

Zoning Permit

Permit Number ZP-2023-007581

LOCATION OF WORK 625-27 W GIRARD AVE, Philadelphia, PA 19123-1321	PERMIT FEE \$2,854.00	DATE ISSUED 12/13/2023
	ZBA CALENDAR MI-2023-005105	ZBA DECISION DATE 12/13/2023
	ZONING DISTRICTS RM1 CMX2	

PERMIT HOLDER 625 WEST GIRARD JV LLC	980 N 02ND ST 625 WEST GIRARD JV LLC PHILADELPHIA PA 19103
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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 REDUCTION OF COMMERCIAL SPACE AT THE FIRST FLOOR.

APPROVED USE(S) Parking, Non-Accessory - Surface Parking

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

625-27 W GIRARD AVE, Philadelphia, PA 19123-1321

ADDITIONAL USE DETAILS

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

FOR THE CREATION OF 14 TOTAL PARKING STALLS (1 ACCESSIBLE SPACE) FOR THE RELOCATION OF 18 CLASS 1-A PARKING STALL, MAINTAINED ON AN ACCESSIBLE ROUTE. NO CHANGES TO USE, BUILDING HEIGHT, VOLUME, GFA OR NUMBER OF DWELLING UNITS PER PREVIOUSLY APPROVED PERMIT 931228

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.

Notice of: ☐ Refusal ☐ Referral

Application Number: ZP-2023-007581	Zoning District(s): RM1 CMX2	Date of Refusal: 8/16/2023
Address/Location: 625-27 W GIRARD AVE, Philadelphia, PA 19123-1321 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	Civic Design Review? N

Application for:

- 1.) FOR THE REDUCTION OF COMMERCIAL SPACE AT THE FIRST FLOOR.
- 2.) FOR THE CREATION OF 14 TOTAL PARKING STALLS (1 ACCESSIBLE SPACE)
- 3.) FOR THE RELOCATION OF 18 CLASS 1-A PARKING STALL, MAINTAINED ON AN ACCESSIBLE ROUTE.
- 4.) NO CHANGES TO USE, BUILDING HEIGHT, VOLUME, GFA OR NUMBER OF DWELLING UNITS PER PREVIOUSLY APPROVED PERMIT #ZP-2019-931228

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>
ADDITIONAL PARKING REGULATIONS--CMX-2 DISTRICT	14-803(1)(c)(.1)	OFFSTREET PARKING ACCESSORY TO THE USE OF MULTI-HOUSEHOLD LIVING UNITS IS PROHIBITED IN THE CMX-2.5 DISTRICT WHERE IT IS NOT ACCESSED BY SHARED DRIVEWAYS, ALLEYS, OR A REAR STREET WHERE NO ON-STREET PARKING IS PERMITTED.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

625 WEST GIRARD JV LLC



EXAMINER NAME
PLANS EXAMINER

8/16/2023
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.

Notice of:

☐ **Refusal**

☐ **Referral**

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Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	Civic Design Review? N

Shane P. McNulty

EXAMINER NAME
PLANS EXAMINER

8/16/2023
DATE SIGNED