

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

Application Number: ZP-2023-004049	Zoning District(s): CMX2	Date of Refusal: 5/11/2023
Address/Location: 2340 CECIL B MOORE AVE, Philadelphia, PA 19121-2927 Parcel (PWD Record) Unsafe		Page Number Page 1 of 2
Applicant Name: Janella Marina Persia Oliver-Smith DBA: Simply Commonwealth Services	Applicant Address: 522 Holly Road Lansdowne, PA 19050 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND A ROOF DECK ACCESS STRUCTURE, FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FOUR (4) DWELLING UNITS WITH VACANT GROUND FLOOR COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY). 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:						
14-604(5)	Accessory Uses and Structures Roof Decks	Whereas Roof decks for non-residential uses are prohibited, in the CMX2 zoning district.						
14-604(5)(c)(.1)	Accessory Uses and Structures Access Structure	Whereas roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access.						
14-604(5)(c)(.2)	Accessory Uses and Structures Access Structure	<table><tr><th colspan="2">ROOF DECK ACCESS STRUCTURE AREA (sqft)</th></tr><tr><td>Proposed</td><td>Allowed</td></tr><tr><td>168.5</td><td>125</td></tr></table>	ROOF DECK ACCESS STRUCTURE AREA (sqft)		Proposed	Allowed	168.5	125
ROOF DECK ACCESS STRUCTURE AREA (sqft)								
Proposed	Allowed							
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Table 14-602-1 & 14-529 (overlay)	Uses Allowed in Residential Districts	<table><tr><th colspan="2">NUMBER OF DWELLING UNITS</th></tr><tr><td>Proposed</td><td>Allowed</td></tr><tr><td>4</td><td>3</td></tr></table>	NUMBER OF DWELLING UNITS		Proposed	Allowed	4	3
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Proposed	Allowed							
4	3							
Table 14-701-1	Dimensional Standards for Lower-Density Residential Districts	<table><tr><th colspan="2">MAX. OCCUPIED AREA (% of lot)</th></tr><tr><td>Proposed</td><td>Allowed</td></tr><tr><td>88.8 (1278 sqft)</td><td>75 (1080 sqft)</td></tr></table>	MAX. OCCUPIED AREA (% of lot)		Proposed	Allowed	88.8 (1278 sqft)	75 (1080 sqft)
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ASAD ULLAH KHAN
PLANS EXAMINER

5/11/2023
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.

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☒ **Refusal**

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THREE (3) USE REFUSAL
TWO (2) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

SEE APP #12990, CAL # D-697 ZBA GRANTED VARIANCE FOR A REAR YARD DEPTH AND OPEN COURT

Parcel Owner:

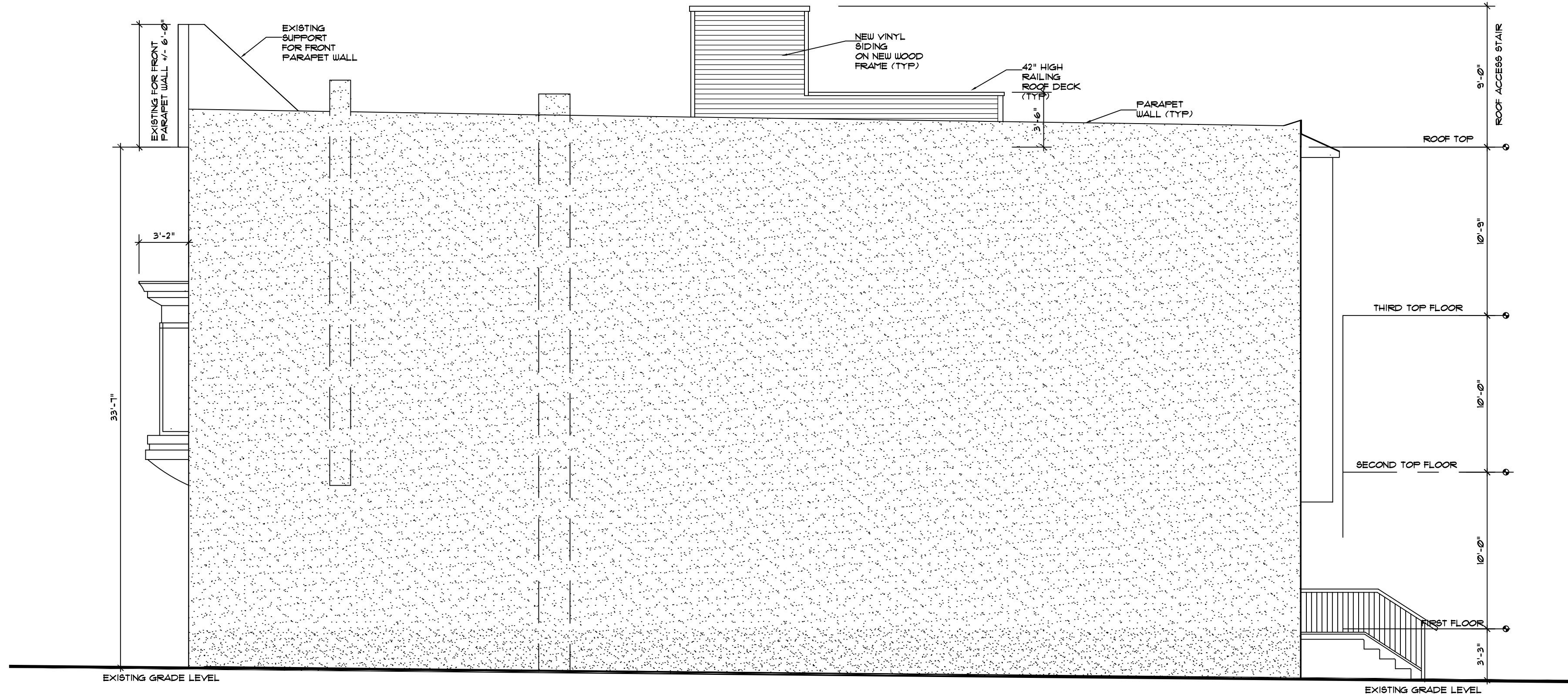
BEECH COMMUNITY SERVICES

Address: 1510 Cecil B Moore Ave Philadelphia PA 19121



ASAD ULLAH KHAN
PLANS EXAMINER

5/11/2023
DATE SIGNED



EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

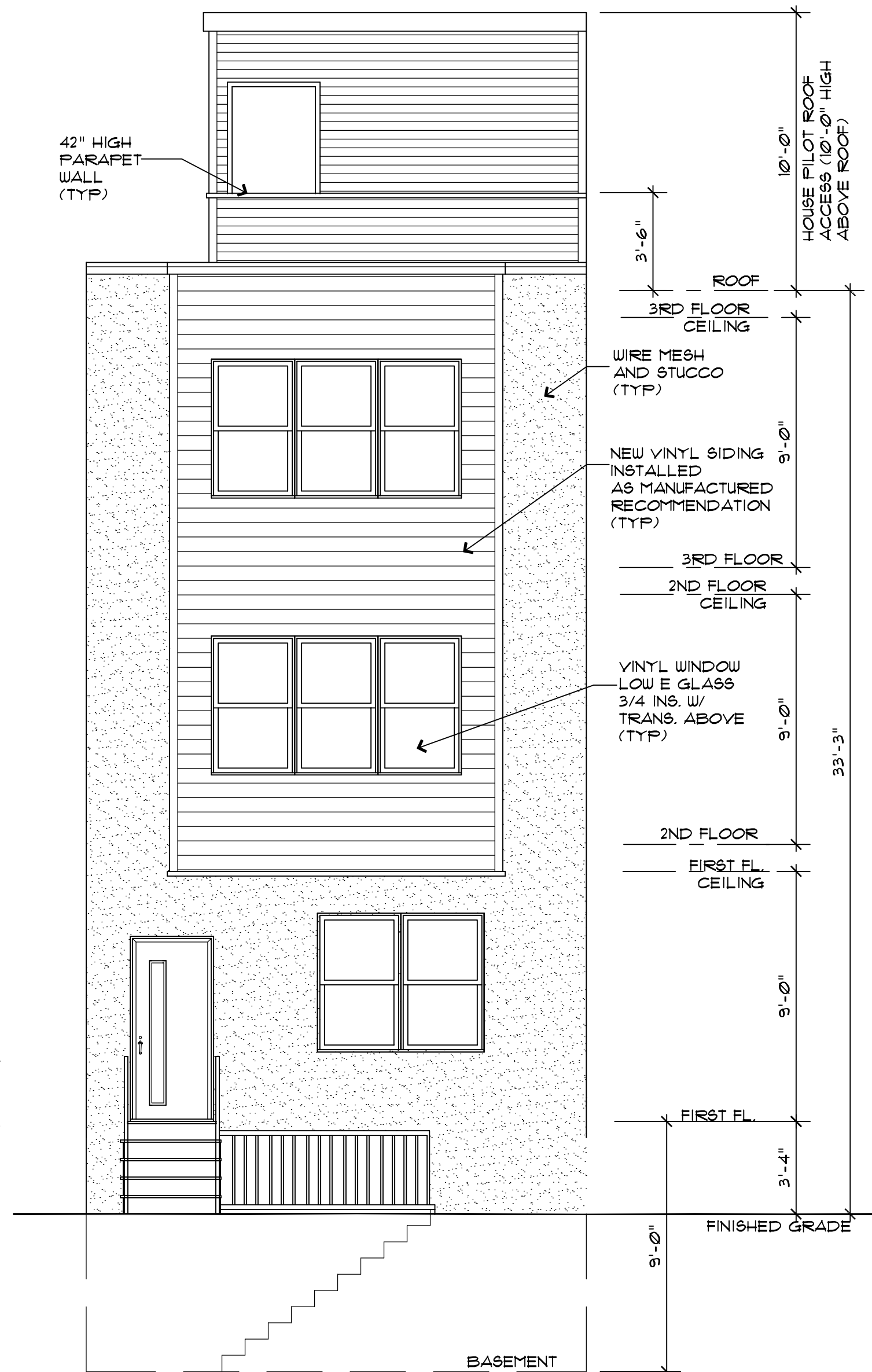


EXISTING FRONT ELEVATION

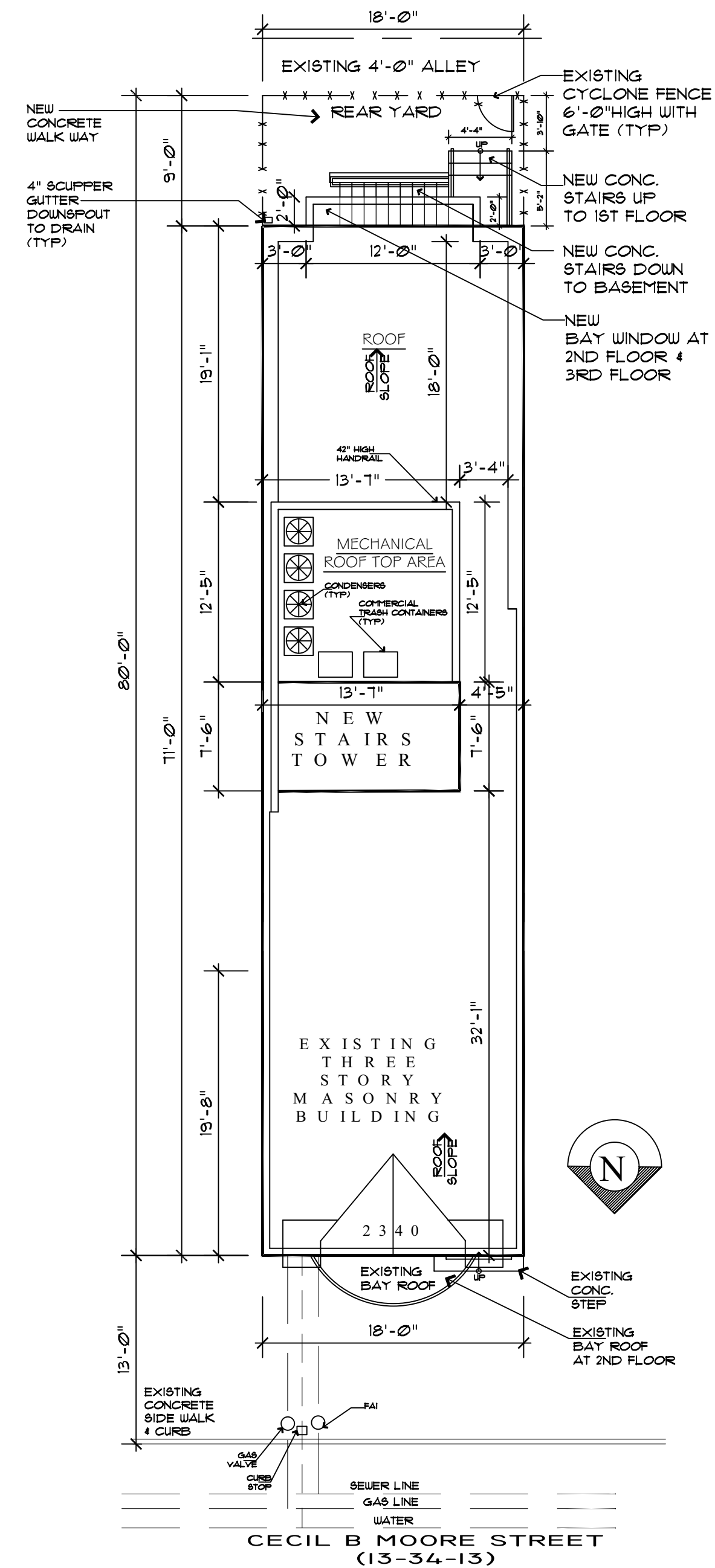


RESTORATION TO FRONT ELEVATION
NOT TO SCALE

- REMOVE LOOSE TERRA COTTA CAFFINGS AND FASCIA ON PARAPET WALL THEN POINTING ACCORDING TO HISTORICAL COMMISSION SPECIFICATIONS
- NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING ACCORDING TO HISTORICAL COMMISSION SPECIFICATIONS
- NEW ALUM. CLAD WOOD WINDOWS TO MATCH EXISTING WITH INSULATED GLASS
