



ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS



PROPERTY ADDRESS:

850-58 Moyer Street

APPLICATION NUMBER:

ZP-2022-003177

CALENDAR NUMBER:

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL):

GABRIEL J DECK - DESIGN PROFESSIONAL

PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

1. The pilot house of proposed parcel A has been shifted to the east part wall (formerly on the west party wall) to be further away from the neighboring property as to not cast an additional shadow on the neighbor's home.

APPROVED

Revised plans, 2 pages, stamped by ZBA
on November 9, 2022.

Hilary J. Emerson

Hilary J. Emerson, Esquire
Counsel for ZBA

INSTRUCTIONS AND PLAN REQUIREMENTS:

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES:

ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100'

ARCHITECT: 1/16; 1/8; 1/4; 3/16

2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET.

3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

- ☒ IDENTIFICATION OF NORTH POINT;
- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;
- ☒ NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE;
- ☐ THE EXISTING AND PROPOSED TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
02/10/23

NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DESIGN LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

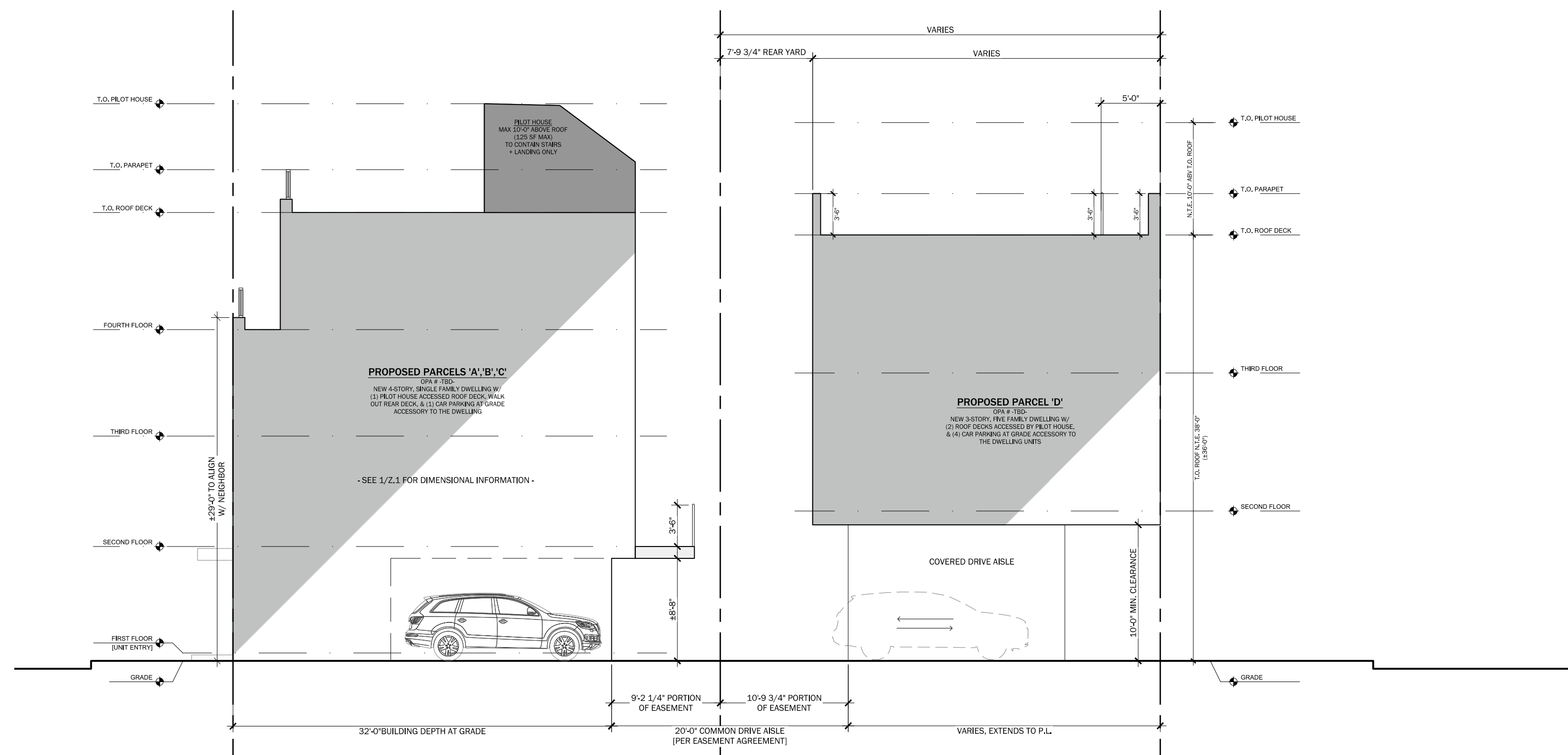
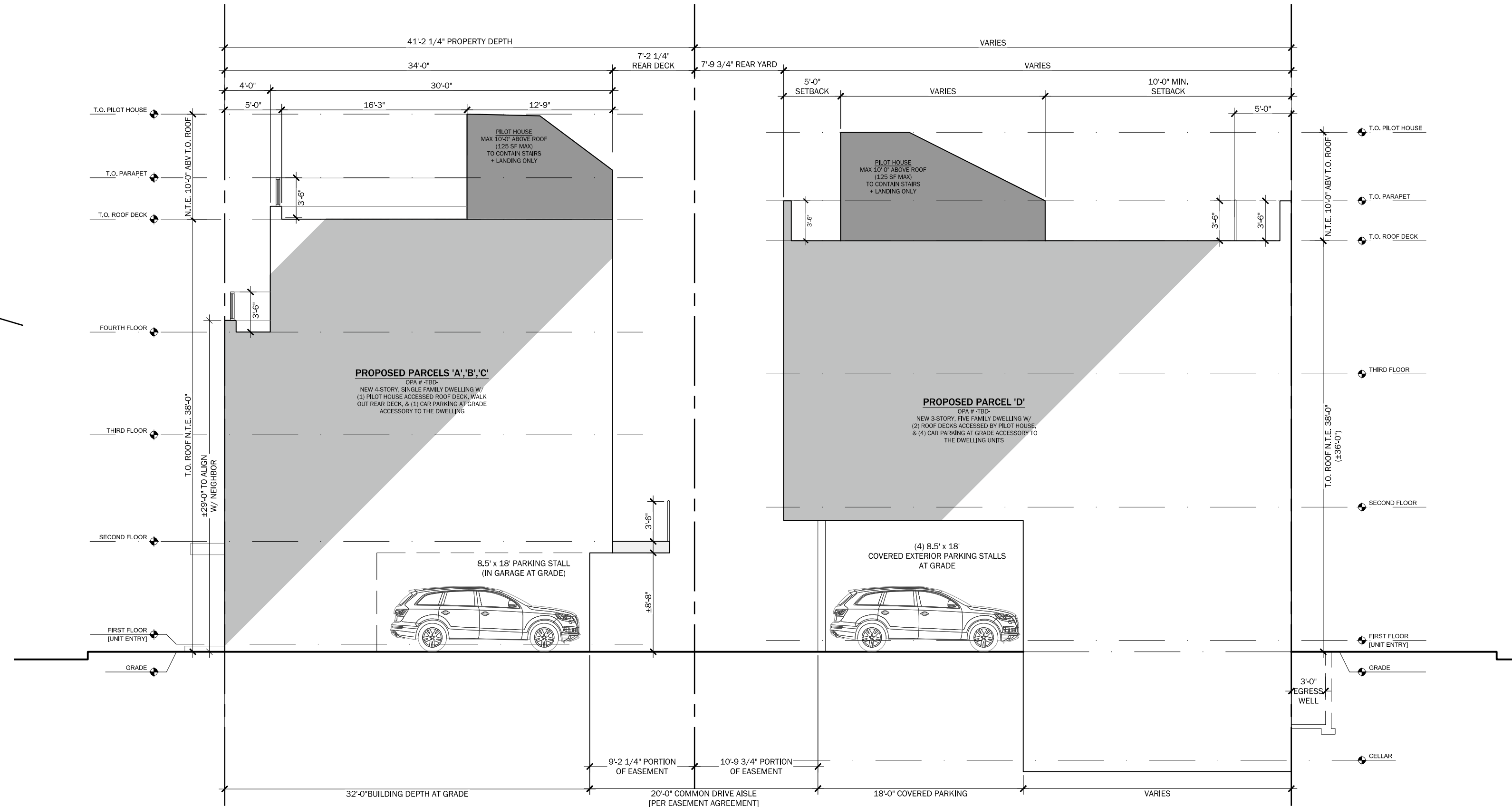
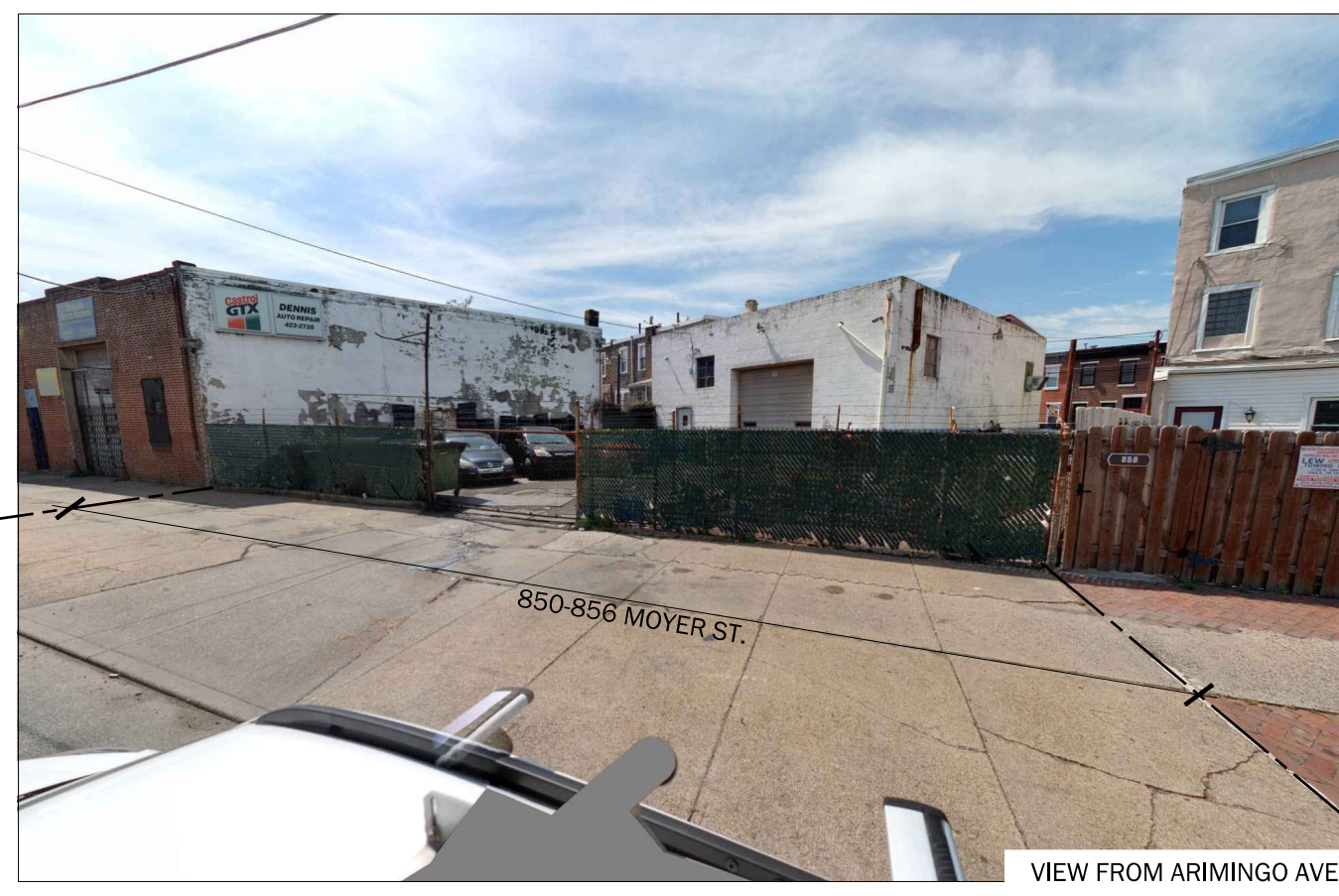
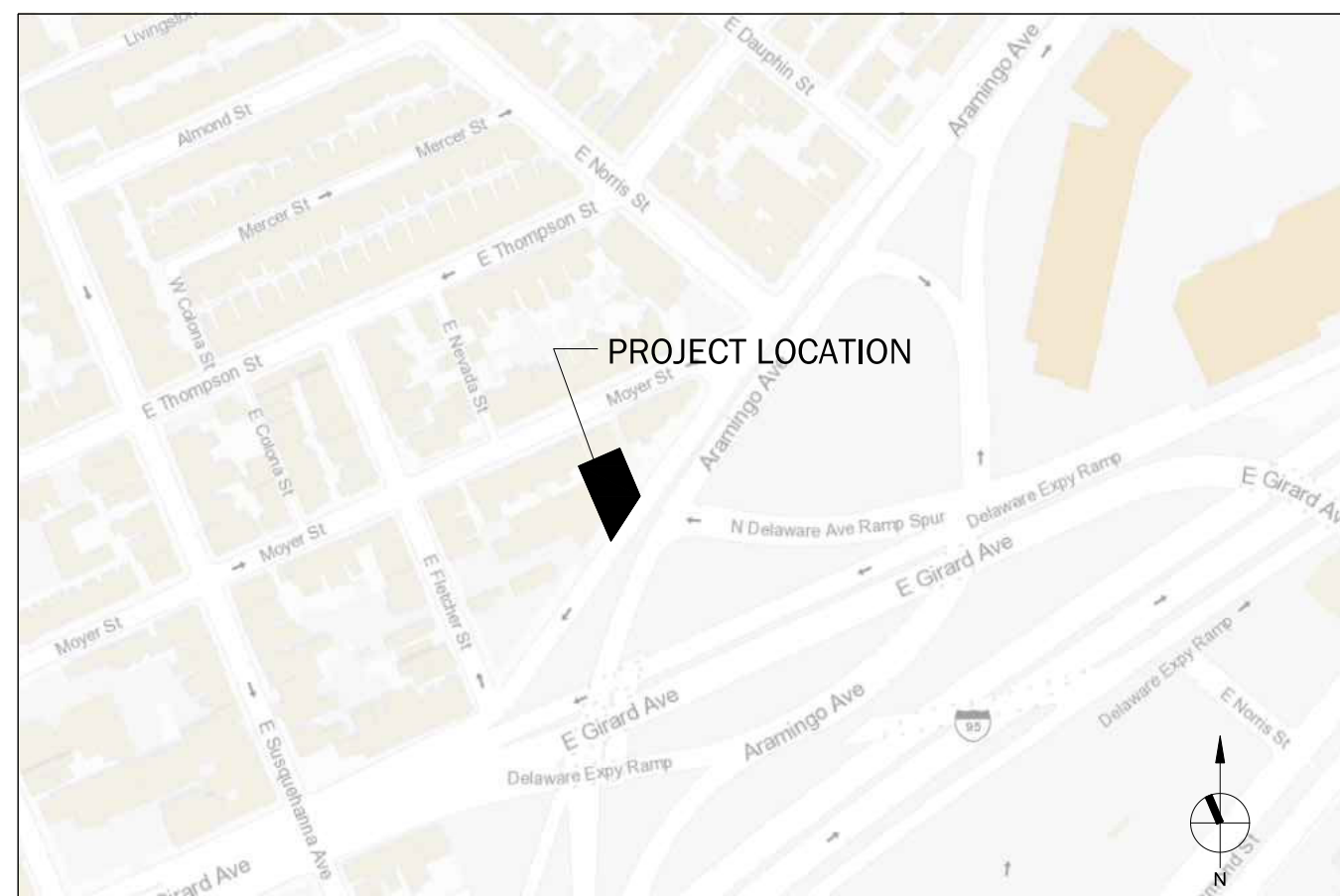
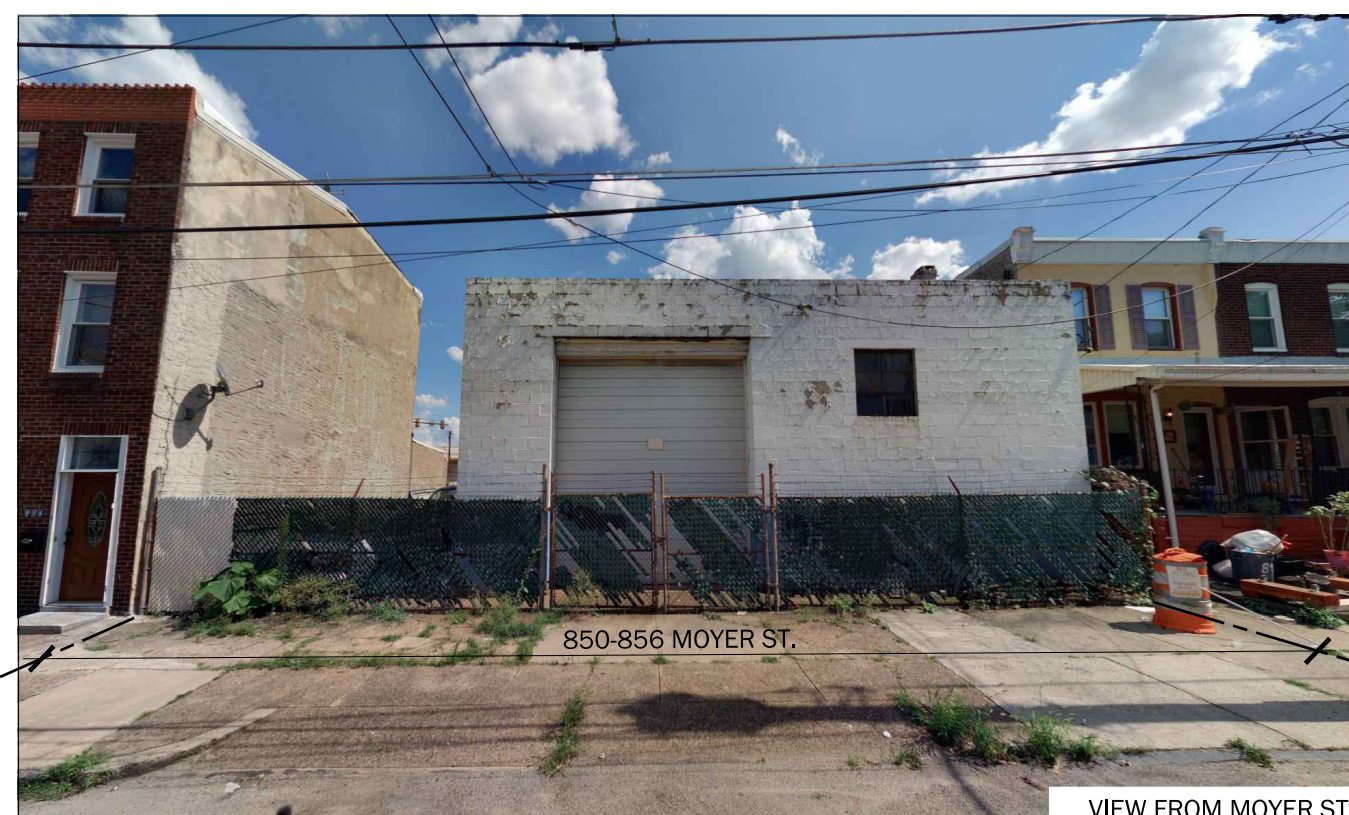
SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

