

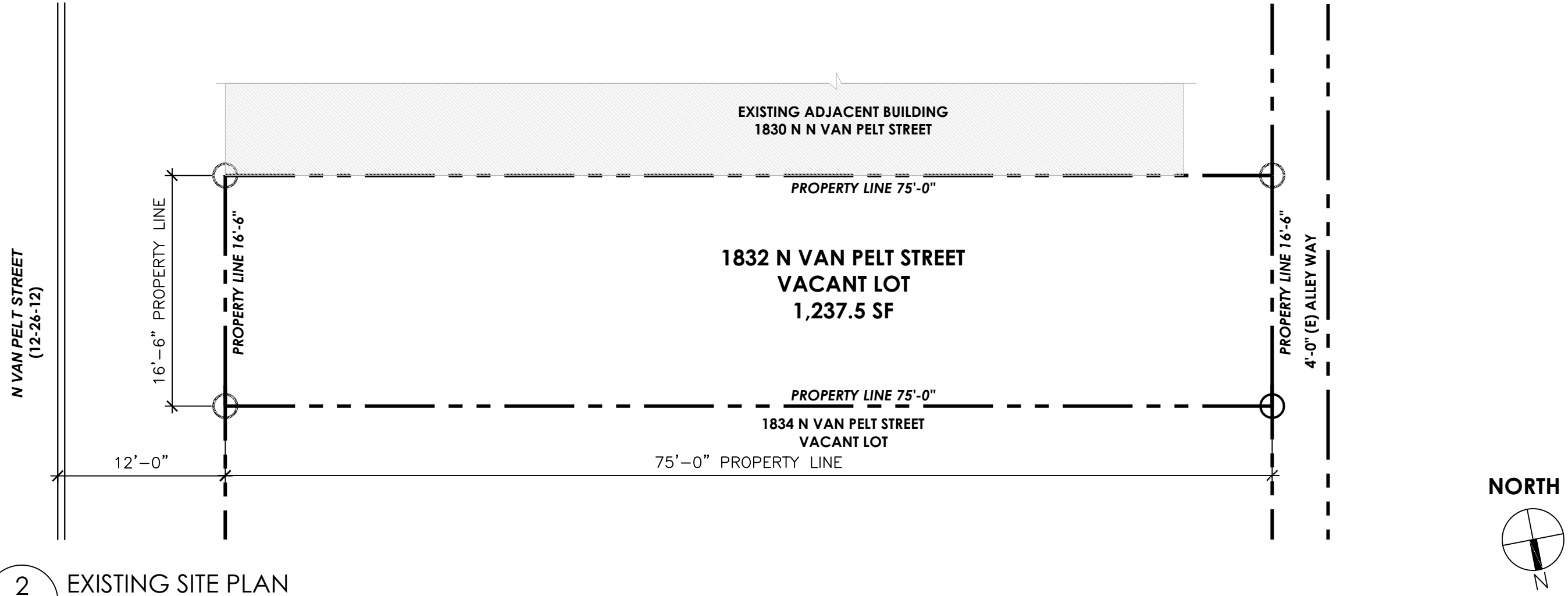
PROJECT DATA:		
ITEM	EXISTING	PROPOSED
LOT AREA:	1,237.5 SF	1,237.5 SF
OPEN AREA:	N/A	122.5 SF
BUILDING FOOTPRINT:	VACANT	1115 SF
BUILDING HEIGHT	N/A	+/-38 FT / (3) STORIES

BUILDING FLOOR AREA TABULATION:			
ITEM	EXISTING USE	PROPOSED USE	PROPOSED AREA
CELLAR FLOOR AREA	N/A	RESIDENTIAL	1115 SF
1ST FLOOR AREA	VACANT	RESIDENTIAL	1115 SF
2ND FLOOR AREA	N/A	RESIDENTIAL	1127 SF
3RD FLOOR AREA	N/A	RESIDENTIAL	1127 SF
TOTAL BUILDING FLOOR GSF	N/A	RESIDENTIAL	4,484 SF

ZONING TABULATION CHART: RSA-5			
ITEM	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
ZONING DISTRICT	RSA-5	RSA-5	RSA-5
LOT AREA (MIN.)	1,440 SF	1,237.5 SF	1,237.5 SF
OPEN SPACE AT GRADE	25%	100% (VACANT LOT)	(9.9%)122.5 SF
MAX OCCUPIED AREA (% OF LOT)	75%	0% (VACANT LOT)	(90.1%)1115 SF
DWELLING UNITS	SINGLE FAMILY	VACANT	(3) DWELLING UNITS
MIN. FRONT YARD DEPTH	BASED ON ADJACENT	0 SF	0 SF
MIN. SIDE YARD WIDTH	0 SF	0 SF	0 SF
MIN. REAR YARD DEPTH	9'-0"	N/A	5'-0"
MIN. CORNICE HEIGHT	38'	N/A	35'-0"
PARKING SPACES	0	0	(0) SPACES REQUIRED
ACCESSIBLE PARKING SPACES	0	0	(0) SPACES REQUIRED
MIN. NUMBER OF BICYCLE SPACES	0 SPACES FOR FEWER THAN (12) DWELLING UNITS	0 SPACES	(0) SPACES REQUIRED
TOTAL GROSS FLOOR AREA (GFA)			4,484 SF



