

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

Application Number: ZP-2020-009036	Zoning District(s): RSA5 CMX2	Date of Refusal: 2/9/2021
Address/Location: 2333 E YORK ST, Philadelphia, PA 19125-3028 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: IVIANELA PRIFTI	Applicant Address: 54 LEMPA RD HOLLAND, PA 18966 USA	

Application for:

FOR THE DEMOLITION OF EXISTING STRUCTURES AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF DECK ACCESS STRUCTURE. FOR USE AS FOUR (4) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AT SECOND AND THRID FLOOR AND BAR/RESTAURANT AT BASEMENT AND FIRST FLOOR. SIZE AND LOCATION AS SHOWN IN 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>
TABLE 14-602-1	Use	In the RSA-5 zoning district Multi-Family household living is not permitted, whereas four (4) dwelling units is proposed.
TABLE 14-602-1	Use	In the RSA-5 zoning district eating and drinking establishments are not permitted whereas you propose a bar/sit down restaurant.

TWO (2) USE REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Per Section 14-107(2)(a)(.1) If the district with the more restrictive requirements is classified as a residential district in Chapter 14-400 (Base Zoning Districts) and that district covers more than twenty percent (20%) of the parcel, the provisions of that district shall apply to the entire parcel. Therefore RSA-5 zoning district requirements apply.

Parcel Owner:

