

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

Application Number: ZP-2025-001186	Zoning District(s): RSA3	Date of Refusal: 4/8/2025
Address/Location: 3618 ASPEN ST, Philadelphia, PA 19104-1620 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Leslie Cunningham DBA: Cornerstone Consulting Engineers & Architectural, Inc.	Applicant Address: 213 West Main Street Suite 201 Lansdale, PA 19446 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON THE PLANS.

FOR USE AS A MULTI-FAMILY (4 DWELLING UNTIS) HOUSEHOLD LIVING.

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	The proposed use, multi-family household living (4 dwelling units), is not allowed in this zoning district.
Table 14-701-1	Max. Occupied Area (% of lot)	The max. occupied area allowed is 50% in this zoning district. Whereas 58% of the lot is proposed to be occupied.
Table 14-701-1	Minimum Side Yard Width	A minimum side yard width of semi-detached structure shall be 8 feet. Whereas only 5 feet side yard width is proposed.
Table 14-701-1	Rear Yard Min. Depth (ft.)	A min. depth of rear yard shall be 20 feet for other than single family use. Whereas only 10 feet rear yard depth is proposed.
Table 14-802-1	Required Parking in Residential Districts	A minimum of 4 accessory parking spaces (1/unit) is required. Whereas no accessory parking space is proposed.

TWO (2) USE REFUSAL

THREE (3) ZONING REFUSAL

Fee to File Appeal: \$ (300)

Parcel Owner:

FUTURE OF MANTUA LLC

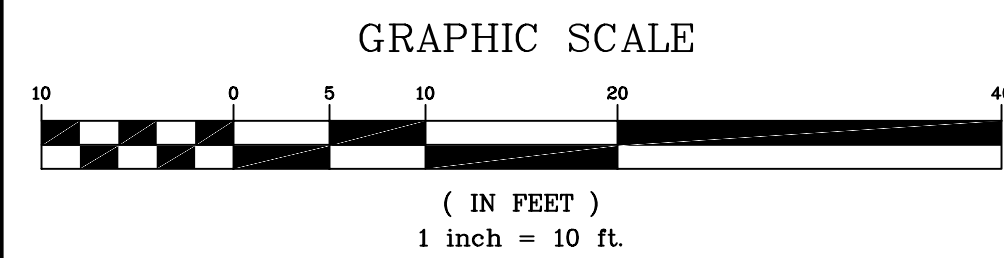
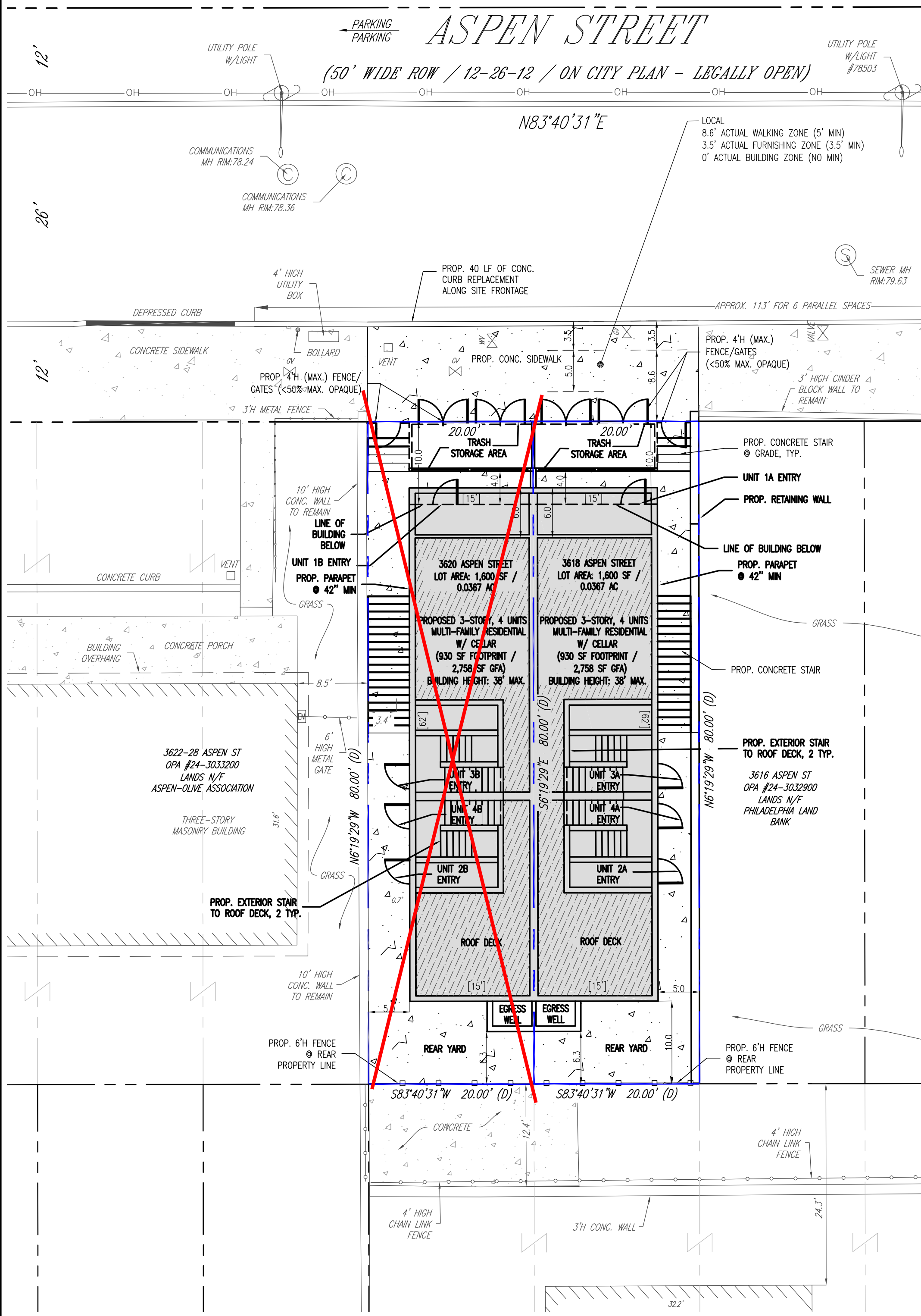
Zoning Overlay District:
/MIN Mixed Income Neighborhoods Overlay District



