

PROPOSED 4-STORY MULTI-FAMILY RESIDENCE w/ CELLAR, 6 ACCESSORY PARKING SPACES INC. (1 ACCESSIBLE) PILOT HOUSES & ROOF DECK
 PROPOSED (27) RESIDENTIAL UNITS & 9 CLASS 1A BIKE PARKING SPACES
 2625-33 JEFFERSON STREET, PHILADELPHIA PENNSYLVANIA

THE UNDERGROUND/STREET LANE PROTECTION LAW
 (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
 AND ACT 199 IN JANUARY 2002)

ZONING CODE FOR THE CITY OF PHILADELPHIA		
RSA-5 DISTRICT SUMMARY FOR PROPERTY 2625-33 W JEFFERSON STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY (27 UNITS)
LOT WIDTH	16'-0"	VARIES 87'-6"
LOT AREA	1440 S.F.	8968.75 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	1997.75 SQ. FT. = 22.3% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	6971 SQ. FT. = 77.7% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	0'-0"	15'-0"
HEIGHT REGULATIONS	38'-0" MAX	41'-10"
PARKING SPACES	NONE	(6) INC. 1 ACCESSIBLE
BIKE PARKING	1 CLASS 1A SPACE PER EVERY 3 RES. UNITS	9 SPACES PROVIDED INSIDE

CONCRETE CURB

6" x 18" CONC. CURB

1 1/2" SUPERPAVE BIT. WEARING COURSE

SAVOUT ROADWAY

4" MIN 8" MAX

VARIES

EXISTING PAVING

2 1/2" SUPERPAVE BIT. BINDER COURSE

8" PLAIN CEMENT CONC. BASE COURSE

6" STONE SUB-BASE

12-24"

MAX SLOPE

NATCH EXISTING ELEVATION

CLEAN EARTH FILL

4" TOPSOIL AND SODDING

EXISTING SUBGRADE

TYPICAL SECTION (NOT TO SCALE)

■ 6" WITHIN ADA RAMP CONSTRUCTION LIMITS

GRANITE CURB

6" x 18" GRANITE CURB

1 1/2" SUPERPAVE BIT. WEARING COURSE

SAVOUT ROADWAY

4" MIN 8" MAX

VARIES

EXISTING PAVING

2 1/2" SUPERPAVE BIT. BINDER COURSE

8" PLAIN CEMENT CONC. BASE COURSE

6" STONE SUB-BASE

12-24"

MAX SLOPE

NATCH EXISTING ELEVATION

CLEAN EARTH FILL

4" TOPSOIL AND SODDING

EXISTING SUBGRADE

CONCRETE CHAIR AT EACH JOINT

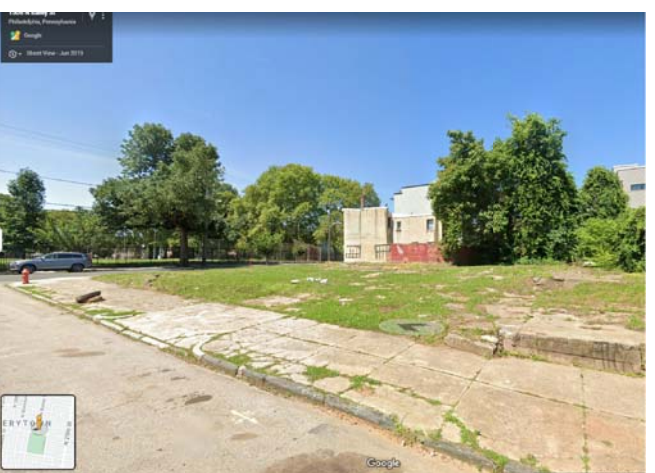
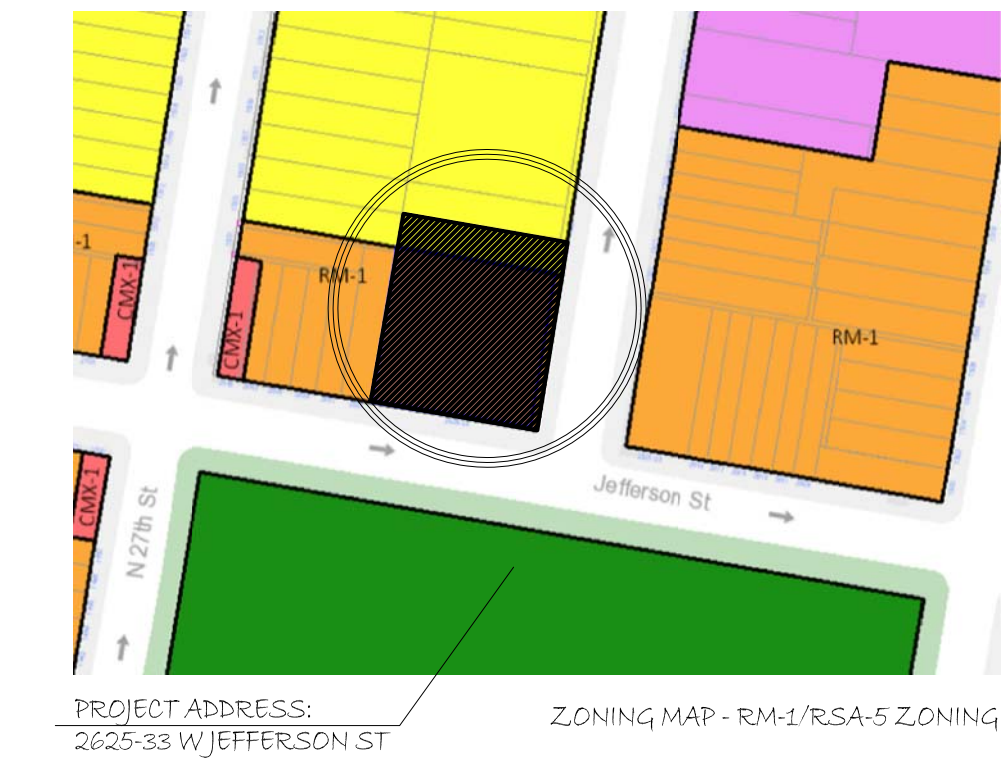
TYPICAL SECTION (NOT TO SCALE)

