVE, Philadelphia, PA 19125-3425	PERMIT FEE \$2,772.00	DATE ISSUED 11/2/2021
	ZBA CALENDAR MI-2021-003177	ZBA DECISION DATE 11/2/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER SHERMAN MICAH	1214 E SUSQUEHANNA AVE PHILADELPHIA, PA 19125-
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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 STRUCTURE WITH TWO (2) ROOF DECKS ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES; FOR USE AS MULTI-FAMILY (FOUR (4) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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 Proviso: Revised plans, 1 page, approved today.
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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-2021-006545

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1214 E SUSQUEHANNA AVE, Philadelphia, 19125-3425

ADDITIONAL USE DETAILS

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