

Zoning Permit

Permit Number ZP-2023-011679

LOCATION OF WORK 2000 SPRING GARDEN ST, Philadelphia, PA 19130-3805 new construction	PERMIT FEE \$2,854.00	DATE ISSUED 2/14/2024
	ZBA CALENDAR MI-2023-006507	ZBA DECISION DATE 2/14/2024
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2000 SPRING GARDEN LLC	3000 CHESTNUT ST UNIT 42613 PHILADELPHIA PA 19101
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OWNER CONTACT 1 Ramy Shraim	PO Box 42613, Philadelphia, PA 19101
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A SECOND AND THIRD FLOOR DECK AND A ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE (TO CONTAIN STAIRS & LANDING ONLY); FOR USE AS A MULTI-FAMILY (SIX (6) DWELLING UNITS) HOUSEHOLD LIVING WITH TWO (2) (ONE (1) INTERIOR ADA & ONE (1) SURFACE) OFF-STREET PARKING SPACES; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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) NONE



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

2000 SPRING GARDEN ST, Philadelphia, 19130-3805

ADDITIONAL USE DETAILS

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

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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 2000 SPRING GARDEN STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLEMULTI 360 S.F. PER UNIT FOR FIRST 1440 S.F. OF LOT	MULTI-FAMILY (6 UNITS)
LOT WIDTH	16'-0"	21'-0"
LOT AREA	1440	3150 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	630 SQ. FT. (20.0%)
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	2520 SQ. FT. (80.0%)
FRONT YARD SETBACK	+/- 0'-0"	+/- 0'-0"
REAR YARD SETBACK	9'-0"	30'-0"
HEIGHT REGULATIONS	38'-0" MAX.	50'-0" FROM AVERAGE GRADE
PARKING	NA	2 SPACES (1 ADA SPACE)



