

Zoning Permit

Permit Number ZP-2021-002549

LOCATION OF WORK 5728 THOMAS AVE, Philadelphia, PA 19143-4523	PERMIT FEE \$2,122.00	DATE ISSUED 12/8/2021
	ZBA CALENDAR MI-2021-001903	ZBA DECISION DATE 12/8/2021
	ZONING DISTRICTS RSA3	

PERMIT HOLDER FURKAN KOSAR	63 ROLLING RIDGE ROAD UPPER SADDLE RIVER , New Jersey 07458
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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. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. **EXTENSION OF ZONING PERMIT ZP-2021-002549 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 12/08/2025) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.**
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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) Maximum six units



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

5728 THOMAS AVE Philadelphia, PA 19143-4523

ADDITIONAL USE DETAILS

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

TO CONTAIN SIX (6) DWELLING UNITS AND THREE (3) OFF-STREET SURFACE PARKING SPACES (ONE (1) CAR ACCESSIBLE SPACE)

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.

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

Application Number: ZP-2021-002549	Zoning District(s): RSA3	Date of Refusal: 4/20/2021
Address/Location: 5728 THOMAS AVE, Philadelphia, PA 19143-4523 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Christopher Johnson DBA: Expediter	Applicant Address: 2713 W. Sedgley Avenue Philadelphia, PA 19121 USA	

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH THREE (3) OFF-STREET SURFACE PARKING SPACES (ONE (1) CAR ACCESSIBLE SPACE). FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING WITH EIGHT (8) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN 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>Reason for Refusal:</u>						
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR: WHEREAS THE PROPOSED USE OF MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THE RSA-3 ZONING DISTRICT.						
§ 14-803(1)(b)(.1)(a)(.ii)	WHEREAS SURFACE PARKING SPACES ARE PROHIBITED IN THE REQUIRED REAR YARD.						
Table 14-802-1	<table><tr><td></td><td>REQUIRED</td><td>PROPOSED</td></tr><tr><td>REQUIRED NUMBER OF PARKING SPACES IN THE RSA-3 ZONING DISTRICT</td><td>8 SPACES</td><td>3 SPACES</td></tr></table>		REQUIRED	PROPOSED	REQUIRED NUMBER OF PARKING SPACES IN THE RSA-3 ZONING DISTRICT	8 SPACES	3 SPACES
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§ 14-802(5)(a)	<table><tr><td>WHEREAS ONE VAN ACCESSIBLE SPACE COMPLYING WITH ICC/ANSI A-117.1 IS REQUIRED BUT ONLY A CAR ACCESSIBLE STALL IS PROVIDED</td><td>8'-0" STALL & 8'-0" ACCESS AISLE / 11'-0" STALL & 5'-0" ACCESS AISLE</td><td>9'-0" STALL & 5'-0" ACCESS AISLE</td></tr></table>	WHEREAS ONE VAN ACCESSIBLE SPACE COMPLYING WITH ICC/ANSI A-117.1 IS REQUIRED BUT ONLY A CAR ACCESSIBLE STALL IS PROVIDED	8'-0" STALL & 8'-0" ACCESS AISLE / 11'-0" STALL & 5'-0" ACCESS AISLE	9'-0" STALL & 5'-0" ACCESS AISLE			
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FOUR (4) USE REFUSAL

