

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

Application Number: ZP-2023-006420	Zoning District(s): CMX2.5	Date of Refusal: 11/15/2023
Address/Location: 900-04 N 2ND ST, Philadelphia, PA 19123-2302 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Daniel Kostinsky DBA: CRBN LLC	Applicant Address: 129 N PARK ROAD NEWTOWN, PA 18940 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK, TWO (2) ROOF DECK ACCESS STRUCTURES, AND BALCONIES AT THE FRONT (POPLAR ST. FRONTAGE). CONTAINING FOUR (4) DWELLING UNITS ON THE SECOND, THIRD, FOURTH, AND FIFTH FLOORS AND VACANT COMMERCIAL SPACE ON THE FIRST FLOOR. 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 14-701-3	THE PROPOSED ZONING IS REFUSED FOR:	ALLOWED	PROPOSED
	MAXIMUM ALLOWED OCCUPIED AREA	80% (1,348.9 SF)	89.96% (1,516.8 SF)

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

THIS NOTICE OF REFUSAL WAS REVISED ON 11/15/23 TO CORRECT THE PERMIT LANGUAGE. THE ORIGINAL WAS ISSUED ON 8/10/2023.

Parcel Owner:

900 N 2ND STREET LLC



MARK GRIFFENBERG
PLANS EXAMINER

11/15/2023
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-2023-006420

LOCATION OF WORK 900-04 N 2ND ST, Philadelphia, PA 19123-2302	PERMIT FEE \$1,978.00	DATE ISSUED 12/6/2023
	ZBA CALENDAR MI-2023-004601	ZBA DECISION DATE 12/6/2023
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 900 N 2nd Street LLC	129 N Park Road Newtown, Pennsylvania 18940
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OWNER CONTACT 1 Daniel Kostinsky	129 N Park Road Newtown PA 18940
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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 AN ATTACHED STRUCTURE WITH ROOF DECK, TWO (2) ROOF DECK ACCESS STRUCTURES ABOVE, AND BALCONIES AT THE FRONT (POPLAR ST. AND N. 2ND ST. FRONTAGES). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) (1) Per refusal dated 11/15/23. (2) Revised plans, 1 page, stamped by ZBA on December 6, 2023. (3) Use registration for vacant commercial space required prior to occupancy.

 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-2023-006420

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

900-04 N 2ND ST, Philadelphia, PA 19123-2302

ADDITIONAL USE DETAILS

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

CONTAINING FOUR (4) DWELLING UNITS ON THE SECOND, THIRD, FOURTH, AND FIFTH FLOORS AND VACANT COMMERCIAL SPACE ON THE FIRST FLOOR

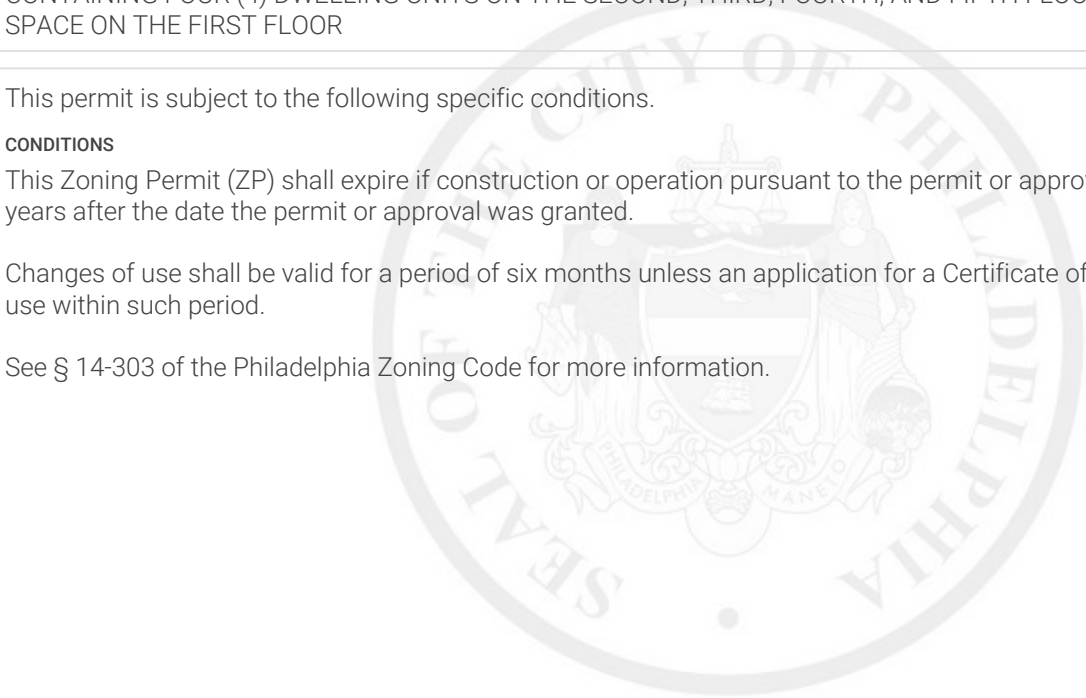
This permit is subject to the following specific conditions.

CONDITIONS

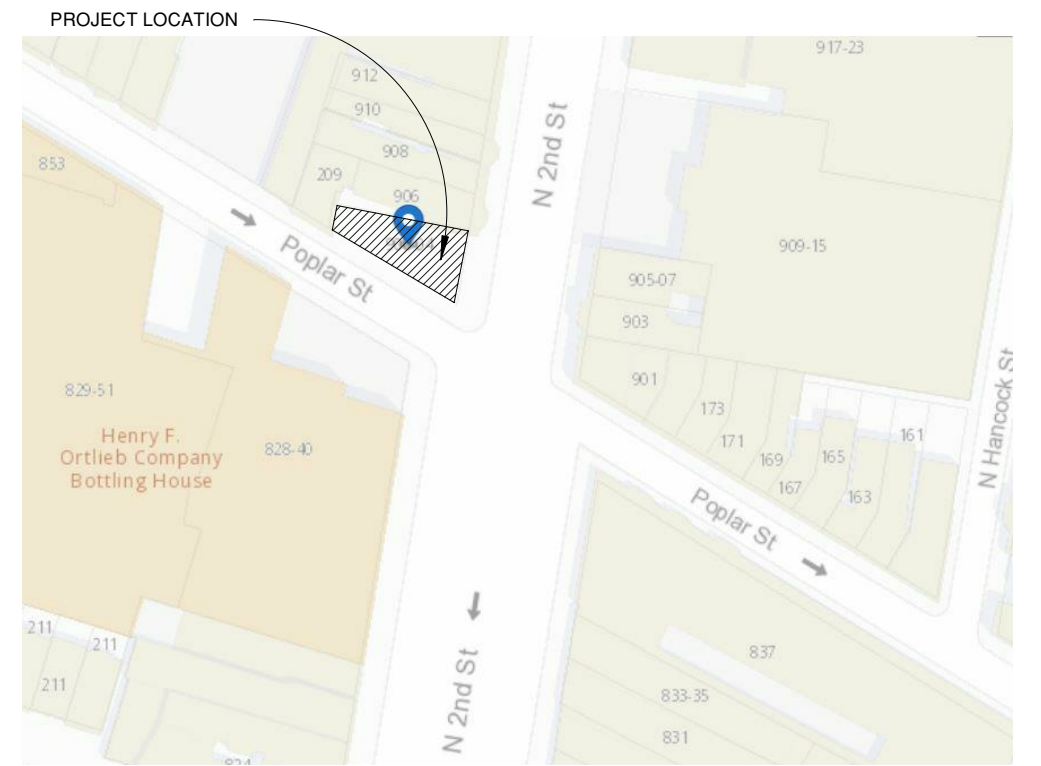
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

