

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

Application Number: ZP-2021-001535	Zoning District(s): RSA5	Date of Refusal: 3/8/2021
Address/Location: 5307 CHESTER AVE, Philadelphia, PA 19143-4908 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:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) BALCONIES AT THE REAR AND A ROOF DECK WITH ROOF DECK ACCESS STRUCTURE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING WITH FOUR (4) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

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>Reason for Refusal:</u>
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR: WHEREAS THE PROPOSED USE OF MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THE RSA-5 DISTRICT

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

FRANCIS TINNEY, LOLEEN



MARK GRIFFENBERG
PLANS EXAMINER

3/8/2021
DATE SIGNED

PROPOSED MULTI-FAMILY (4 UNIT) RESIDENCE

PROPOSED (3) STORY MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSE & ROOF DECK

5307 CHESTER AVE, PHILADELPHIA, PENNSYLVANIA

ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR PROPERTY 5307 CHESTER AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENCE (4 UNITS)
LOT WIDTH	16'-0"	16'-0"
LOT AREA	1440	1616 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	404 SQ. FT. = 92.9% Open 25%
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	1212 SQ. FT. = 75% Covered
FRONT YARD SETBACK	16'-0" TO PRIMARY BUILDING SETBACK 8'-0" TO FRONT PORCH	16'-0" TO MAIN BUILDING 8'-0" TO PROPOSED FRONT PORCH
REAR YARD SETBACK	9'-0"	12'-0"
HEIGHT REGULATIONS	38'-0" MAX.	(32'-9") 38'-0" MAX.

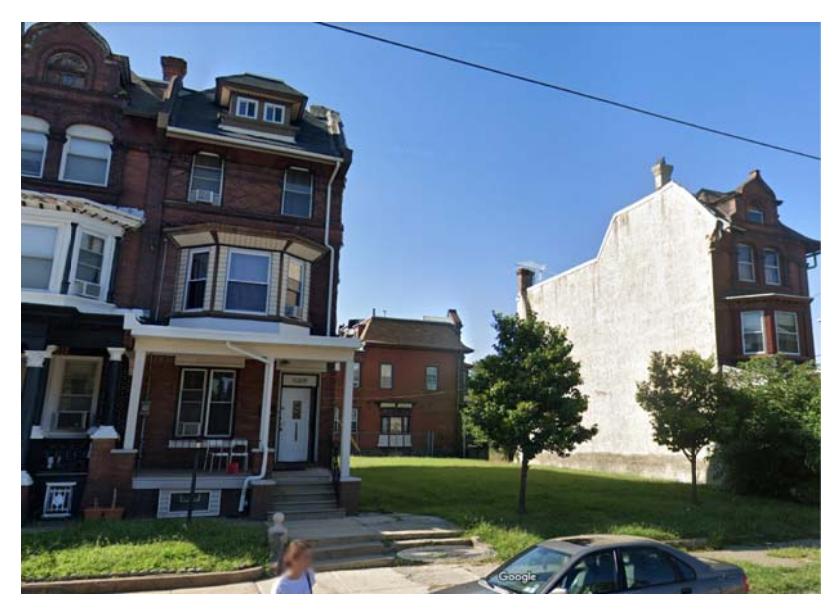


PHOTO 1

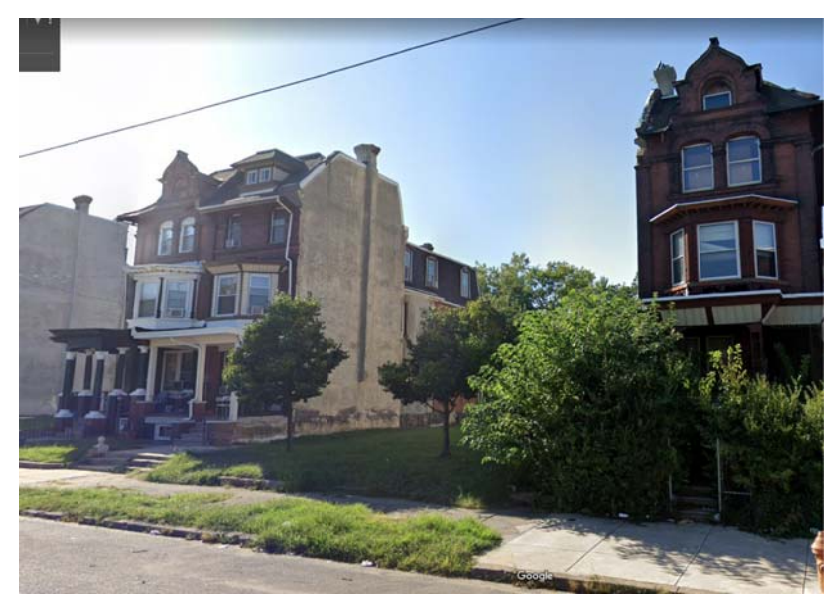
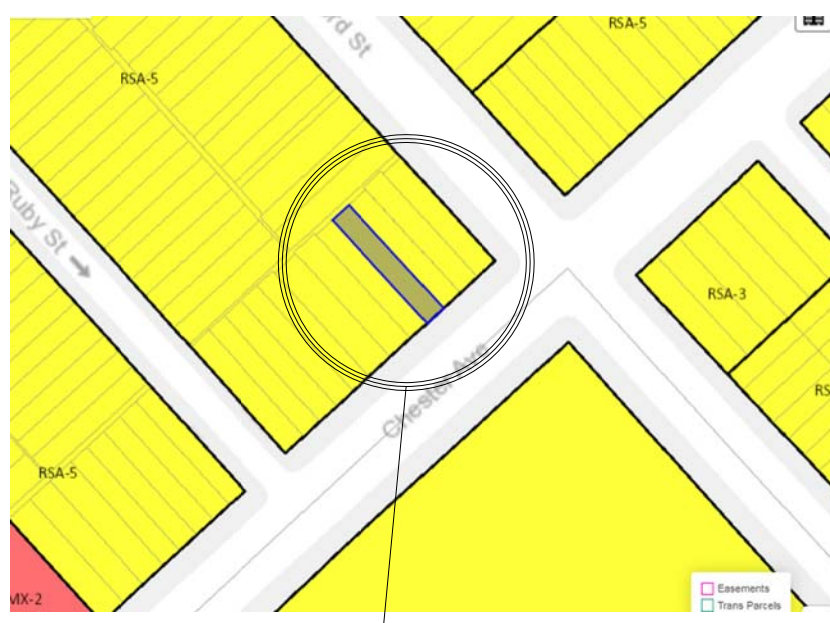


