

Zoning Permit

Permit Number ZP-2020-001826

LOCATION OF WORK 4637 GERMANTOWN AVE, Philadelphia, PA 19144-3032 4637-4639 GERMANTOWN AVE (UNITY OF USE)	PERMIT FEE \$950.00	DATE ISSUED 2/24/2021
	ZBA CALENDAR MI-2020-002594	ZBA DECISION DATE 2/24/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER WILSON DRAKE DEVELOPMENT	2301 S BEECHWOOD ST PHILADELPHIA PA 19145
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APPLICANT Kenneth Johnson DBA: Architecture, Urban Design, and Policy	3401 GRAYS FERRY AVE, BLDG 197 PHILADELPHIA, PA 19146
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ESTABLISHMENT OF UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES WITH RESTRICTIVE COVENANTS, AGREEMENTS AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (4637 GERMANTOWN AVE; 4639 GERMANTOWN AVE) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING LOT TREATMENT. FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [NINE (9) DWELLING UNITS]**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED**

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)
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 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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4637 GERMANTOWN AVE Philadelphia, PA 19144-3032

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

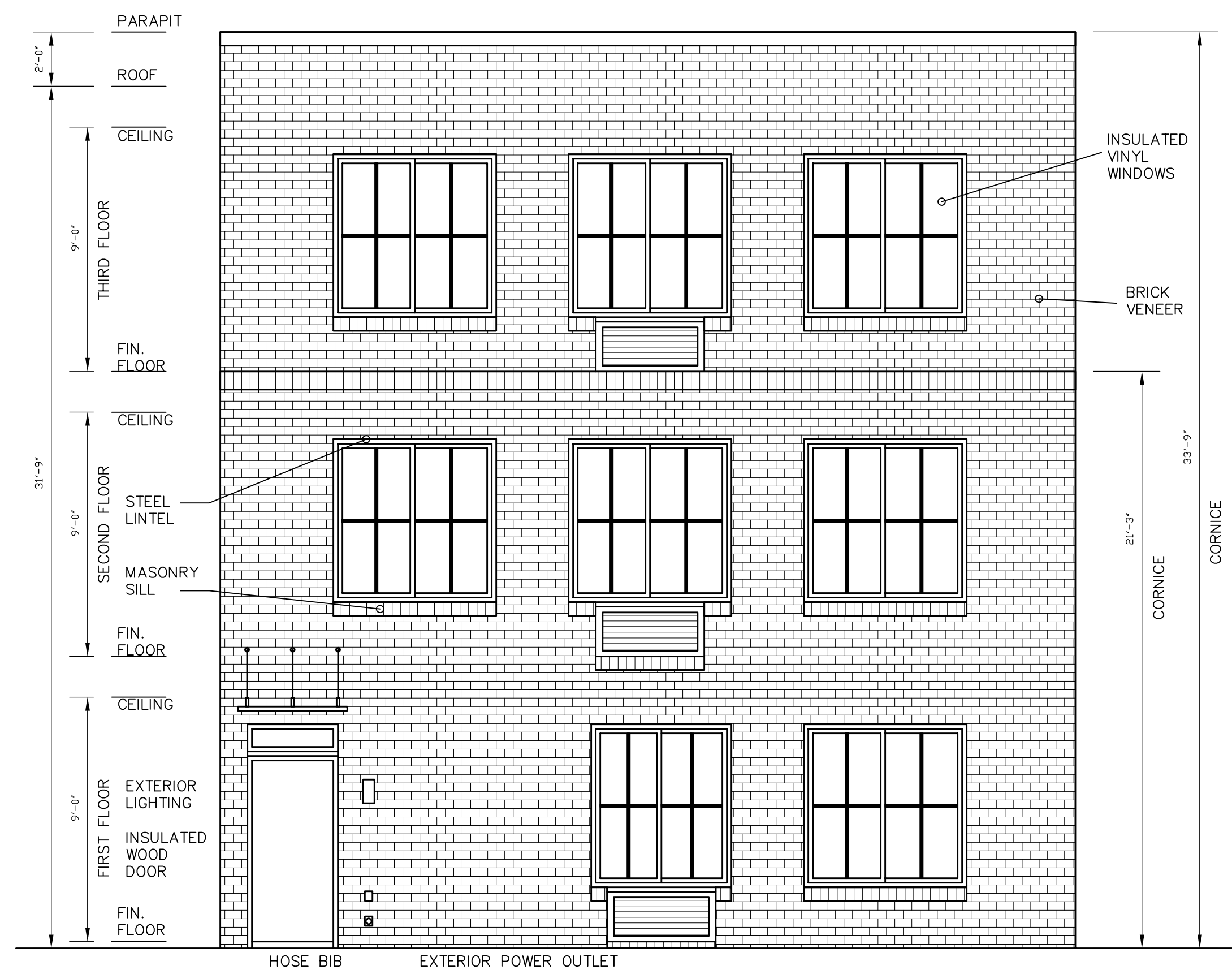
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