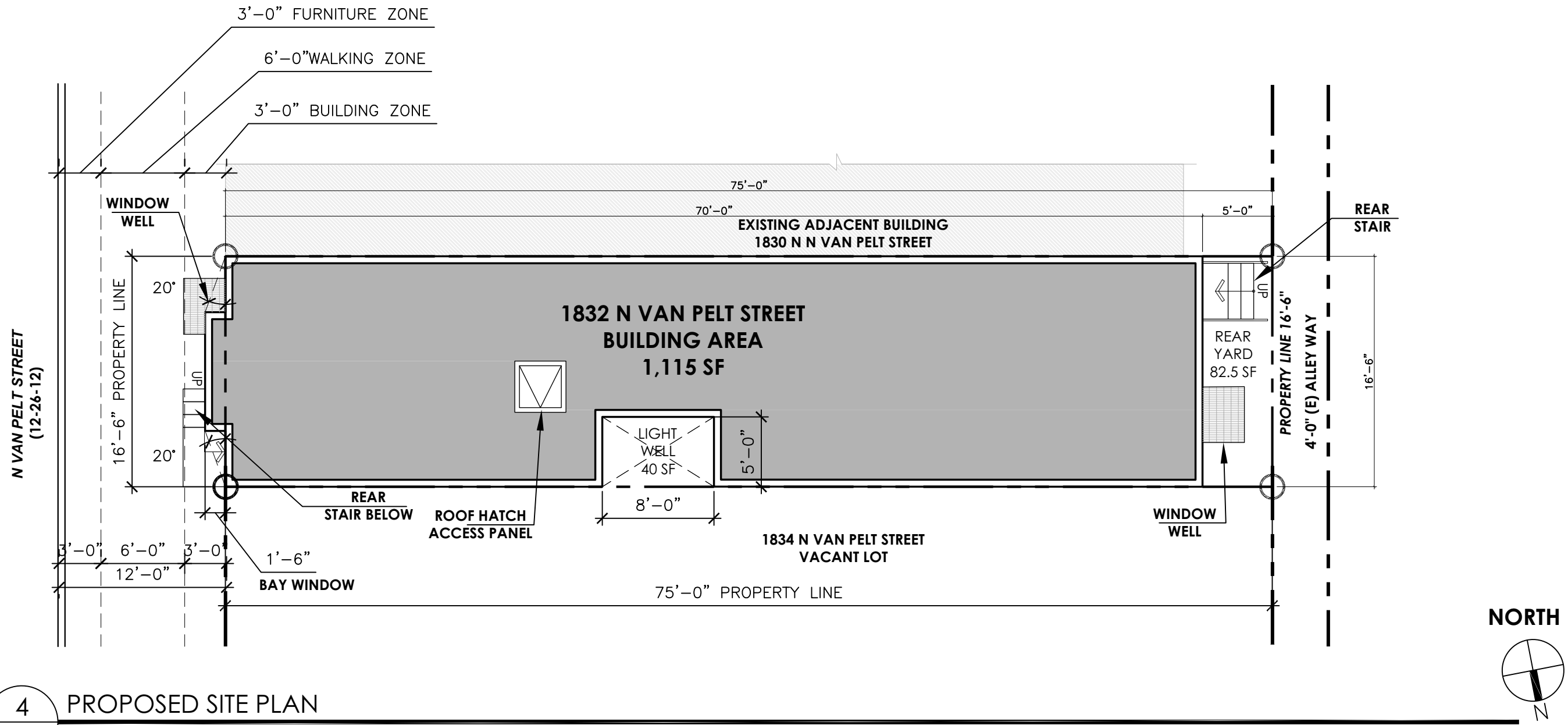
1 STREET VIEW (01)
Z-1



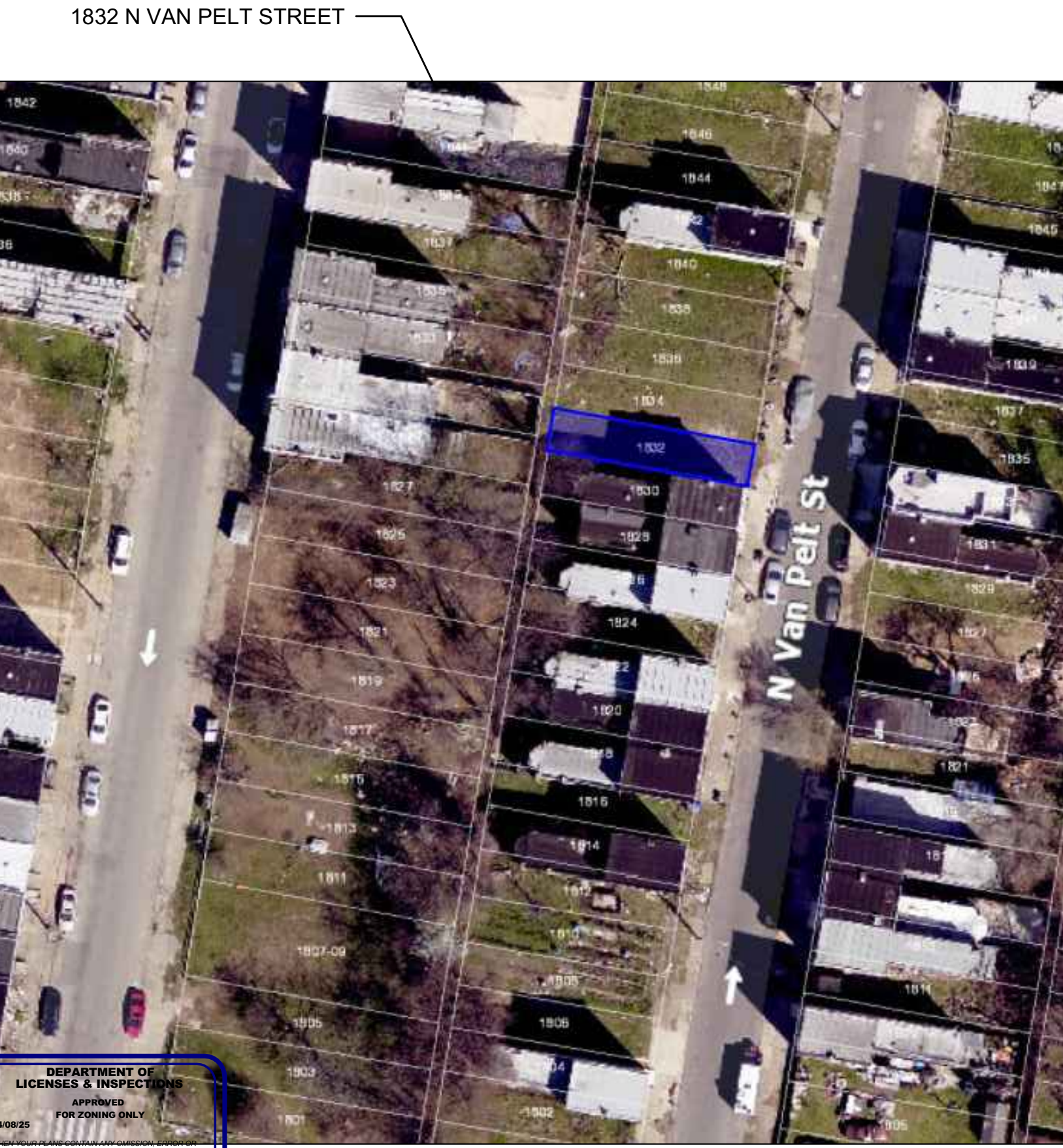
2 EXISTING SITE PLAN
Z-1 1/8" = 1'-0"