■ 6" WITHIN ADA RAMP CONSTRUCTION LIMITS

CITY OF PHILADELPHIA
 DEPARTMENT OF STREETS
 TYPICAL CURB AND FOOTWAY
 CONSTRUCTION AND ROADWAY RESTORATION
 CONCRETE & GRANITE

DATE: 8-10-10 SHEET: OF 1
 DESIGNED: 3-1-10
 APPROVED: N.Y.P.

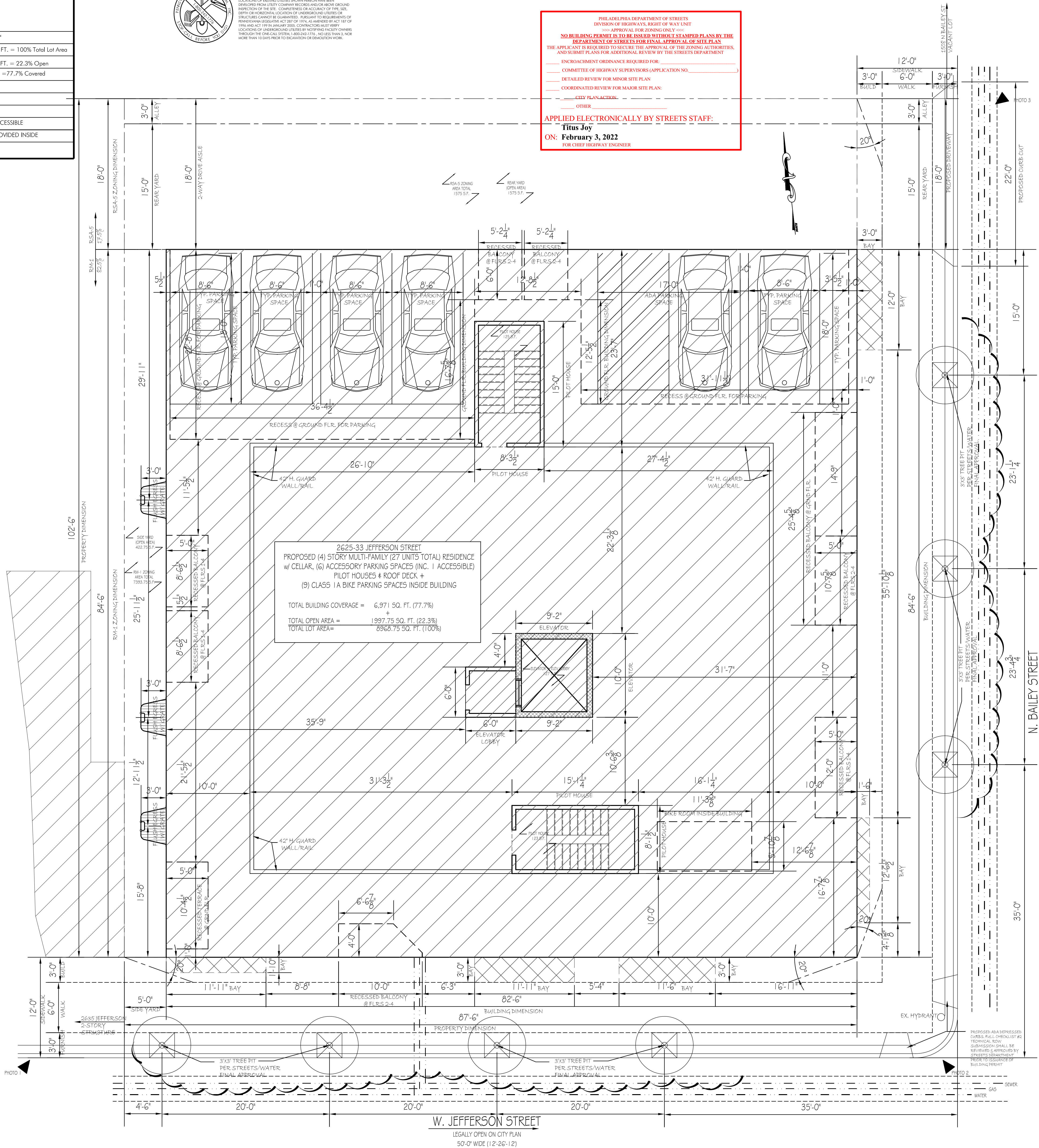
DRAWING NO.
SC0101



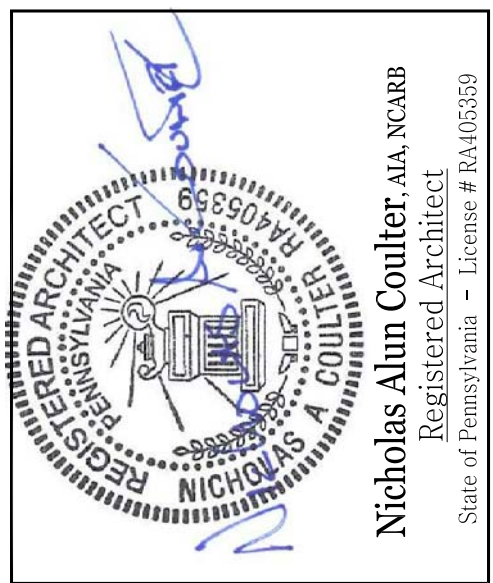
Revised plans, 3 pages, stamped by ZBA on September 21, 2022.

A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "11/06/22" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS."

Applied Electronically by L&I User:



 ZONING PLAN