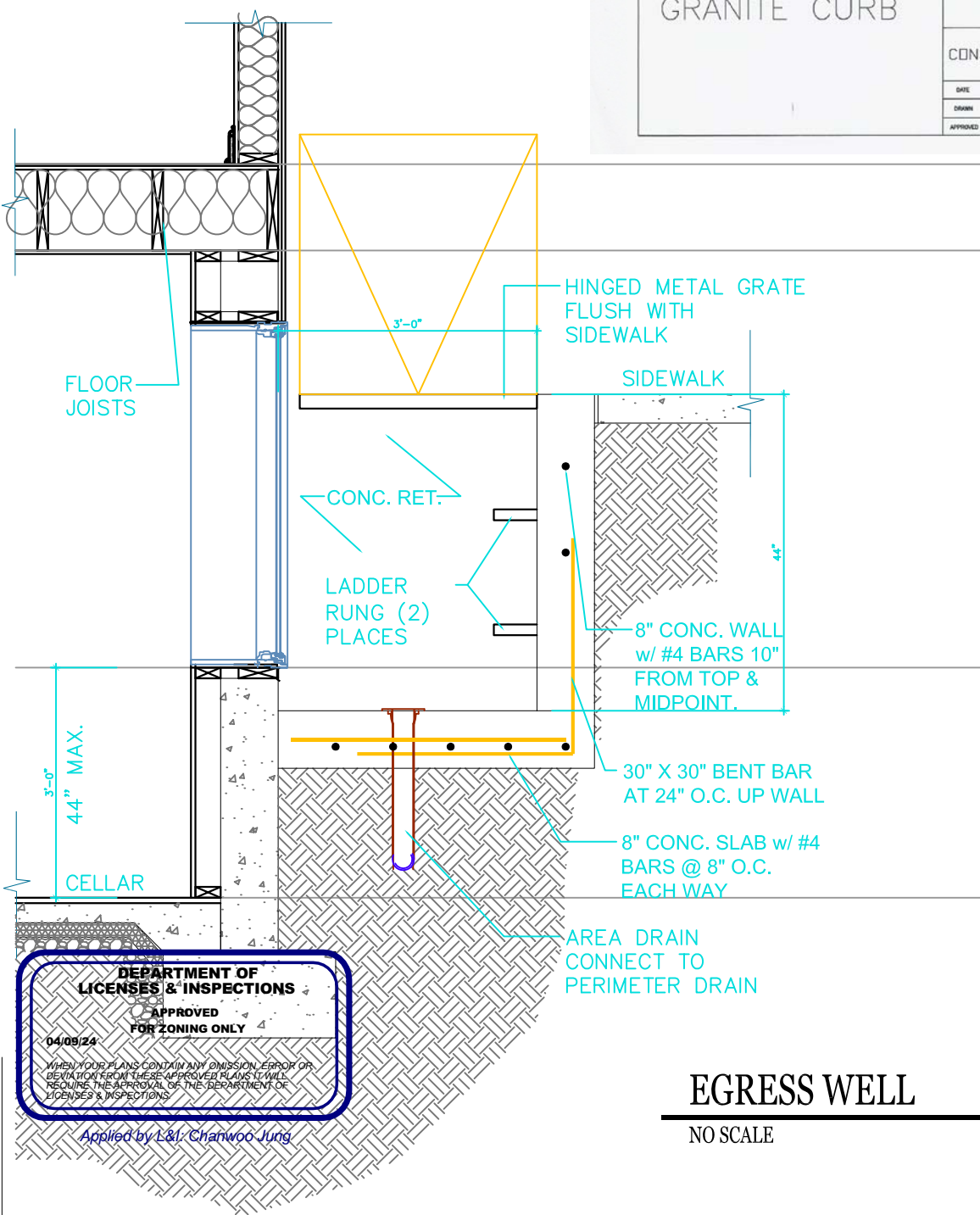
PHOTO 1



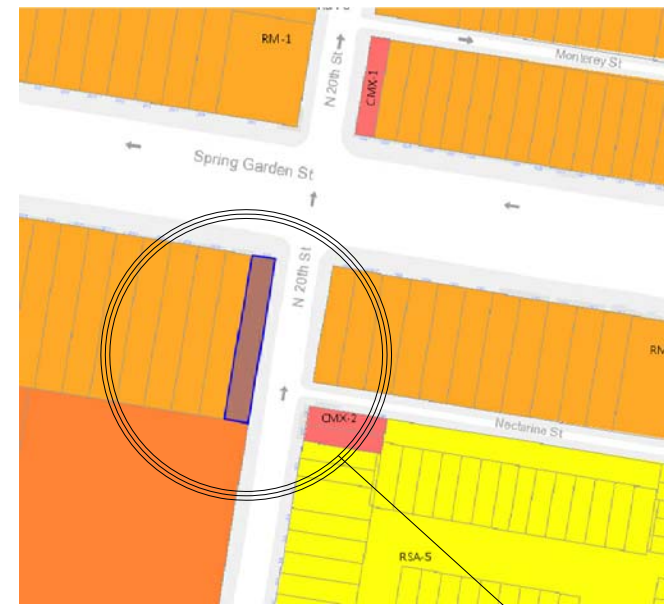
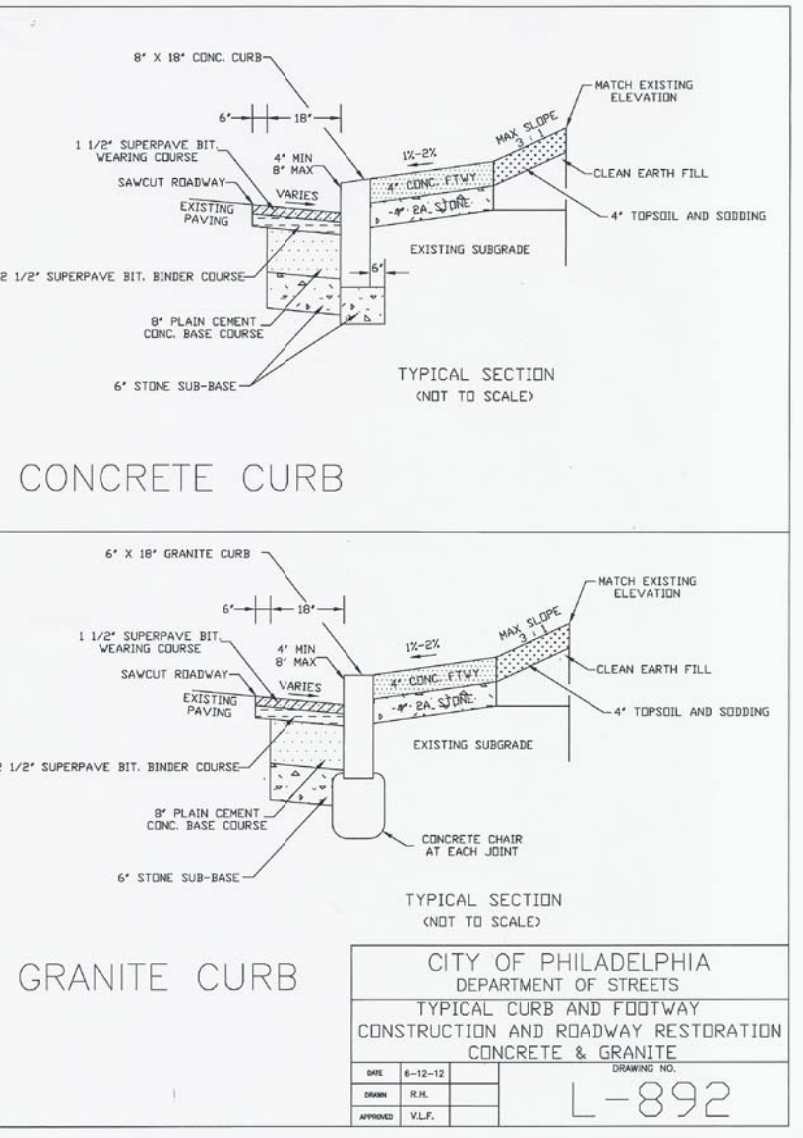