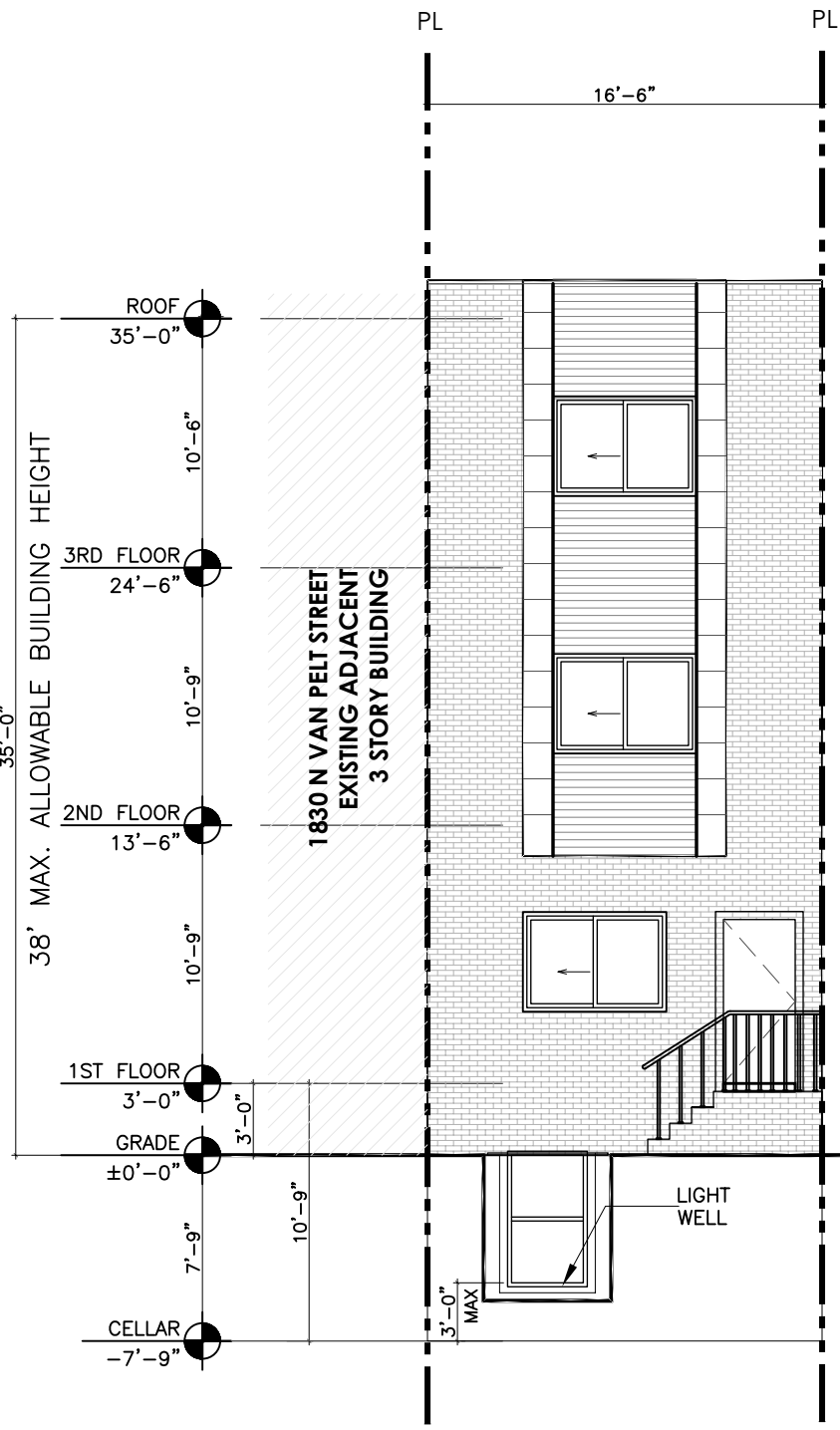
3 STREET VIEW (02)
Z-1