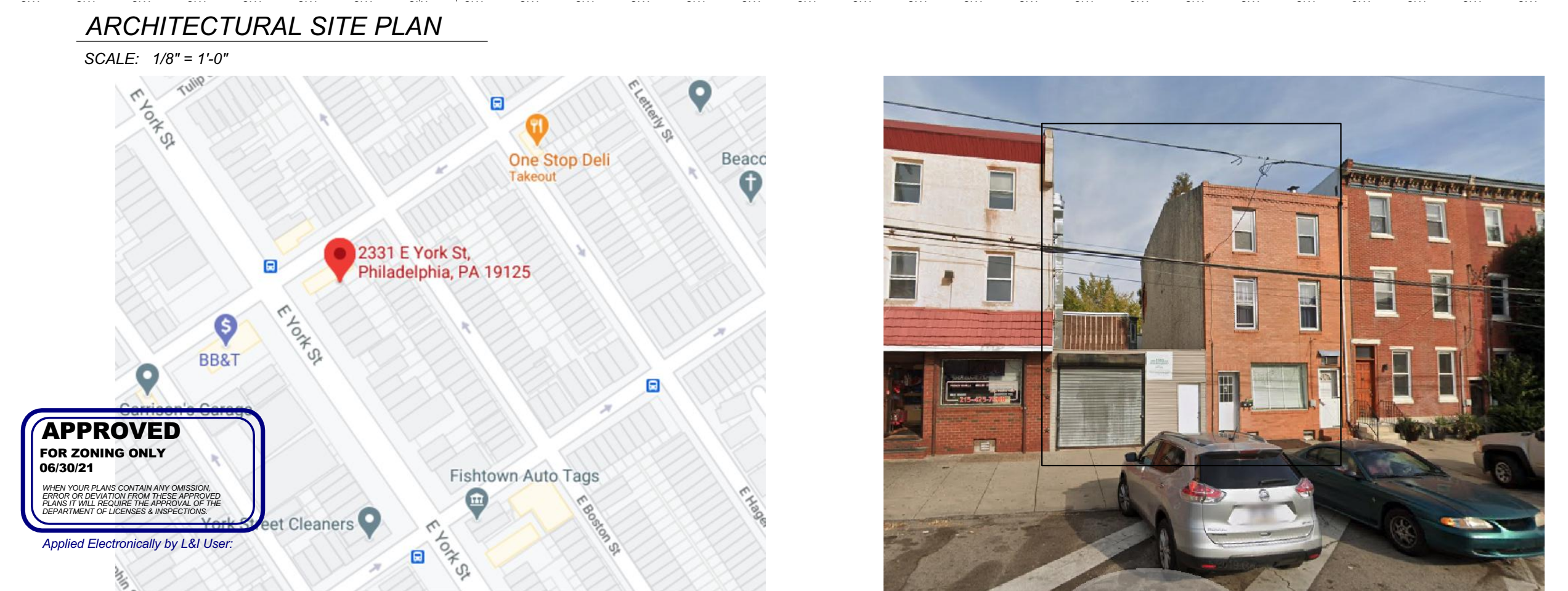
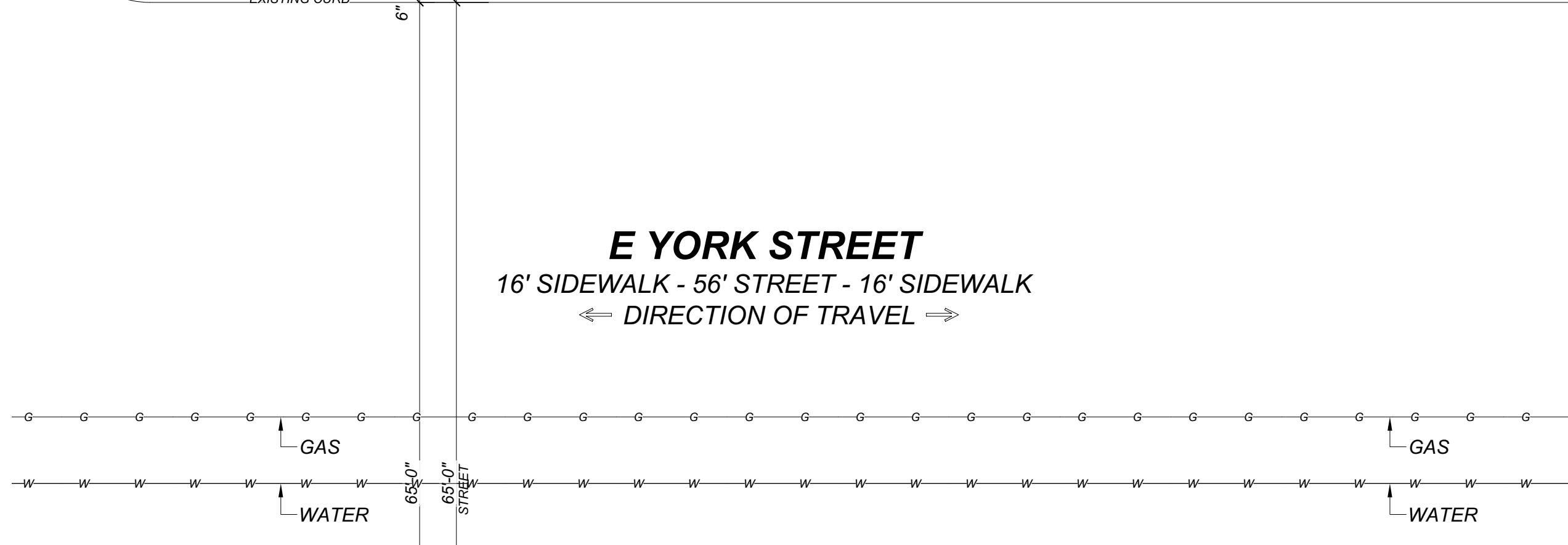