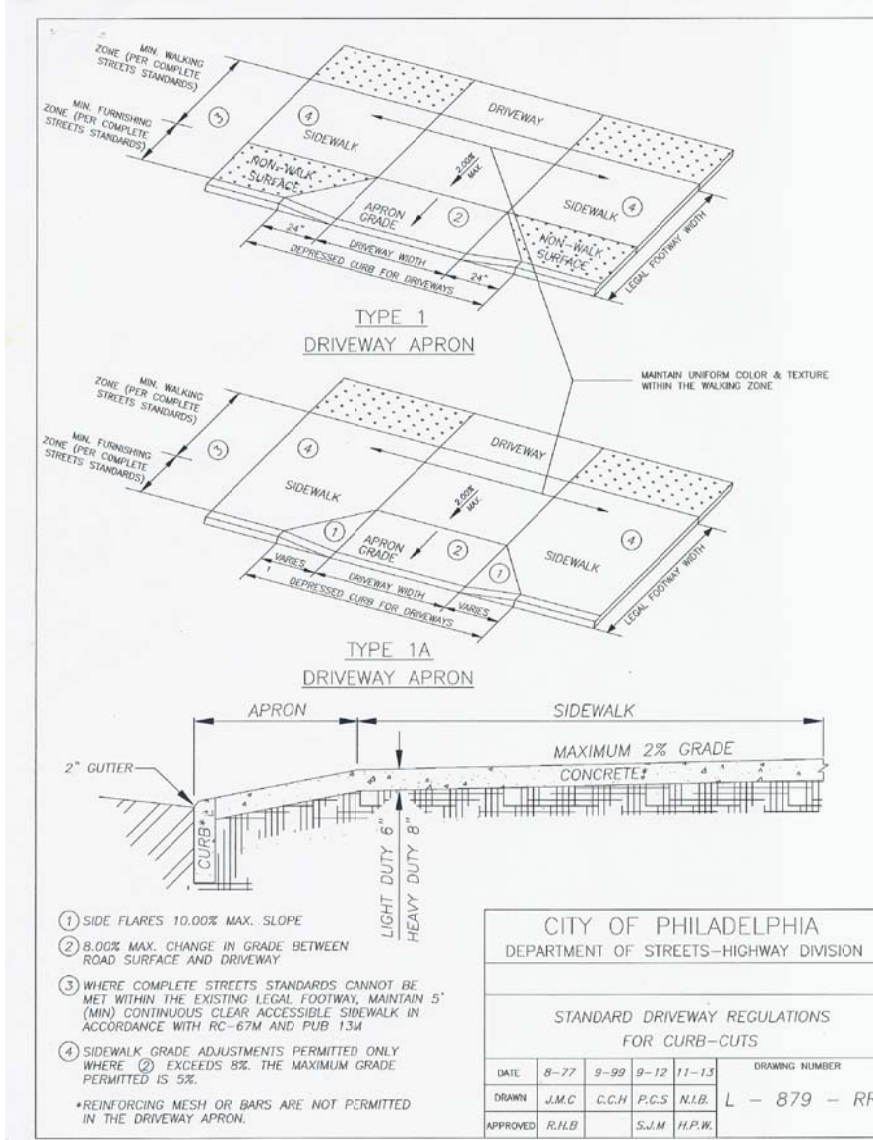
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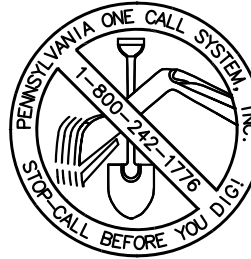
PHOTO 3