PROPOSED MULTI-FAMILY BUILDING
2625-33 JEFFERSON STREET
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:
STREET TREES 1.7.22

DRAWN BY: LD
CHECKED BY: HK
DATE: 9/22/2021
SCALE: AS NOTED

JOB NO:	JEFFERSON
FILE:	JEFFERSON

$$Z-1$$



JEFFERSON STREET ELEVATION

3/16" = 1'-0"



N. BAILEY STREET ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



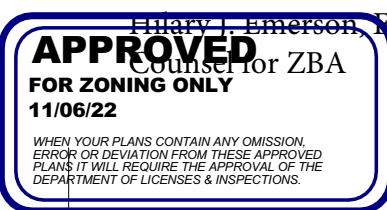
REAR YARD ELEVATION

3/16" = 1'-0"

APPROVED

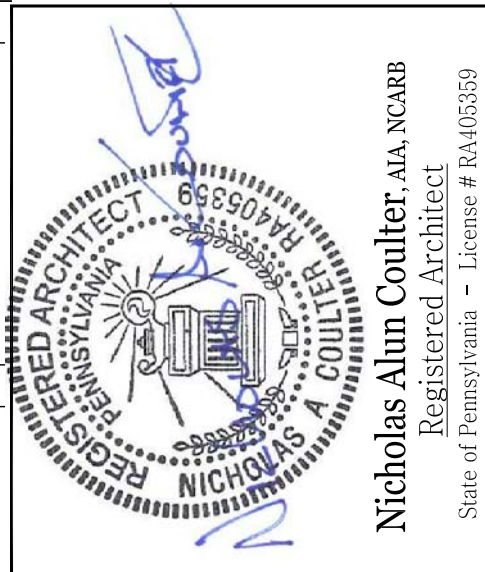
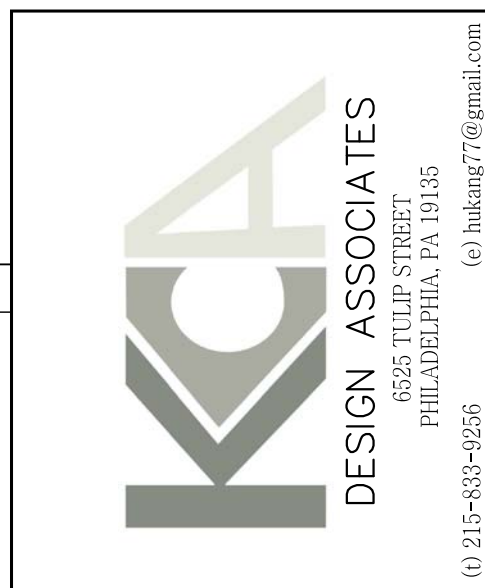
Revised plans, 3 pages, stamped by ZBA on September 21, 2022.