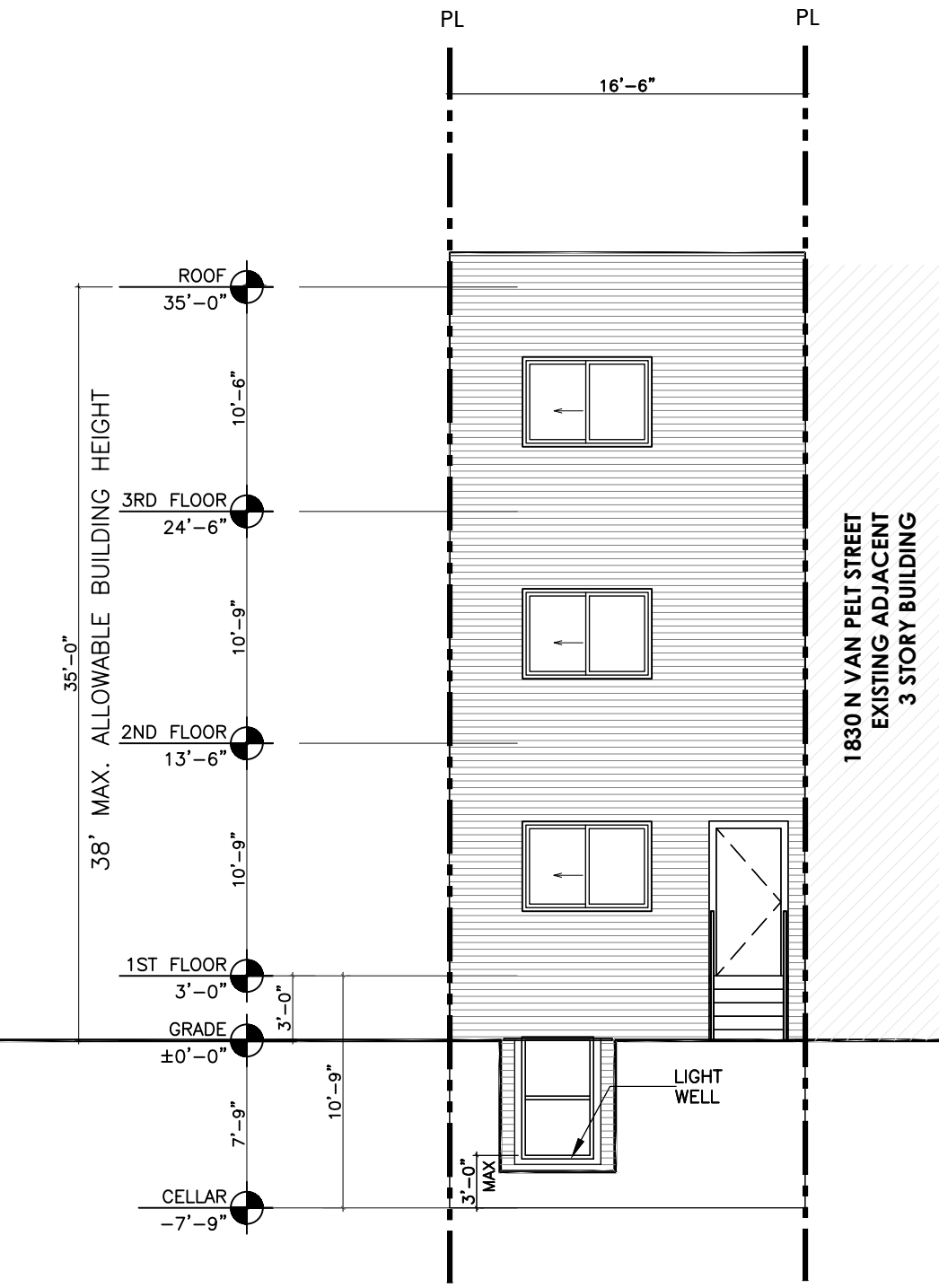
4 PROPOSED SITE PLAN
Z-1 1/8" = 1'-0"



