

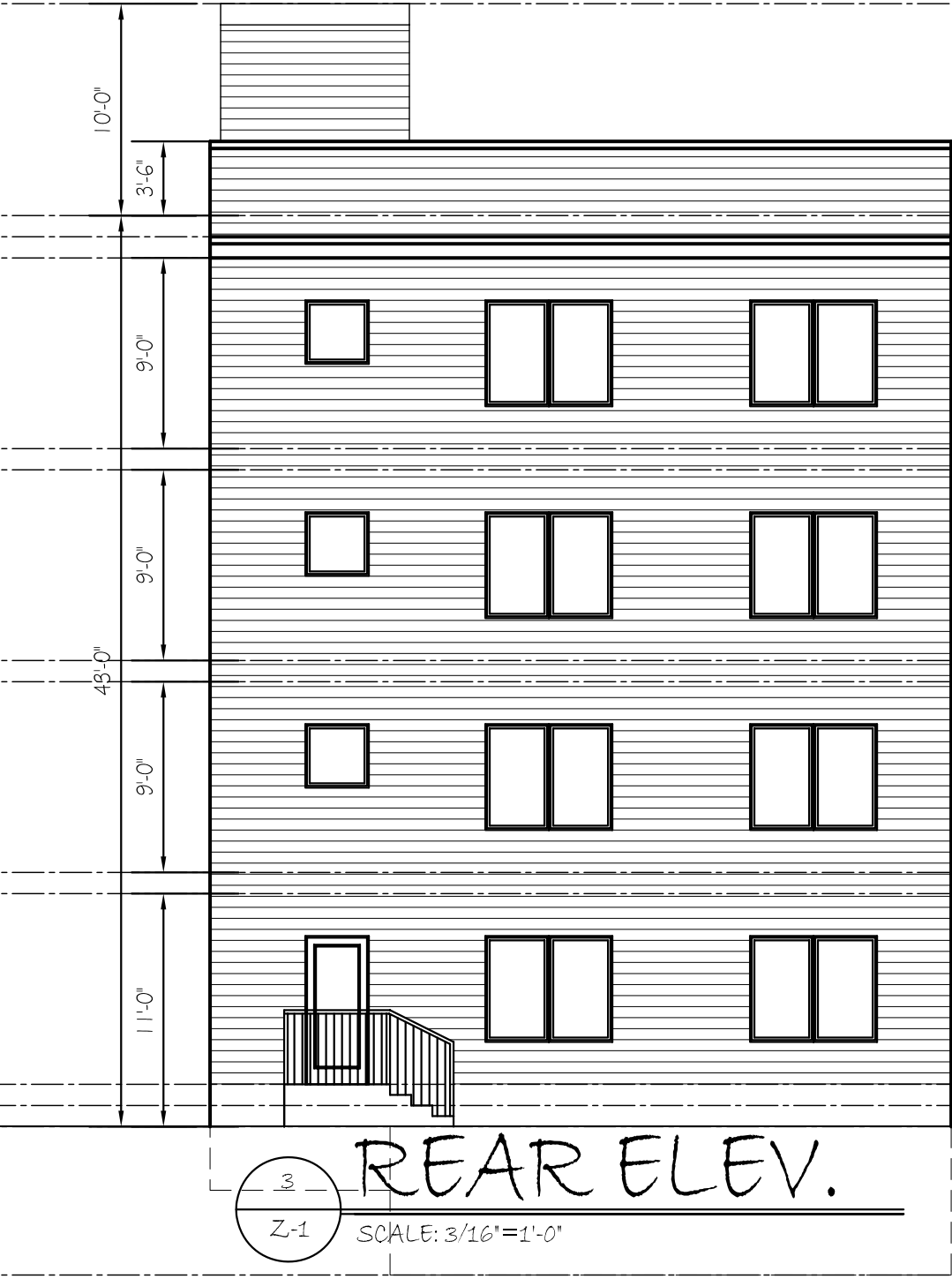
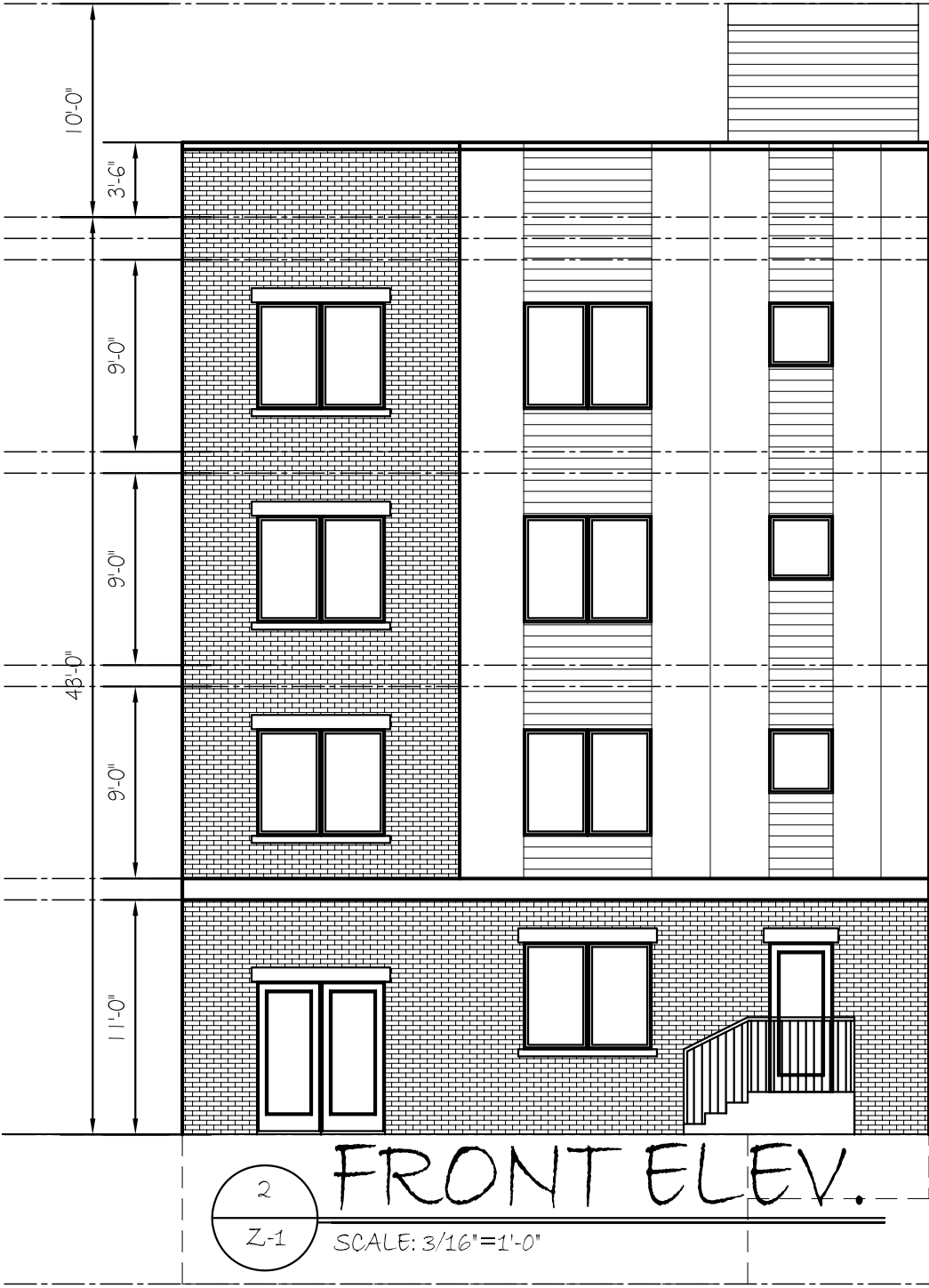
| ZONING CODE FOR THE CITY OF PHILADELPHIA<br>CMX-2 DISTRICT SUMMARY FOR PROPERTY 3935-3937 LANCASTER AVENUE |                                        |                                        |
|------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|
| APPLICABLE REGULATIONS                                                                                     | PERMITTED / REQUIRED                   | PROPOSED                               |
| PERMITTED USE BY RIGHT                                                                                     | RESIDENTIAL / MULTI-FAMILY RESIDENTIAL | RESIDENTIAL / MULTI-FAMILY RESIDENTIAL |
| LOT WIDTH                                                                                                  | 16'-0"                                 | 40'-0"                                 |
| LOT AREA                                                                                                   | 1440                                   | 3604.8 SQ. FT. = 100% Total Lot Area   |
| OPEN AREA                                                                                                  | NOT LESS THAN 25%                      | 904.8 SQ. FT. = 25.1% Open             |
| OCCUPIED AREA                                                                                              | BUILDING MAY OCCUPY NO MORE THAN 75%   | 2700 SQ. FT. = 74.9% Covered           |
| FRONT YARD SETBACK                                                                                         | N/A                                    | N/A                                    |
| REAR YARD SETBACK                                                                                          | 9'-0" MINIMUM REAR YARD                | 9'-0"                                  |
| REAR YARD AREA                                                                                             | 144 SQ. FT.                            | 364.8 SQ. FT.                          |
| HEIGHT REGULATIONS                                                                                         | 38'-0" MAX.                            | 43'-0" MAX.                            |
| UNITS                                                                                                      | 6 UNITS                                | 10 UNITS                               |