DATE:

11.9.22

Z.0

PROJECT ADDRESS 850-56 MOYER ST. PHILADELPHIA PA, 19125	ZONING CLASSIFICATION RMX2 - CMX-2 & RSA-5 
SCOPE OF WORK FOR THE SUBDIVISION OF A SINGLE PARCEL TO CREATE 4 PARCELS NEW PARCELS, 'A', 'B', 'C', & 'D'. FOR THE PROPOSED COMMON DRIVE AISLE AS DESCRIBED IN THE PROPOSED EASEMENT AGREEMENT BETWEEN THE PROPOSED PARCELS 'A', 'B', 'C', & 'D'. (REFER TO SUBDIVISION PLAN). FOR EACH PROPOSED PARCEL 'A', 'B' & 'C': THE ERECTION OF (3) THREE, NEW 4-STORY, SINGLE FAMILY DWELLING W/ (1) PILOT HOUSE ACCESSED ROOF DECK, WALK OUT REAR DECK, & (1) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING LOCATED WITHIN A REAR LOADED GARAGE ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS). FOR PROPOSED PARCEL 'D': THE ERECTION OF A NEW 3-STORY PLUS CELLAR, FIVE FAMILY DWELLING W/ (2) ROOF DECKS ACCESSED BY PILOT HOUSE & (4) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING UNITS ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS).	



TYPE 1
DRIVEWAY APRON

TYPE 1A
DRIVEWAY APRON

NOTES:

- ① SIDE FLARES 10,000' MAX. SLOPE
- ② 8" OR MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
- ③ WHERE COMPLETE STREET STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL DRIVEWAY, MAINTAIN 5' (MIN) CONTINUOUS CLEAR ACCESSIBLE SIDEWALK IN ACCORDANCE WITH RC-42W AND PUB. LHM
- ④ SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHEN ② EXCEEDS 8% (THE MAXIMUM GRADE PERMITTED IS 8%)

*REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE DRIVEWAY APRON.

