

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

|                                                                                                     |                                                                                      |                                             |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b><br>ZP-2025-000073                                                        | <b>Zoning District(s):</b><br>I2                                                     | <b>Date of Refusal:</b><br><b>1/23/2025</b> |
| <b>Address/Location:</b><br>2201 WASHINGTON AVE, Philadelphia, PA 19146-2533<br>Parcel (PWD Record) |                                                                                      | Page Number<br>Page 1 of 2                  |
| <b>Applicant Name:</b><br>Richard Van Deusen DBA: OCF Realty, LLC                                   | <b>Applicant Address:</b><br>1936 Washington Avenue<br>Philadelphia, PA 19146<br>USA | <b>Civic Design Review?</b><br>N            |

**Application for:**

For an increase in number of dwelling units from ninety (90) to a total of ninety-one (91) in the property with other existing uses in the property as previously approved. The proposed increase of one (1) dwelling unit is in building - B, 4th floor (Total fifty-three (53) dwelling units in Building B).

**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](http://www.phila.gov).)**

| <b><u>Code Section(s):</u></b> | <b><u>Code Section Title(s):</u></b> | <b><u>Reason for Refusal:</u></b>                                                                                                                                                                                                                                                          |
|--------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Table 14-602-3                 | Uses Allowed in Industrial Districts | Proposed use, multi-family household living prohibited in this industrial district.<br>Existing multi-family dwelling use with 90 dwelling units approved through a ZBA variance and the proposed increase in number of dwelling units requires a variance by zoning board of adjustments. |

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 300

**NOTE TO ZBA:** SEE AP # 902589, CAL # 34911, ZBA GRANTED VARIANCE FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE; FOR THE ERECTION OF TWO (2) DETACHED STRUCTURE ON LOT WITH ROOF DECKS AND PILOTHOUSES; FOR THE ADDITION OF NEW ROOF DECK ON THE WEST SIZE AND LOCATION AS SHOWN IN THE APPLICATION. FOR A FIVE (5) VACANT COMMERCIAL SPACES ( SPACE# A,SPACE# B, SPACE# C, SPACE# D AND SPACE# E ) ( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING ( 90 DWELLING UNITS) WITH SIXTY-THREE(63) ACCESSORY PARKING SPACES INCLUDING WITH FOUR(4) ACCESSIBLE SPACES, SEVENTEEN(17) SURFACE SPACES, ONE (1) LOADING SPACE AND THIRTY-SEVEN(37) BICYCLE SPACES IN AN ACCESSIBLE ROUTE, WITH PROVISIO: REVISED PLANS CONSISTING OF 2 PAGES STAMPED TODAY 12/5/18 BY ZBA, DATED 12/5/18.



Varughese Koithottu  
PLANS EXAMINER

1/23/2025  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

**See link:** [Appeal a zoning decision to the Zoning Board of Adjustment \(ZBA\) | Services | City of Philadelphia](#)

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

|                                                                                                     |                                                                                      |                                             |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b><br>ZP-2025-000073                                                        | <b>Zoning District(s):</b><br>I2                                                     | <b>Date of Refusal:</b><br><b>1/23/2025</b> |
| <b>Address/Location:</b><br>2201 WASHINGTON AVE, Philadelphia, PA 19146-2533<br>Parcel (PWD Record) |                                                                                      | Page Number<br>Page 2 of 2                  |
| <b>Applicant Name:</b><br>Richard Van Deusen DBA: OCF Realty, LLC                                   | <b>Applicant Address:</b><br>1936 Washington Avenue<br>Philadelphia, PA 19146<br>USA | <b>Civic Design Review?</b><br>N            |

Parcel Owner:

2201 WASHINGTON AVE OCF, LLC

|                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning Overlay District:</b><br>/NIS Narcotics Injection Sites Overlay District/WWA West Washington Avenue Overlay District/CTR Center City Overlay District - Center City Residential District Control Area/DORMismatchReview/CTR Center City Overlay District - Residential Parking Control Area |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                     |                                 |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <br><u>Varughese Koithottu</u><br>PLANS EXAMINER | <u>1/23/2025</u><br>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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

See link: [Appeal a zoning decision to the Zoning Board of Adjustment \(ZBA\) | Services | City of Philadelphia](#)

# Zoning Permit

Permit Number ZP-2025-000073

|                                                                                                       |                                       |                                       |
|-------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| <b>LOCATION OF WORK</b><br>2201 WASHINGTON AVE, Philadelphia, PA 19146-2533<br>building - B 4TH floor | <b>PERMIT FEE</b><br>\$1,239.00       | <b>DATE ISSUED</b><br>6/11/2025       |
|                                                                                                       | <b>ZBA CALENDAR</b><br>MI-2025-000988 | <b>ZBA DECISION DATE</b><br>6/11/2025 |
|                                                                                                       | <b>ZONING DISTRICTS</b><br>I2         |                                       |

|                                                      |                                             |
|------------------------------------------------------|---------------------------------------------|
| <b>PERMIT HOLDER</b><br>2201 WASHINGTON AVE OCF, LLC | 2201 WASHINGTON AVE PHILADELPHIA, PA 19146- |
|------------------------------------------------------|---------------------------------------------|

|                                       |                                             |
|---------------------------------------|---------------------------------------------|
| <b>OWNER CONTACT 1</b><br>Ori Feibush | 1936 Washington Ave, Philadelphia, PA 19146 |
|---------------------------------------|---------------------------------------------|

|                        |
|------------------------|
| <b>OWNER CONTACT 2</b> |
|------------------------|

|                                      |
|--------------------------------------|
| <b>TYPE OF WORK</b><br>Change of Use |
|--------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPROVED DEVELOPMENT</b><br>Permit for an increase in number of dwelling units from ninety (90) to a total of ninety-one (91) in the property with other existing uses in the property as previously approved.<br>The proposed increase of one (1) dwelling unit is in building - B, 4th floor (Total fifty-three (53) dwelling units in Building B). |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                         |
|-------------------------------------------------------------------------|
| <b>APPROVED USE(S)</b><br>Residential - Household Living - Multi-Family |
|-------------------------------------------------------------------------|

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| <b>THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)</b> |
|-------------------------------------------------------------------------------------------------------------------|



## 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-2025-000073

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2201 WASHINGTON AVE, Philadelphia, PA 19146-2533

## ADDITIONAL USE DETAILS

See front side for specific use(s) associated with 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](http://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.