EGRESS WELL
NO SCALE



ZONING MAP - RM-1 ZONING
PROJECT ADDRESS:
2000 SPRING GARDEN STREET

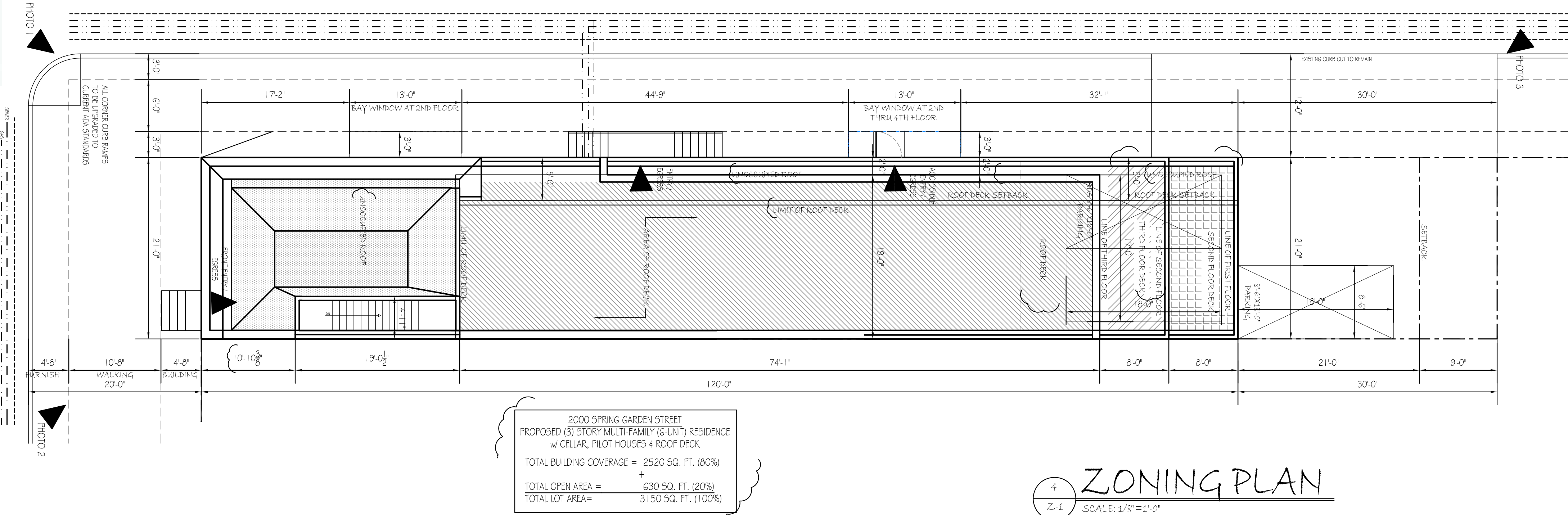


THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1998
AND ACT 189 IN JANUARY 2005)
SITE SERIAL NO. 20180850302 (ward 24)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF
1998 AND ACT 189 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM 24 HOURS LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR CONSTRUCTION WORK.