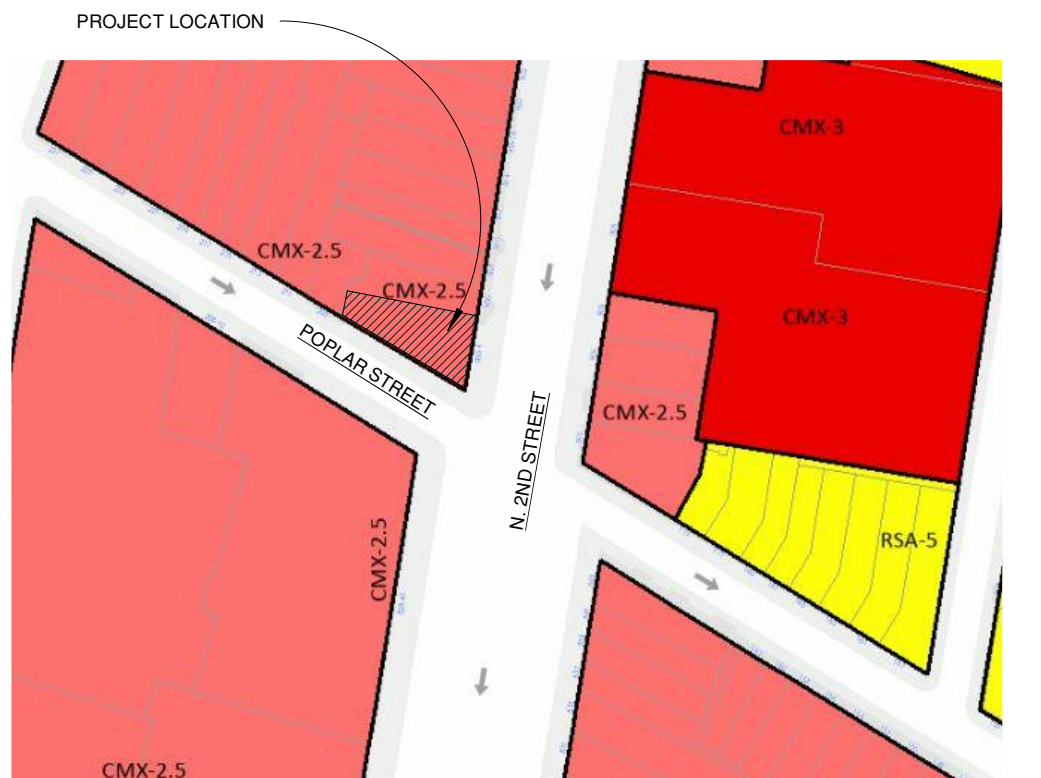


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



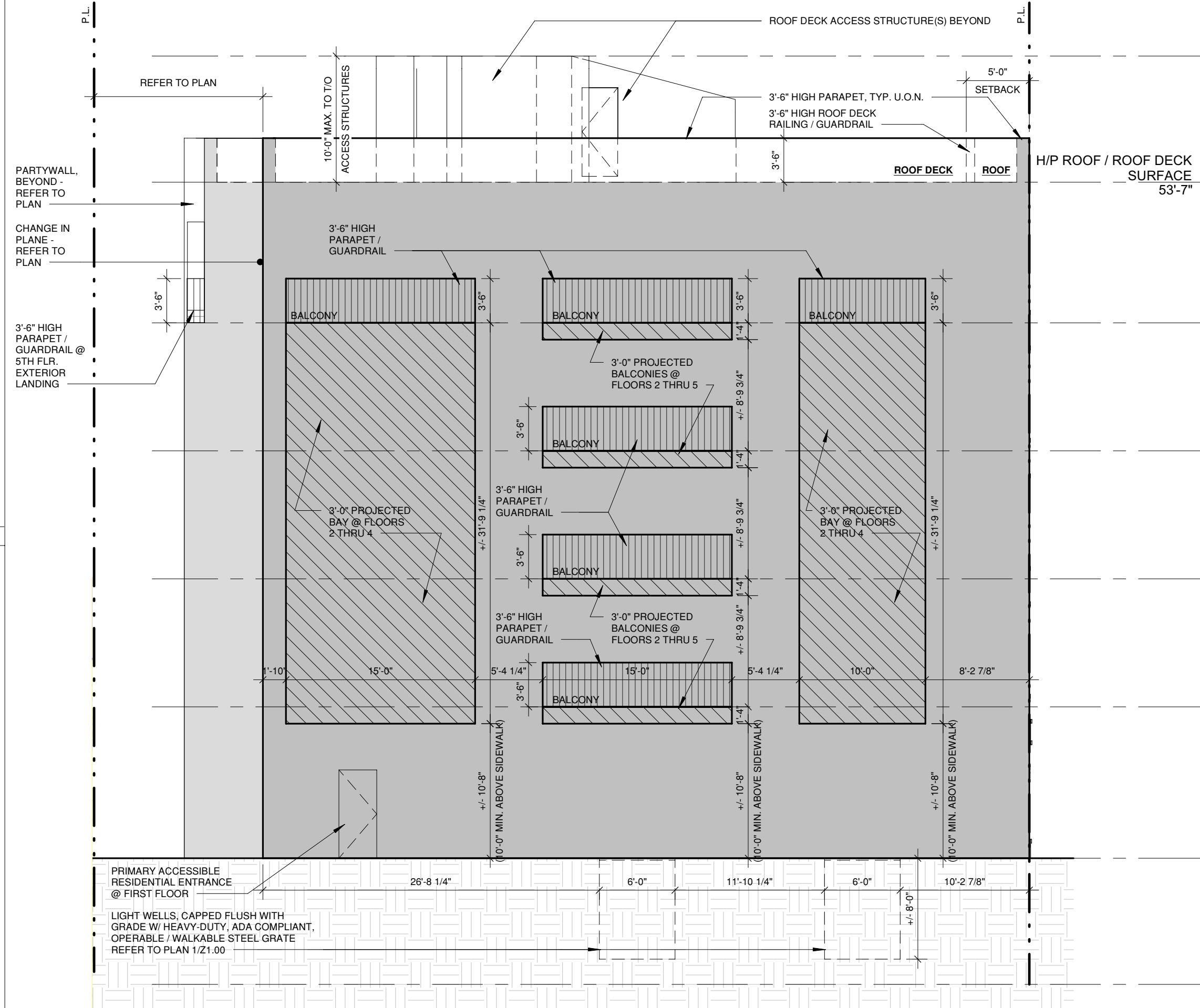