Hilary J. Emerson



Applied Electronically by L&J User:

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLANS.
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
Titus Joy
ON: February 3, 2022
FOR CHIEF HIGHWAY ENGINEER



PROJECT
PROPOSED MULTI-FAMILY BUILDING
2625-33 JEFFERSON STREET
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

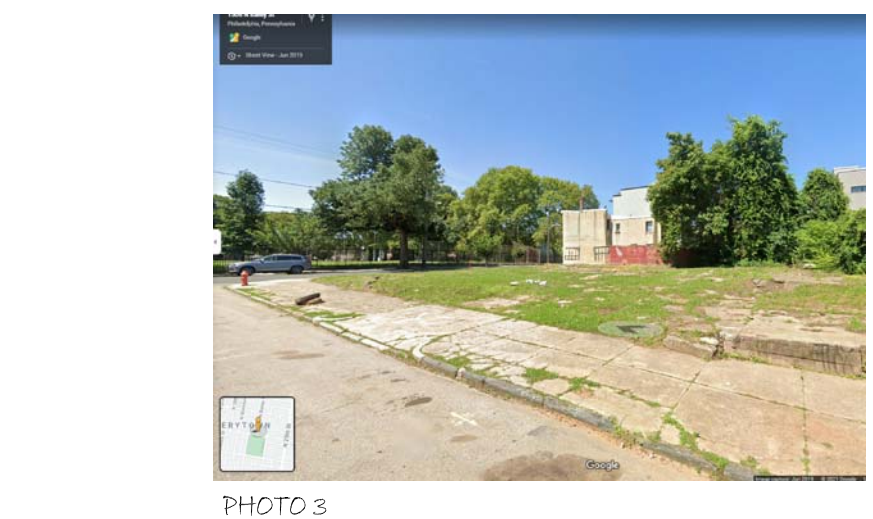
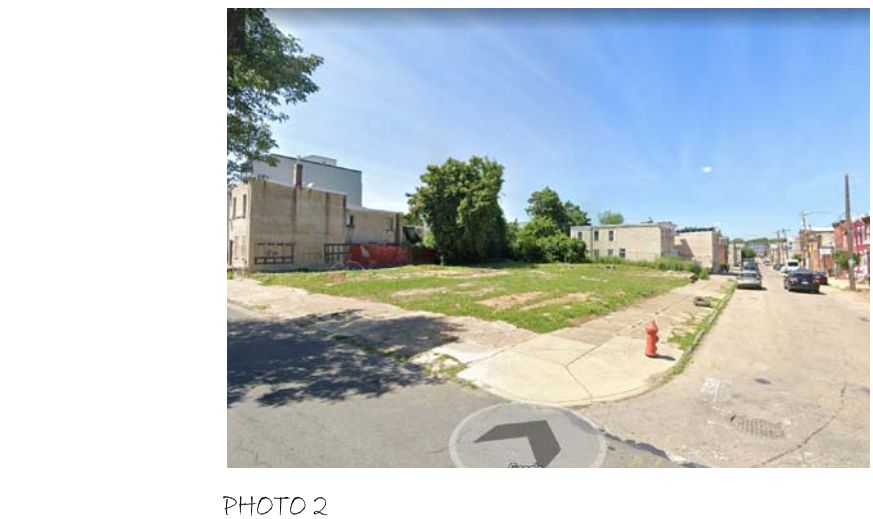
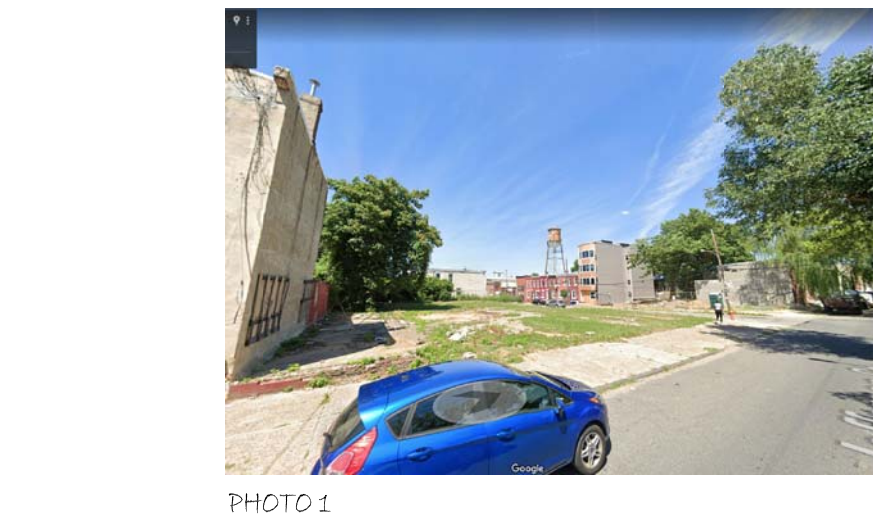
ZONING PLAN & ELEVATIONS

