

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

Application Number: ZP-2021-002602	Zoning District(s): I2	Date of Refusal: 6/7/2021
Address/Location: 2132-38 N 10TH ST, Philadelphia, PA 19122-1210 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR 35 DWELLING UNITS, 14 OFF-STREET PARKING SPACES (INCLUDING ONE (1) ACCESSIBLE SPACE), AND 21 CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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>
Table 14-602-3	Uses Allowed in Industrial Districts - Refusal	Whereas the proposed use, Multi-Family Household Living is expressly prohibited in the I-2 industrial zoning district.
Table 14-802-3	Required Parking in Industrial Districts	Whereas the proposed use, Multi-Family Household Living requires a minimum of 18 accessory off-street parking spaces in the I-2 Industrial zoning district, and 14 spaces are proposed.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

5835 WOODLAND COMPANY



HARRY P WILSON
PLANS EXAMINER

6/7/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-002602

LOCATION OF WORK 2132-38 N 10TH ST, Philadelphia, PA 19122-1210	PERMIT FEE \$1,722.00	DATE ISSUED 10/19/2021
	ZBA CALENDAR MI-2021-002892	ZBA DECISION DATE 10/19/2021
	ZONING DISTRICTS I2	

PERMIT HOLDER 5835 WOODLAND COMPANY	6151 W PASSYUNK AVE PHILADELPHIA PA 19153
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) None (re: MI-2021-002892)



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-2021-002602

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2132-38 N 10TH ST, Philadelphia, PA 19122-1210

ADDITIONAL USE DETAILS

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

FOR 35 DWELLING UNITS, 14 OFF-STREET PARKING SPACES (INCLUDING ONE (1) ACCESSIBLE SPACE), AND 21 CLASS 1A BICYCLE PARKING SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

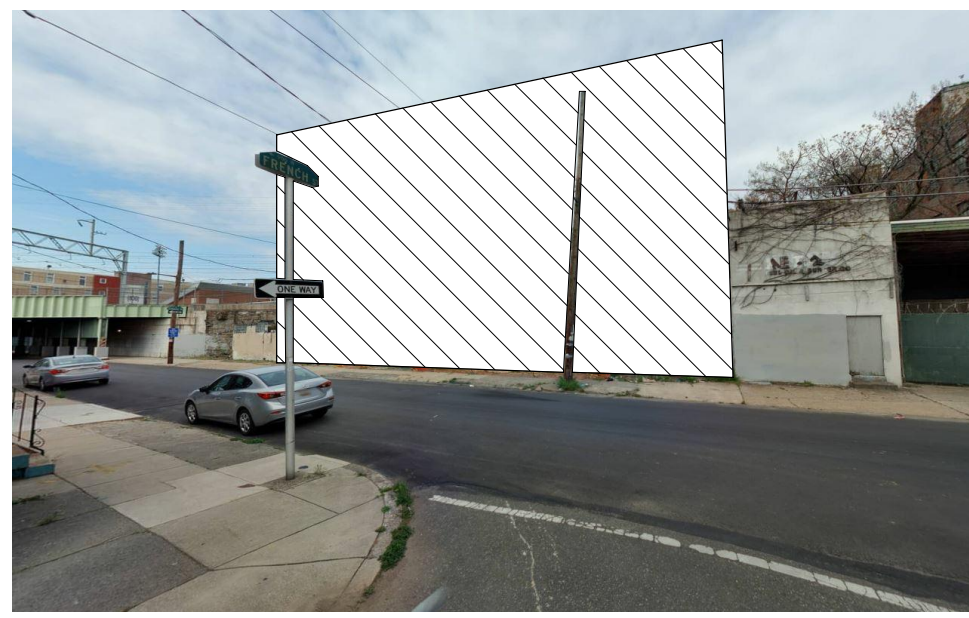
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