2 LOCATION PLAN

SCALE: 1" = 100'-0"



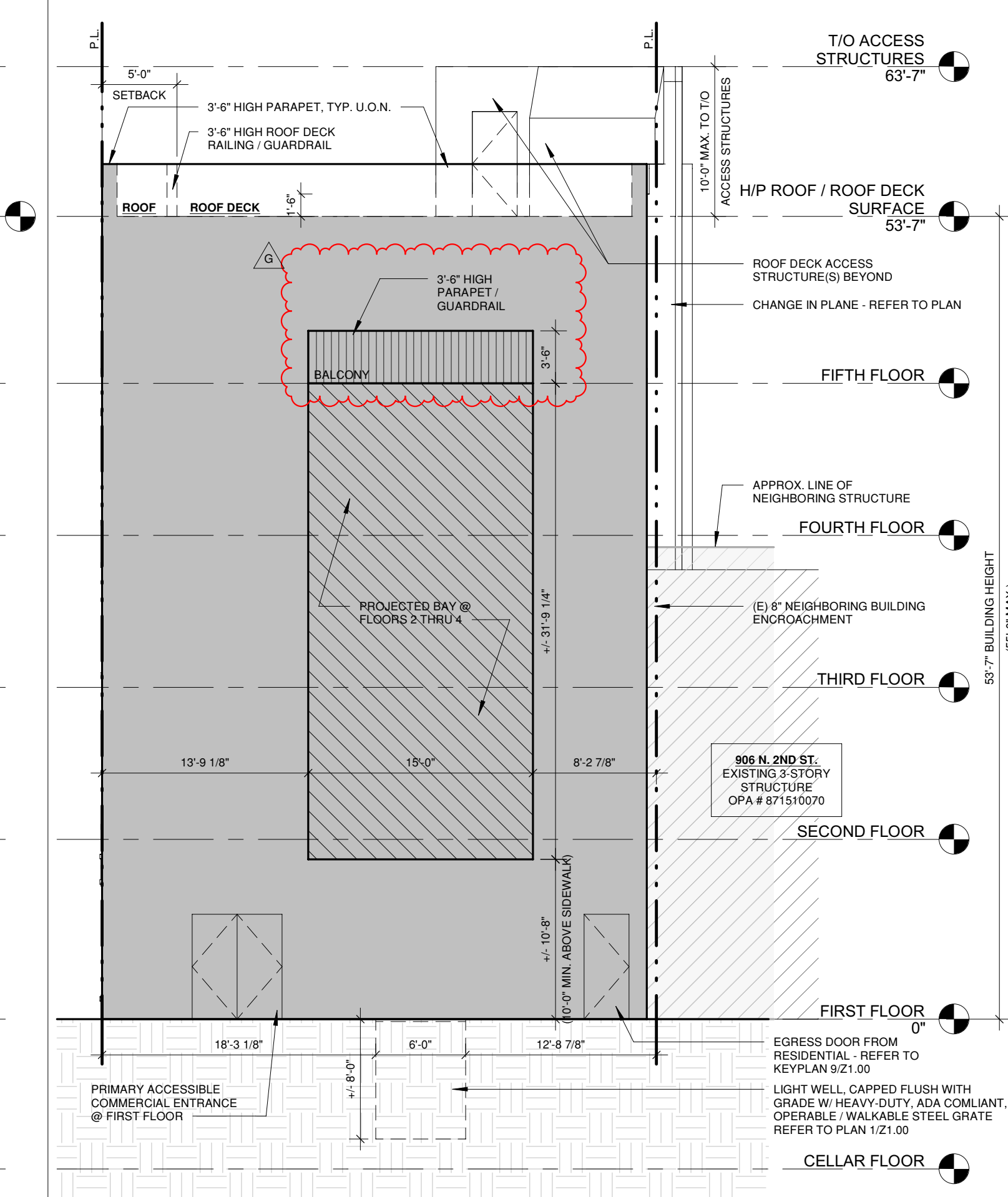
8 ZONING MAP

SCALE: 1" = 100'-0"