PHOTO 2



ZONING MAP - RSA-5 ZONING

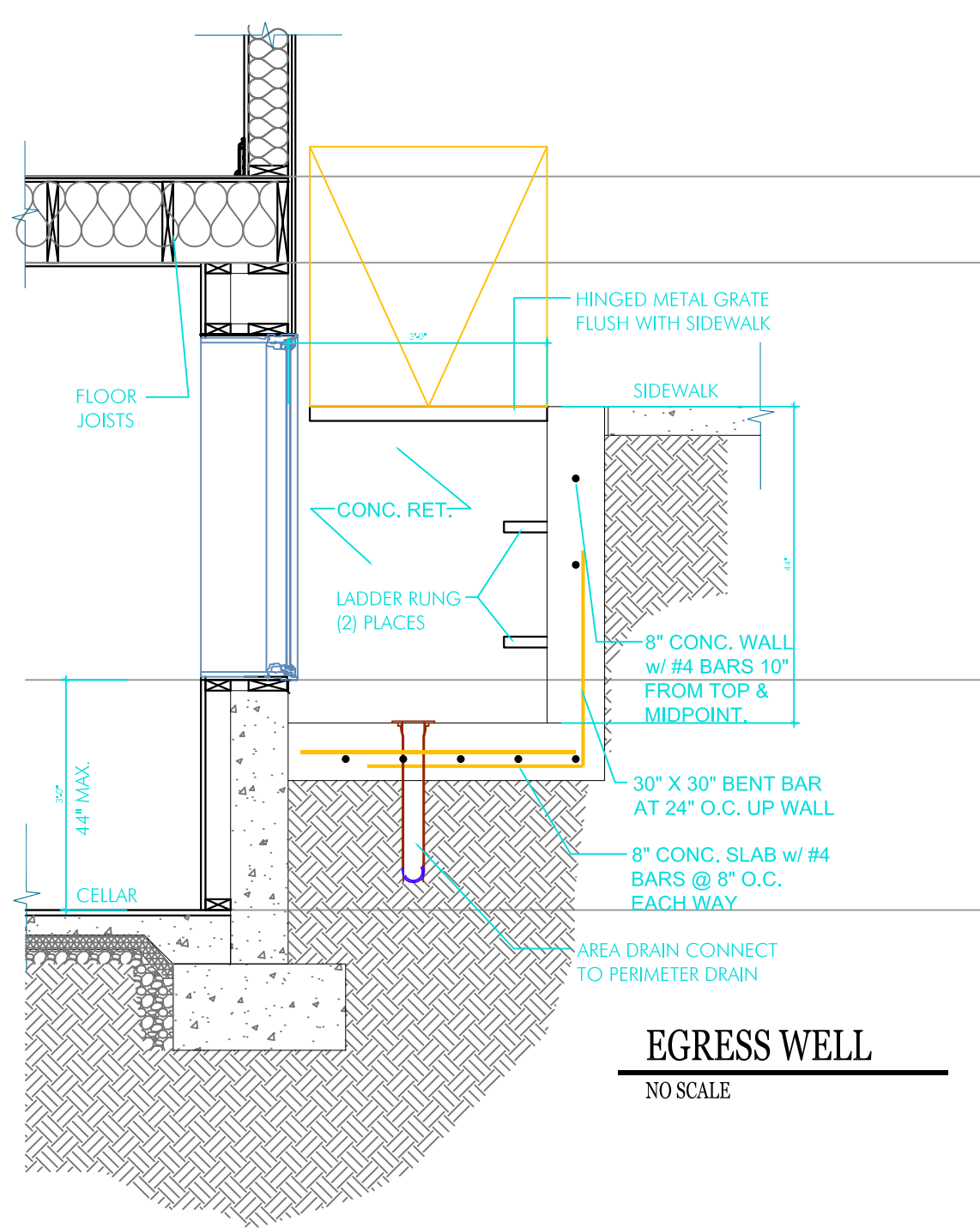
PROJECT ADDRESS:
5307 CHESTER AVE



THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005

SITE SERIAL NO. 20210412220 (word 51)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMMITTEES ON ACCURACY OF THE SITE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
REMOVAL OF EXISTING UTILITIES BY ACT 287 OF 1974 AS AMENDED BY ACT 187 OF
1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY EXCAVATING AND/OR BY
THROUGH THE ONE-CALL SYSTEM, 800-451-7711. NO LESS THAN 2, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DESTRUCTION WORK.

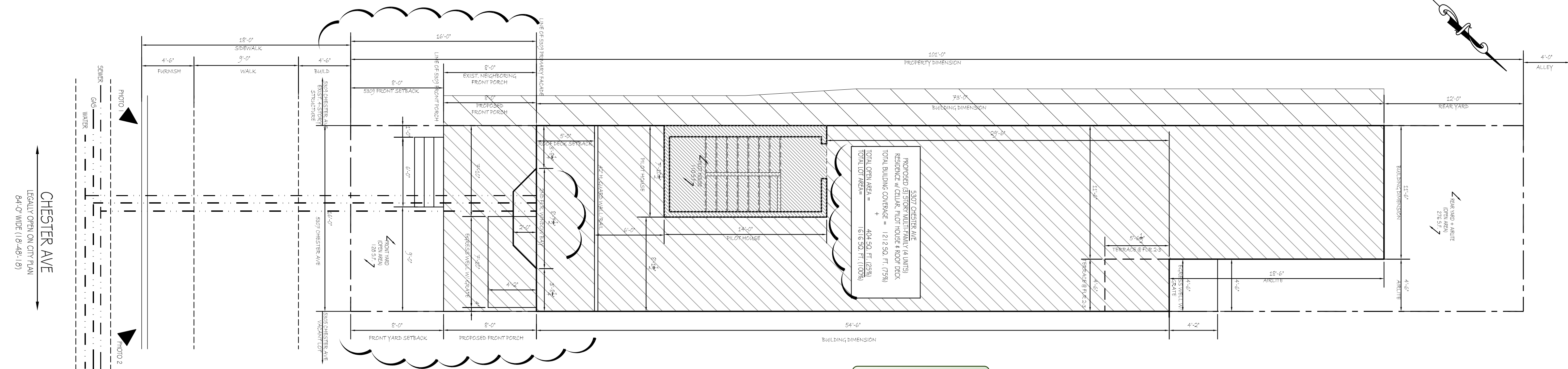


EGRESS WELL
NO SCALE



1 FRONT ELEV.
Z-1 SCALE: 3/16\"/>

2 REAR ELEV.
Z-1 SCALE: 3/16\"/>



APPROVED

Revised plans, 1 page, approved
by ZBA 8/18/21.
Sharon Suleta
Sharon Suleta, Esq.

4 ZONING PLAN
Z-1 SCALE: 3/16\"/>

APPROVED
FOR ZONING ONLY
11/15/21
WHEN YOUR PLANS CONTAIN ANY OMISSION,
REVISION OR ERROR, YOU SHALL BE RESPONSIBLE
FOR THE OMISSION, REVISION OR ERROR. THE
DEPARTMENT OF LICENSING & INSPECTIONS
APPROVES ELECTRONICALLY BY L&I USER.

ICA
DESIGN ASSOCIATES
6325 TULIP STREET
PHILADELPHIA, PA 19135
(610) 215-8338-9256
info@icanadesign.com

SEAL OF THE CITY OF PHILADELPHIA
REGISTERED ARCHITECT
Nicholas Alan Coulter, AIA, NCARB
REGISTERED ARCHITECT
State of Pennsylvania - License # RA445559

PROJECT
PROPOSED MULTI-FAMILY RESIDENCE
5307 CHESTER AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
6.15 revisions

DRAWN BY: LD
CHECKED BY: HK
DATE: 01/20/2021
SCALE: AS NOTED

JOB No: CHESTER AVE
FILE: CHESTER AVE

Z-1

Zoning Permit

Permit Number ZP-2021-001535

LOCATION OF WORK 5307 CHESTER AVE, Philadelphia, PA 19143-4908	PERMIT FEE \$972.00	DATE ISSUED 8/18/2021
	ZBA CALENDAR MI-2021-001484	ZBA DECISION DATE 8/18/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER Junk Property LLC	1802 church lane Philadelphia, Pennsylvania 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 TWO (2) BALCONIES AT THE REAR AND A ROOF DECK WITH ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.
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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) Revised plans, 1 page, approved today (8/18/21)



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-2021-001535

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5307 CHESTER AVE Philadelphia, PA 19143-4908

ADDITIONAL USE DETAILS

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

CONTAINING FOUR (4) 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.