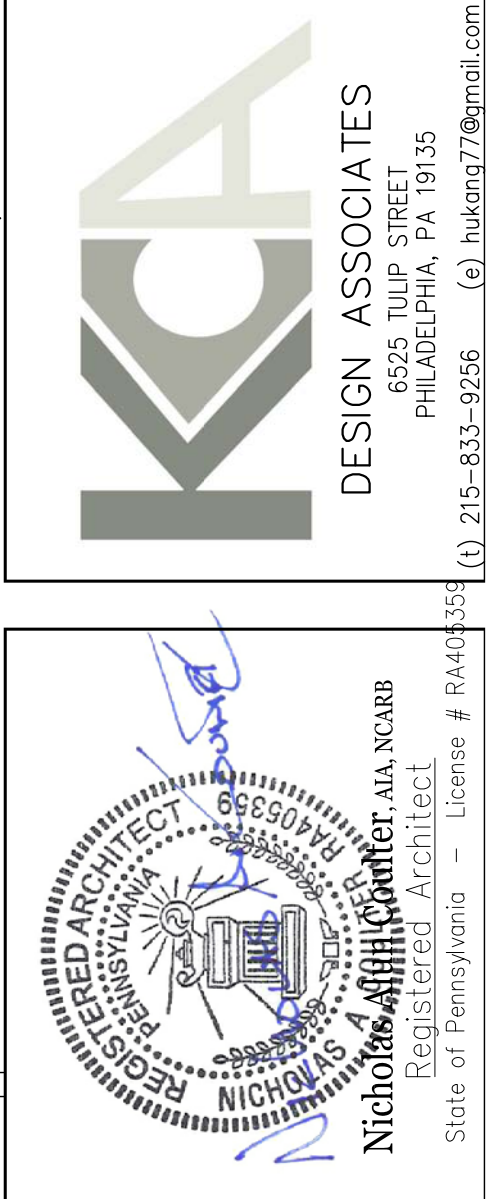
LEFT SIDE ELEVATION
SIDE ELEV.
Z-1 SCALE: 1/8"=1'-0"

FRONT ELEVATION
FRONT ELEV.
Z-1 SCALE: 1/8"=1'-0"



2000 SPRING GARDEN STREET
PROPOSED (3) STORY MULTI-FAMILY (6-UNIT) RESIDENCE
w/ CELLAR, PILOT HOUSES & ROOF DECK
TOTAL BUILDING COVERAGE = 2520 SQ. FT. (80%)
+ 630 SQ. FT. (20%)
TOTAL OPEN AREA = 630 SQ. FT. (20%)
TOTAL LOT AREA = 3150 SQ. FT. (100%)

ZONING PLAN
Z-1 SCALE: 1/8"=1'-0"



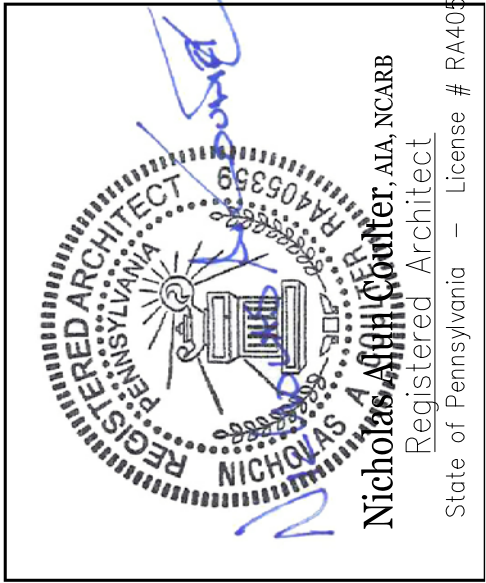
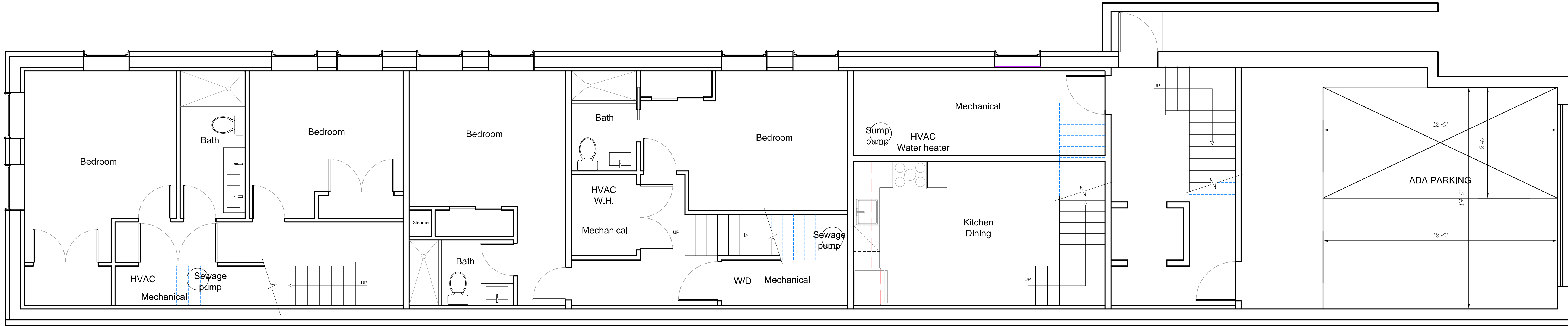
PROPOSED MULTIFAMILY RESIDENCE
2000 SPRING GARDEN STREET
PHILADELPHIA, PENNSYLVANIA
PROJECT
DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
RFI 1
REV 2
REV 12-19-2020
REV 5
AMEND STREETS
PARKING RFI