Fee to File Appeal: \$ 300

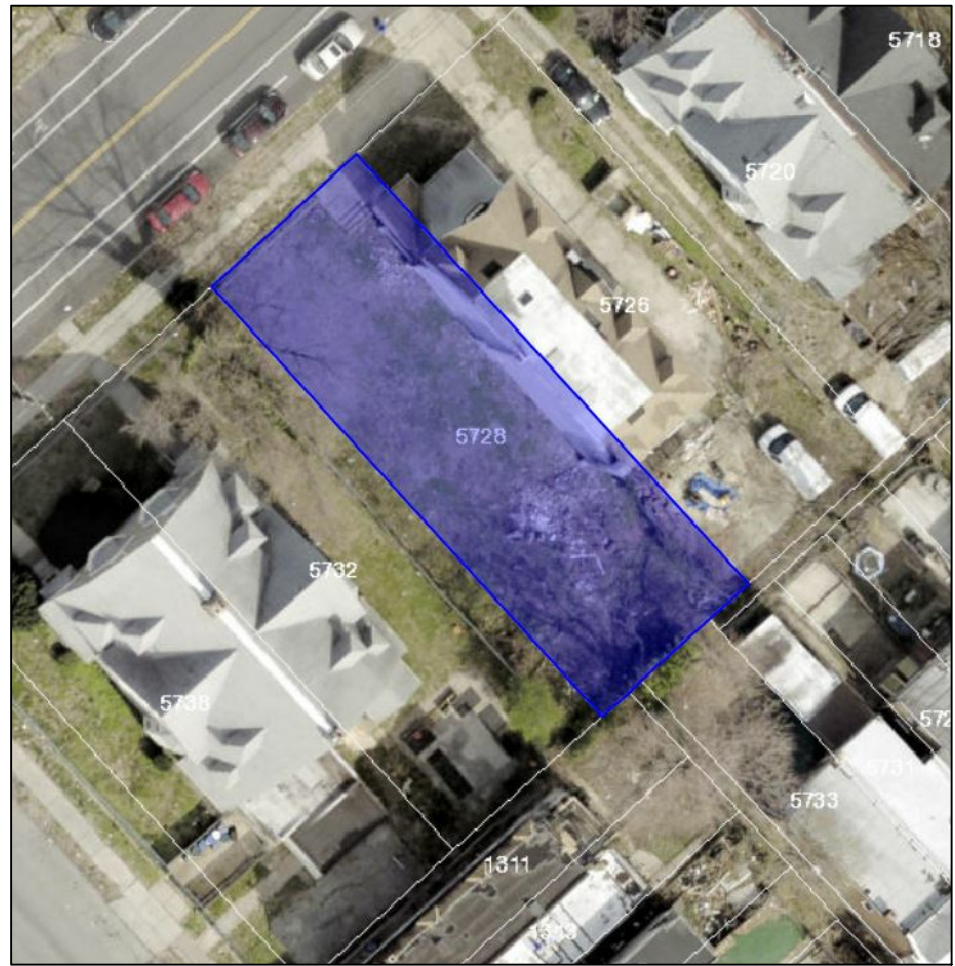
NOTES TO THE ZBA:
N/A

Parcel Owner:
FURKAN KOSAR

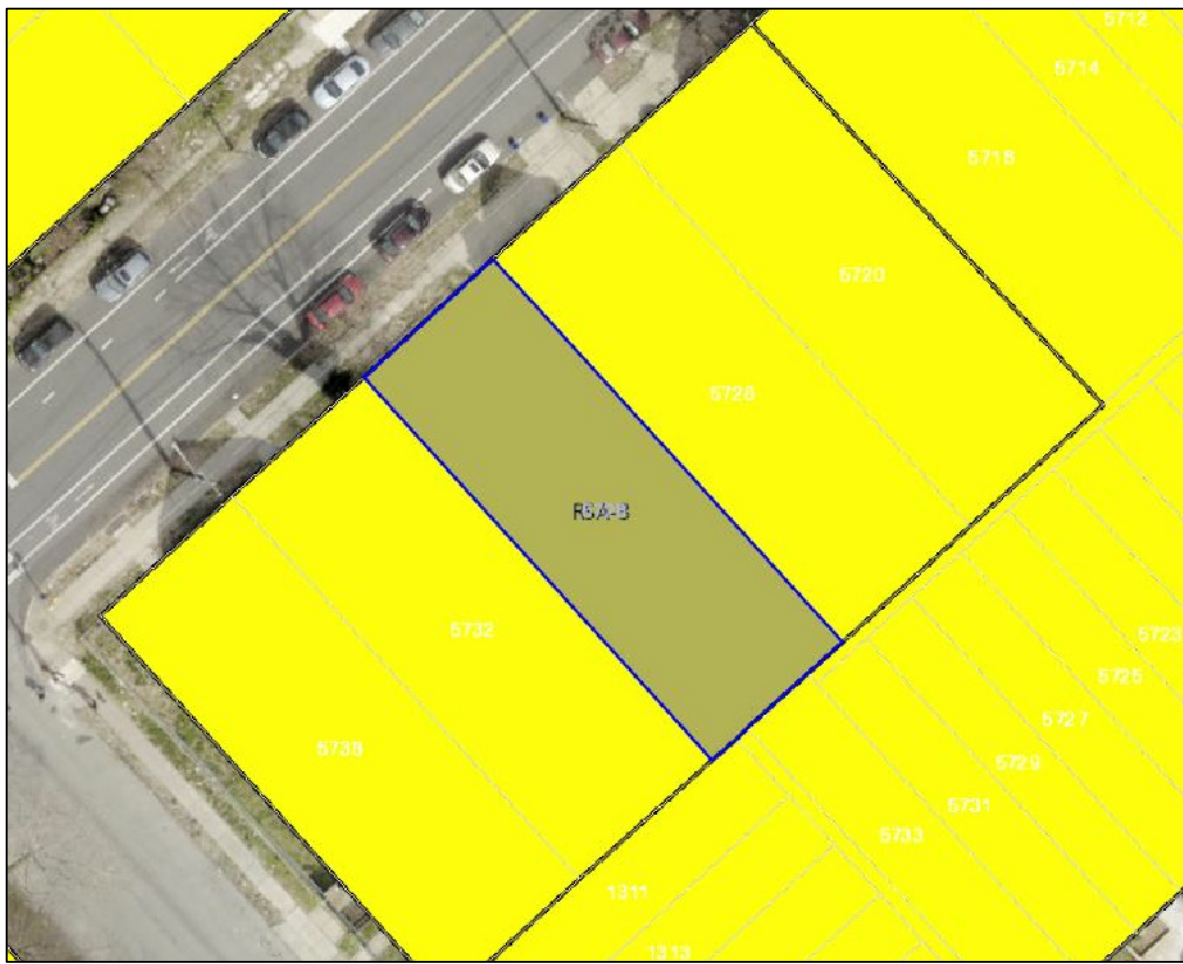


MARK GRIFFENBERG
PLANS EXAMINER

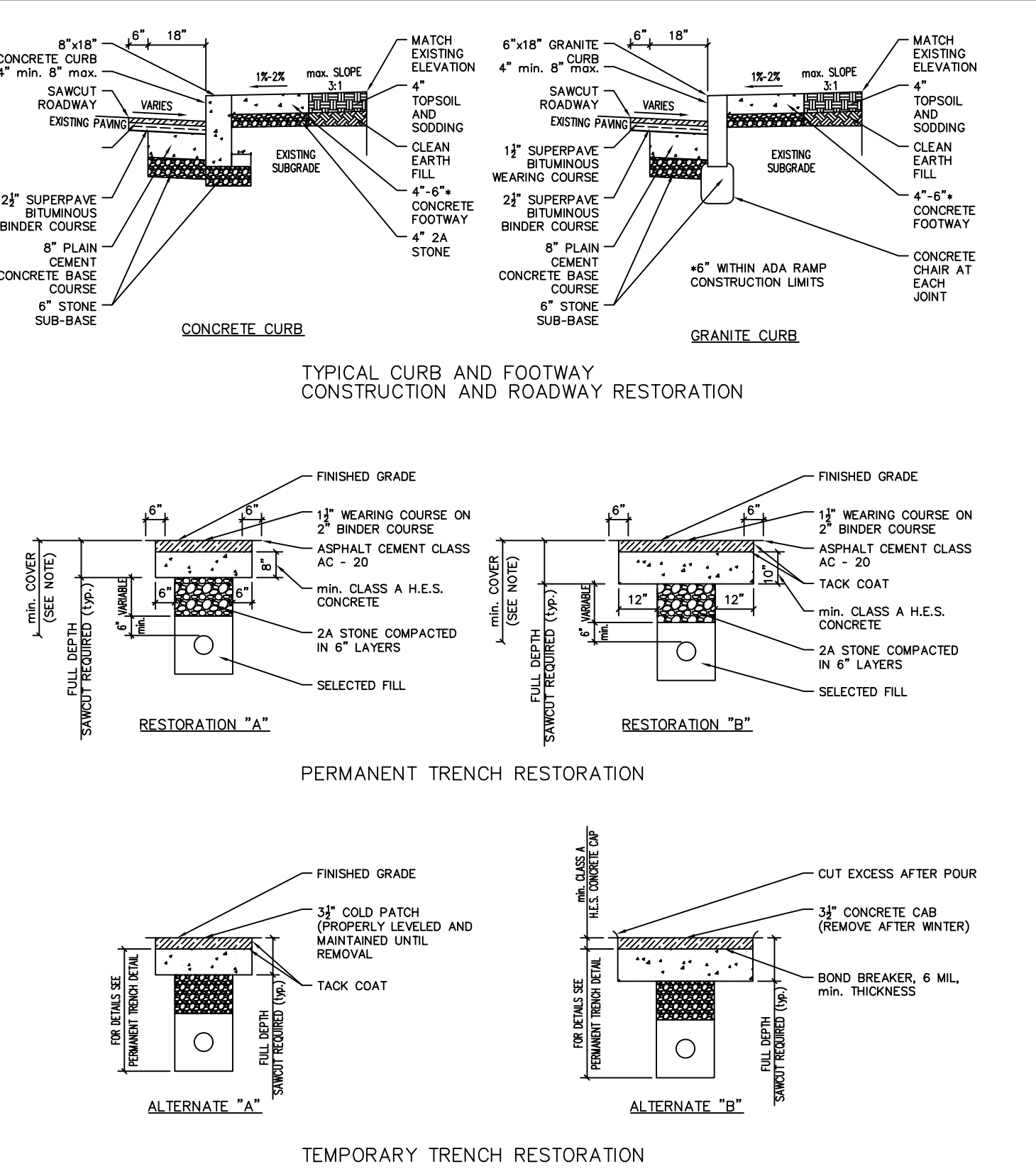