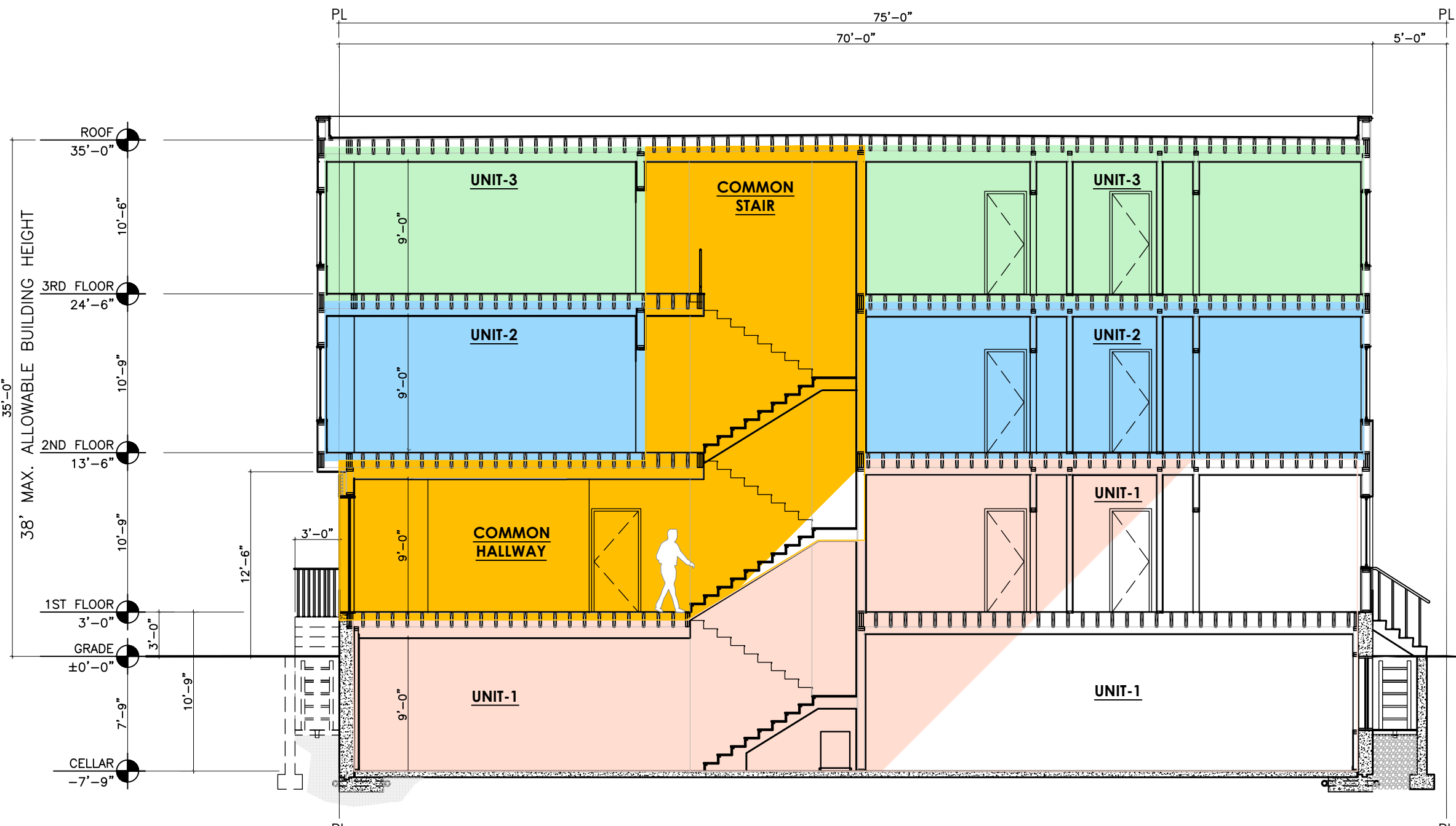
LOCATION MAP
Z-1



6 FRONT ELEVATION
Z-1 1/8" = 1'-0"



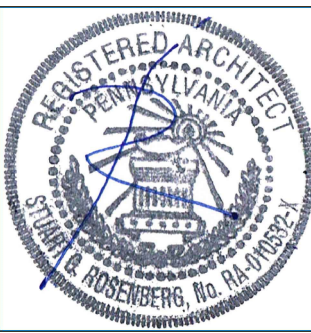
7 REAR ELEVATION
Z-1 1/8" = 1'-0"



8 PROPOSED LONGITUDINAL SECTION
Z-1 1/8" = 1'-0"

SgRA

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ARCHITECTURE AND DESIGN
230 SOUTH BROAD STREET
MEZZANINE SUITE 301
PHILADELPHIA, PA 19102
T 215.564.1007
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www.sgra.com