DRAWN BY: HK
CHECKED BY: HK
DATE: 7/17/2018
SCALE: AS NOTED

JOB No: 2000 SPRING GARD
FILE: 2000 SPRING GARD

Z-1



PROJECT	PROPOSED MULTIFAMILY RESIDENCE 2000 SPRING GARDEN STREET PHILADELPHIA, PENNSYLVANIA
DWG. TITLE	PARKING PLAN

REVISIONS:
RFI 1
REV 2
RFI 12-19-2020
REV 5
AMEND STREETS
PARKING RFI

DRAWN BY:	HK
CHECKED BY:	HK
DATE:	7/17/2018
SCALE:	AS NOTED

JOB No:	2000 SPRING GARD
FILE:	2000 SPRING GARD

Z-2

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

Application Number: ZP-2023-011679	Zoning District(s): RM1	Date of Refusal: 11/9/2023
Address/Location: 2000 SPRING GARDEN ST, Philadelphia, PA 19130-3805 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A SECOND AND THIRD FLOOR DECK AND A ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE (TO CONTAIN STAIRS & LANDING ONLY); FOR USE AS A MULTI-FAMILY (SIX (6) DWELLING UNITS) HOUSEHOLD LIVING WITH TWO (2) (ONE (1) INTERIOR ADA & ONE (1) SURFACE) OFF-STREET PARKING SPACES; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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.)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
§12-803 (1) (c); §14-701 (1) (.1) (.a);	THE PROPOSED ACCESSORY PARKING SPACES FOR MULTI-FAMILY USE IN AN ATTACHED BUILDING, ACCESSED FROM FRONT STREET, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RM-1.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

SEE A/P # 040720073 CAL # 04-1196 – ZBA GRANTED A VARIANCE FOR EXPANDING THE EXISTING REAR 1ST FLOOR OFFICES FOR PHILADELPHIA FURNITURE AND FURNITURE SHOW INTO THE BASEMENT AND FOR A DOCTOR'S OFFICE IN THE FRONT PORTION OF 1ST FLOOR AND 2 APARTMENTS ON 2ND FLOOR. 10/21/2004

SEE A/P # 030820007 CAL # 03-1275 – ZBA GRANTED A VARIANCE FOR THE CONVERSION OF AN EXISTING OFFICE BUILDING FOR THE PENNSYLVANIA PRISON SOCIETY INTO OFFICES FOR PHILADELPHIA FURNITURE AND FURNISHING SHOW IN THE 1ST FLOOR REAR, AND THREE (3) APARTMENTS WITH 5 ACCESSORY PARKING SPACES PREVIOUSLY APPROVED. 10/21/2003

Parcel Owner:

2000 SPRING GARDEN LLC



CHANWOO JUNG
PLANS EXAMINER

11/9/2023
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.