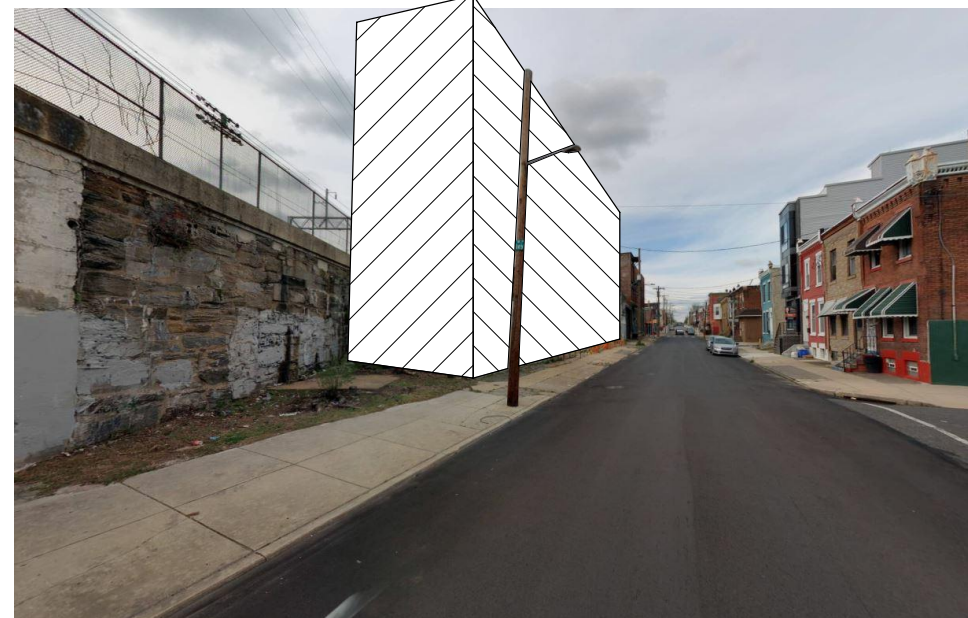
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



SITE PHOTO



SITE PHOTO



Z-VICINITY MAP



Z-ZONING MAP



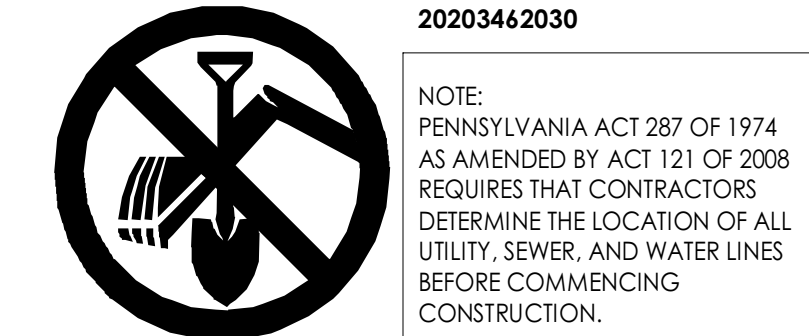
PERSPECTIVE VIEW

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: N/A	LOT WIDTH: 59'-6 1/4"	NO
MINIMUM LOT AREA: N/A	LOT AREA: 8615.85 SF	NO
MINIMUM OPEN AREA: 0%	OPEN AREA: 921.30 SF (10.7%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON ABUTTING USE	FRONT YARD DEPTH: N/A	NO
MINIMUM SIDE YARD WIDTH: 6'-0" IF USED; BASED ON ABUTTING USE	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 8'-0" IF USED; BASED ON ABUTTING USE	REAR YARD DEPTH: N/A	NO
MAXIMUM HEIGHT: 60'-0" IF ABUTS RESIDENTIAL OR SP-PO DISTRICT; NO LIMIT	HEIGHT: 64'-0"	NO
MAXIMUM FLOOR AREA RATIO (FAR) [% OF LOT AREA]: 500%	FAR: 442.8%	NO
MINIMUM REQUIRED PARKING SPACES: 1/2 UNITS (18 SPACES)	PARKING SPACES: 14	YES