- CLEAN AND RESTORE EXIST. TERRA COTTA SILL
- NEW ALUM. CLAD WOOD WINDOWS TO MATCH EXISTING WITH INSULATED GLASS
- CLEAN AND REPAINT TERRA COTTA OR MOLDED TIN ORNAMENT UNDER BAY WINDOW
- RESTORATION OF EXISTING STORE FRONT WITH NEW GLAZING TO MATCH EXISTING
- CLEAN EXISTING MARBLE STORE FRONT
- RESTORE EXISTING CERAMIC TILE FLOORING IN VESTIBULE
- NOTE:**
- 1) REFER TO THE PRESERVATION REPORT BY BO. SULTON / CAMPBELL / BRITT ASSOCIATES, P.C. ARCHITECTS - HISTORICAL PRESENTATION - PLANNING - LEED CONSULTANTS DATED 4/25/2021
 - 2) ALL PRESENTATION SCOPE OF WORK SHALL BE APPROVED BY THE HISTORICAL COMMISSION



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



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

ZONING CODE DATA:

DISTRICT - CMX-2 COMMERCIAL MIXED-USE

REQUIRED / ALLOWED	EXISTING	PROPOSED
	864 SQ. FT.	1218 SQ. FT.
MAX. OCCUPIED AREA	15% INTERMEDIATE LOT	60% 88.8%
MIN. FRONT YARD DEPTH	N/A	N/A
MIN. SIDE YARD WIDTH	5'-0" IF USED	2'-8" 0'-0"
MIN. REAR YARD DEPTH	9'-0"	9'-0" SAME
MAX. BUILDING HEIGHT	38'-0" MAX	38'-0" +/- 33'-1" IN FRONT/33'-3" IN REAR

NOTE: 1- A ZONING VARIANCE IS REQUIRED FOR THE PROPOSED REAR YARD AREA
2- 3 UNITS BY RIGHT - 4 UNITS PROPOSED

Z1

tmh associates inc.
ARCHITECTS PLANNERS ENGINEERS
717 S. CHRISTOPHER COLUMBUS BLVD.
PHILADELPHIA, PA 19147 cell: 215.380.9176
TMHASSOC@GMAIL.COM