RICHARD CHEN
PLANS EXAMINER

4/8/2025
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.



SITE PLAN

SCALE: 1" = 10'

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- EXISTING FENCE
- OH ----- EXISTING OVERHEAD WIRE
- EXISTING SIGN
- ----- EXISTING UTILITY POLE (UP)
- ----- SEWER MANHOLE
- ----- COMMUNICATION MANHOLE
- ----- ELECTRIC MANHOLE
- ----- WATER MANHOLE
- ----- STORM INLET
- ----- UTILITY VALVE
- TBR ----- TO BE REMOVED
- PROP. BUILDING AREA
- PROP. CONCRETE AREA
- PROP. ROOF DECK AREA
- PROP. FENCE

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

09/26/25

WHEN YOUR PLANS CONTAIN ANY REVISION, PROVIDE THE REVISION NUMBER AND DATE. APPROVED PLANS WILL BE RECALCULATED BY THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied by L&I: Richard Chen

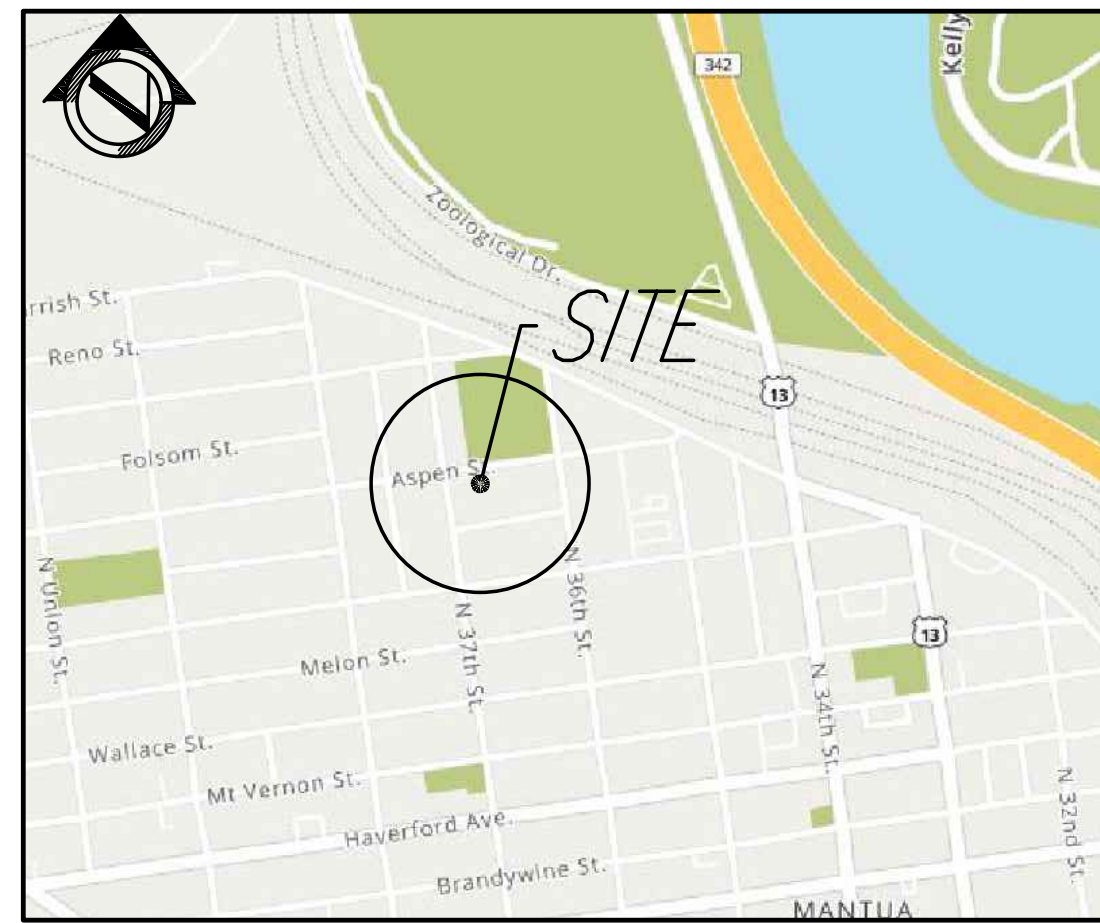
GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 213 W. MAIN STREET, SUITE 201, LANSDALE, PA 19446 DATE SURVEYED: 10/09/2024
- OWNER/APPLICANT: FUTURE OF MANTUA LLC 1416 OLD WEST CHESTER PIKE WEST CHESTER, PA 19382 PHONE: 215-416-2278 E-MAIL: LIA@VALENCIAKEY.COM ATTN: LIA KEY
