

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

Application Number: ZP-2020-005838	Zoning District(s): RM1	Date of Refusal: 10/20/2020
Address/Location: 2421 MASCHER ST, Philadelphia, PA 19133-3804 Parcel (PWD Record) (Through Waterloo St.)		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 INCLUDE SIX (6) SURFACE PARKING SPACES INCLUDING 1 ADA ACCESSIBLE PARKING SPACE ACCESSORY TO THE PREVIOUSLY APPROVED MULTI-FAMILY (18 UNITS) HOUSEHOLD LIVING UNDER PERMIT # 985913. (SIZE AND LOCATION AS SHOWN ON PLANS)

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>	
\$14-803 (5) (d)	Perimeter Screening from Public Streets for Parking Lots	Where any surface parking lot is located along a street frontage, a landscaped area of at least 5 ft. wide shall be installed along the entire length of the perimeter of the surface parking lot that is located along a street frontage to screen the view of the parking area from the street and is not provided and therefore prohibited in RM-1 Zoning district.	
Table 14-803-1	Minimum Aisle Width (ft) (Regular Space – 90 degrees)	REQUIRED	PROVIDED
		24 ft	0 Ft.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300

Parcel Owner:

2421 N MASCHER LLC



REEBA MERIN BABU
PLANS EXAMINER

10/20/2020
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-2020-005838

LOCATION OF WORK 2421 MASCHER ST, Philadelphia, PA 19133-3804	PERMIT FEE \$500.00	DATE ISSUED 12/1/2021
	ZBA CALENDAR MI-2020-002851	ZBA DECISION DATE 12/1/2021
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2421 N MASCHER LLC	2421-27 MASCHER ST PHILADELPHIA, PA 19133-
-------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Parking Only

APPROVED DEVELOPMENT NO CHANGES TO PREVIOUSLY APPROVED PERMIT #985913.

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) CAL# MI-2020-002851 GRANTED; NO PROVISOS



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-2020-005838

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2421-27 MASCHER ST, Philadelphia, PA 19133-3804

ADDITIONAL USE DETAILS

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

TO INCLUDE SIX (6) SURFACE PARKING SPACES INCLUDING 1 ADA ACCESSIBLE PARKING SPACE ACCESSORY TO THE PREVIOUSLY APPROVED MULTI-FAMILY (18 UNITS) HOUSEHOLD LIVING UNDER PERMIT #985913. (SIZE AND LOCATION AS SHOWN ON PLANS)

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 RM-1 DISTRICT SUMMARY FOR PROPERTY 2421-27 N MASCHER ST		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	EXISTING/APPROVED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (18 UNITS) GREEN ROOF BONUS
LOT WIDTH	16'-0"	72'-0"
LOT AREA	1440	6875.951 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	2121.951 SQ. FT. = 31% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	4746 SQ. FT. = 69% Covered
SIDE YARD SETBACK	DETACHED (2) 5'-0" YARDS	(2) 5'-0" SIDE YARDS
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	18'-11-1/4"
3RD FLOOR SETBACK	N/A	N/A
HEIGHT REGULATIONS	38'-0" MAX.	30'-6" (38'-0" MAX.)

