

Zoning Permit

Permit Number ZP-2021-016724

LOCATION OF WORK 748 N 40TH ST, Philadelphia, PA 19104-1670	PERMIT FEE \$2,772.00	DATE ISSUED 5/11/2022
	ZBA CALENDAR MI-2022-001009	ZBA DECISION DATE 5/11/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER 748 N 40TH ST, LLC	746 N 40TH STREET Philadelphia, Pennsylvania 19104
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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 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. **With provisos: "(1) Commercial trash pickup 3 times a week. (2) Trash stored in rear."**
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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 provisos: "(1) Commercial trash pickup 3 times a week. (2) Trash stored in rear." (MI-2022-001009).

 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

748 N 40TH ST Philadelphia, PA 19104-1670

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TWELVE (12) DWELLING UNITS AND FOUR (4) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

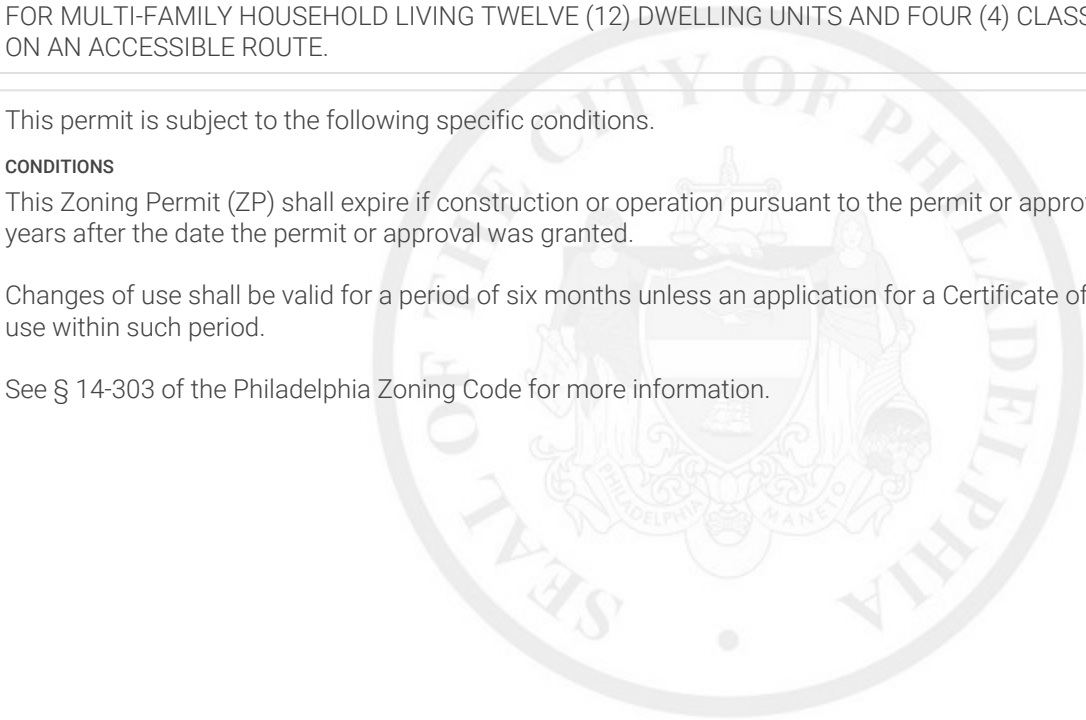
This permit is subject to the following specific conditions.