- PROJECT LOCATION INFORMATION: 3618 ASPEN STREET - OPA #24-3033000 3620 ASPEN STREET - OPA #24-3033100 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19104
- ZONING INFORMATION: ZONING DISTRICT: RSA-3, RESIDENTIAL SINGLE FAMILY ATTACHED-3 WITH THE FOLLOWING OVERLAY: /MIN MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT EXISTING USE: #3618: VACANT LOT #3620: TWO-STORY RESIDENTIAL BUILDING (TO BE DEMOLISHED) PROPOSED USE: #3618: 3-STORY SEMI-DETACHED, MULTI-FAMILY, AFFORDABLE, RESIDENTIAL BUILDING (4 UNITS) (VARIANCE) #3620: 3-STORY SEMI-DETACHED, MULTI-FAMILY, AFFORDABLE, RESIDENTIAL BUILDING (4 UNITS) (VARIANCE)
- ZONING BULK AND AREA REQUIREMENTS: RSA-3 ZONING DISTRICT: RSA-3 MINIMUM LOT REQUIREMENTS: REQUIRED RSA-3: MIN. LOT WIDTH: 25 FT MIN. LOT AREA: 2,250 SF MAX OCCUPIED AREA: 50% FRONT YARD DEPTH: 8 SF MIN. SIDE YARD WIDTH, PERMITTED RESIDENTIAL USE: SEMI-DETACHED: 8 FT [8] REAR YARD: MIN. DEPTH: 20 FT MAX. BUILDING HEIGHT: 38 FT PROPOSED #3618: 20 FT (EXISTING) 1,600 SF (EXISTING) 58% (VARIANCE) 8 FT 5 FT (VARIANCE) 10 FT (VARIANCE) 38 FT MAX. PROPOSED #3620: 20 FT (EXISTING) 1,600 SF (EXISTING) 58% (VARIANCE) 8 FT (BLDG) 5 FT (VARIANCE) 10 FT (VARIANCE) 38 FT MAX.

