

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

ADDITIONAL NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED.

DRAWINGS K6-6 (PGW), 122055 (PWD), 180364 (PWD) OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETELY ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. HARMAN DEUTSCH OHLER ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS HARMAN DEUTSCH OHLER ARCHITECTURE A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

"CALL BEFORE YOU DIG" PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTICES, THIS PAGE. HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

ZONING ONLY Y

HARMAN DEUTSCH OHLER ARCHITECTS HEREBY
RESERVES ITS COMMON LAW COPYRIGHT AND ALL
PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND
DESIGNS. THE INFORMATION ON THIS SHEET IS NOT
TO BE REPRODUCED, MODIFIED OR COPIED IN ANY
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DEUTSCH OHLER ARCHITECTS.

ZONING SITE PLAN

DRAWING NUMBER: _____

ZONING ONLY

Zoning Permit

Permit Number ZP-2021-001423

LOCATION OF WORK 3418 H ST, Philadelphia, PA 19134-1352	PERMIT FEE \$972.00	DATE ISSUED 10/5/2021
	ZBA CALENDAR MI-2021-001895	ZBA DECISION DATE 10/5/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER CASTRO NELSON D	236 BENNER ST PHILADELPHIA PA 19111
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION) FOR USE AS A MULTI-FAMILY (4 UNITS) HOUSEHOLD LIVING
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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)
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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-2021-001423

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3418 H ST Philadelphia, PA 19134-1352

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.

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

Application Number: ZP-2021-001423	Zoning District(s): RSA5	Date of Refusal: 4/8/2021
Address/Location: 3418 H ST, Philadelphia, PA 19134-1352 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION) FOR USE AS A MULTI-FAMILY (4 UNITS) 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 - Refusal	Whereas the proposed use, Multi-Family (4 Units), is expressly prohibited in the RSA-5 residential zoning district.

ONE (1) USE REFUSAL

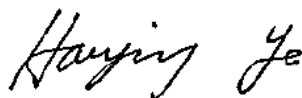
Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

CASTRO NELSON D



HAOYING YE
PLANS EXAMINER

4/8/2021
DATE SIGNED