ISSUED FOR
ZONING PERMIT

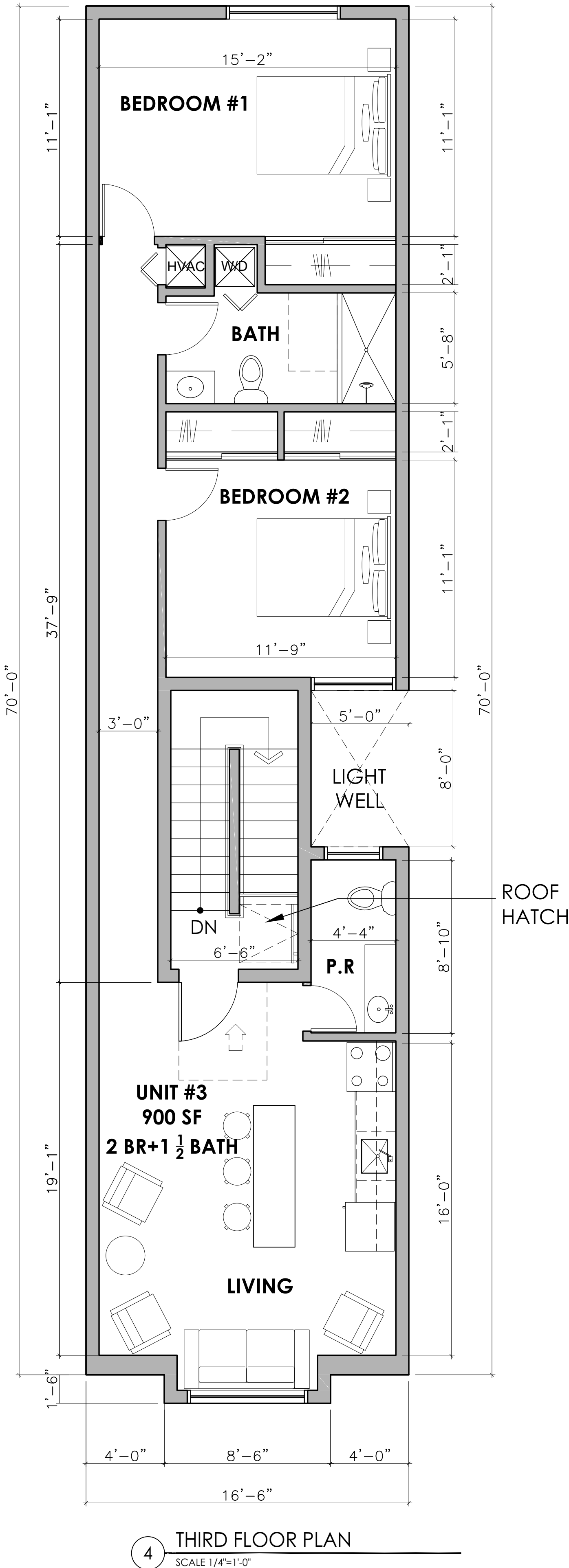
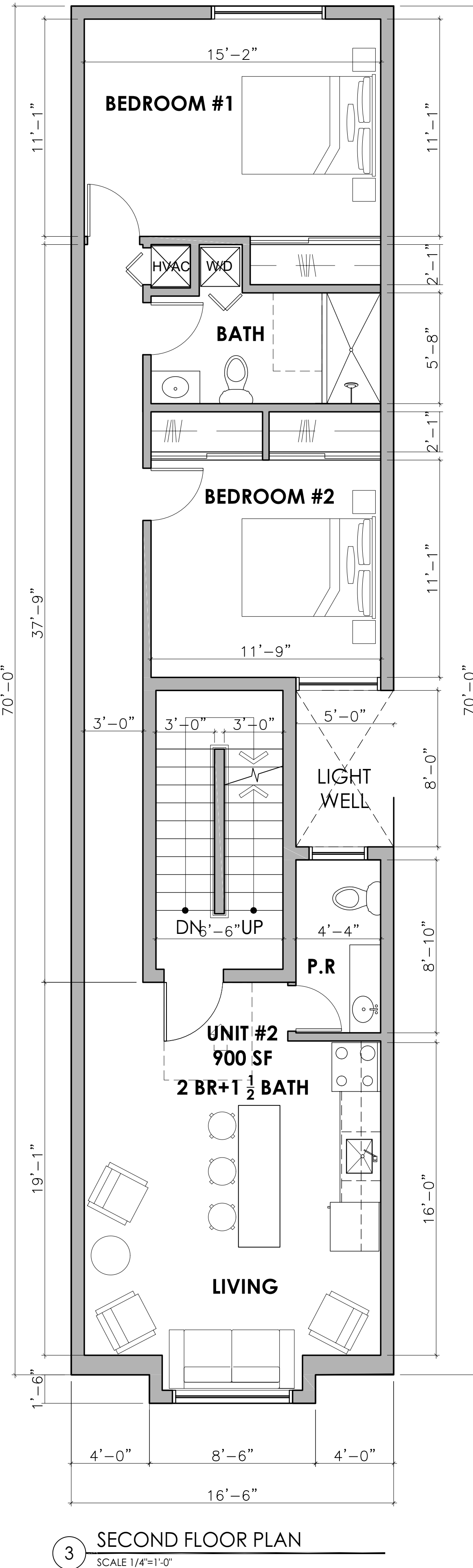
