

PHILADELPHIA, PA 19133

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KBO
ARCHITECTURE

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RM-1		
	REQ'D/ALLOWED	PROPOSED
LOT AREA	1440 SF	EXISTING 4245.0 SF
LOT WIDTH	16'-0" MIN	EXISTING
OCCUPIED AREA	80% MAX (CORNER LOT)	3,777.50 SF (88.9%)
FRONT YARD DEPTH	0'	0'
SIDE YARD DEPTH	5' IF USED	5'-0"
REAR YARD DEPTH	9' MIN	5'-0"
REAR YARD AREA	144 SF MIN	342.5 SF
BUILDING HEIGHT	38' MAX	41' MAX
FLOOR AREA RATIO	NO LIMIT	$\frac{15110}{4245} = 355.9\%$
STREET PROJECTIONS	PER STREETS DEPT	STEPS, RAMP, LANDING

PRIMARY BUILDING FRONTAGE AS DETERMINED BY PCPC

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C"
TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.

1 SITE PLAN
3/32" = 1' - 0"

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

Application Number: ZP-2021-005754	Zoning District(s): RM1	Date of Refusal: 6/21/2021
Address/Location: 2326-28 N 9TH ST, Philadelphia, PA 19133-1507 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Kevin O'Neill DBA: KJO ARCHITECTURE LLC	Applicant Address: 2424 E York St Ste 209 Philadelphia, PA 19125 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH PARTIAL CELLAR WITH ROOF ACCESS STRUCTURE FOR ROOF MAINTENANCE PURPOSE ONLY (NO ROOF DECK). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS

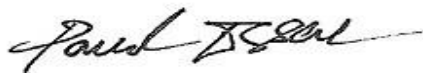
USES: FOR MULTI-FAMILY HOUSEHOLD LIVING EIGHTEEN (18) DWELLING UNITS AND SIX (6) OFF STREET ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES AND ONE (1) ACCESSORY INTERIOR PARKING SPACE ACCESS FROM REAR ARIZONA STREET.

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 THE FOLLOWING:		
		<u>PERMITTED</u>	<u>PROPOSED</u>
	MAXIMUM MULTI-FAMILY HOUSEHOLD LIVING UNITS	NINE (9) UNITS	EIGHTEEN (18) UNITS
Table 14-701-2	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	MINIMUM OPEN AREA (% OF LOT)	20% (849 SF)	3.5% (150 SF)
Table 14-701-2	MINIMUM REAR YARD DEPTH (FT)	9.0 FT	NONE
Table 14-701-2	MAXIMUM HEIGHT (FT)	<u>ALLOWED</u> 38 FT	43.0 FT

ONE (1) USE REFUSAL
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

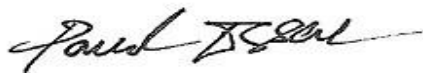
6/21/2021
DATE SIGNED

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Address/Location: 2326-28 N 9TH ST, Philadelphia, PA 19133-1507 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Kevin O'Neill DBA: KJO ARCHITECTURE LLC	Applicant Address: 2424 E York St Ste 209 Philadelphia, PA 19125 USA	

NOTES TO THE ZBA:Parcel Owner:

DAGLI KENAN

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER6/21/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-005754

LOCATION OF WORK 2326-28 N 9TH ST, Philadelphia, PA 19133-1507	PERMIT FEE \$2,022.00	DATE ISSUED 12/8/2021
	ZBA CALENDAR MI-2021-002890	ZBA DECISION DATE 12/8/2021
	ZONING DISTRICTS RM1	

PERMIT HOLDER HARMONY INVESTMENT GROUP LLC	65 BUCK RD UNIT A HARMONY INVESTMENT GROUP LLC HUNTINGDON VALLEY PA 19006
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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 WITH PARTIAL CELLAR WITH ROOF ACCESS STRUCTURE FOR ROOF MAINTENANCE PURPOSE ONLY (NO ROOF DECK). 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) With provisos: (1) Maximum 13 units; (2) Revised plans, one page, approved today (MI-2021-002890)



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-2021-005754

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2326-28 N 9TH ST, Philadelphia, PA 19133-1507

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTEEN (13) DWELLING UNITS AND SIX (6) OFF STREET ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES AND FOUR (4) ACCESSORY INTERIOR PARKING SPACES (INCLUDING 1 ADA SPACE) ACCESS FROM REAR ARIZONA STREET.

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.