4/20/2021
DATE SIGNED



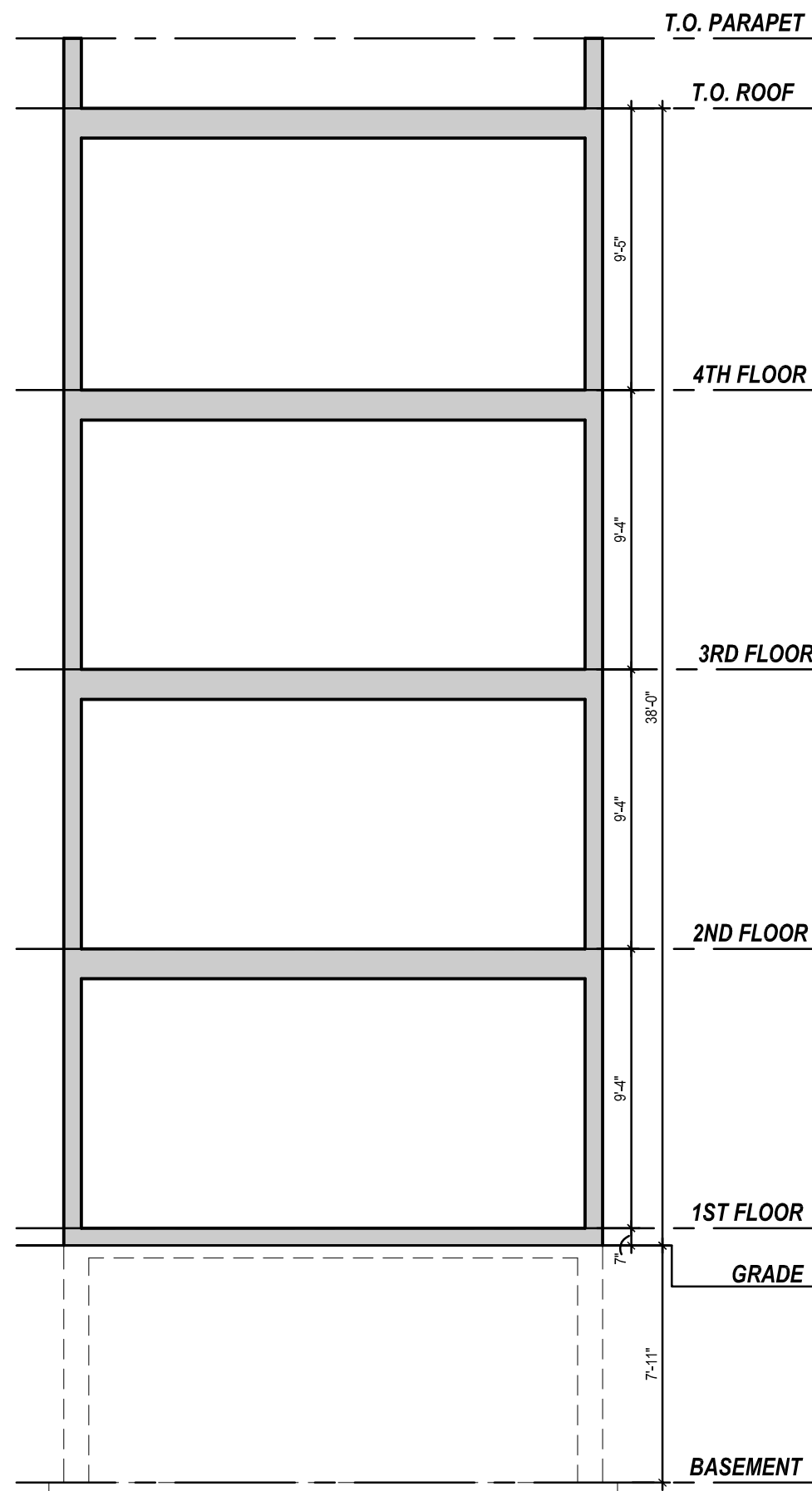
4 LOCATION MAP
Scale: N.T.S.