CONDITIONS

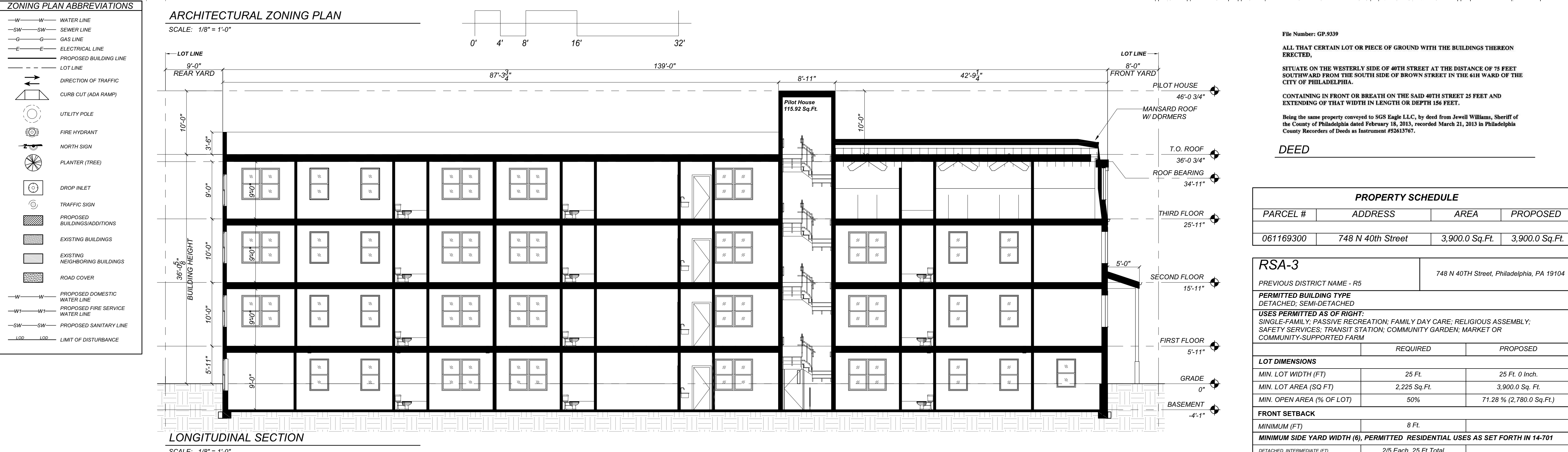
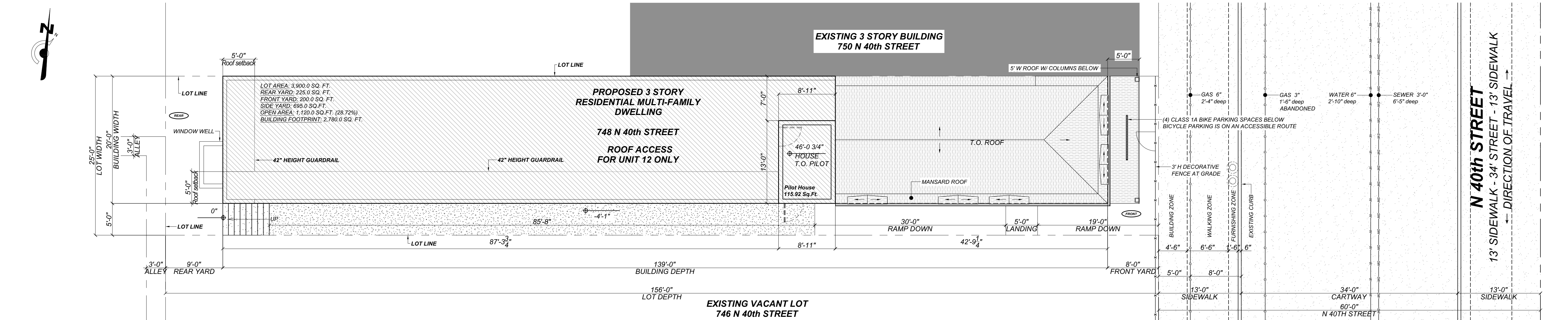
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



Haverford Square Designs

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com

OWNER:

748 N 40th Street, LLC

811
Know what's below.
Call before you dig.

REMOVING ONE CALL SIGN
STOP CALL BEFORE YOU DIG

ISSUED BY:
Haverford Square Designs
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Rev.	Initial Permit Submission	December 22, 2021
Rev. 1	Initial Permit Submission	January 7, 2022
Rev. 2	Initial Permit Submission	January 13, 2022

Project Name:

**748 N 40th Street,
Philadelphia, PA 19104**

Drawing Name:

ZONING PLAN.