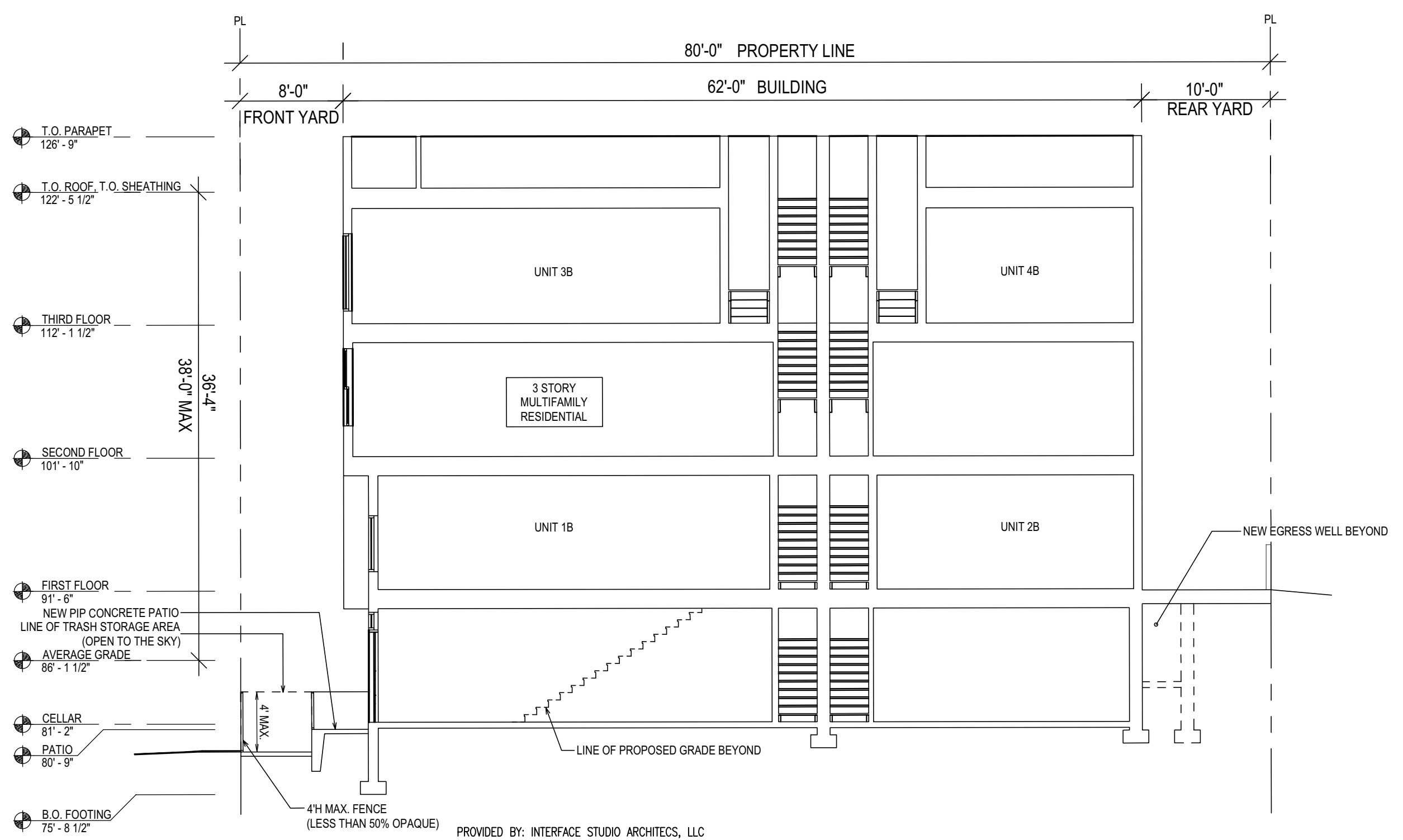
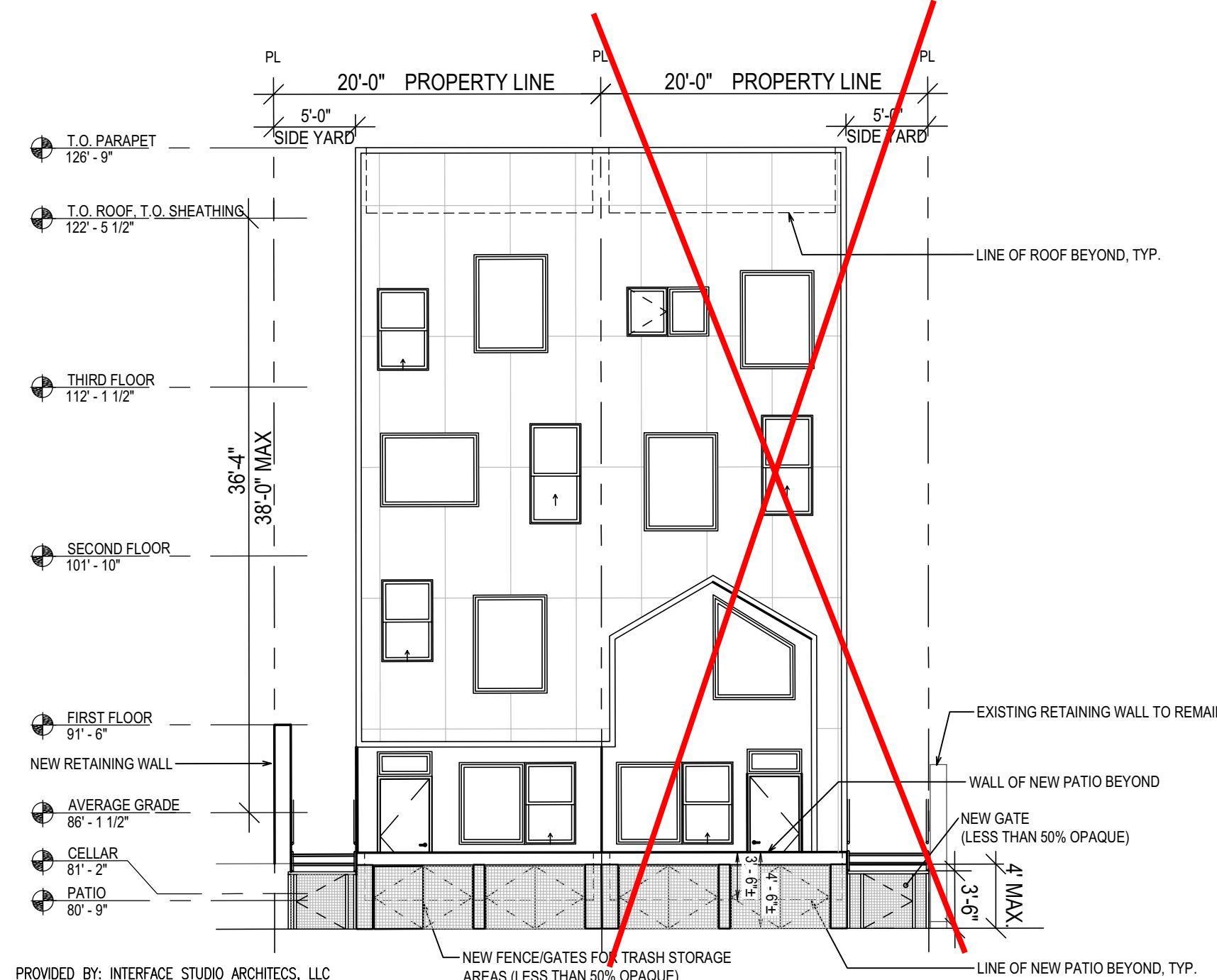
[8] IN THE RSA-1, RSA-2, AND RSA-3 DISTRICTS, SIDE YARDS SHALL COMPLY WITH THE FOLLOWING:
(a) FOR LOTS BOUNDED ON ONLY ONE SIDE BY THE SIDE OR REAR YARD OF A SEMI-DETACHED OR DETACHED STRUCTURE, ANY STRUCTURE MUST BE CONSTRUCTED WITH A SIDE YARD THAT ADJAINS THAT SIDE AND THAT MEETS THIS MINIMUM SIZE.