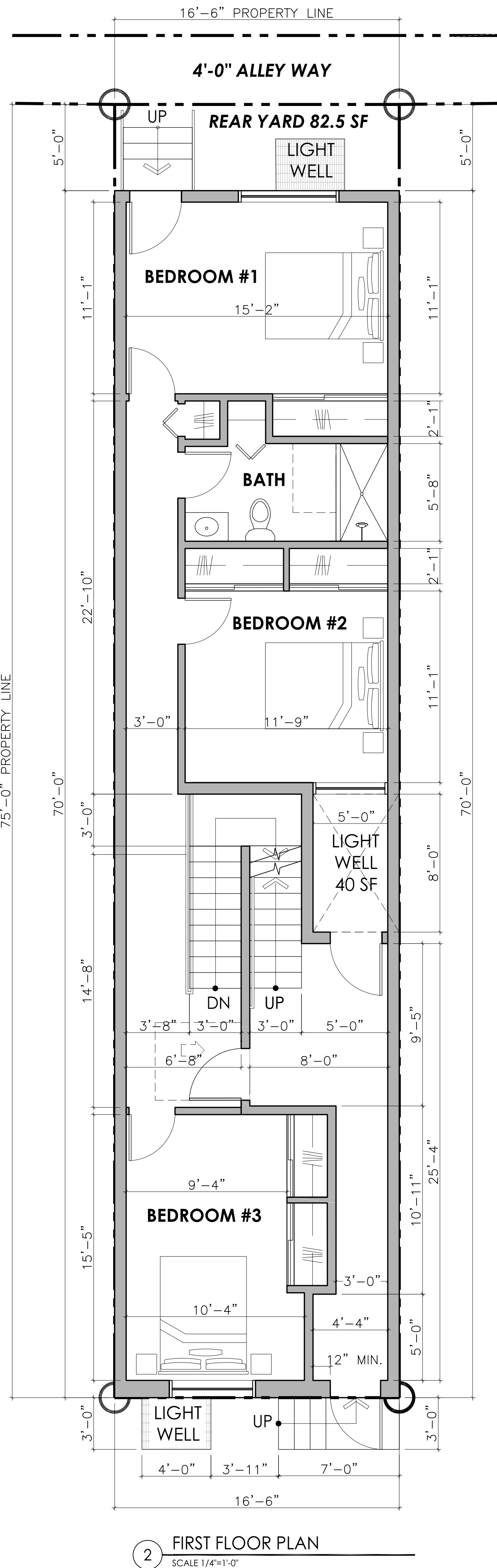
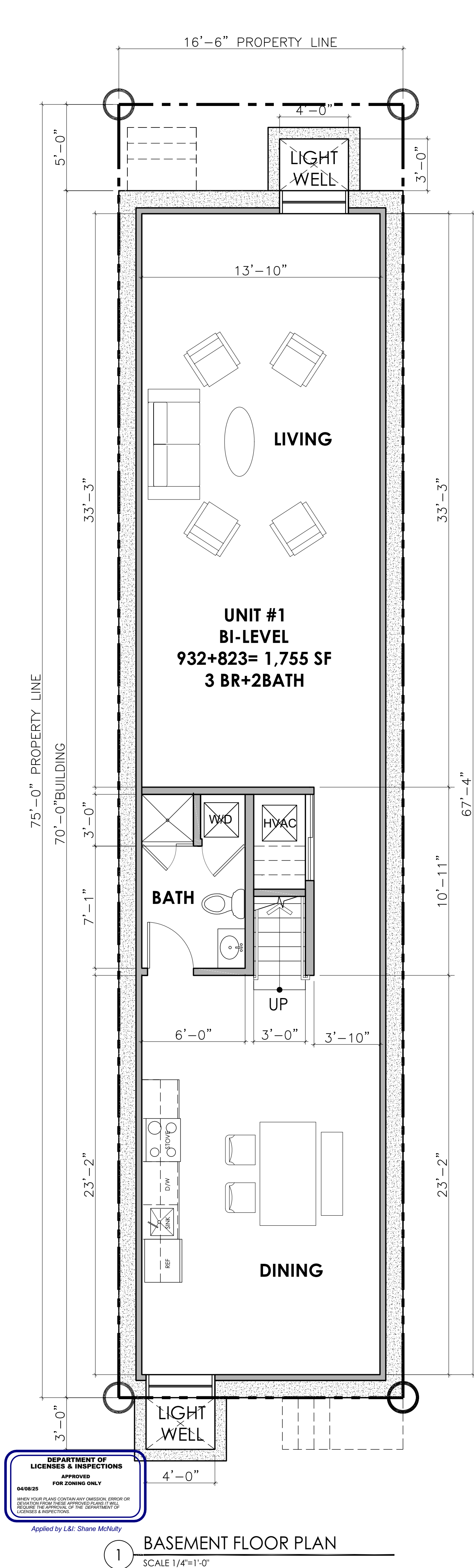
Revisions:		
No.	Date	Description