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

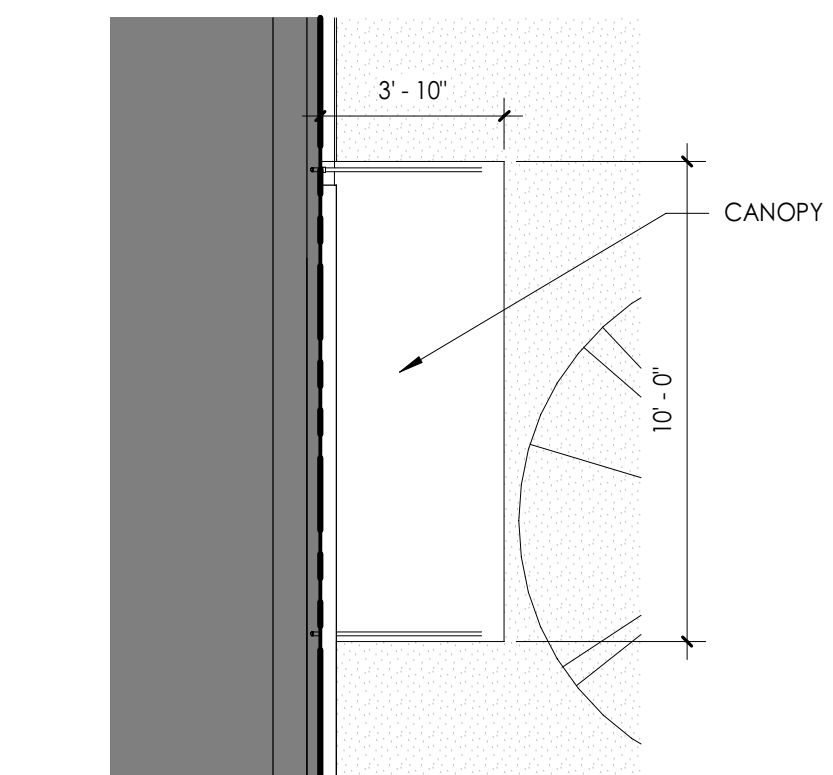
PERMITTED USE TYPE -
CARETAKER QUARTERS; PASSIVE RECREATION; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES (BASIC/MAJOR); WIRELESS SERVICE FACILITY; BUSINESS AND PROFESSIONAL OFFICE; GROUP HEALTH PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; ANIMAL SERVICES; BUILDING SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES; MAINTENANCE & REPAIR OF CONSUMER GOODS; MARINA; PARKING (NON-ACCESSORY); RADIO TELEVISION AND RECORDING SERVICES; COMMERCIAL VEHICLE REPAIR AND MAINTENANCE; COMMERCIAL VEHICLE SALES AND RENTAL; PERSONAL VEHICLE REPAIR AND MAINTENANCE; PERSONAL VEHICLE SALES AND RENTAL; VEHICLE FUELING STATION; VEHICLE PAINT FINISHING SHOP; EQUIPMENT AND MATERIALS STORAGE YARDS AND BUILDINGS; MOVING AND STORAGE FACILITIES; WAREHOUSE; WHOLESALE SALES AND DISTRIBUTION; DISTRIBUTOR OF MALT OR BREWED BEVERAGES; ARTIST STUDIOS AND ARTISTIAN INDUSTRIAL LIMITED INDUSTRIAL; GENERAL INDUSTRIAL; RESEARCH AND DEVELOPMENT; TRUCKING AND TRANSPORTATION TERMINALS; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM; ANIMAL HUSBANDRY; HORTICULTURE NURSERY AND GREENHOUSES

DESCRIPTION -
PROPOSED NEW 6-STORY MULTI-FAMILY BUILDING ON A SITE LOCATED IN OVERLAY NCP NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT - SUBAREA C WHICH APPLIES ONLY TO RM-1 LOTS. TWO EXISTING 1-STORY BUILDINGS ON THE LOT TO BE DEMOLISHED. COVERED PARKING AND AMENITY SPACES PROVIDED ON THE GROUND FLOOR. FLOORS 2-6 CONTAIN 7 UNITS EACH FOR A TOTAL OF 35 UNITS.