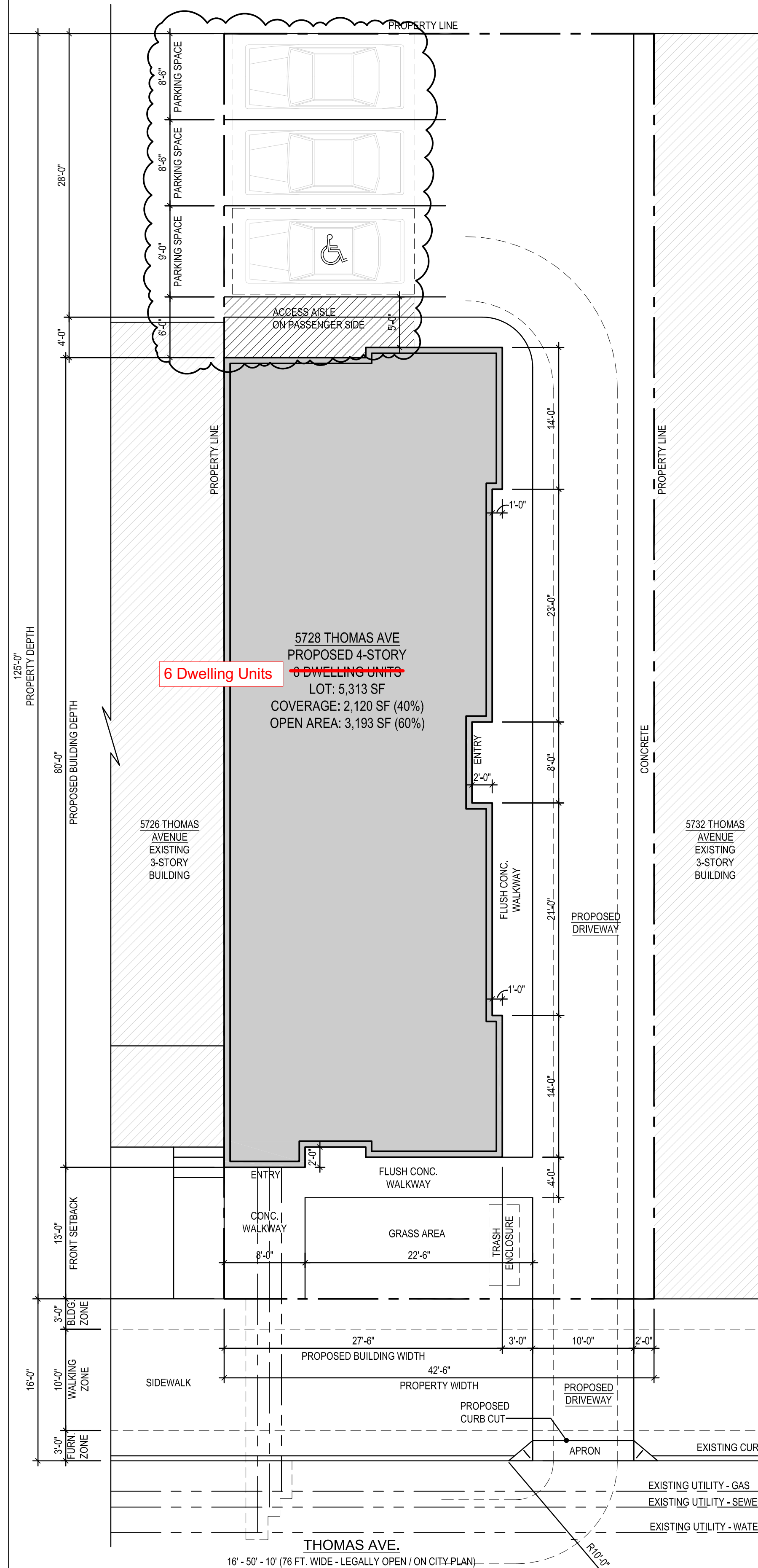
5 ZONING MAP
Scale: N.T.S.