- PARKING REQUIREMENTS: REQUIRED: 1 PARKING SPACE PER UNIT IN THE RSA-3 ZONING DISTRICT FOR MULTI-FAMILY = 4 PARKING SPACES REQUIRED FOR EACH LOT PROPOSED: 0 PARKING SPACE (VARIANCE)
- BICYCLE PARKING REQUIREMENTS: 0 SPACES REQUIRED FOR FEWER THAN 12 DWELLING UNITS
- THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PAPER 179 OF 230, MAP NUMBER 42075701796, EFFECTIVE JANUARY 17, 2007.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 3-STORYED, MULTI-FAMILY RESIDENTIAL BUILDING (4 UNITS) FOR #3618 AND A 3-STORYED, MULTI-FAMILY RESIDENTIAL BUILDING (4 UNITS) FOR #3620 ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
- THE WATERSHED FOR THE SITE IS THE SCHUYLKILL RIVER.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE ENTIRE SITE CONTAINS U - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
- THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT OF WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

- A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. SCD0101.
- B. ALL PROPOSED BICYCLE RACKS WITHIN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS F20101A, F20101B AND F20101C.
- C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:
- CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
 - STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - SPECIAL PROVISIONS: SPECIAL PROVISIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATION 408, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S DESIGN UNIT.
 - STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTION IN THE CITY OF PHILADELPHIA. WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL CURRENT STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT: [HTTPS://WWW.PHILADELPHIASSTREETS.COM/CUSTOMER-SERVICE/DOWNLOADS-AND-LINKS/](https://www.philadelphiasstreets.com/customer-service/downloads-and-links/)



LOCATION MAP N.T.S.



CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocono Region
570-859-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-362-2600

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	RL	REVISED PER STREETS REVIEW	02-28-2025
2	RL	REVISED TRASH AREA	03-25-2025

PENNSYLVANIA
ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
J.B. Anderson
P.E. 15438
PENNSYLVANIA LICENSE NO. PE 15438
MARYLAND LICENSE NO. 29113 NEW
JERSEY LICENSE NO. 0402 045725
VIRGINIA LICENSE NO. 0402 045725

PROJECT LOCATION

ZONING PLAN SET
FOR
3618 & 3620 ASPEN STREET

CITY OF PHILADELPHIA
PHILADELPHIA COUNTY
COMMONWEALTH OF
PENNSYLVANIA, 19104

PREPARED FOR:
FUTURE OF MANTUA LLC

TITLE

ZONING SITE PLAN

PROJ. #	24-0756	DATE	2/12/2024
CAD ID	24-0756	DRN BY	RL
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 1

REVISION 2

Zoning Permit

Permit Number ZP-2025-001186

LOCATION OF WORK 3618 ASPEN ST, Philadelphia, PA 19104-1620	PERMIT FEE \$1,871.00	DATE ISSUED 9/10/2025
	ZBA CALENDAR MI-2025-002397	ZBA DECISION DATE 9/10/2025
	ZONING DISTRICTS RSA3	

PERMIT HOLDER FUTURE OF MANTUA LLC	1416 OLD WEST CHESTER PIKE FUTURE OF MANTUA LLC WEST CHESTER PA 19382
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OWNER CONTACT 1 Lia Key	1416 Old West Chester Pike, West Chester, PA 19382
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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 A SEMI-DETACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON THE PLANS.

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: "Commercial trash pickup."
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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-2025-001186

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3618 ASPEN ST Philadelphia, PA 19104-1620

ADDITIONAL USE DETAILS

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

FOR USE AS A MULTI-FAMILY (4 DWELLING UNTIS) HOUSEHOLD LIVING.

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.