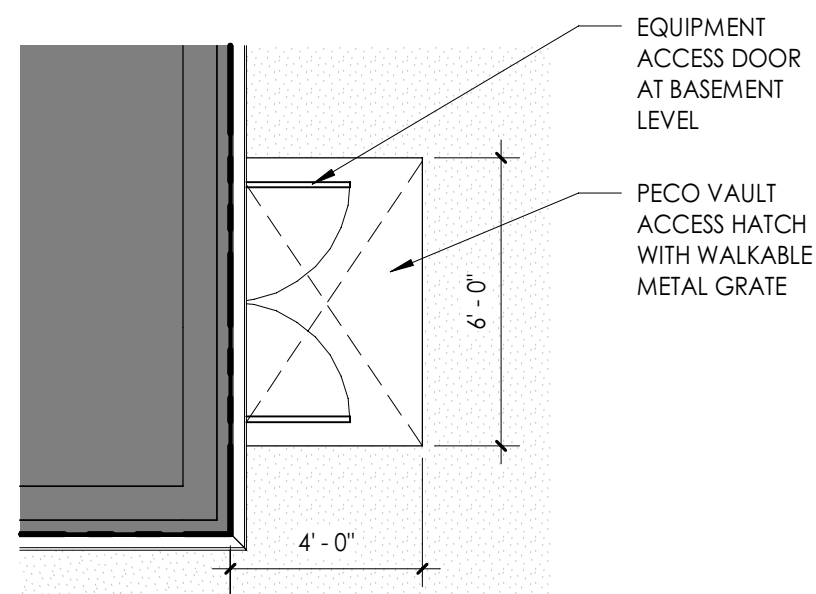


PA 1 CALL SERIAL NUMBER:
20203462030

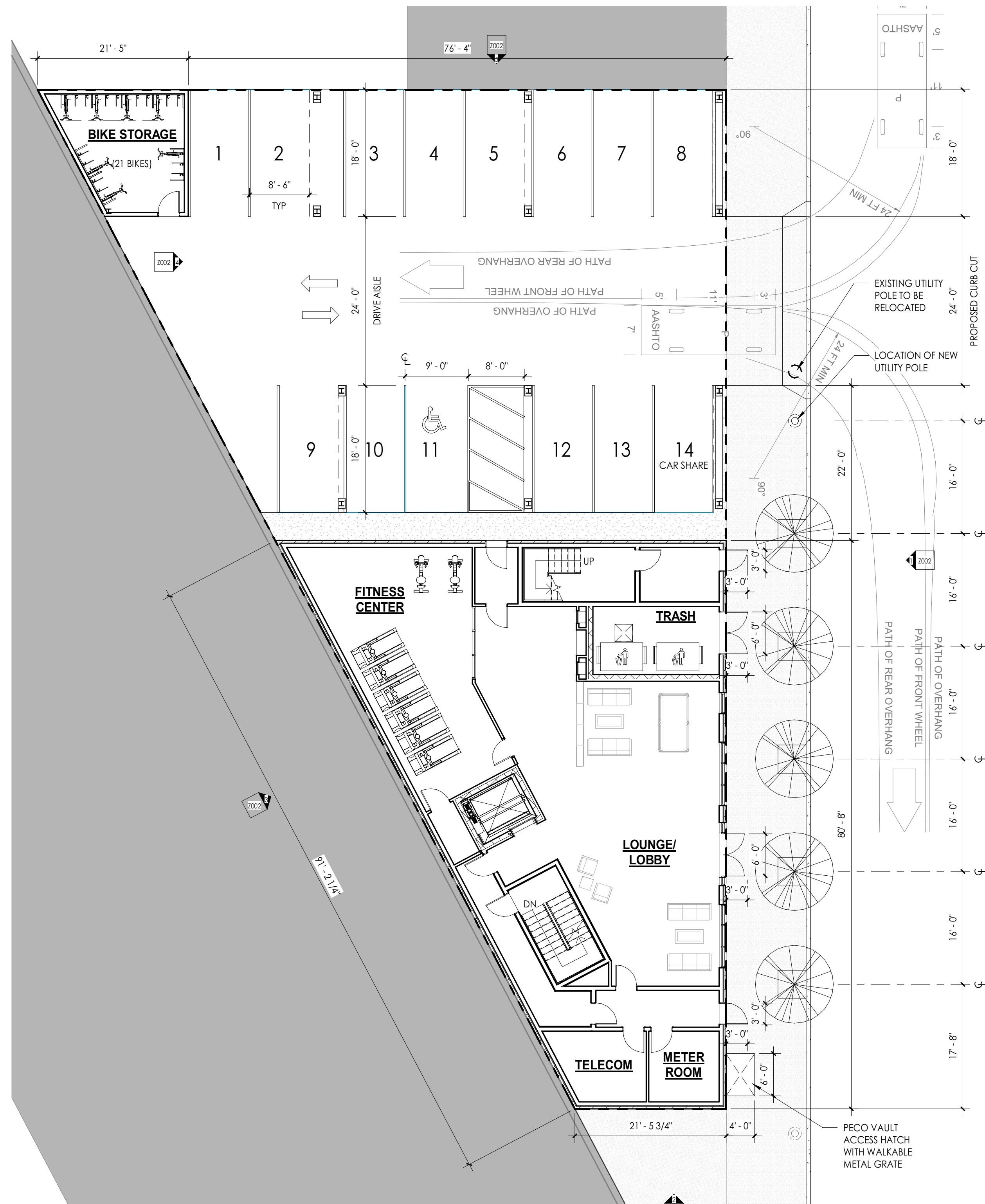
NOTE:
PENNSYLVANIA ACT 287 OF 1974
AS AMENDED BY ACT 121 OF 2008
REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL
UTILITY, SEWER, AND WATER LINES
BEFORE COMMENCING
CONSTRUCTION.