REVISIONS:
STREET TREES 1.7.22

DRAWN BY: LD
CHECKED BY: HK
DATE: 9/22/2021
SCALE: AS NOTED

JOB NO: JEFFERSON
FILE: JEFFERSON

Z-2

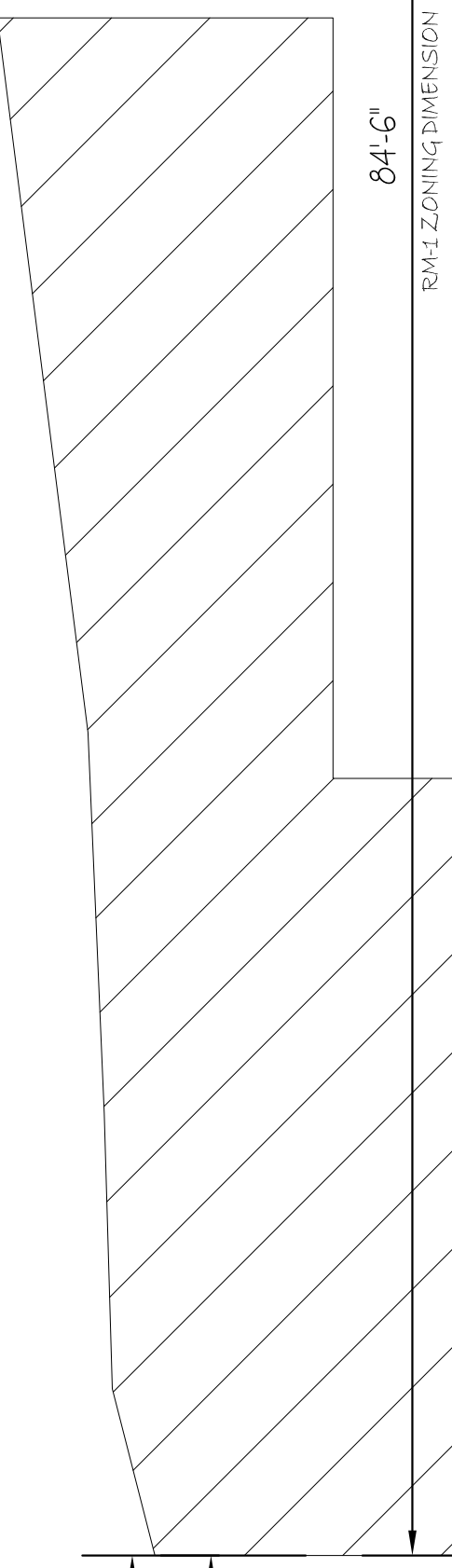
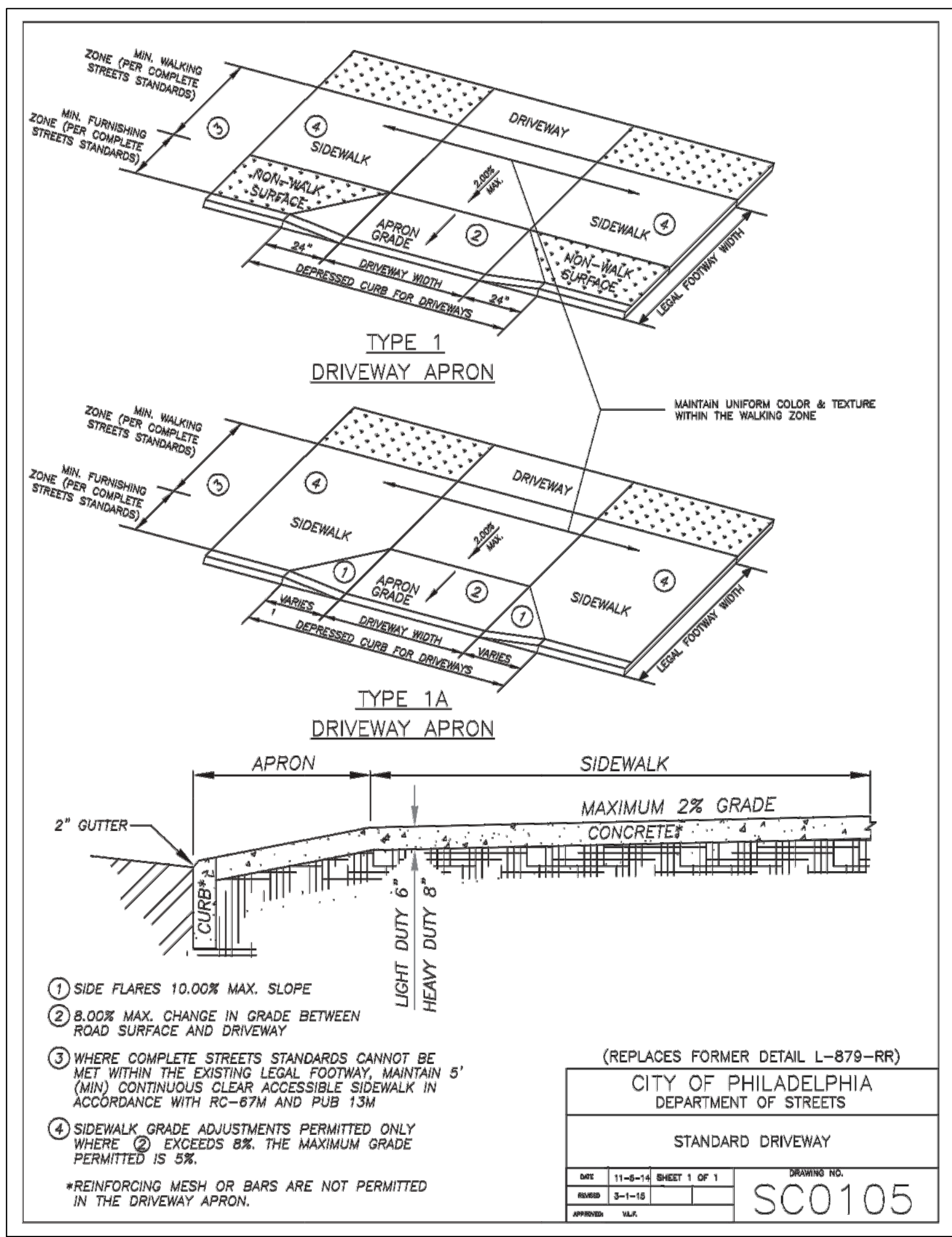
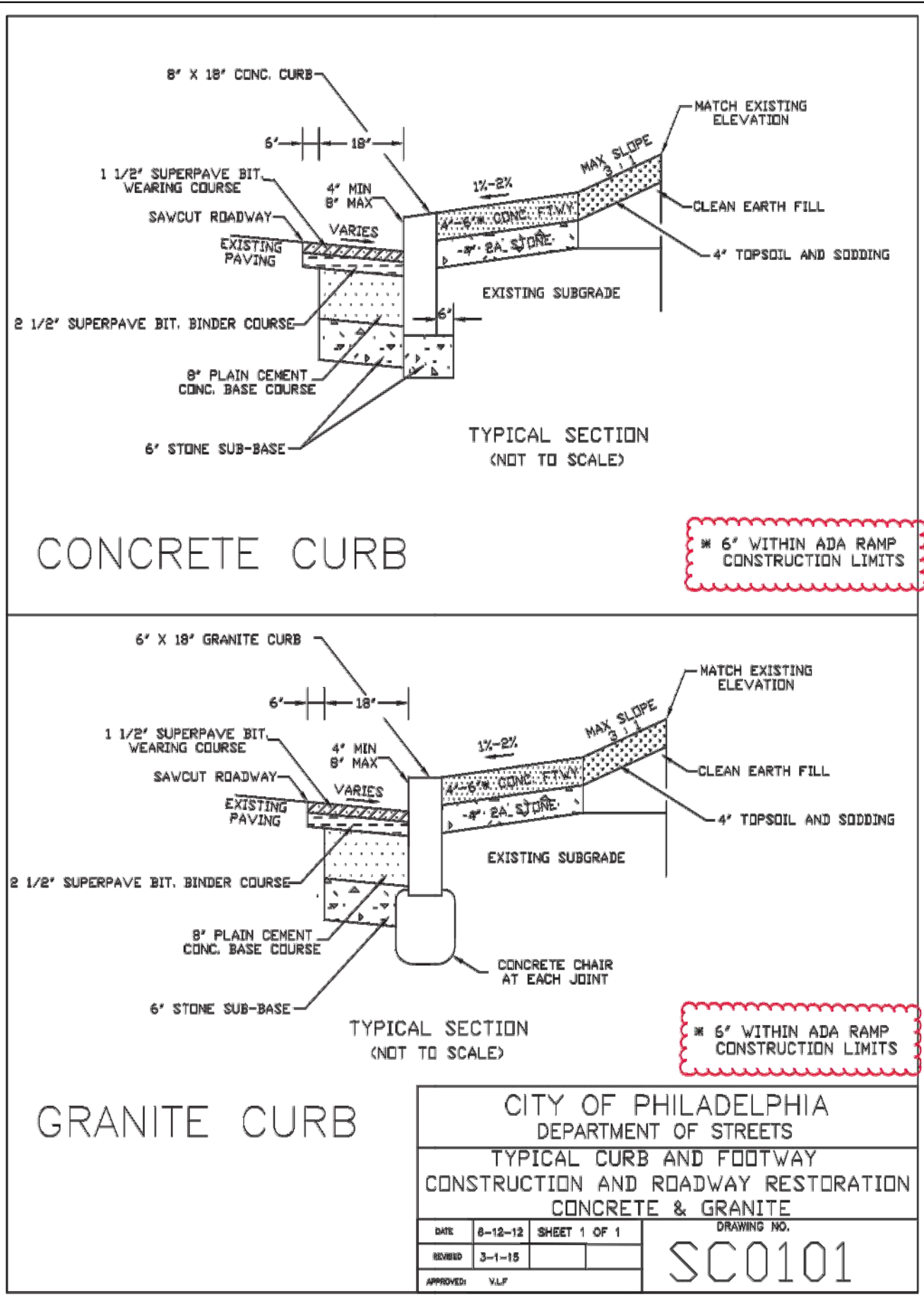


