

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

Application Number: ZP-2020-009920	Zoning District(s): CMX2	Date of Refusal: 2/16/2021
Address/Location: 809 DIAMOND ST Parcel D, Philadelphia, PA 19122-1334 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA	

Application for:

TO AMEND A PREVIOUSLY APPROVED PERMIT TO ADD A ROOF DECK AND TWO ROOF ACCESS STRUCTURE TO AN ATTACHED STRUCTURE WITH A CELLAR AND BAYS. SIZE AND LOCATION AS SHOWN ON PLANS. INCLUDES THE USE OF MIXED INCOME HOUSING BONUS. SEE ZP-2020-001406 FOR VARIANCE.

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>
14-604(5)(c)(.4)	Roof deck Access Structures	Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck. The roof deck access structure must be set back 5 ft. from the extreme rear building line. Whereas, the proposed roof access structures do not comply with setback requirements.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:



EXAMINER NAME
PLANS EXAMINER

2/16/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2020-009920

LOCATION OF WORK 809 DIAMOND ST Parcel D, Philadelphia, PA 19122-1334	PERMIT FEE \$1,279.00	DATE ISSUED 12/7/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Logan Dry DBA: KCA Design Associates 6525 Tulip Street Philadelphia, PA 19135 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A CELLAR AND BAYS. SIZE AND LOCATION AS SHOWN ON PLANS. INCLUDES THE USE OF MIXED INCOME HOUSING BONUS. SEE ZP-2020-001406 FOR VARIANCE.

AMENDMENT (8/11/2021) Proposed amendment to previously approved zoning to include the addition of (2) pilot houses & roof deck, size location & extent per attached plans. No changes to previously approved building coverage/open area, etc.

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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-009920

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

809 DIAMOND ST Parcel D, Philadelphia, PA 19122-1334

ADDITIONAL USE DETAILS

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

ELEVEN (11) FAMILY

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.

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2 DISTRICT SUMMARY FOR PROPERTY 809-13 DIAMOND		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	COMMERCIAL/MULTI-FAMILY	MULTI-FAMILY (11 UNITS) 4 RES. UNITS BY RIGHT +2 RES. UNITS (MIXED INCOME BONUS-LOW) PAYMENT TO BE MADE TO CITY OF PHILADELPHIA OF \$63,640.08 (2651.67 S.F. x \$24/S.F.) +5 RES UNITS - VARIANCE REQ'D
LOT WIDTH	N/A	42'-1-1/8"
LOT AREA	N/A	2651.67 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	379.67 SQ. FT. = 14.4% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	2272 SQ. FT. = 85.6% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	9'-0"
HEIGHT REGULATIONS	38'-0" (+7'-0" USING MIXED INCOME BONUS)	45'-0" MAX. - MIXED INCOME BONUS