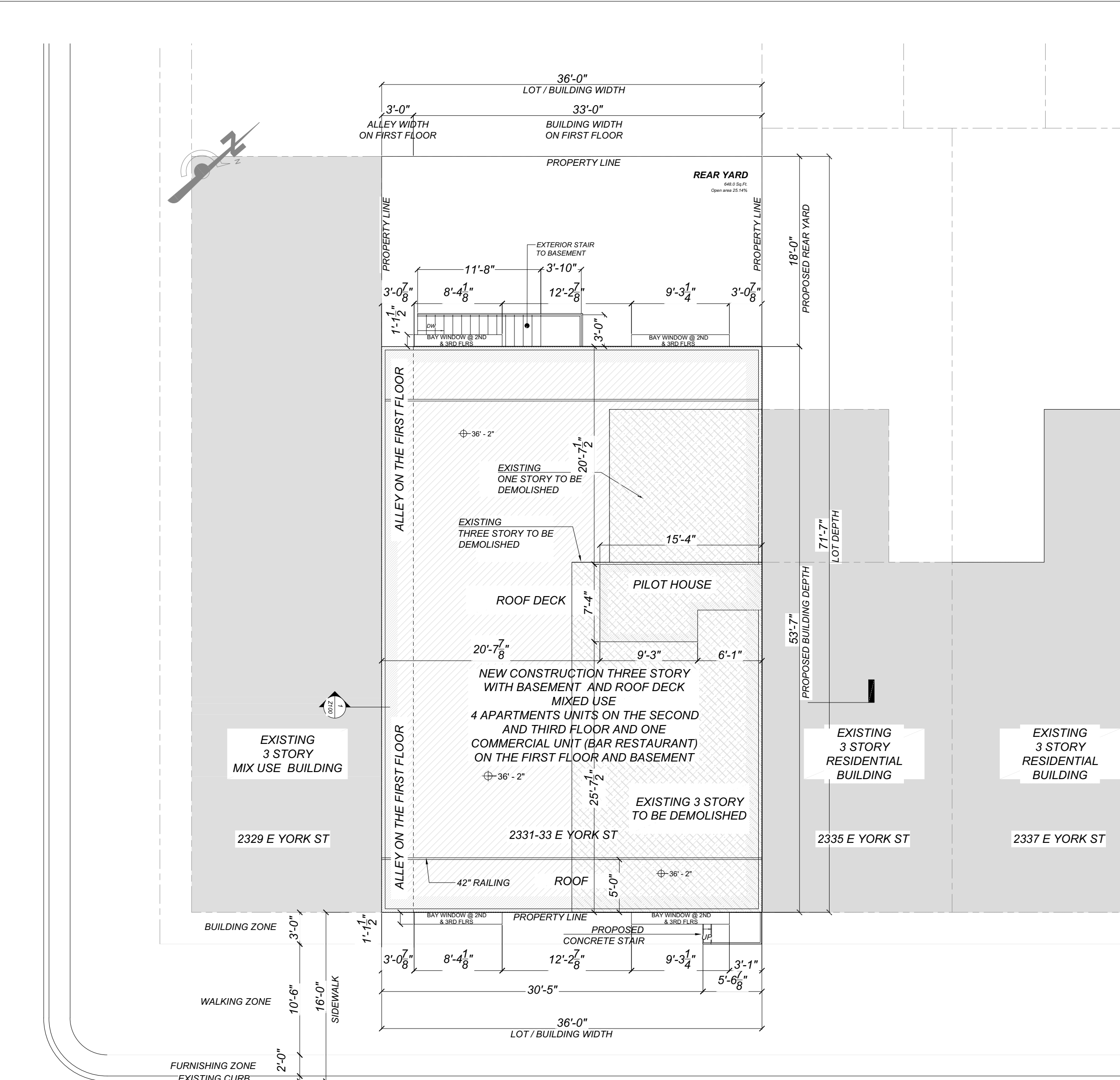
SHARON ANN LABENS