6 POPLAR STREET ZONING ELEVATION

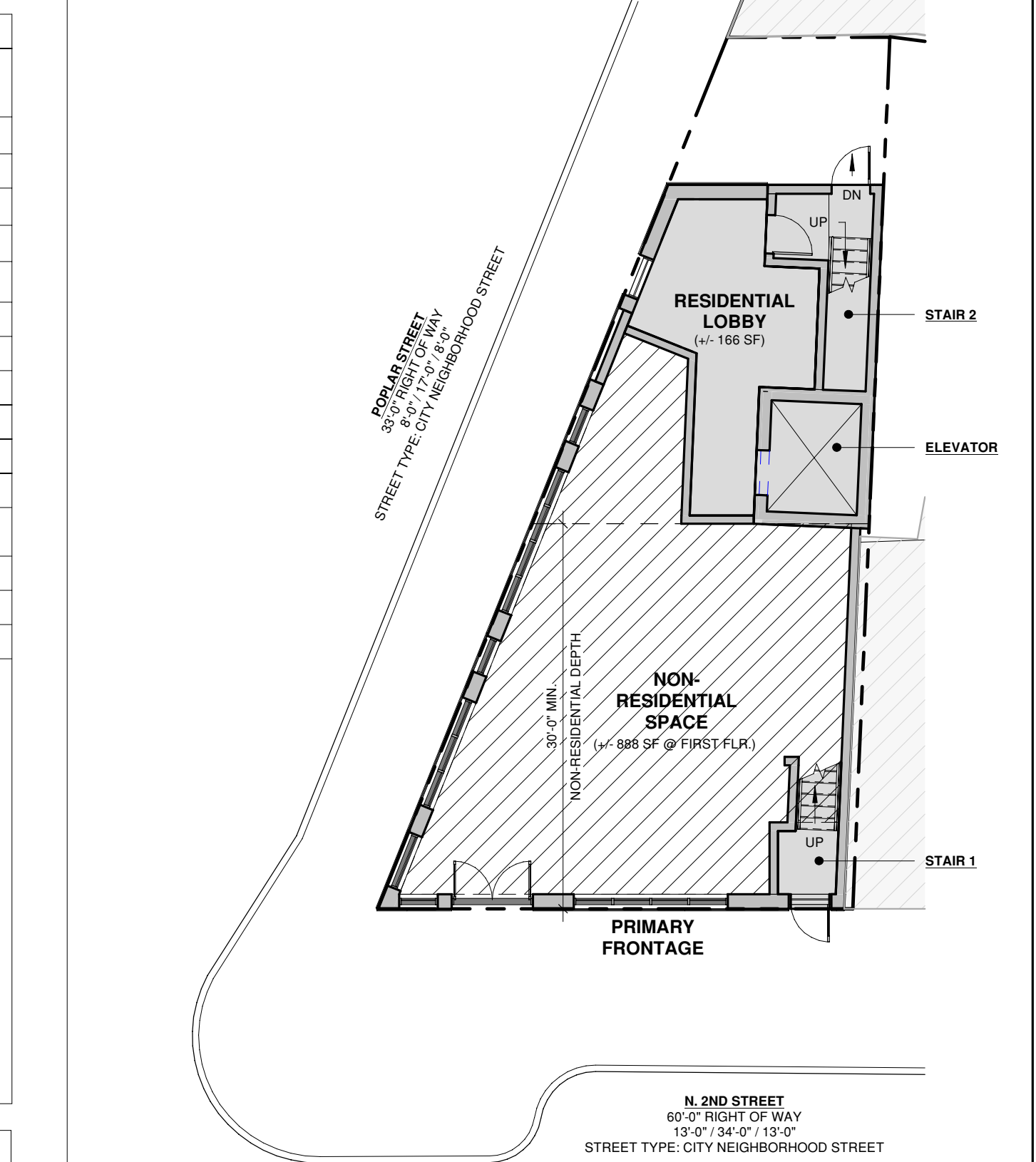
SCALE: 1/8" = 1'-0"



5 N. 2ND STREET ZONING ELEVATION

SCALE: 1/8" = 1'-0"

ZONING DATA		
CMX-2.5 ZONING DISTRICT	REQUIRED / ALLOWED	PROPOSED
LOT WIDTH	N/A	37'-0" (EXISTING)
LOT AREA	N/A	1,686.08 SF
OCCUPIED AREA	80% MAX (1,348.8 SF)	1,516.83 SQFT (90.0%)
OPEN AREA	20% MIN. (337.28 SF)	169.25 SQFT (10.0%)
FRONT YARD	BUILT TO LOT LINE OF PRIMARY FRONTAGE	BUILT TO LOT LINE OF PRIMARY FRONTAGE
SIDE YARD	5'-0" (IF USED)	N/A
REAR YARD DEPTH	9'-0" MIN.	11'-6" *
BUILDING HEIGHT	53'-0" MAX	53'-0" (55'-0" MAX.)
MIN. CORNICE HEIGHT	25'-0" MIN.	25'-0" MIN.
PROPOSED BUILDING INFORMATION		
RESIDENTIAL UNITS	(6) DWELLINGS*	(4) DWELLINGS
NON-RESIDENTIAL UNITS	30' MIN. DEEP @ GROUND FLOOR**	30' MIN. DEEP @ GROUND FLOOR**
PARKING STALLS	0 STALLS	N/A
STREET TREES	N/A	(1) PROPOSED
CLASS 1-A BIKE STALLS	N/A	N/A
NOTES		
*PER 14-0204(A)(8) IN A MINIMUM OF 270 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR BUILDINGS GREATER THAN 45 FT. IN HEIGHT.		
**PER 14-0204(B)(1) BUILDINGS MUST CONTAIN A USE OTHER THAN RESIDENTIAL AND OTHER THAN PARKING ALONG ONE HUNDRED PERCENT OF THE GROUND FRONTAGE AND WITHIN THE FIRST 50 FT. OF BUILDING DEPTH, MEASURED FROM THE FRONT BUILDING LINE.		
*WITH N. 2ND STREET DESIGNATED AS PRIMARY FRONTAGE		
NOTES:		
GO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER		
ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET		
ALL CORRESPONDING WELLS ARE TO HAVE A HEAVY DUTY ADA COMPLIANT GALV. MTL. WALKABLE GRATE TO BE SET FLUSH WITH SIDEWALKS AT GRADE		
ALL ROOF DECKS ARE TO BE SET BACK FROM ROOF OF WAY A MINIMUM OF 5'-0"		
ALL PROJECTED GEOMETRY OVER THE ROOF OF WAY SHALL BE A MINIMUM 10'-0" ABOVE SIDEWALK		
PLOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY		
PROVIDE 6" TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED		
ANY UTILITIES SHOWN ARE FROM PUBLIC RECORD		
CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1.800.242.1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION		
PA ONE CALL SERIAL NUMBER: T.B.D.		