PHOTO 1

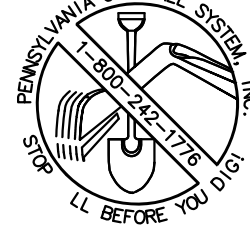
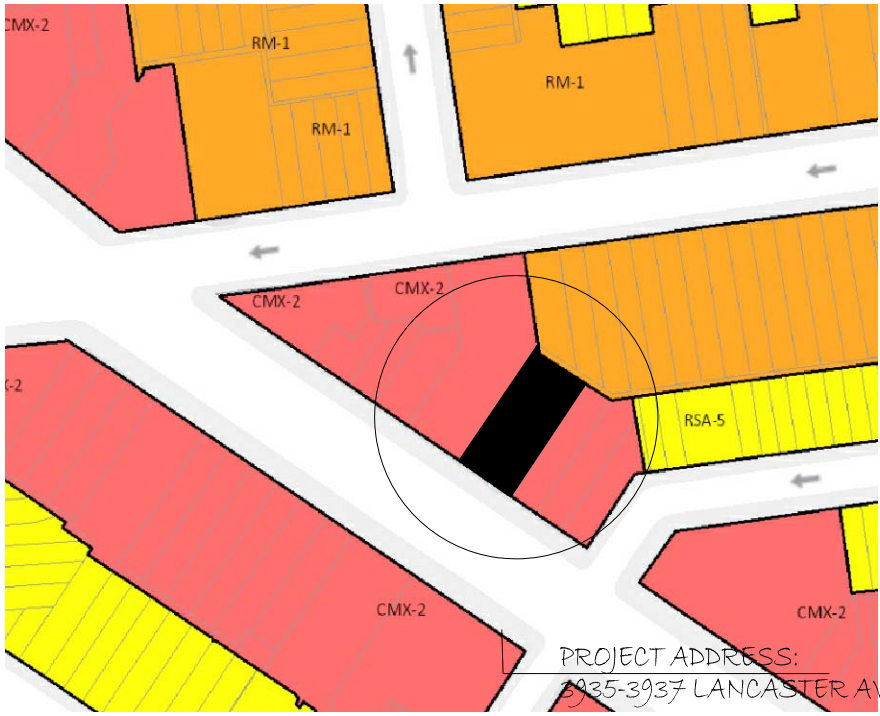