PHOTO 2

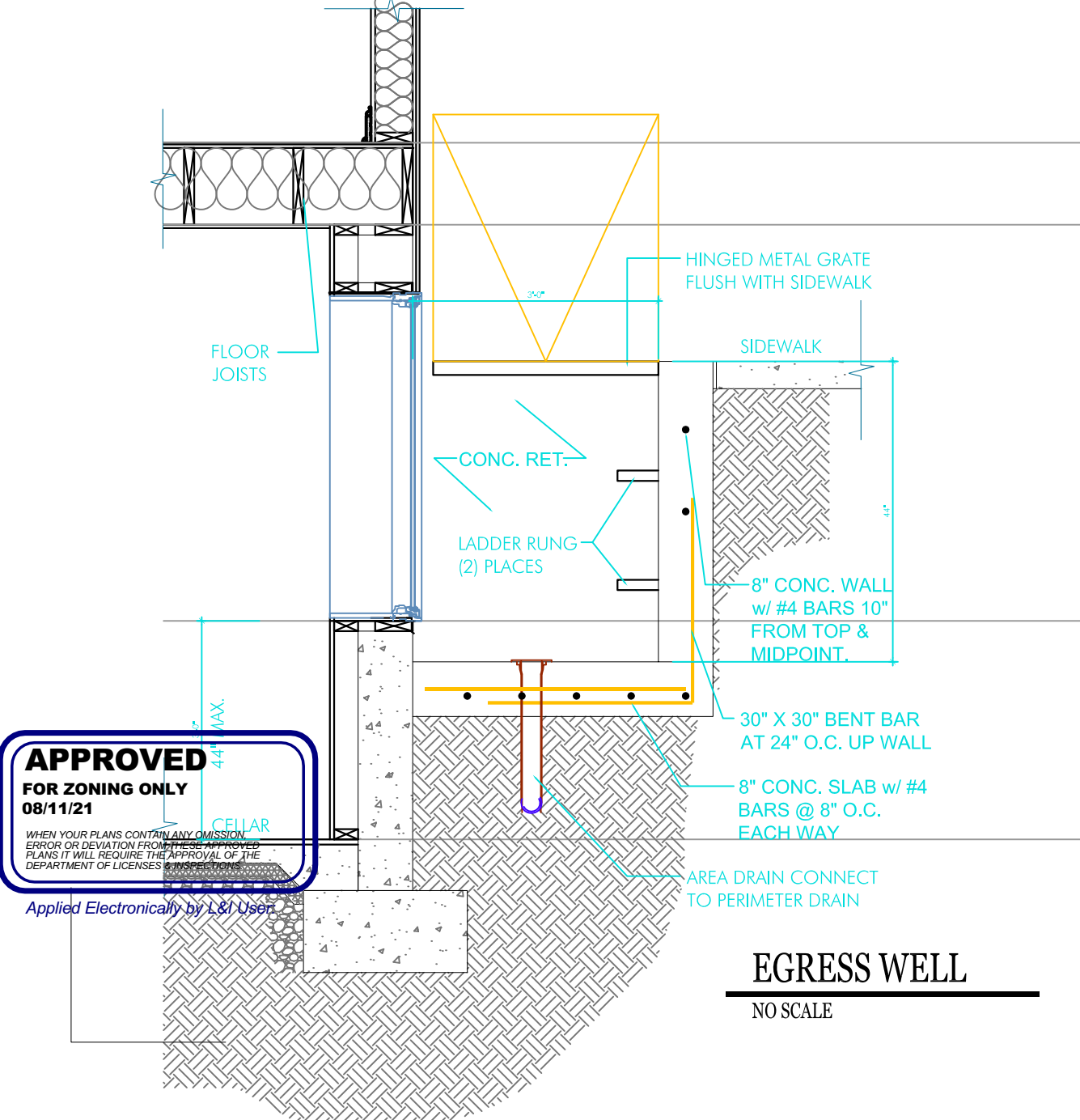


ZONING MAP - CMX-2 ZONING

PROJECT ADDRESS:
809-13 DIAMOND ST



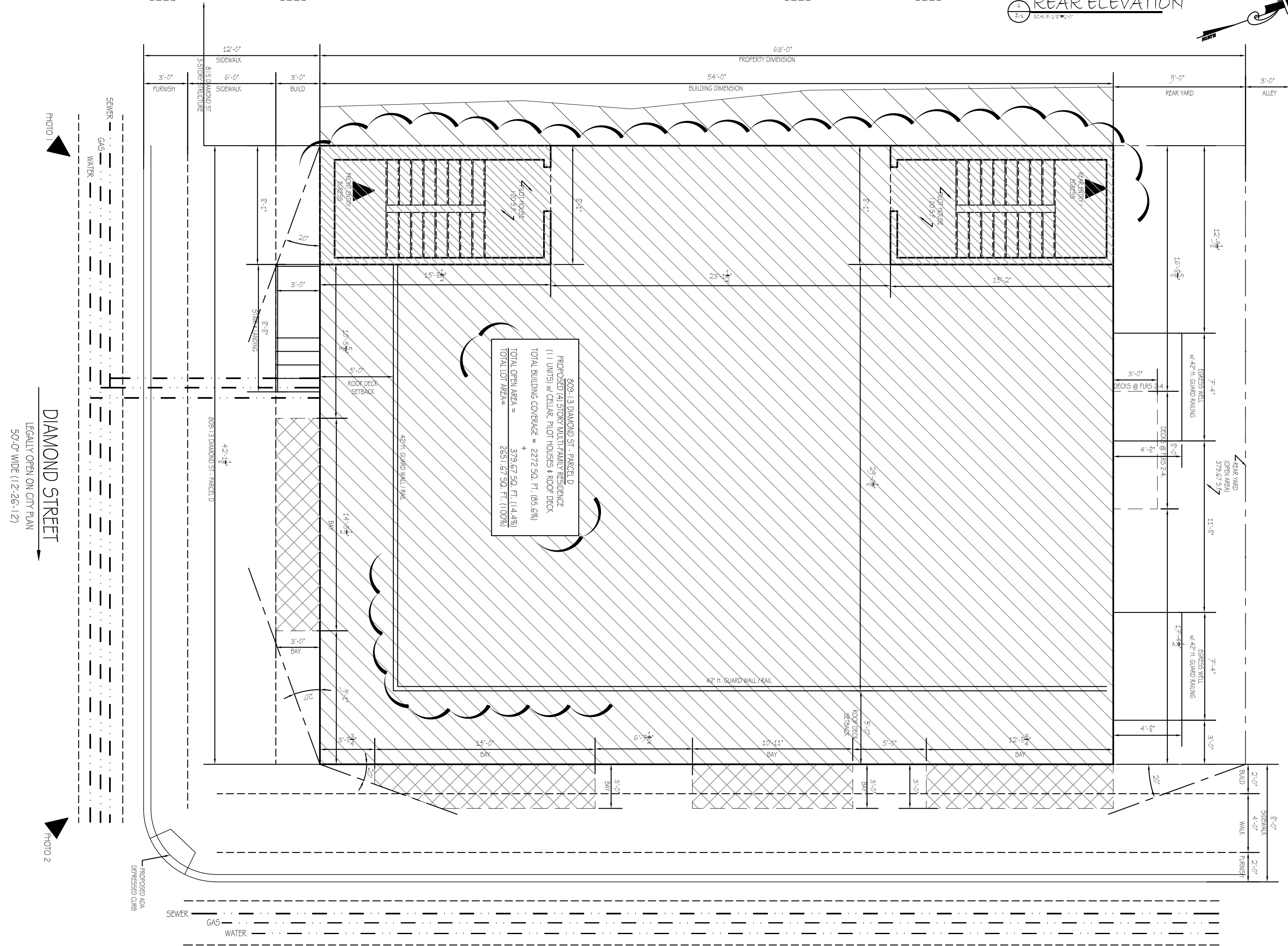
PHOTO 1



EGRESS WELL
NO SCALE

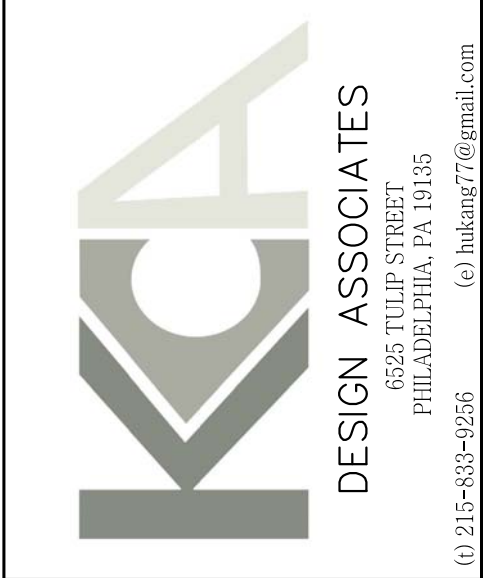
PROPOSED MULTI-FAMILY RESIDENCE

PROPOSED (4) STORY MULTI-FAMILY RESIDENCE (11 UNITS) w/ CELLAR, PILOT HOUSES & ROOF DECK
809-13 DIAMOND STREET, PHILADELPHIA, PENNSYLVANIA



N. DARIEN ST
LEGALLY OPEN ON CITY PLAN
30'-0\"/>

4
Z-1
SCALE: 3/16\"/>



PROJECT
PROPOSED MULTI-FAMILY RESIDENCE
809-13 DIAMOND ST
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
AMEND - PILOT HOUSES
& ROOF DECK

DRAWN BY: LD
CHECKED BY: HK
DATE: 2/15/2020
SCALE: AS NOTED

JOB No: 809-13 DIAMOND
FILE: 809-13 DIAMOND

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