9 FIRST FLOOR ZONING KEYPLAN

SCALE: 3/32" = 1'-0"



N. 2ND STREET - VIEW 1



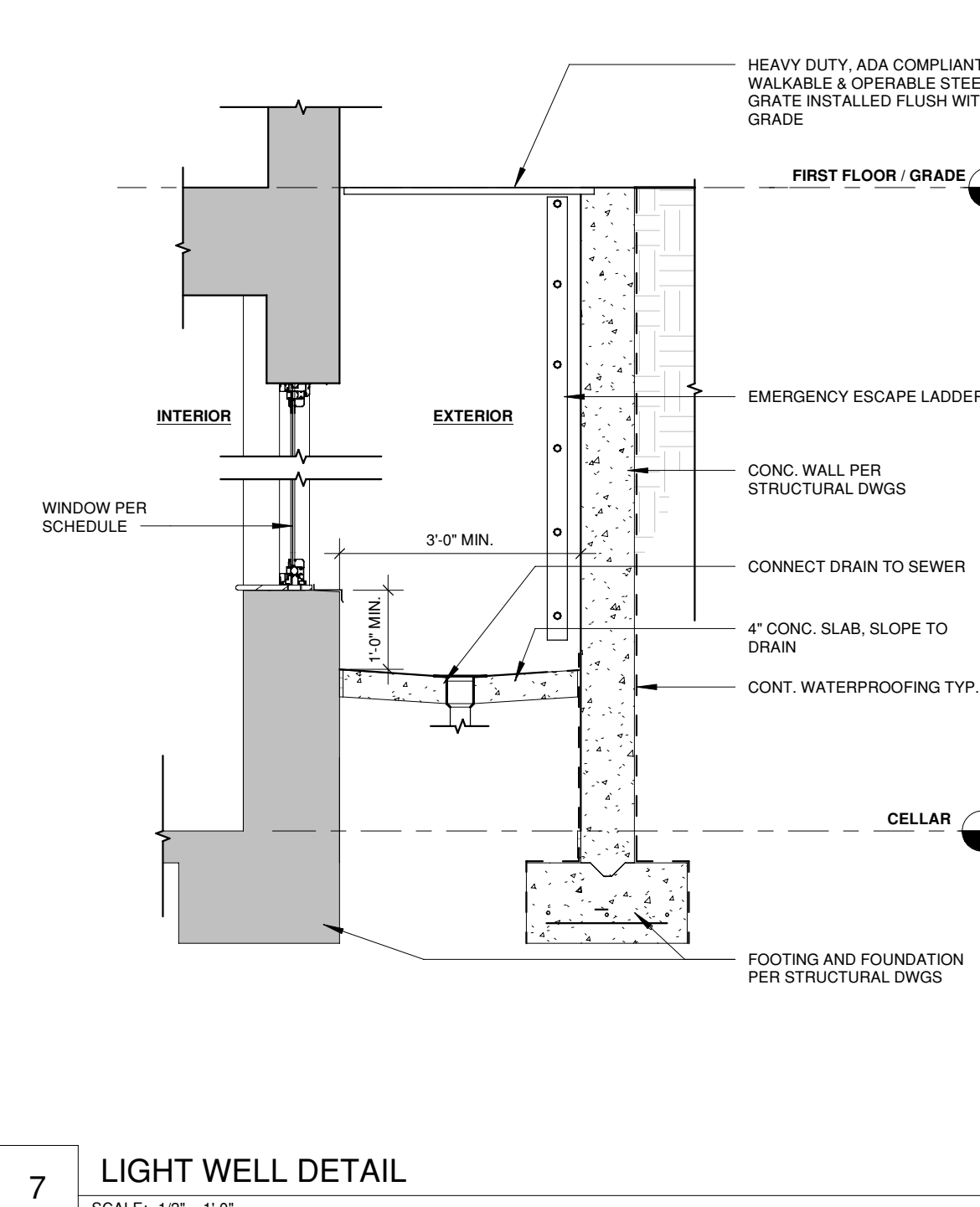
N. 2ND STREET - VIEW 2



POPLAR STREET - VIEW 1