REPLACES FORMER DETAIL L-879-RR)

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS

STANDARD DRAWING

DATE	11-16-16	SHEET 1 OF 1	REVISION NO.
BY	2-1-16		
DESIGNED	2-1-16		

SC0105

STANDARD STREET WORKS DETAILS

**DEPARTMENT OF
LICENSES & INSPECTIONS**

**APPROVED
FOR ZONING ONLY**

02/10/23

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&I: Paulose Issac

APPROVALS STAMPS

APPROVED

Revised plans, 2 pages, stamped by ZBA
on November 9, 2022.

Hilary J. Emerson

Hilary J. Emerson, Esquire
Counsel for ZBA

ZONING DATA	RSA-5 ZONING		REQ'D/ALLOWED		PROPOSED - PARCEL 'A'		PROPOSED - PARCEL 'B'		PROPOSED - PARCEL 'C'		PROPOSED - PARCEL 'D'		
	LOT DEPTH	LOT DEPTH > 45'-0"		LOT DEPTH ≤ 45'-0"		LOT DEPTH 41'-2 1/4" < 45'-0"		LOT DEPTH 41'-2 1/4" < 45'-0"		LOT DEPTH 41'-2 1/4" < 45'-0"		LOT DEPTH 45'-0" ≤ 45'-0"	
	LOT AREA	1,440 SF				741.30 SF	741.30 SF		741.30 SF		2430.00 SF		
	USE	SINGLE FAMILY DWELLING				SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING		SINGLE FAMILY DWELLING		(5) FAMILY DWELLING		
	COVERAGE	75% MAX	NOT REQ'D	612.00 SF	82.6%	612.00 SF	82.6%	612.00 SF	82.6%	2008.00 SF	82.6%		
	OPEN AREA	25% MIN	NOT REQ'D	129.30 SF	17.4%	129.30 SF	17.4%	129.30 SF	17.4%	422.00 SF	17.4%		
	FRONT YARD	NOT REQ'D	NOT REQ'D	NONE		NONE		NONE		NONE			
	SIDE YARD	NOT REQ'D	NOT REQ'D	NONE		NONE		NONE		NONE			
	REAR YARD	9'-0" DEEP MIN	7'-0" DEEP MIN	0'-0"		0'-0"		0'-0"		0'-0"			
	HEIGHT	38'-0" A.G. MAX		NTE 38'-0"		NTE 38'-0"		NTE 38'-0"		±36'-0"			
PROPOSED BUILDING INFORMATION					3'-0" ENTRY AWNING		3'-0" ENTRY AWNING		3'-0" ENTRY AWNING		3'-0" ENTRY AWNING		
STREET ENCROACHMENTS					1'-6" ARCH. EMBELLISHMENT		1'-6" ARCH. EMBELLISHMENT		1'-6" ARCH. EMBELLISHMENT		1'-6" ARCH. EMBELLISHMENT		
					3'-6" ENTRY STAIR		3'-6" ENTRY STAIR		3'-6" ENTRY STAIR		3'-6" ENTRY STAIR		
											3'-0" EGRESS WELL		
											20' CURB CUT		



Gnome Architects LLC
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0: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

**ARIMOYER
COURT**

850-856 MOYER ST.,
PHILADELPHIA, PA 19125

OWNER

PETER CHROYIAK
WASYL CHROYIAIK

REV #	DATE	DESCRIPTION
\	03.28.2022	ZONING SUBMISSION
1	04.14.2022	RFI SUBMISSION
2	05.05.2022	RFI SUBMISSION
3	11.09.2022	ZBA PROVISIO

SEALS



Gnome Architects LLC
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Job No: 0371

Drawn By: JP

Checked By: _____ DS

DRAWING TITLE:

ZONING SECTION & TABLE

DRAWING No:

Z.1

Zoning Permit

Permit Number ZP-2023-001729

LOCATION OF WORK 850-56 MOYER ST T-D-342017, Philadelphia, PA 19125	PERMIT FEE \$754.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. 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)
With proviso: "Revised plans, 2 pages, stamped by ZBA on November 9, 2022. (MI-2022-003724).



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-2023-001729

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

850-56 MOYER ST T-D-342017, Philadelphia, PA 19125

ADDITIONAL USE DETAILS

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

FOR HOUSEHOLD LIVING MULTI-FAMILY FIVE (5) DWELLING UNITS WITH FOUR (4) ACCESSORY INTERIOR OFF STREET PARKING SPACES ACCESSED BY A COMMON DRIVE AISLE.

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.