Shakir Cohen
PLANS EXAMINER

2/9/2021
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.



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

ZONING PLAN ABBREVIATIONS

- W W WATER LINE
- SW SW SEWER LINE
- G G GAS LINE
- E E ELECTRICAL LINE
- PROPOSED BUILDING LINE
- LOT LINE
- DIRECTION OF TRAFFIC
- CURB CUT (ADA RAMP)
- UTILITY POLE
- FIRE HYDRANT
- NORTH SIGN
- PLANTER (TREE)
- DROP INLET
- TRAFFIC SIGN
- PROPOSED BUILDINGS/ADDITIONS
- EXISTING BUILDINGS
- EXISTING NEIGHBORING BUILDINGS
- ROAD COVER
- PROPOSED DOMESTIC WATER LINE
- W1 W1 PROPOSED FIRE SERVICE WATER LINE
- SW SW PROPOSED SANITARY LINE
- LOD LOD LIMIT OF DISTURBANCE

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, SITUATE in the 31st Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, as shown on a Proposed Lot Consolidation Plan, prepared by Ruggiero Plante Land Design of Philadelphia, Pennsylvania dated February 3, 2016 and last revised February 11, 2016, attached hereto and made a part hereof as Exhibit "A", being bounded and described as follows, to wit: -

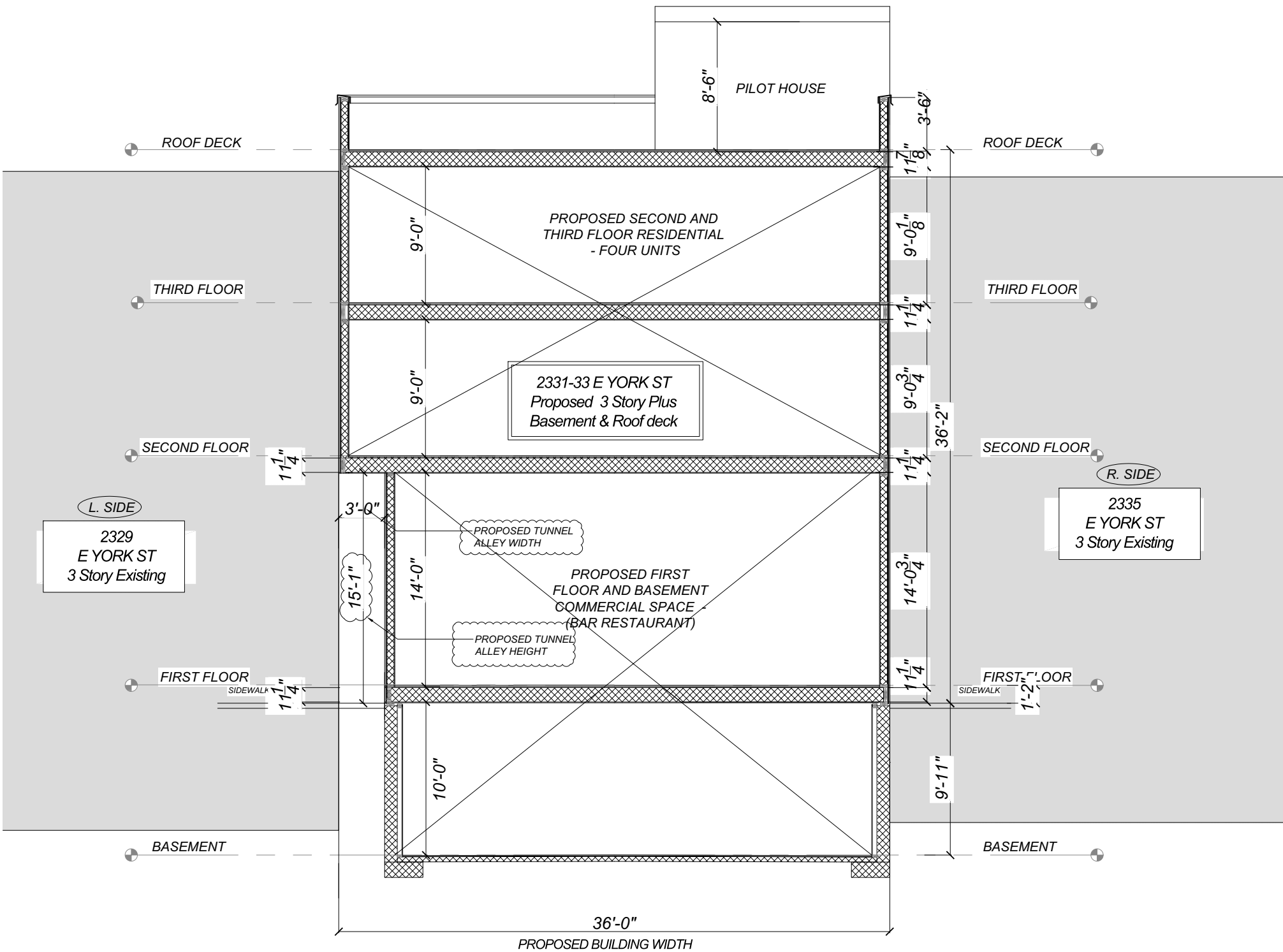
BEGINNING at a point on the easterly line of York Street (100 feet wide, on city plan - legally open), said point being located a distance of 18,000 feet South from the intersection of the easterly line of said York Street with the southerly line of Memphis Street (50 feet wide, legally open); thence

1. From said point of beginning, extending North 57 degrees 35 minutes 34 seconds East along a line of 2329 East York Street, a distance of 71.583 feet to a point on a line of 2413 Memphis Street; thence
2. Extending South 32 degrees 24 minutes 26 seconds East along the line of 2413 Memphis Street, a distance of 36,000 feet to a point on a line of 2335 East York Street; thence
3. Extending South 57 degrees 35 minutes 34 seconds West along the line of 2335 East York Street, a distance of 71.583 feet, to a point along the easterly line of the aforementioned York Street; thence
4. Extending North 32 degrees 24 minutes 26 seconds West along the easterly line of said York Street, a distance of 36,000 feet to the first mentioned point and place of beginning.

