

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

Application Number: ZP-2021-001534	Zoning District(s): RSA5	Date of Refusal: 9/15/2021
Address/Location: 1241 S 52ND ST, Philadelphia, PA 19143-4306 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA	

Application for:

AMENDMENT TO ORIGINAL APPLICATION WITH NOTICE OF REFUSAL DATED MARCH 31, 2021, ACTIVELY APPEALED UNDER ZONING BOARD CASE MI-2021-001685. FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH FRONT PORCH, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR FOUR (4) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>	
<i>Table 14-602-1</i>	<i>Uses Allowed in Residential Districts - Refusal</i>	<i>Whereas the proposed use, multi-family household living, is expressly prohibited in the RSA-5 residential zoning district.</i>	
<i>Table 14-702-1</i>	<i>Dimensional Standards for Lower Density Residential Districts</i>	MAXIMUM OCCUPIED AREA / INTERMEDIATE LOT	
		ALLOWABLE:	PROPOSED:
		75.00% (1,113.75 SF)	75.96% (1,128 SF)
<i>Table 14-702-1 Note [5]</i>	<i>Dimensional Standards for Lower Density Residential Districts</i>	MINIMUM FRONT YARD DEPTH	
		REQUIRED:	PROPOSED:
		8 FT 0 IN	5 FT 6 IN

ONE (1) USE REFUSAL

TWO (2) ZONING REFUSALS

Fee to File Appeal: NO APPEAL FEE – Active ZBA case under MI-2021-001685.

NOTES TO THE ZBA:

Amended refusal as authorized by letter from Zoning Board Administrator, Tanya Sunkett, dated August 30, 2021.

Front of second floor “bay” is front façade as only “bay windows” are excluded from front façade per 14-203(135.1). Bay is not proposed to be 24 inches above finished floor therefore it is not a “bay window” per 14-203(35).

Parcel Owner:

BEAR & CO



GEORGE DIPERSIO
PLANS EXAMINER

9/15/2021
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-2021-001534

LOCATION OF WORK 1241 S 52ND ST, Philadelphia, PA 19143-4306	PERMIT FEE \$1,172.00	DATE ISSUED 10/27/2021
	ZBA CALENDAR MI-2021-001685	ZBA DECISION DATE 10/27/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER JUNK PROPERTY LLC	1802 CHURCH LA 1ST FL JUNK PROPERTY LLC PHILADELPHIA PA 19141
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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 FRONT PORCH, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION / PLAN. **EXTENSION OF ZONING PERMIT ZP-2021-001534 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 10/27/2025) IN

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: As per amended application ZP-2021-001534 dated 9/15/21.
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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-2021-001534

ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW.
NO CHANGES TO PERMIT LANGUAGE.**



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 Proviso: As per amended application ZP-2021-001534 dated 9/15/21.



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-2021-001534

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1241 S 52ND ST Philadelphia, PA 19143-4306

ADDITIONAL USE DETAILS

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

FOR FOUR (4) DWELLING UNITS**EXTENSION OF ZONING PERMIT ZP-2021-001534 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 10/27/2025) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.**

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.