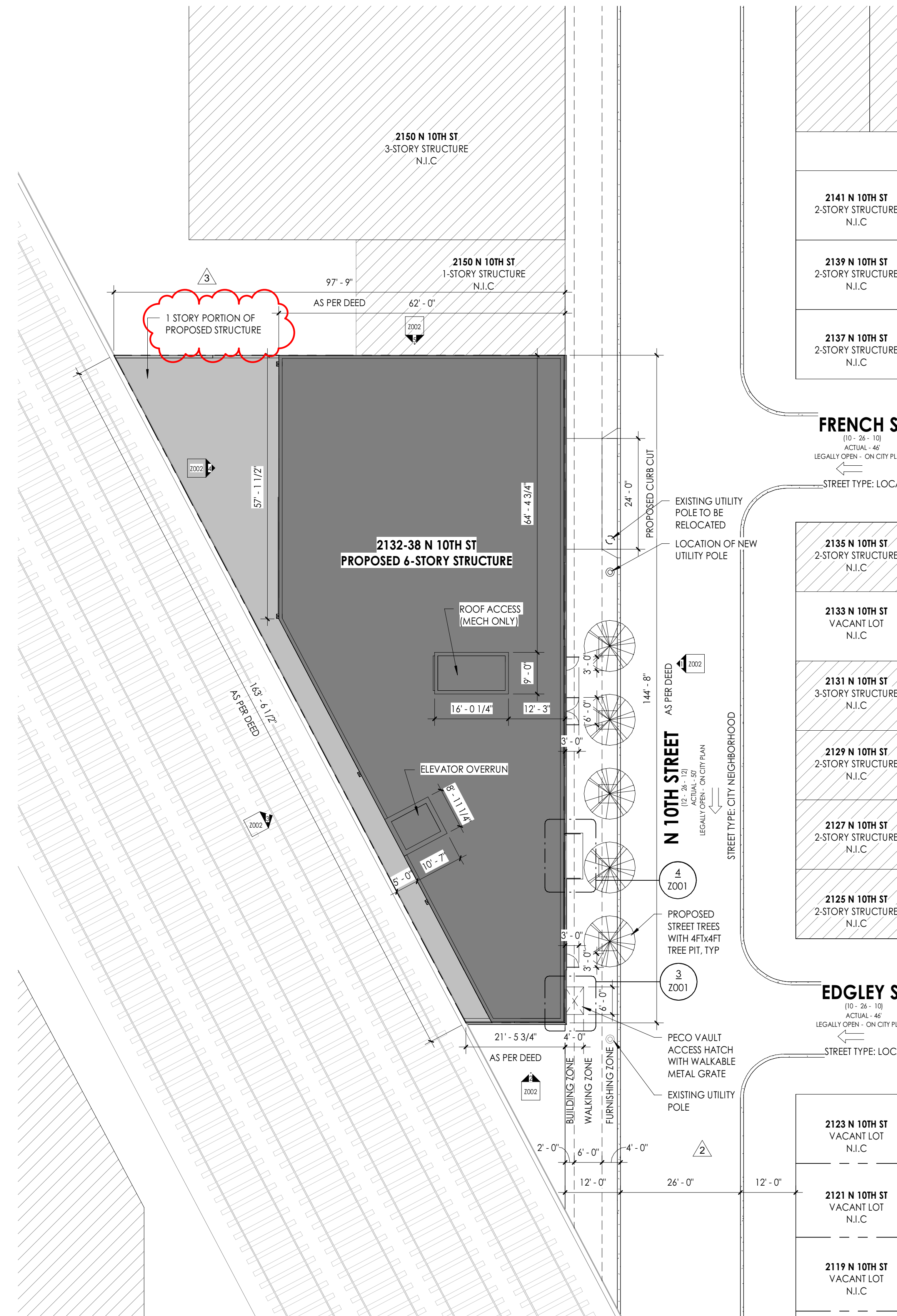
4 | ZONING PLAN CALLOUT 1
Z001 | 1/4" = 1'-0"