APPROVED

Revised plans, 3 pages, stamped by ZBA on 9/21/22.

Hilary J. Emerson

Hilary J. Emerson, Esquire
Counsel for ZBA

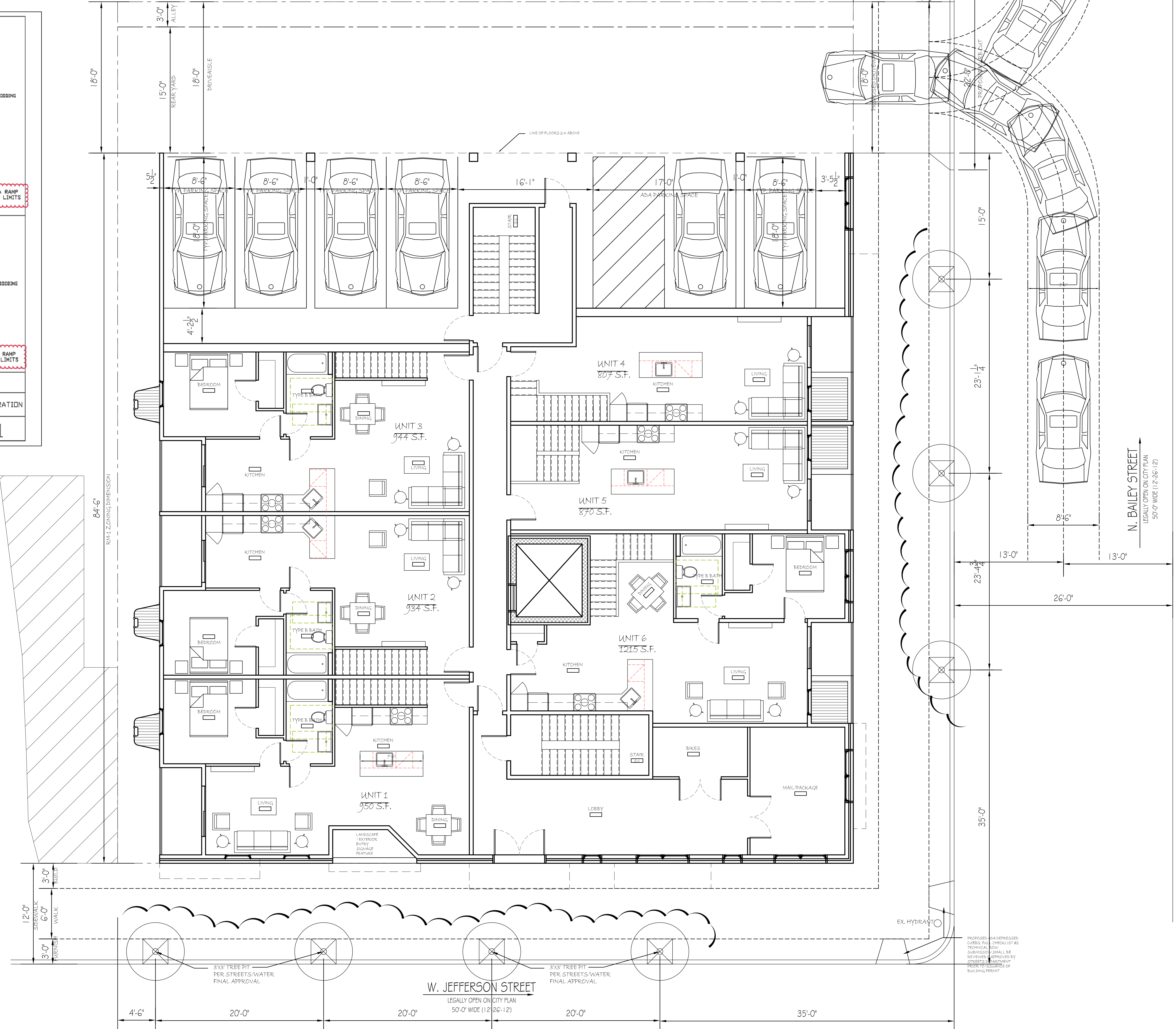


PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN
CITY PLAN ACTION
OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Titus Joy
ON: February 3, 2022
FOR CHIEF HIGHWAY ENGINEER

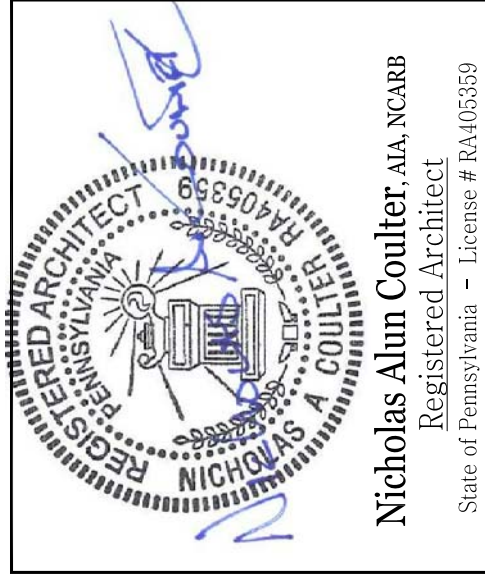


THE UNDERGROUND UTILITY AND PROTECTION UNIT
ACT 201 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 OF 2006
10. LOCATION OF STREET UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR FROM GROUND
SURVEYS OF THE SITE. COMPLETENESS OR ACCURACY OF THE LIES
OFFICIAL OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. RESIDENTS TO REQUIREMENTS OF
PROFESSIONAL LEGISLATIVE ACT 201 OF 1974, AS AMENDED BY ACT 187 OF
1996 AND ACT 199 OF 2006, CONNECTIONS AND DEEP
LOCATIONS OF UTILITIES SHALL BE DETERMINED BY FIELD SURVEY
THROUGH THE ONE CALL SYSTEM (800-482-1774). NO LESS THAN 2' NOR
MORE THAN 12' ANY DEPTH TO RECORD OR CONSTRUCTION WORK.