Project:
1832 N VAN PELT STREET
PHILADELPHIA, PA 19121

Drawing Title:
ZONING PLAN AND
TABULATION

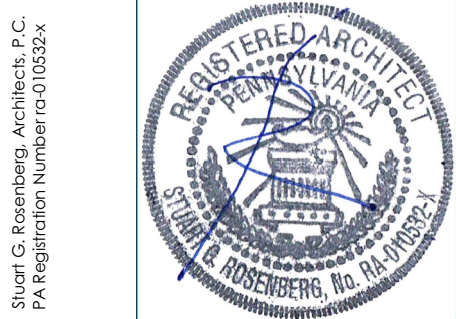
Date: 07-02-2024
SGRA Project No.: 24-012
Drawn By: OA
Checked By: SGR
Drawing Number:

Z-1.0



SgRA

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ISSUED FOR
ZONING PERMIT

Revisions:

No.	Date	Description

Project:
1832 N VAN PELT STREET
PHILADELPHIA, PA 19121

Drawing Title:
PROPOSED ZONING
PLAN

Date: 07-02-2024
SGRA Project No.: 24-012
Drawn By: OA
Checked By: SGR
Drawing Number:

Z-2.0

Zoning Permit

Permit Number ZP-2024-008962

LOCATION OF WORK 1832 N VAN PELT ST, Philadelphia, PA 19121-2114	PERMIT FEE \$2,854.00	DATE ISSUED 2/11/2025
	ZBA CALENDAR MI-2024-006055	ZBA DECISION DATE 2/11/2025
	ZONING DISTRICTS RSA5	

PERMIT HOLDER RANYA INVESTMENT LLC	117 SPRING GARDEN STREET SUITE C RANYA INVESTMENT LLC PHILADELPHIA PA 19123
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OWNER CONTACT 1 Ranya Investment LLC	117 Spring Garden St, Suite C, Philadelphia, PA
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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 Erection of an attached structure, 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) "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-2024-008962

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1832 N VAN PELT ST, Philadelphia, 19121-2114

ADDITIONAL USE DETAILS

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

Three (3) 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.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2024-008962	Zoning District(s): RSA5	Date of Refusal: 9/1/2024
Address/Location: 1832 N VAN PELT ST, Philadelphia, PA 19121-2114 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Stuart G. Rosenberg Architects P.C. DBA: STUART ROSENBERG ARCHITECTS	Applicant Address: 230 S BROAD STREET STE M30 PHILADELPHIA, PA 19102 USA	Civic Design Review? N

Application for:

Erection of an attached structure for use as multi family household living three (3) 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 District	Units allowed 1 - Units proposed 3
Table 14-701-1:	Dimensional Standards for Lower Density Residential Districts	9ft Required - 5ft Proposed

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

RANYA INVESTMENT LLC

Zoning Overlay District:

/NIS Narcotics Injection Sites Overlay District/VDO Fifth District Overlay District



EXAMINER NAME
PLANS EXAMINER

9/1/2024
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.