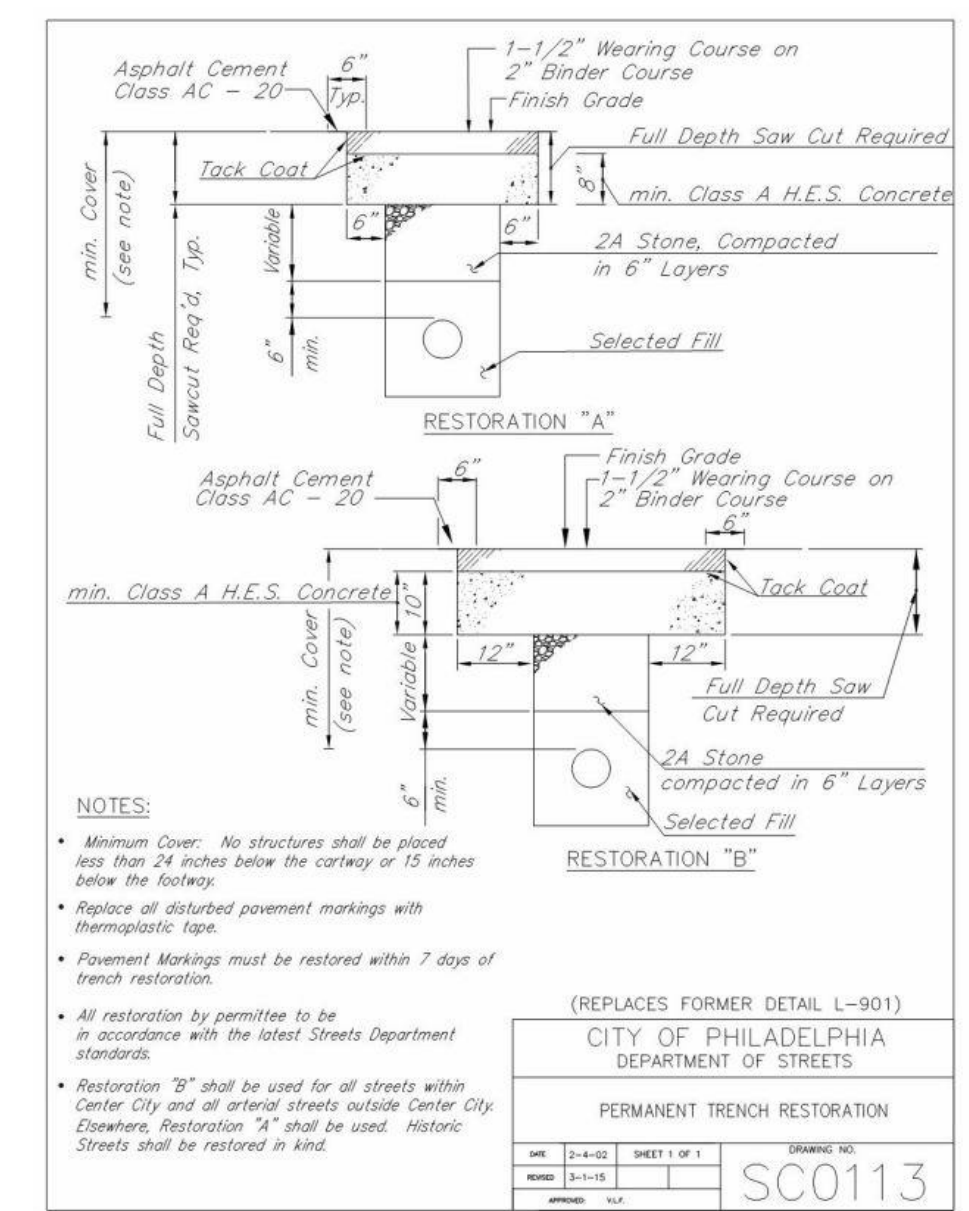


POPLAR STREET - VIEW 2



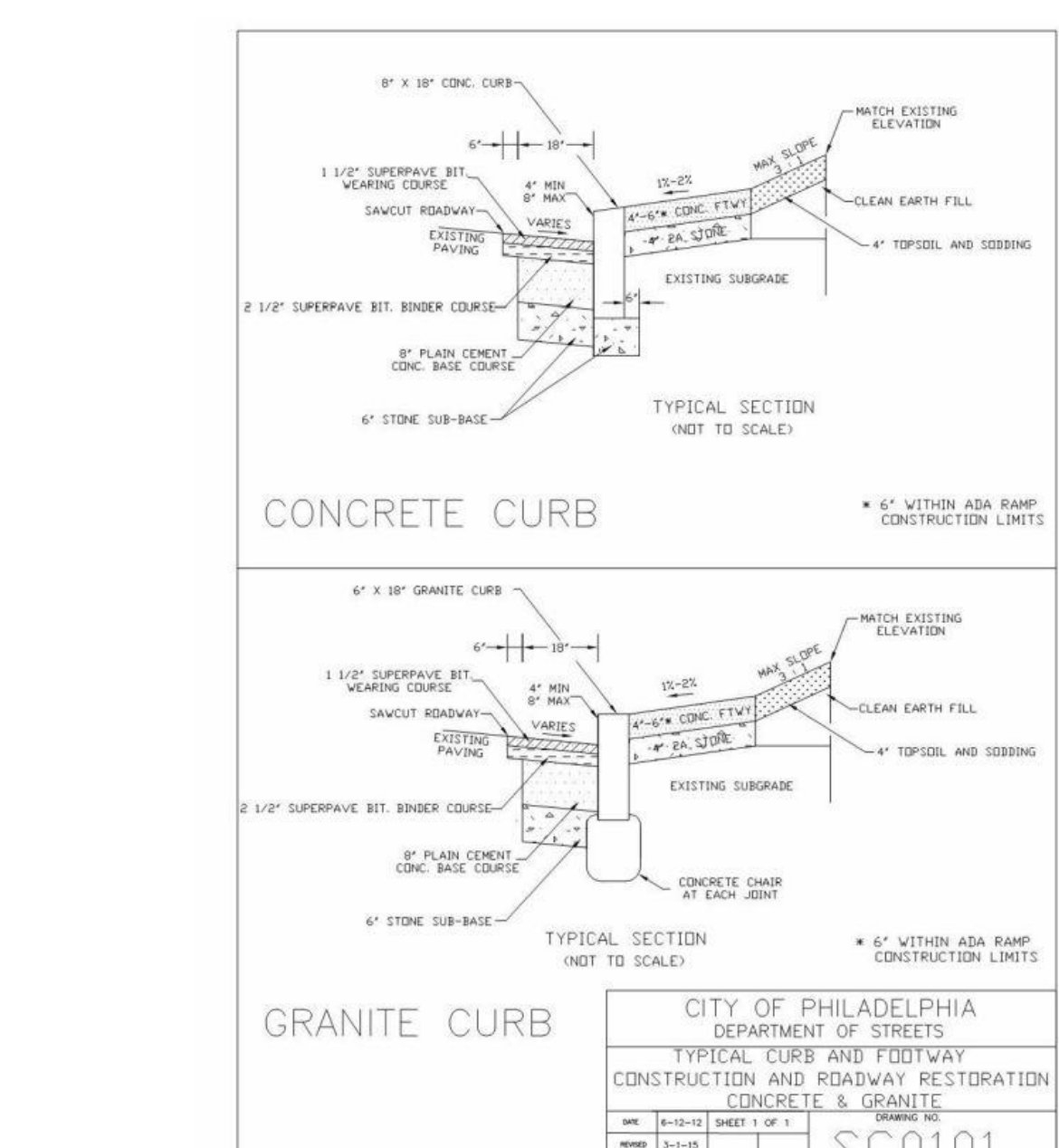
7 LIGHT WELL DETAIL

SCALE: 1/2" = 1'-0"