Project number: 822 N 40th Street
Date: Jan 13, 2022 - 1:50pm
Drawn by: Alexandr Stralia
Checked by:

Sheet Number:

Z-1

Scale: As indicated

File Number: GP.9339

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS THEREON
ERECTED,

SITUATE ON THE WESTERLY SIDE OF 40TH STREET AT THE DISTANCE OF 75 FEET
SOUTHWARD FROM THE SOUTH SIDE OF BROWN STREET IN THE 6TH WARD OF THE
CITY OF PHILADELPHIA.

CONTAINING IN FRONT OR BREATH ON THE SAID 40TH STREET 25 FEET AND
EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH 156 FEET.

Being the same property conveyed to SGS Eagle LLC, by deed from Jewell Williams, Sheriff of
the County of Philadelphia dated February 18, 2013, recorded March 21, 2013 in Philadelphia
County Records of Deeds as Instrument #52613767.

DEED

PROPERTY SCHEDULE			
PARCEL #	ADDRESS	AREA	PROPOSED
061169300	748 N 40th Street	3,900.0 Sq.Ft.	3,900.0 Sq.Ft.

RSA-3		748 N 40TH Street, Philadelphia, PA 19104	
PREVIOUS DISTRICT NAME - R5			
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
	REQUIRED	PROPOSED	
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)	25 Ft.	25 Ft. 0 Inch.	
MIN. LOT AREA (SQ FT)	2,225 Sq.Ft.	3,900.0 Sq. Ft.	
MIN. OPEN AREA (% OF LOT)	50%	71.28 % (2,780.0 Sq.Ft.)	
FRONT SETBACK			
MINIMUM (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)			
DETACHED, CORNER (FT)			
SEMI-DETACHED (FT)			
ATTACHED (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
DETACHED, INTERMEDIATE (FT)			
DETACHED, CORNER (FT)			
REAR YARD			
MIN. DEPTH (FT)			
HEIGHT			
MAXIMUM (Ft.)			
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (Sq.Ft.)			
SIDE YARD (Sq.Ft.)			
FRONT YARD (Sq.Ft.)			
BUILDING FOOTPRINT (Sq.Ft.)			
BUILDING USE			
UNIT QTY			
NOTES			
RESIDENTIAL MULTI-FAMILY			
12 RESIDENTIAL UNITS			

STREETS DEPARTMENT		748 N 40th Street, Philadelphia, PA 19104
RIGHT OF WAY		
<u>STREET BREAK-DOWN:</u>		N 40th Street
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60' WIDE		
	ENCROACHMENT TYPE	DIMENSIONS
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"		

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

Application Number: ZP-2021-016724	Zoning District(s): RSA3	Date of Refusal: 1/25/2022
Address/Location: 748 N 40TH ST, Philadelphia, PA 19104-1670 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Michael Mattioni DBA: MATTIONI, LTD	Applicant Address: 100 North Independence Mall West Suite 5A NW Philadelphia, PA 19106 USA	

Application for:

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.

USE: FOR MULTI-FAMILY HOUSEHOLD LIVING TWELVE (12) DWELLING UNITS AND FOUR (4) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

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>Reason for Refusal:</u>		
<i>Table 14-602-1</i>	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: <i>WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING TWELVE (12) DWELLING UNITS, IS EXPRESSLY PROHIBITED IN THE RSA-3 RESIDENTIAL ZONING DISTRICT.</i>		
TABLE 14-802-1	MINIMUM ACCESSORY OFF STREET PARKING SPACE (1/1 UNIT)	<u>REQUIRED</u> 12 SPACES	<u>PROPOSED</u> NONE
<i>Table 14-701-1</i>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
<i>Table 14-701-1</i>	MAXIMUM OCCUPIED AREA (% OF LOT)	<u>ALLOWED</u> 50.00%	<u>PROPOSED</u> 71.28%
<i>Table 14-701-1</i>	SIDE YARD WIDTH (FT)	<u>REQUIRED</u> 8.00 FT	 5.00 FT
<i>Table 14-701-1</i>	REAR YARD DEPTH (FT)	20.00 FT	9.00 FT

TWO (2) USE REFUSALS
THREE (3) ZONING REFUSALS



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

1/25/2022
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.

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Fee to File Appeal: \$ 300NOTES TO THE ZBA:Parcel Owner:

SGS EAGLE LLC

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER1/25/2022
DATE SIGNED