3 EXISTING CONDITIONS (FRONT)
Scale: N.T.S.



2 ZONING SECTION
Scale: 3/16\"/>



1 SITE PLAN
Scale: 1/8\"/>

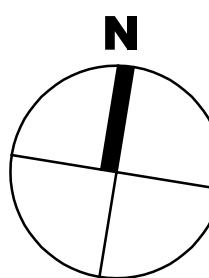
G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM #20211141104-000 AND WARD #15.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 4-STORY MULTI-FAMILY DWELLING (UNITS) WITH BASEMENT AND 3 PARKING SPACES

ZONING ANALYSIS
ZONING BASE DISTRICT: RSA-3
TOTAL BUILDING AREA: 2,120 SQ. FT.
LOT AREA: APPROX. 5,313 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	25'-0"	42'-6"	NO CHANGE
MIN. LOT AREA	2,250 SQ. FT.	5,313 SQ. FT.	NO CHANGE
MIN. OPEN AREA	50% LOT AREA	-	3,193 SQ. FT. (60%)
MIN. FRONT SETBACK	8'-0"	-	13'-0"
MIN. SIDE YARD WIDTH	8'-0"	-	15'-0"
MIN. REAR YARD DEPTH	8'-0"	-	28'-0"
MAX. BUILDING HEIGHT	38'-0"	-	38'-0"

APPROVED
FOR ZONING ONLY
12/31/21

SENDER YOUR NAME AND COMPANY ANY VARIATION FROM THE APPROVED PLAN OR DEVIATION FROM THESE APPROVED STANDARDS WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&I User:



ARCHITECTURE
INTERIORS
PLANNING

P.O. BOX 1081
BALA CYNWYD, PA 19004
P: (267) 973-2521
F: (215) 879-4750

New Multi-Family (8 units) Dwelling
5728 Thomas Avenue
Philadelphia, PA 19143

Project No. -	Date of Issue: 03/10/2021
Revision No.	Description: Drawn By: 24/7
03-10-2021	ISSUED FOR ZONING
04-01-2021	ISSUED FOR COMMENTS

ZONING / SITE
PLAN

Z1.0

ISSUED FOR BUILDING PERMIT: 03-10-2021