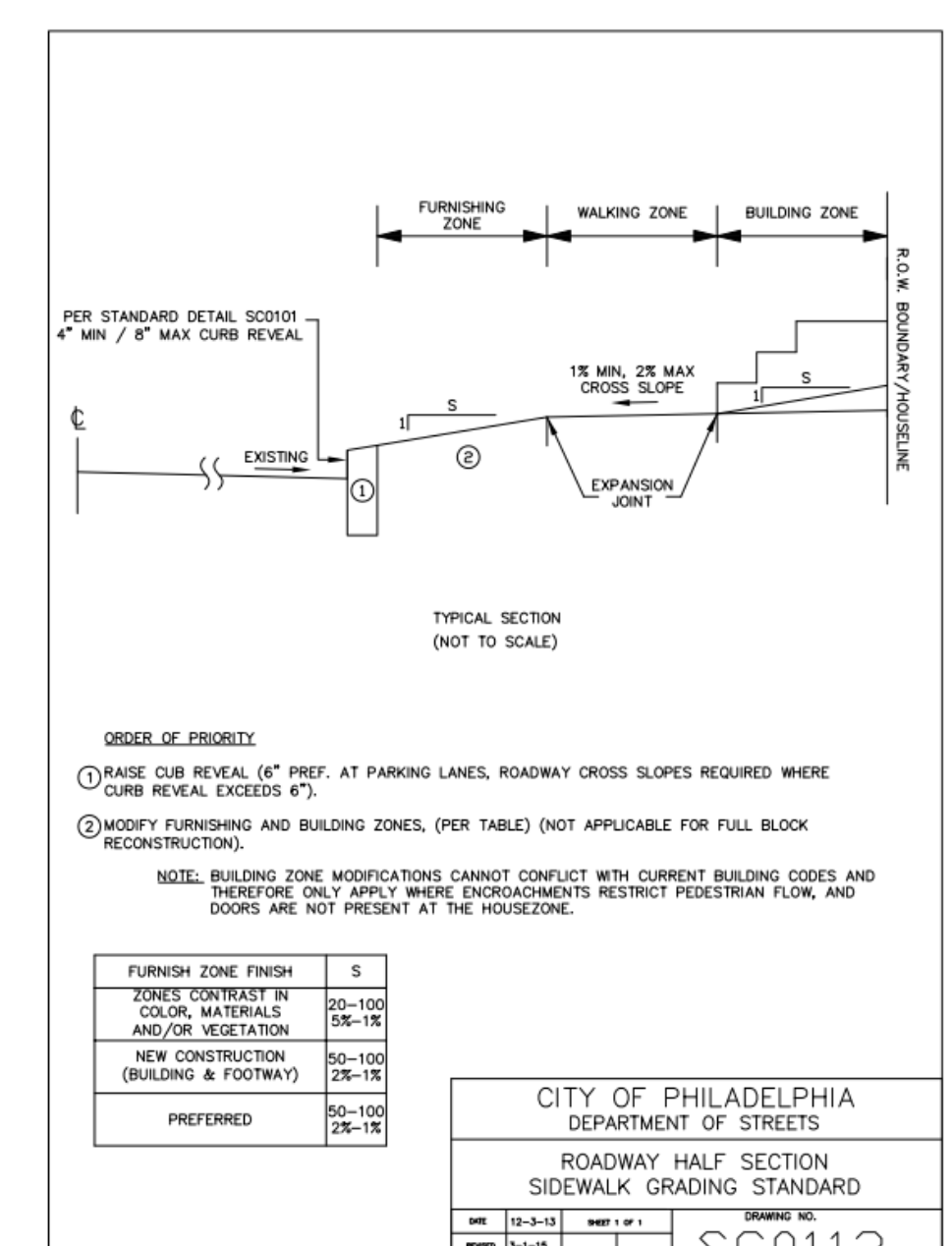
RESTORATION 'A' and 'B'

SCALE: 1/2" = 1'-0"



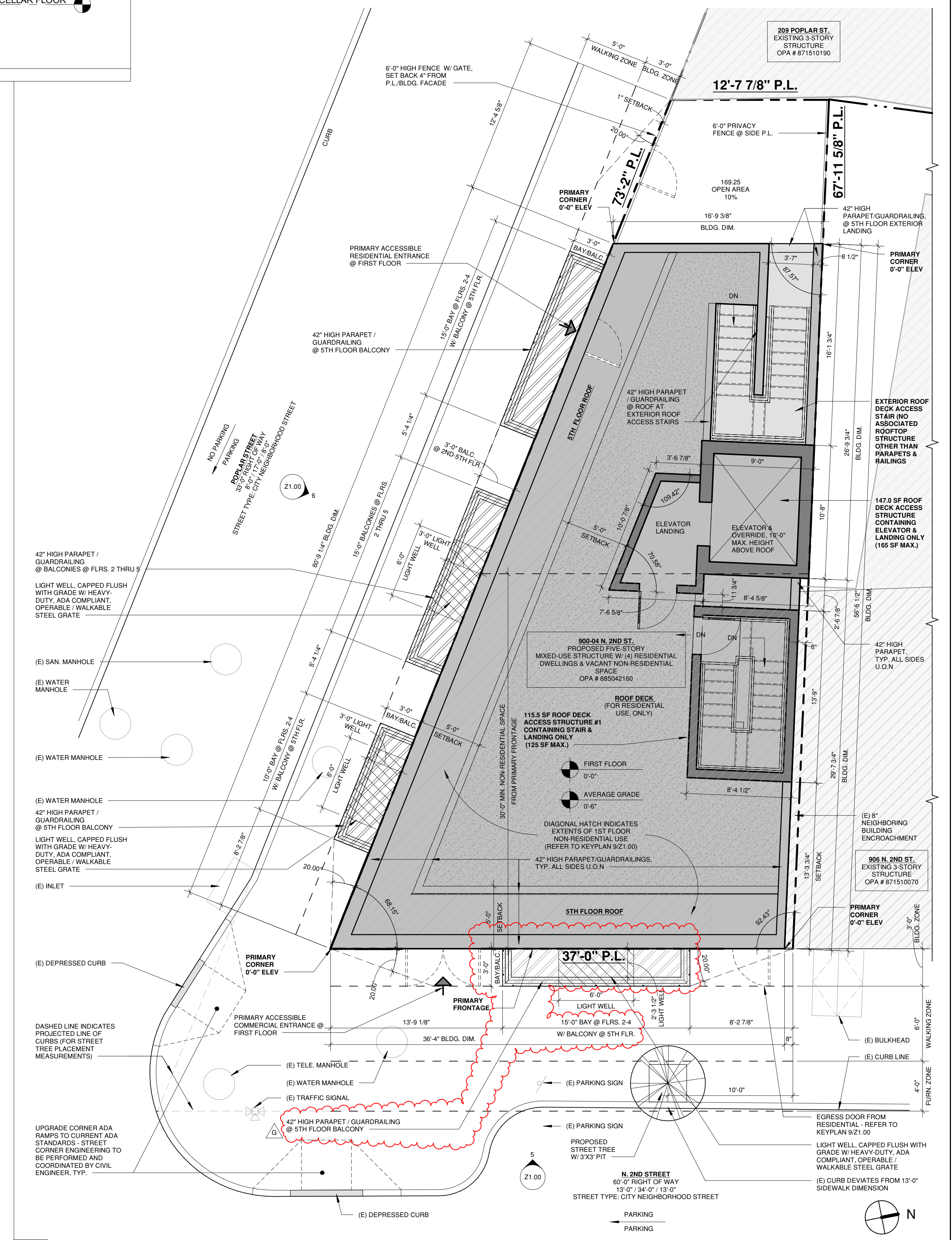
CONCRETE CURB and GRANITE CURB

SCALE: 1/2" = 1'-0"



TYPICAL SECTION

SCALE: 1/2" = 1'-0"

