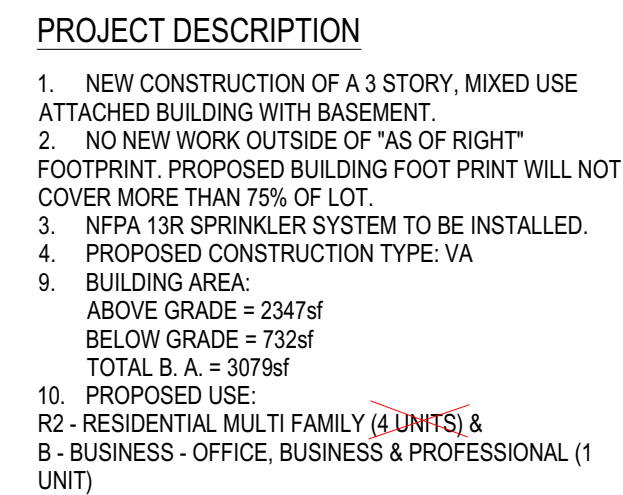




CONSULTANT

3220 GERMANTOWN AVE. BUILDING CALCULATIONS							
	LOT AREA (SF)	BUILDING FOOT PRINT (SF)	% OPEN SPACE	BUILDING AREA (SF)	BUILDING HEIGHT	USE CLASSIFICATION	NUMBER OF UNITS
EXISTING	1336	N/A	N/A	N/A	N/A	RESIDENTIAL MULTI FAMILY - USE GROUP R2 & BUSINESS - USE GROUP B	N/A
PROPOSED	NO CHANGE	999.17	74.7	ABV GRADE: 2712sf BLW GRADE: 780sf	38'-0"	NO CHANGE	FOUR (4) - RESIDENTIAL UNITS ONE (1) - COMMERCIAL UNITS

See MI-2024-003270 ZBA Provisos:
(1) No basement living.
(2) Maximum three (3) dwelling units.



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

**REFERENCE
ONLY**



THIS DOCUMENT IS INTENDED SOLELY FOR THE
CONSTRUCTION OF THE PROJECT NAMED HEREIN AND
SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION
WITHOUT WRITTEN PERMISSION OF
16 ON CENTER DESIGN + BUILD LLC.

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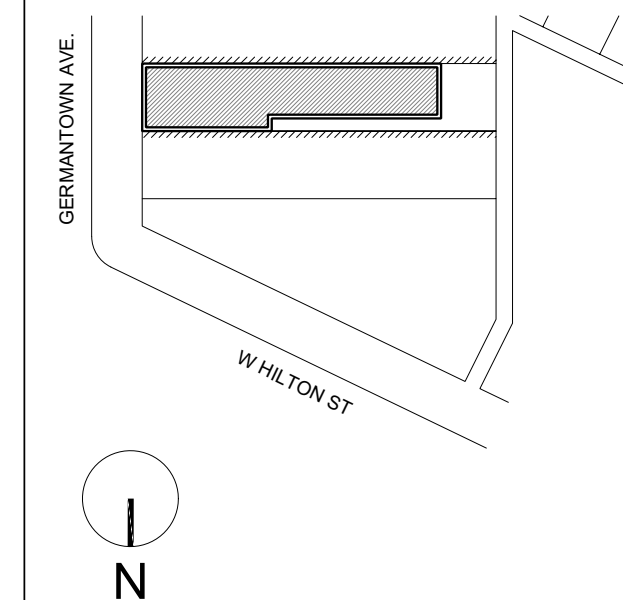
DESIGN • BUILD

CONSULTANT

CONSULTANT

[illegible]