CONTAINING 2,576.9 square feet or 0.0591 acres.

BEING known as 2331 and 2333 East York Street.

DEED



SECTION 1

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

PROPERTY SCHEDULE			
PARCEL #	ADDRESS	AREA	PROPOSED
	2331-33 E YORK ST	2576.9Sq.Ft.	1929 Sq.Ft.
CMX-2		2331-33 E YORK ST	
PREVIOUS DISTRICT NAME - C1			
PERMITTED BUILDING TYPE SMALL SCALE NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL MIXED USE			
USES PERMITTED AS OF RIGHT: HOUSEHOLD LIVING**; PASSIVE RECREATION; FAMILY DAY CARE; GROUP DAY CARE; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES; BASIC; BUILDING OR TOWER-MOUNTED ANTENNA; BUSINESS, PROFESSIONAL OFFICE, MEDICAL, DENTAL, HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS (EXCEPT DRUG PARAPHERNALIA AND GUNS); FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS; AND CONVENIENT SALES; WEARING APPAREL AND ACCESSORIES; ANIMAL SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS; ON-PREMISE DRY CLEANING; PERSONAL SERVICES (EXCEPT BODY ART AND FORTUNE TELLING SERVICES); COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM.			
	REQUIRED	PROPOSED	
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)		36 Ft. 0 Inch.	
MIN. LOT AREA (SQ FT)		2576.9 Sq.Ft.	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 25%; CORNER 30%	25.14 %	
FRONT SETBACK			
MINIMUM (FT)			
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/5 EACH		
DETACHED, CORNER (FT)	5 FT.		
SEMI-DETACHED (FT)			
ATTACHED (FT)	0'-0"		
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/8 EACH		
DETACHED, CORNER (FT)	8 FT.		
REAR YARD			
MIN. DEPTH (FT)	9 Ft.	18 Ft. 0 Inch.	
HEIGHT			
MAXIMUM (FL)	38 Ft.	± 36 Ft. 2 Inch.	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (Sq.Ft.)		648 Sq. Ft.	
SIDE YARD (Sq.Ft.)			
FRONT YARD (Sq.Ft.)			
BUILDING FOOTPRINT (Sq.Ft.)		± 1929.0 Sq. Ft.	
BUILDING USE			
RESIDENTIAL MULTI-FAMILY			

STREETS DEPARTMENT

RIGHT OF WAY 3024 WEIKEL STREET

STREET BREAK-DOWN: E YORK ST
16' SIDEWALK - 56' STREET - 16' SIDEWALK = 25' WIDE

	ENCROACHMENT TYPE	DIMENSIONS
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	N/A	IN PROPERTY BOUNDARY
WINDOW WELL	N/A	IN PROPERTY BOUNDARY
BAY WINDOW	N/A	IN PROPERTY BOUNDARY

MAXIMUM ENCROACHMENT ALLOWED: 2'-0"

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

2331-33 E YORK ST,
PHILADELPHIA,
January 25 2021

ZONING PLAN.

Project number 2331-33 E York st Street
Date 01-25-2021
Drawn by E.P.
Checked by

Z100

Scale As indicated

Zoning Permit

Permit Number ZP-2020-009036

LOCATION OF WORK 2333 E YORK ST, Philadelphia, PA 19125-3028 2331 - 33 E York st	PERMIT FEE \$1,877.00	DATE ISSUED 5/26/2021
	ZBA CALENDAR MI-2021-001007	ZBA DECISION DATE 5/26/2021
	ZONING DISTRICTS RSA5 CMX2	

PERMIT HOLDER SHARON ANN LABENS	274 CENTENNIAL RD WARMINSTER PA 18974
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APPLICANT IVIANELA PRIFTI	54 LEMPA RDHOLLAND, PA 18966USA
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE DEMOLITION OF EXISTING STRUCTURES AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant; 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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-009036

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2331-33 E YORK ST, Philadelphia, PA 19125-3028

ADDITIONAL USE DETAILS

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

FOR USE AS FOUR (4) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AT SECOND AND THIRD FLOOR AND BAR/RESTAURANT AT BASEMENT AND FIRST FLOOR. PROVISOR: 1. Hours of operation: Tuesday thru Sunday, 9AM to 10PM. 2. Commercial trash pick up. 3. Trash stored to rear of building.

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.