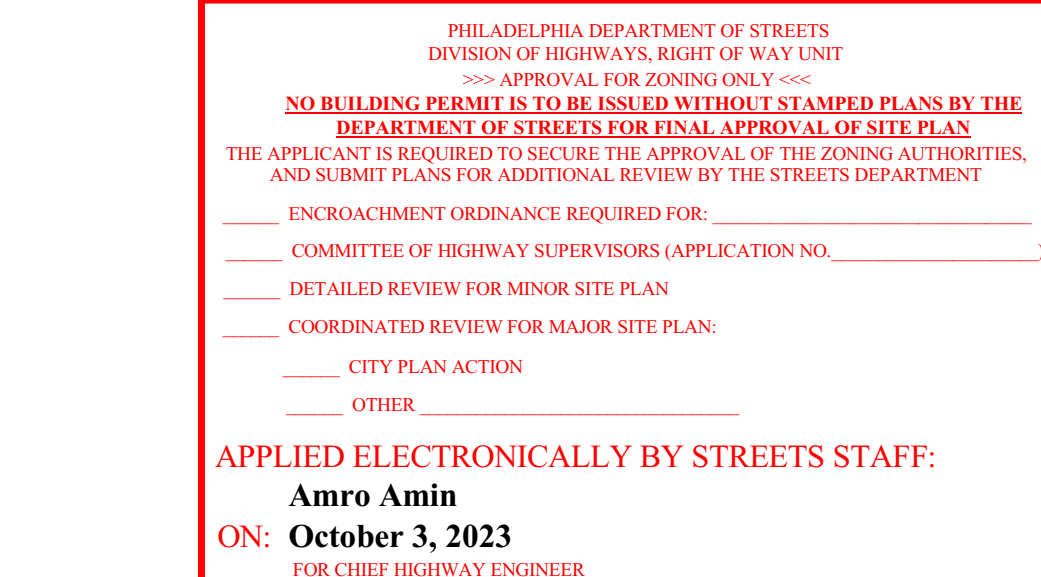


1 ZONING SITE PLAN

SCALE: 3/16" = 1'-0"

3 EXISTING PHOTOS

SCALE: 1/4" = 1'-0"

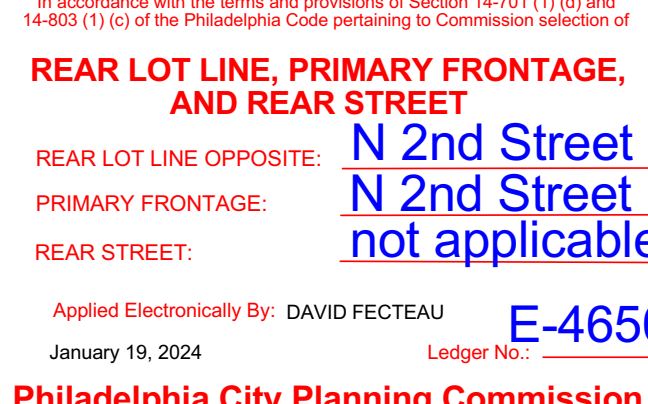


APPROVED

Revised Plans, 1 page, stamped by ZBA on December 6, 2023.

Hilary J. Emerson

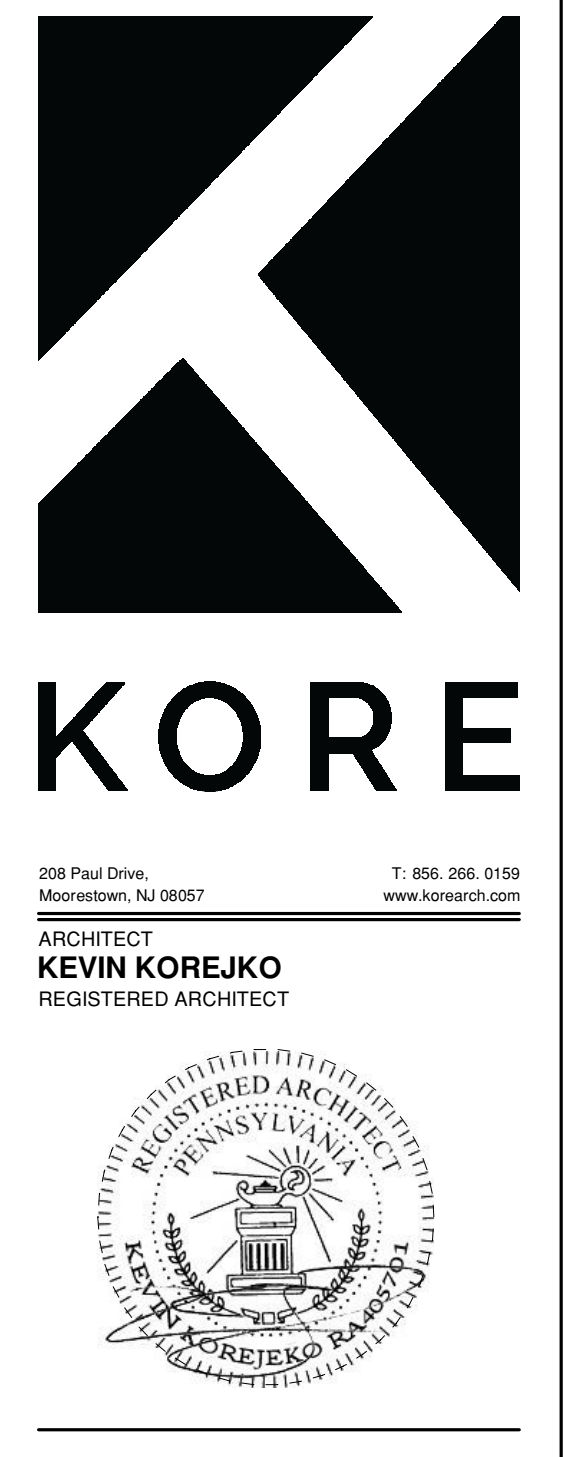
Hilary J. Emerson, Esq. Counsel for ZBA



APPROVED FOR ZONING ONLY

01/22/24

Applied Electronically by L&J User:



KORE

208 Paul Drive, Moorestown, NJ 08057

1-856-266-0195

www.korearch.com

ARCHITECT

KEVIN KOREJKO

REGISTERED ARCHITECT

PHILADELPHIA, PA 19103

PROJECT

900-04 N. 2ND ST.

PHILADELPHIA, PA 19103

ISSUES/REVISIONS

NO. DESCRIPTION DATE

C. ISSUED FOR ZONING 06/15/2023

D. STREETS R1 RESPONSE 07/06/2023

E. ZONING R1 RESPONSE 07/17/2023

G. RE-ISSUED FOR PSD 09/27/2023

DRAWING TITLE

ZONING DATA

JOB NO. 23010

DRAWN BY: ME: HWK

SCALE: As Indicated

SHEET NO.

Z1.00