SITE SERIAL NO. 20212653586 (ward 29)



PARKING PLAN
SCALE: 3/16"=1'-0"



PROPOSED MULTI-FAMILY BUILDING
2625-33 JEFFERSON STREET
PHILADELPHIA, PENNSYLVANIA

REVISIONS:
STREET TREES 1.7.22

DRAWN BY: LD
CHECKED BY: HK
DATE: 9/22/2021
SCALE: AS NOTED

JOB No: JEFFERSON
FILE: JEFFERSON

Z-3

APPROVED
FOR ZONING ONLY
11/06/22
MAINTAIN PLANS AND RECORDS FOR APPROVAL
FOR ANY CHANGES TO THE PLANS OR RECORDS
CONTACT THE ZONING DEPARTMENT FOR APPROVAL
OF ANY CHANGES TO THE PLANS OR RECORDS
APPLIED ELECTRONICALLY BY L&J USER

Zoning Permit

Permit Number ZP-2021-012548

LOCATION OF WORK 2625-33 JEFFERSON ST, Philadelphia, PA 19121-3724	PERMIT FEE \$3,198.00	DATE ISSUED 9/21/2022
	ZBA CALENDAR MI-2022-000305	ZBA DECISION DATE 9/21/2022
	ZONING DISTRICTS RM-1 & RSA-5	

PERMIT HOLDER ON THE PARK LLC	2532 AMBER STREET UNIT D ON PARK LLC PHILADELPHIA PA 19125
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OWNER CONTACT 1 Kevin Steckel	326 Conshohocken State Road unit 116 Gladwyne PA
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OWNER CONTACT 2	
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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. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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) "Revised plans, 3 pages, stamped by ZBA on September 21, 2022." (MI-2022-000305)



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-2021-012548

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2625-33 JEFFERSON ST, Philadelphia, PA 19121-3724

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TWENTY-SEVEN (27) DWELLING UNITS AND SIX (6) ACCESSORY OFF STREET INTERIOR PARKING SPACES INCLUDING 1 ADA / VAN ACCESSIBLE SPACE AND NINE (9) ACCESSORY BICYCLE (CLASS 1A) 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.

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

Application Number: ZP-2021-012548	Zoning District(s): RM1 & RSA-5	Date of Refusal: 12/7/2021
Address/Location: 2625-33 JEFFERSON ST, Philadelphia, PA 19121-3724 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 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. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES: FOR MULTI-FAMILY HOUSEHOLD LIVING TWENTY-SEVEN (27) DWELLING UNITS AND SIX (6) ACCESSORY OFF STREET INTERIOR PARKING SPACES INCLUDING 1 ADA / VAN ACCESSIBLE SPACE AND NINE (9) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

(THE PROPERTY HAS MORE THAN ONE BASE ZONING DISTRICT DESIGNATION RM-1 & RSA-5. APPLICATION REVIEWED AS SPLIT ZONING DISTRICT RSA-5 AND RM-1 (ZONING CODE SECTION 14-107(2)(b)).

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> §14-803(1)(c)(.1)	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING 27 FAMILY DWELLING IS EXPRESSLY PROHIBITED IN THE RSA-5 RESIDENTIAL ZONING DISTRICT. WHEREAS, THE PROPOSED PARKING, IS NOT ACCESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET ON WHICH NO ON-STREET PARKING IS PERMITTED ON THE SIDE OF THE REAR STREET DIRECTLY ABUTTING THE LOT, THEREFORE PROHIBITED IN THIS ZONING DISTRICT.									
<i>Table 14-701-1</i>	<table><tr><td colspan="3">THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</td></tr><tr><td></td><td><u>ALLOWED</u></td><td><u>PROPOSED</u></td></tr><tr><td>MAXIMUM HEIGHT (FT)</td><td>38.0 FT</td><td>42.0 FT</td></tr></table>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:				<u>ALLOWED</u>	<u>PROPOSED</u>	MAXIMUM HEIGHT (FT)	38.0 FT	42.0 FT
THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:										
	<u>ALLOWED</u>	<u>PROPOSED</u>								
MAXIMUM HEIGHT (FT)	38.0 FT	42.0 FT								

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

12/7/2021
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**

Application Number: ZP-2021-012548	Zoning District(s): RM1 & RSA-5	Date of Refusal: 12/7/2021
Address/Location: 2625-33 JEFFERSON ST, Philadelphia, PA 19121-3724 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA	

NOTES TO THE ZBA:

Parcel Owner:

2625 JEFFERSON LIMITED LI



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

12/7/2021
DATE SIGNED