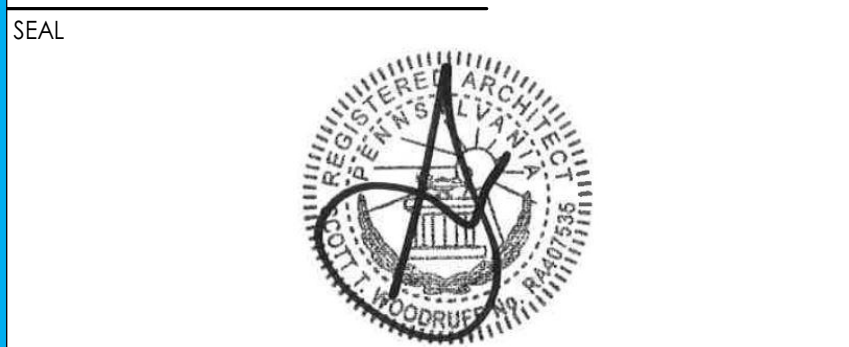
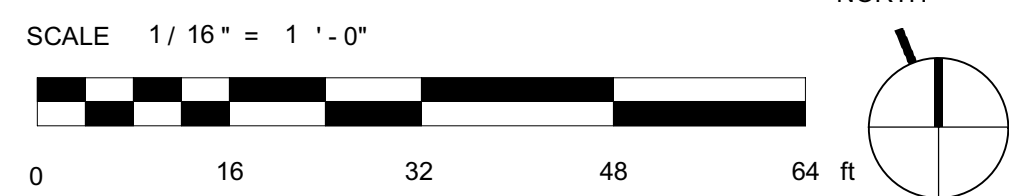
3 | ZONING PLAN CALLOUT 2
Z001 | 1/4" = 1'-0"



2 | LEVEL 01 FLOOR PLAN
Z001 | 3/32" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"

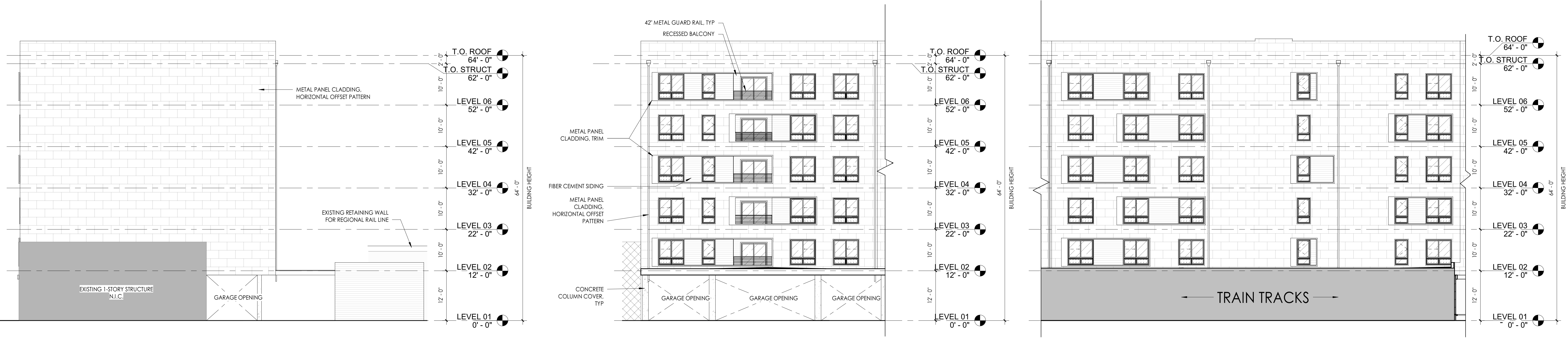


3	REVISION	MO	CC	2021.04.02
2	REVISION	MO	CC	2021.03.26
1	ISSUE FOR ZONING	JW	CC	2021.03.09
SUBMISSIONS & REVISIONS		BY	APPD	YYYY-MM-DD



2 | SOUTH ELEVATION
Z002 | 3/32" = 1'-0"

1 | 10TH ST ELEVATION
Z002 | 3/32" = 1'-0"



5 | NORTH ELEVATION
Z002 | 3/32" = 1'-0"