MEDDCD 01/04/2023 2022-001
DRAWN BY: DATE: PROJECT NUMBER:

SEAL:

CONSULTANTS:

REVISIONS:

SITE PLAN AND ELEVATIONS
MAKE SAFE PERMIT
DOX THRESH HOUSE RESTORATION
2340 CECIL B MOORE AVENUE
PHILADELPHIA, PA 19121
OWNER:
BEECH COMPANIES

Zoning Permit

Permit Number ZP-2023-004049

LOCATION OF WORK 2340 CECIL B MOORE AVE, Philadelphia, PA 19121-2927	PERMIT FEE \$1,804.00	DATE ISSUED 10/25/2023
	ZBA CALENDAR MI-2023-003559	ZBA DECISION DATE 10/25/2023
	ZONING DISTRICTS CMX2	

PERMIT HOLDER BEECH COMMUNITY SERVICES INC	1510 CECIL B MOORE AVE BEECH COMMUNITY SERVICES INC PHILADELPHIA PA 19121
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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 (w/roof deck accessed by pilot house enclosing access stairs only), size and location as shown on plan/application.

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-2023-004049

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2340 CECIL B MOORE AVE Philadelphia, PA 19121-2927

ADDITIONAL USE DETAILS

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

For use as Vacant Commercial Space on first floor (extending at least 30 feet from front building line; separate use registration permit/CO required prior to occupancy), and Multi-Family Household Living (Four (4) Dwelling Units); no signs on this permit.

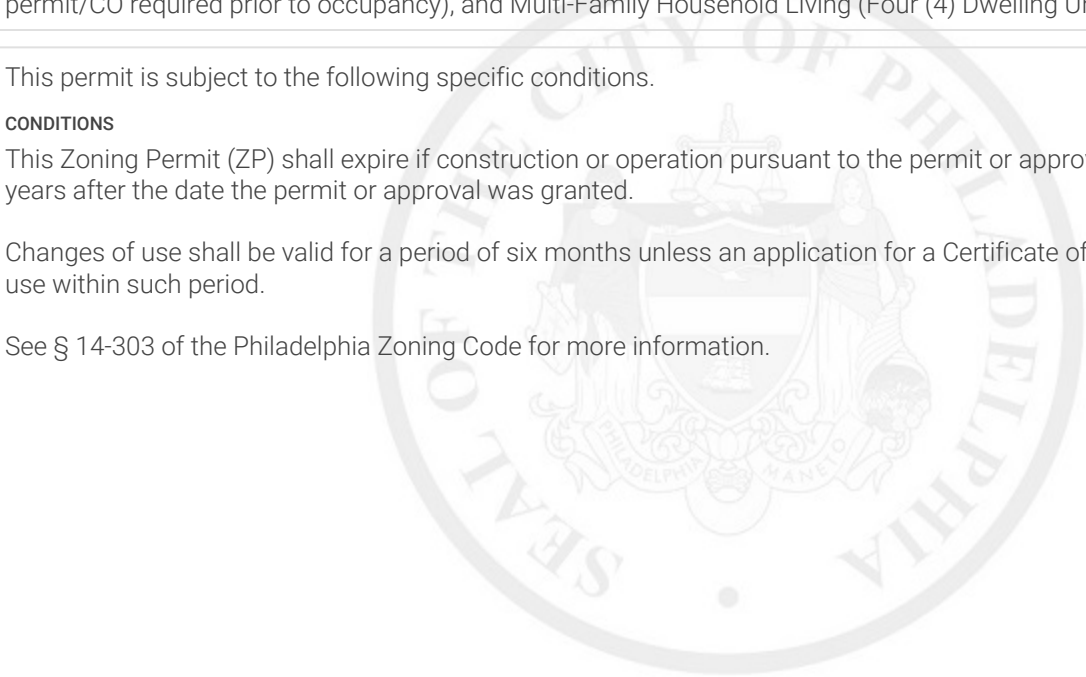
This permit is subject to the following specific conditions.

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.