ISSUE REFUSAL FOR PARKING SPACES LOCATED WITHIN REAR YARD SETBACK



PHOTO 1



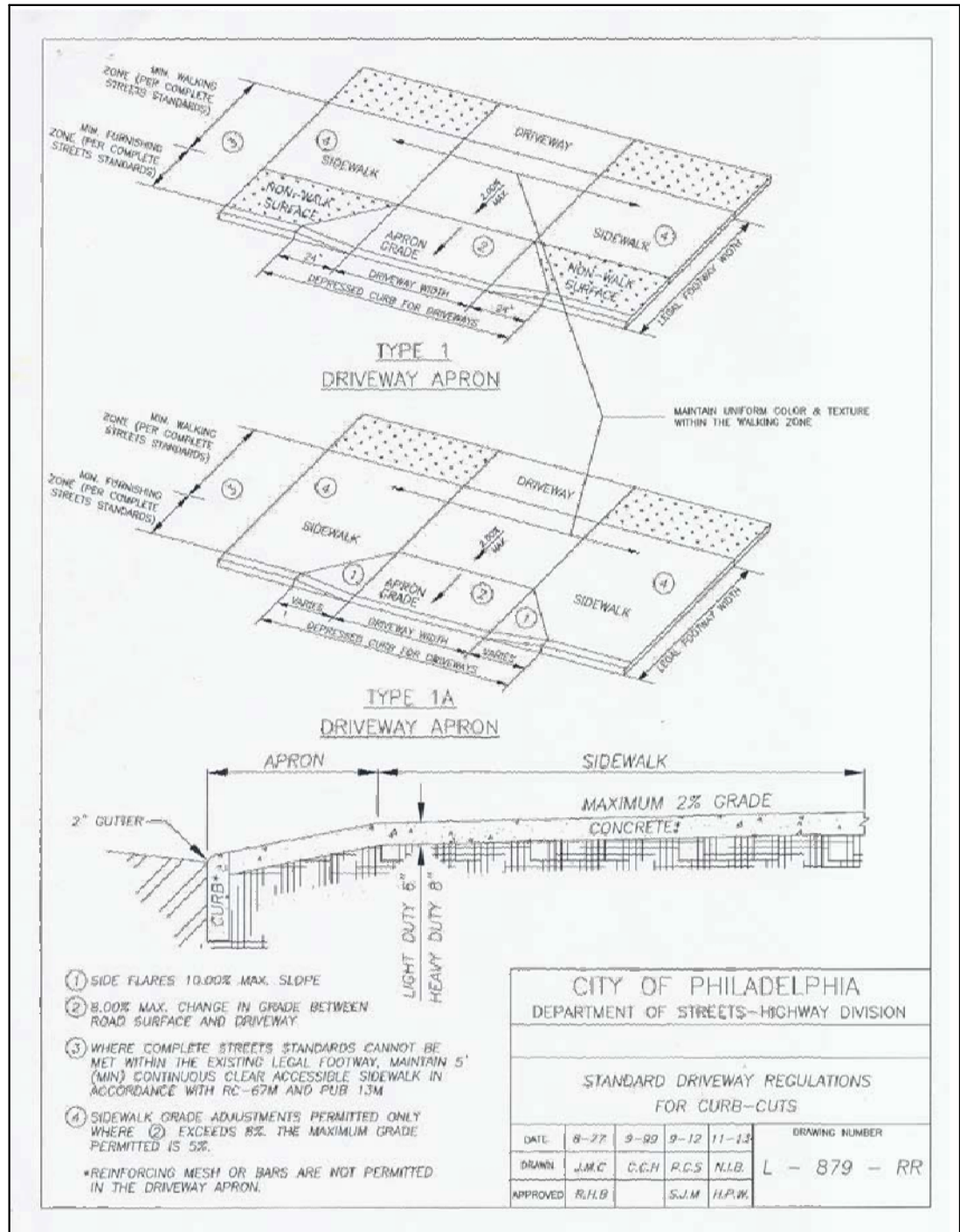
PHOTO 2



PHOTO 3

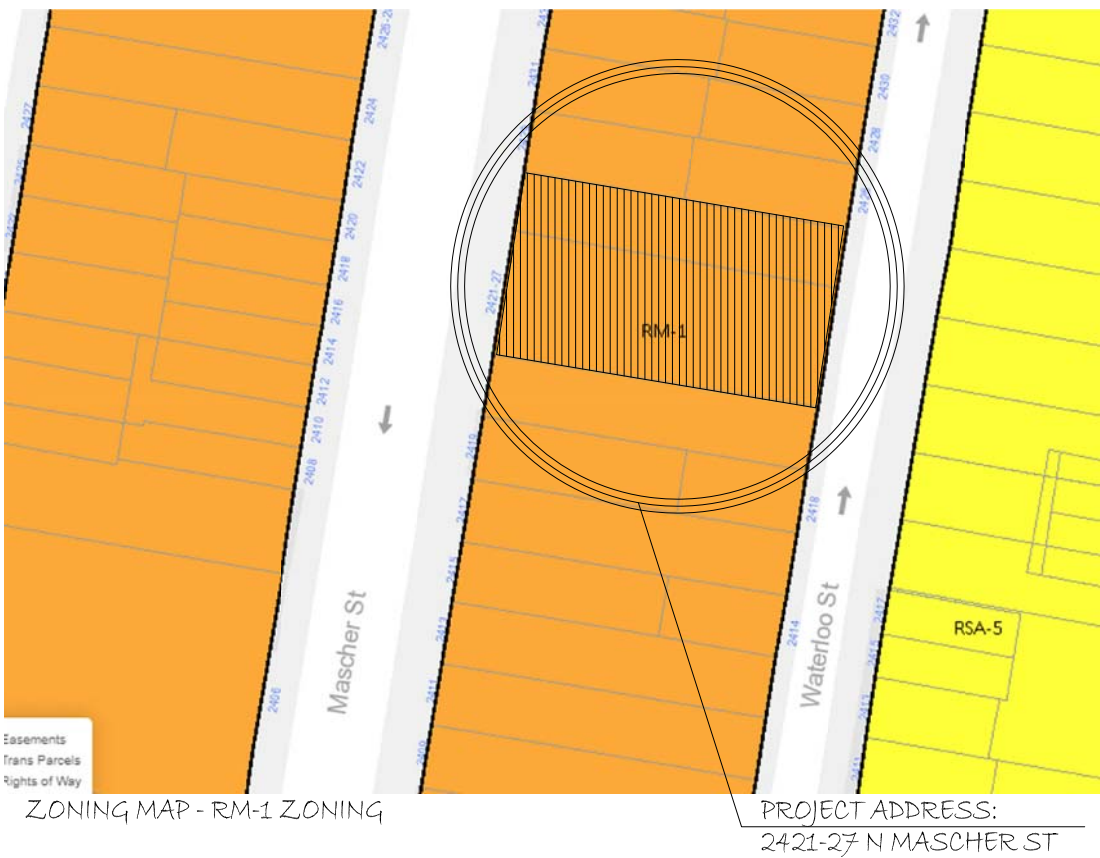


PHOTO 4



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Coleman Cosby
ON: December 24, 2021
FOR CHIEF HIGHWAY ENGINEER

APPROVED
FOR ZONING ONLY
12/28/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, CORRECTION OR ADDITION FROM THESE APPROVED PLANS, YOU MUST OBTAIN THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User:



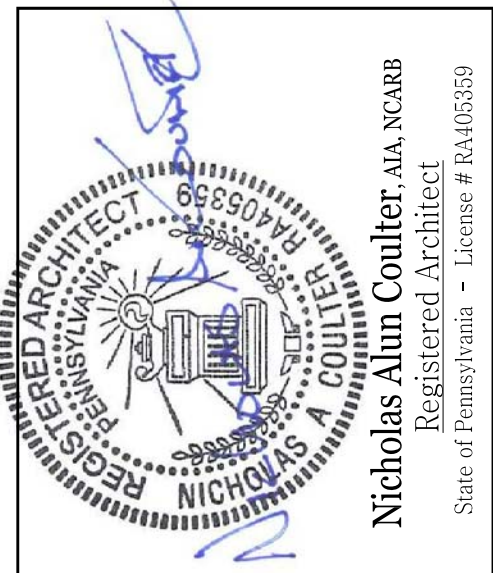
THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 267 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 119 IN JANUARY 2005)
SITE SERIAL NO. 20191612706 (ward 19)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA UNDERGROUND ACT 267 OF 1974 AS AMENDED BY ACT 187 OF
1996 AND ACT 119 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTING FIELD NOTES
THROUGH THE OFFICIAL SYSTEM 140004241776, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO BEGINNING OF EXCAVATION WORK.