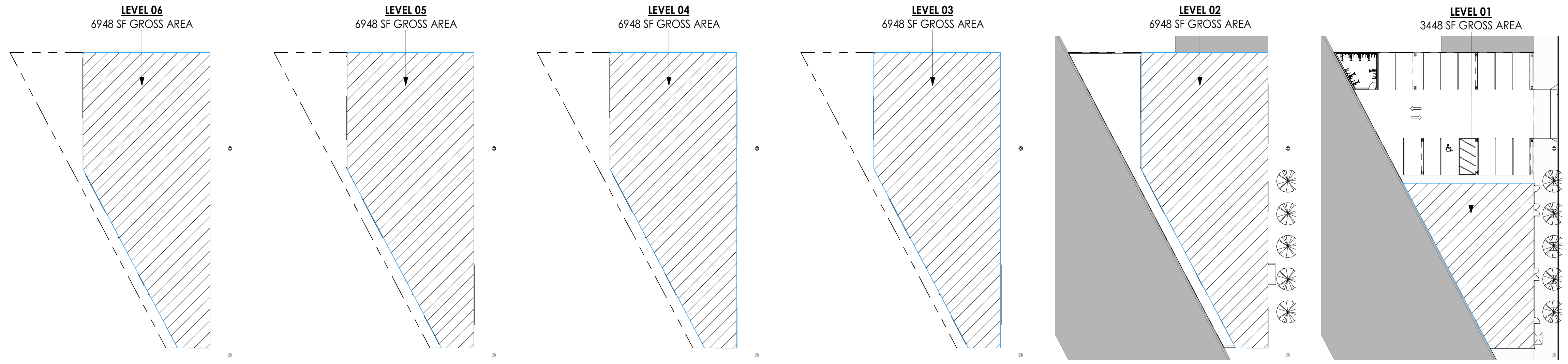
4 | WEST ELEVATION
Z002 | 3/32" = 1'-0"

3 | SOUTHWEST ELEVATION
Z002 | 3/32" = 1'-0"

FLOOR AREA RATIO (FAR)

$442.8\% = \frac{38,190 \text{ SF (GROSS AREA)}}{8624.63 \text{ SF (SITE AREA)}} \times 100$

GROSS AREA	
LEVEL	AREA
LEVEL 01	3448 SF
LEVEL 02	6948 SF
LEVEL 03	6948 SF
LEVEL 04	6948 SF
LEVEL 05	6948 SF
LEVEL 06	6948 SF
TOTAL:	38190 SF



11 | LEVEL 06
Z002 | 1/32" = 1'-0"

10 | LEVEL 05
Z002 | 1/32" = 1'-0"

9 | LEVEL 04
Z002 | 1/32" = 1'-0"

8 | LEVEL 03
Z002 | 1/32" = 1'-0"

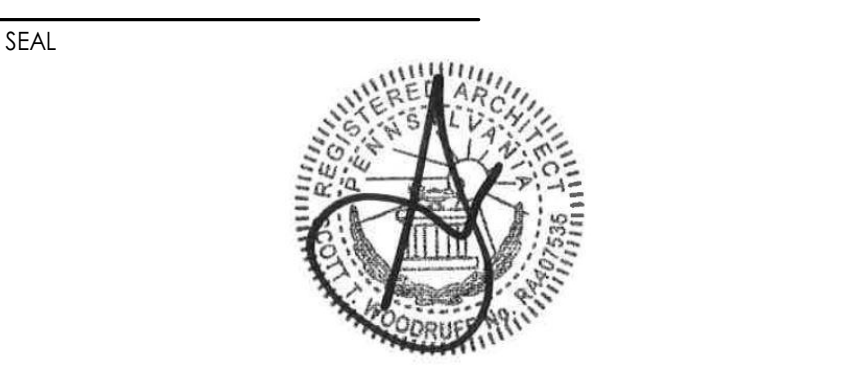
7 | LEVEL 02
Z002 | 1/32" = 1'-0"

6 | LEVEL 01
Z002 | 1/32" = 1'-0"



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PROJECT ADDRESS
2132-38 N 10TH ST
PHILADELPHIA, PA 19122

NO.	REVISION	DATE
3	REVISION	2021.04.02
1	ISSUE FOR ZONING	2021.03.09
	SUBMISSIONS & REVISIONS	YYYY-MM-DD

PROJECT
2132-38 N 10th Street

SHEET TITLE
ZONING PLAN

PROJECT NO. DRAWING NO.
Project Number
REVISION
3
SCALE
As indicated

Z002