KEY PLAN

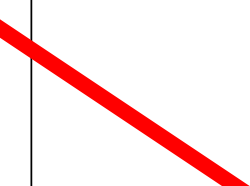


PROJECT NAME & LOCATION

3220 GERMANTOWN AVE.
PHILADELPHIA, PENNSYLVANIA

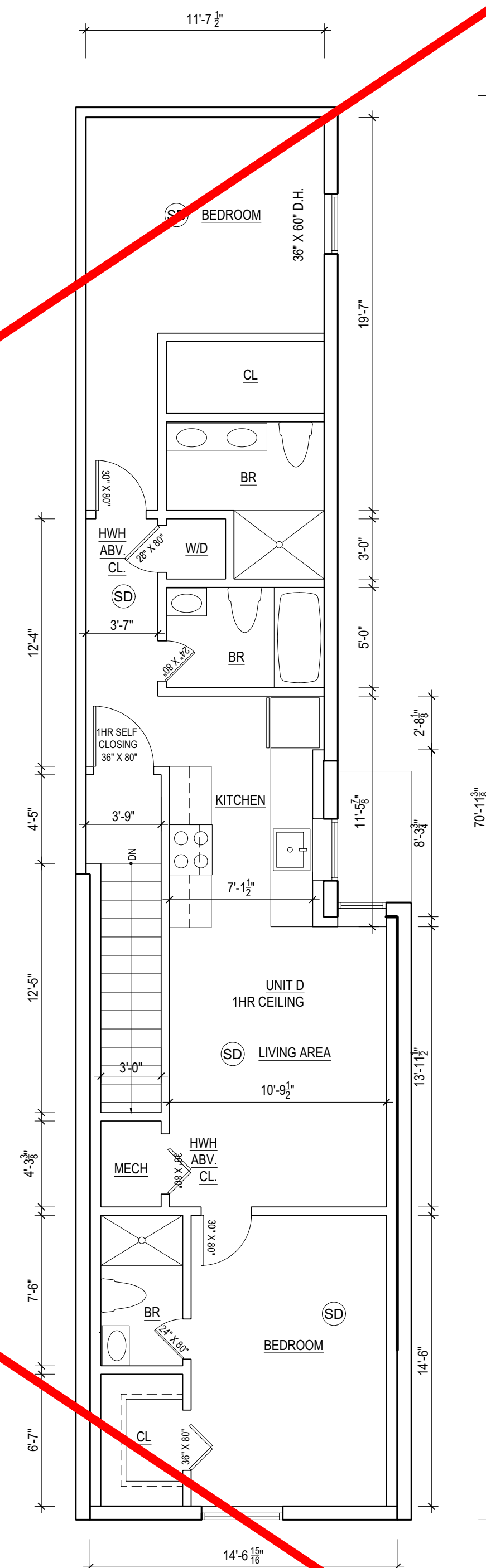
DRAWING TITLE

ZONING

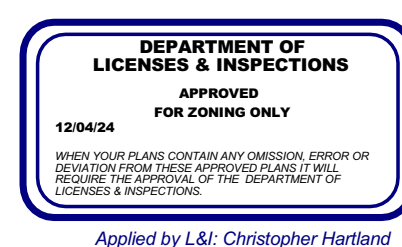
ARCHITECT / ENGINEER SEAL: 	DATE DRAWN: 03/16/21
	DRAWN BY: CAJC
	CHECKED BY:
	SCALE: AS NOTED
	DRAWING NO.: Z.101-00
SHEET: 1 OF 1	

FILE NAME: _____

L&I IDENTIFICATION NUMBER: _____



4 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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

Application Number: ZP-2024-003467	Zoning District(s): CMX2	Date of Refusal: 5/5/2024
Address/Location: 3220 GERMANTOWN AVE, Philadelphia, PA 19140-5302 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Andre Haynesworth DBA: HAYNESWORTH INVESTMENTS LLC	Applicant Address: 45 E City Ave Unit 1958 Bala Cynwyd, PA 19004 USA	Civic Design Review? N

Application for:

For the erection of an attached structure. Size and location as shown on plans. For use as one (1) vacant commercial space (separate use registration permit required prior to occupancy) and four (4) dwelling units (multi-family 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>
14-529(2)(b)(.1)	Allowable Number of Dwelling Units in Fifth District Overlay	For lots zoned CMX-2 in the Fifth District Overlay, a maximum of two (2) dwelling units are permitted for lots less than 1,440 sq. ft. in area. For the existing 1,337 sq ft lot, the maximum allowable number of dwelling units is two (2) whereas four (4) units are proposed.
Table 14-602-2 Note [2]	Allowable Number of Dwelling Units in CMX-2 District	For lots in the CMX-2 commercial zoning district, a minimum of 480 sq. ft. of lot area is required per dwelling unit. For the existing 1,337 sq ft lot, the maximum allowable number of dwelling units is two (2) whereas four (4) units are proposed.

TWO (2) USE REFUSALS

Fee to File Appeal: \$300

Parcel Owner:

GARRICK PETER A

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

Christopher T. Hartland

Christopher T. Hartland
PLANS EXAMINER

5/5/2024
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.

Zoning Permit

Permit Number ZP-2024-003467

LOCATION OF WORK 3220 GERMANTOWN AVE, Philadelphia, PA 19140-5302 3220 Germantown Avenue Philadelphia PA 19140	PERMIT FEE \$1,804.00	DATE ISSUED 10/9/2024
	ZBA CALENDAR MI-2024-003270	ZBA DECISION DATE 10/9/2024
	ZONING DISTRICTS CMX2	

PERMIT HOLDER ANDRE HAYNESWORTH	45 E City Unit 1958 Bala Cynwyd, Pennsylvania 19022-1902
---	--

OWNER CONTACT 1 Andre Haynesworth	45 E City Unit 1958 Bala Cynwyd PA 19004
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OWNER CONTACT 2	
------------------------	--

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT For the 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)

	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.
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Zoning Permit

Permit Number ZP-2024-003467

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3220 GERMANTOWN AVE Philadelphia, PA 19140-5302

ADDITIONAL USE DETAILS

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

For use as one (1) vacant commercial space (separate use registration permit required prior to occupancy) and multi-family household living. ZBA Provisos: "(1) No basement living. (2) Maximum 3 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.