PHOTO 2



# PROPOSED MULTI-FAMILY RESIDENCE

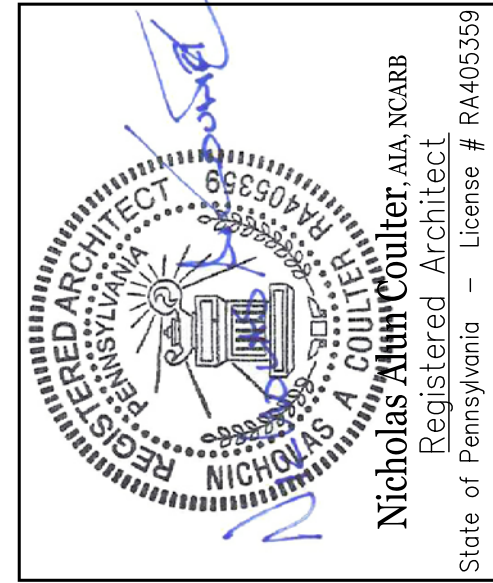
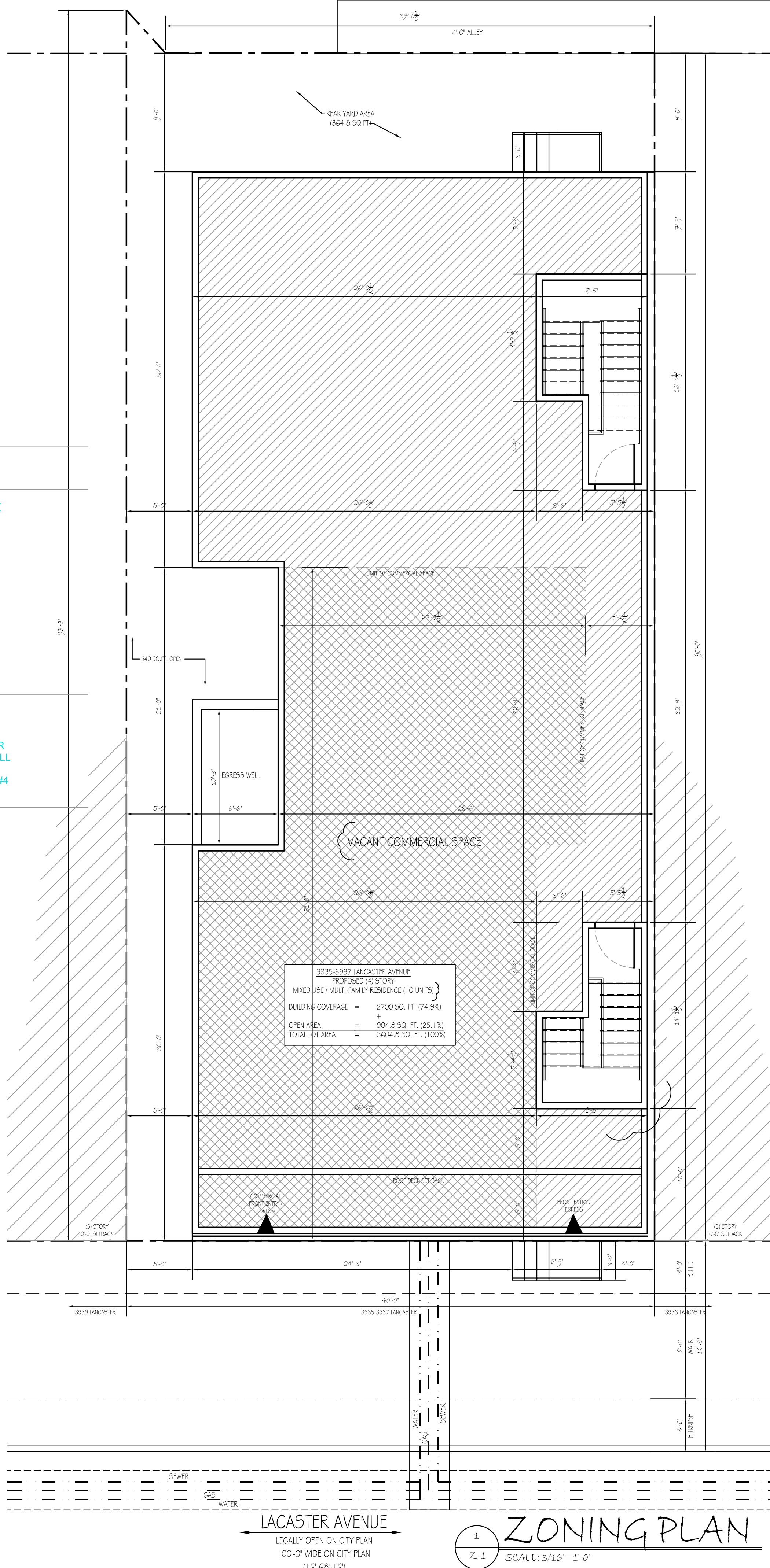
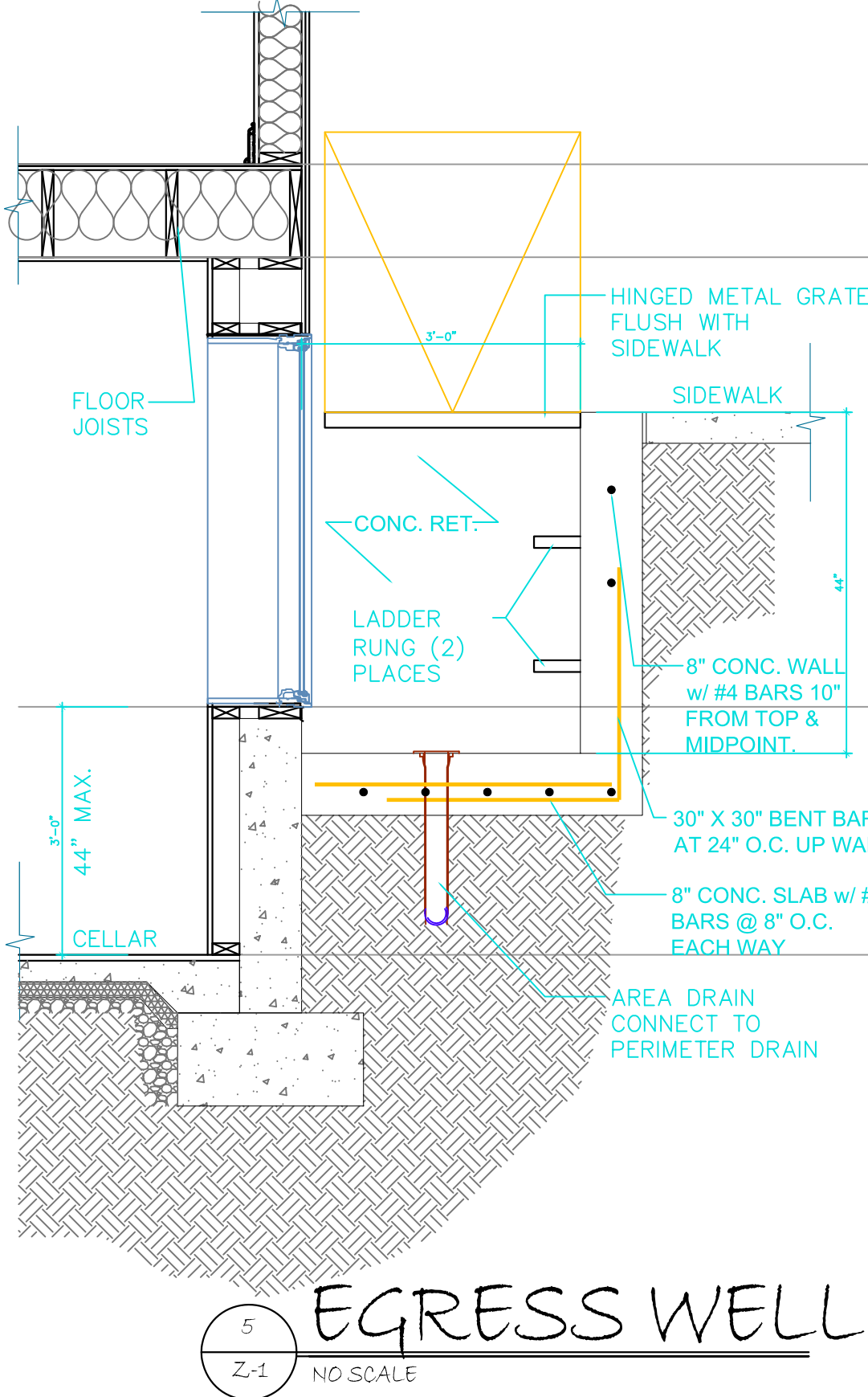
3935-3937 LANCASTER AVENUE, PHILADELPHIA, PENNSYLVANIA  
PROPOSED (4) STORY MIXED USE / MULTI-FAMILY FAMILY RESIDENCE (10 UNITS)