EXISTING MULTI-FAMILY (18-UNIT) RESIDENCES

EXISTING 3- STORY (18) FAMILY RESIDENCES w/ CELLAR, PILOT HOUSES, GREEN ROOF & ROOF DECK

2421-27 N MASCHER STREET, PHILADELPHIA, PENNSYLVANIA

NO CHANGES TO PREVIOUSLY APPROVED MULTI-FAMILY BUILDING
PROPOSED (6) ACCESSORY SURFACE PARKING SPACES



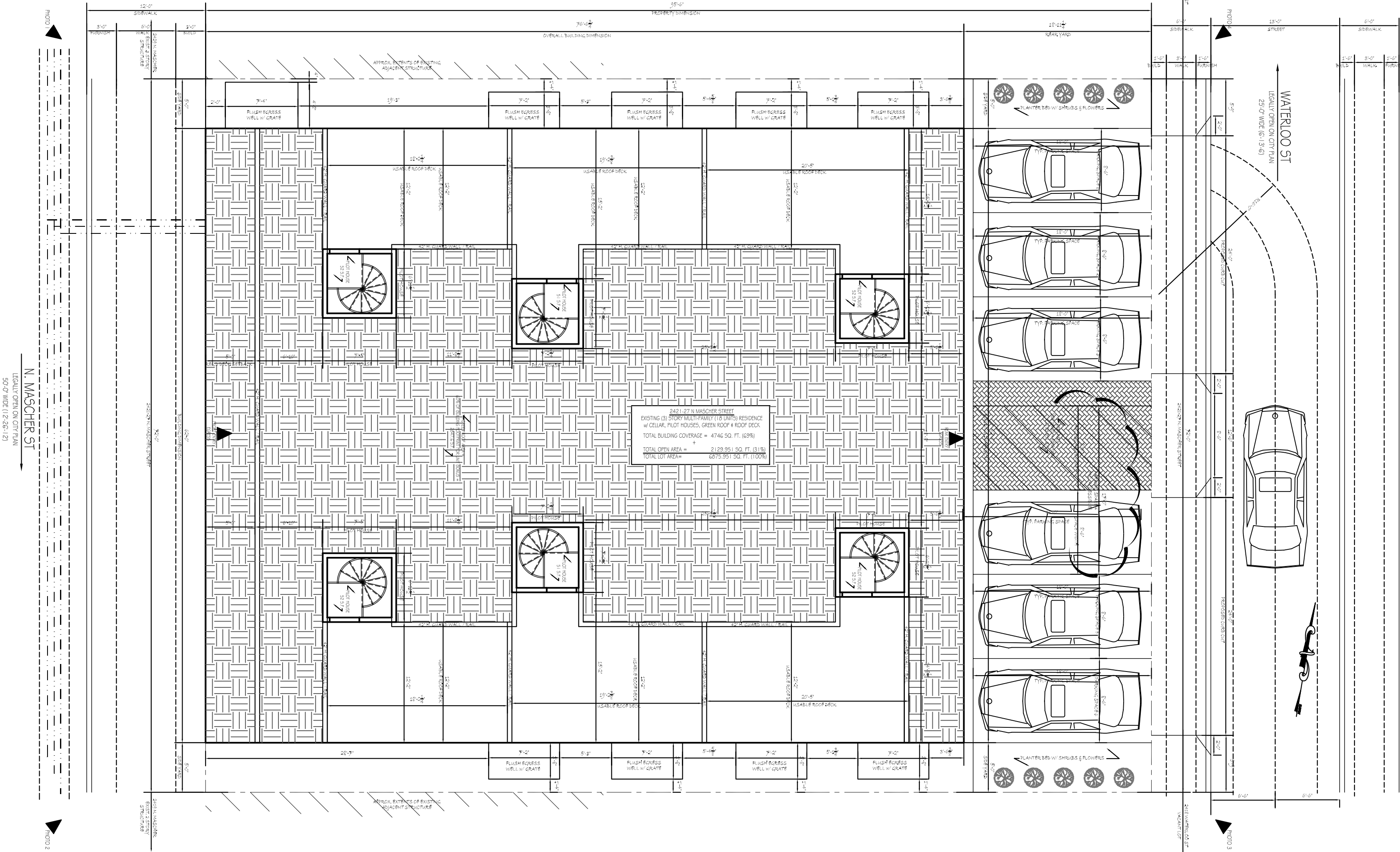
PROJECT
EXISTING MULTI FAMILY RESIDENCE – PROPOSED ACCESSORY PARKING
2421–27 N. MASCHER STREET
PHILADELPHIA, PENNSYLVANIA
DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
RFI COMMENTS

DRAWN BY: LD
CHECKED BY: HK
DATE: 3/1/19
SCALE: AS NOTED

JOB No: 2421-27 MASCHER
FILE: 2421-27 MASCHER

Z-1



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