THE UNDERGROUND UTILITY LINE PROTECTION LAW  
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996  
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20202182223

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN  
DEVELOPED 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 LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF  
1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY  
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS  
THROUGH THE ONE-CALL SYSTEM-242-1700 LESS THAN 3, NOR  
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



PROJECT: PROPOSED MUTLI FAMILY RESIDENCE  
3935 LANCASTER AVENUE  
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: ZONING PLAN & ELEVATIONS

REVISIONS:  
RFI 1  
REV 2

DRAWN BY: HK  
CHECKED BY: HK  
DATE: 05/20/2020  
SCALE: AS NOTED

JOB No: 3935 LANCASTER A  
FILE: 3935 LANCASTER A

Z-1



Applied Electronically by L&I User:

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:  
Titus Joy  
ON: January 8, 2021  
FOR CHIEF HIGHWAY ENGINEER

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

|                                                                                                               |                                                                                 |                                             |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b><br>ZP-2021-000079                                                                  | <b>Zoning District(s):</b><br>CMX2                                              | <b>Date of Refusal:</b><br><b>1/11/2021</b> |
| <b>Address/Location:</b><br>3935 LANCASTER AVE Premises C, Philadelphia, PA 19104-4637<br>Parcel (PWD Record) |                                                                                 | Page Number<br>Page 1 of 1                  |
| <b>Applicant Name:</b><br>Hyon Kang DBA: KCA Design Associates                                                | <b>Applicant Address:</b><br>6525 Tulip Street<br>Philadelphia, PA 19135<br>USA |                                             |

**Application for:**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES (TO CONTAIN STAIRS & LANDING ONLY); FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR WITH MULTI-FAMILY (TEN (10) DWELLING) HOUSEHOLD LIVING ABOVE; SIZE AND LOCATION AS SHOWN IN THE 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](http://www.phila.gov).)

| CODE REFERENCE                         | PROPOSED USE IS REFUSED FOR THE FOLLOWING: |                 |                 |
|----------------------------------------|--------------------------------------------|-----------------|-----------------|
| TABLE 14-602-2;<br>§14-602 (4) (a) [2] |                                            | <b>REQUIRED</b> | <b>PROPOSED</b> |
|                                        | MIN. LOT AREA<br>(10 DWELLING UNITS)       | 5,279 SQ. FT.   | 3,604.8 SQ. FT. |
|                                        | MAX. BUILDING HEIGHT<br>(FT.)              | 38 FT.          | 43 FT.          |
| TABLE 14-701-4                         |                                            |                 |                 |

TWO (2) ZONING REFUSALS

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

NOTES TO THE ZBA:

NONE

Parcel Owner:

LINA HOLDINGS LLC  
612 LONGVIEW DR  
HUNTINGDON VALLEY, PA 19006



CHANWOO JUNG  
PLANS EXAMINER

1/11/2021  
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., 18<sup>th</sup> 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-2021-000079

|                                                                                                           |                                       |                                       |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| <b>LOCATION OF WORK</b><br>3935 LANCASTER AVE Premises C, Philadelphia, PA 19104-4637<br>New Construction | <b>PERMIT FEE</b><br>\$2,772.00       | <b>DATE ISSUED</b><br>4/28/2021       |
|                                                                                                           | <b>ZBA CALENDAR</b><br>MI-2021-000665 | <b>ZBA DECISION DATE</b><br>4/28/2021 |
|                                                                                                           | <b>ZONING DISTRICTS</b><br>CMX2       |                                       |

**PERMIT HOLDER**

**APPLICANT**

Hyon Kang DBA: KCA Design Associates 6525 Tulip Street Philadelphia, PA 19135USA

**TYPE OF WORK**

New construction, addition, GFA change

**APPROVED DEVELOPMENT**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES (TO CONTAIN STAIRS & LANDING ONLY); FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR WITH MULTI-FAMILY (TEN (10) DWELLING) HOUSEHOLD LIVING ABOVE; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

**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)**

MI-2021-000665

**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.

**Post a copy of this permit in a conspicuous location along each frontage.**

Permit must be posted within 5 days of issuance.

# Zoning Permit

**Permit Number** ZP-2021-000079

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

3935 LANCASTER AVE Premises C, Philadelphia, PA 19104-4637

## 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.