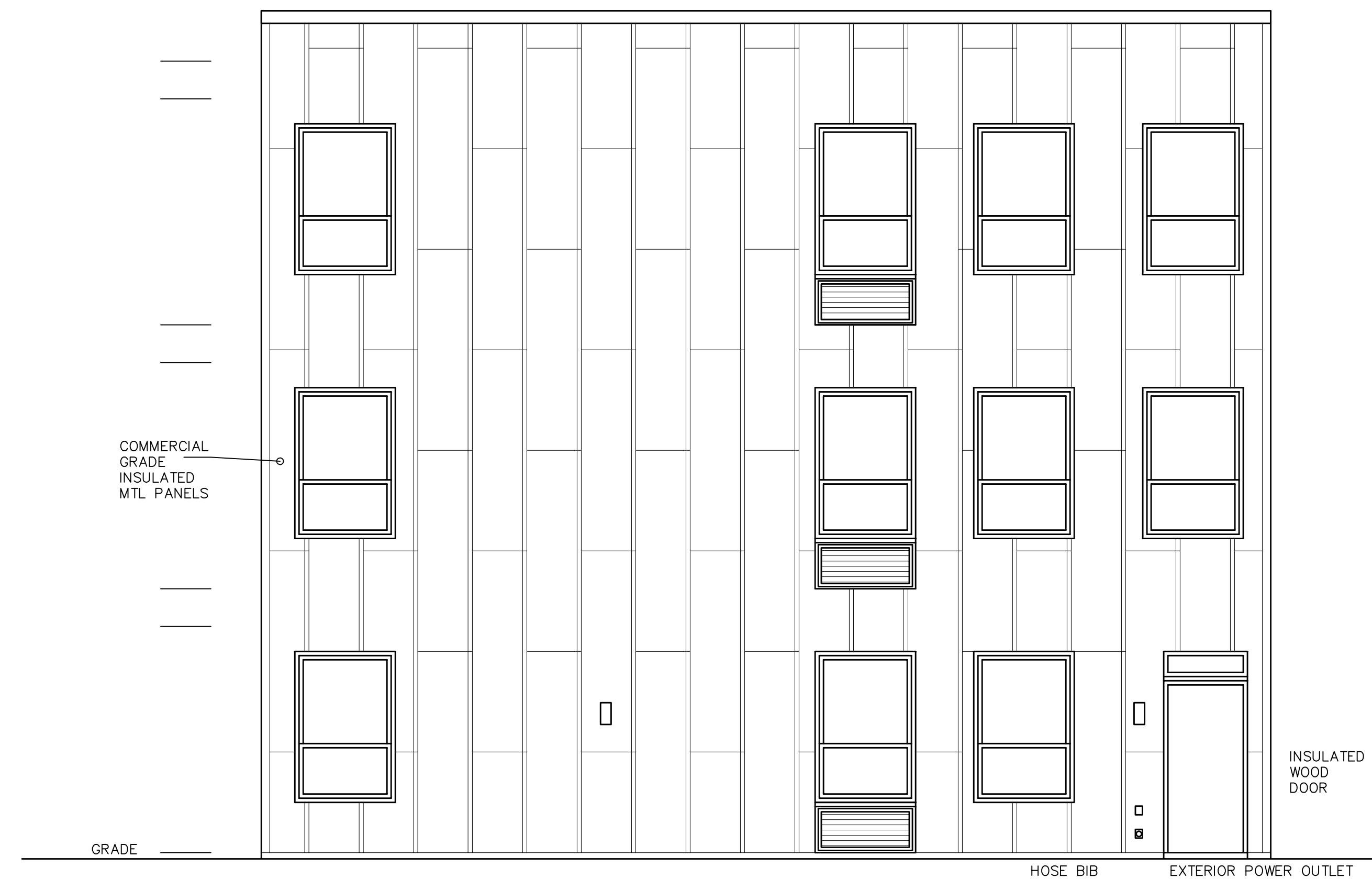
See § 14-303 of the Philadelphia Zoning Code for more information.



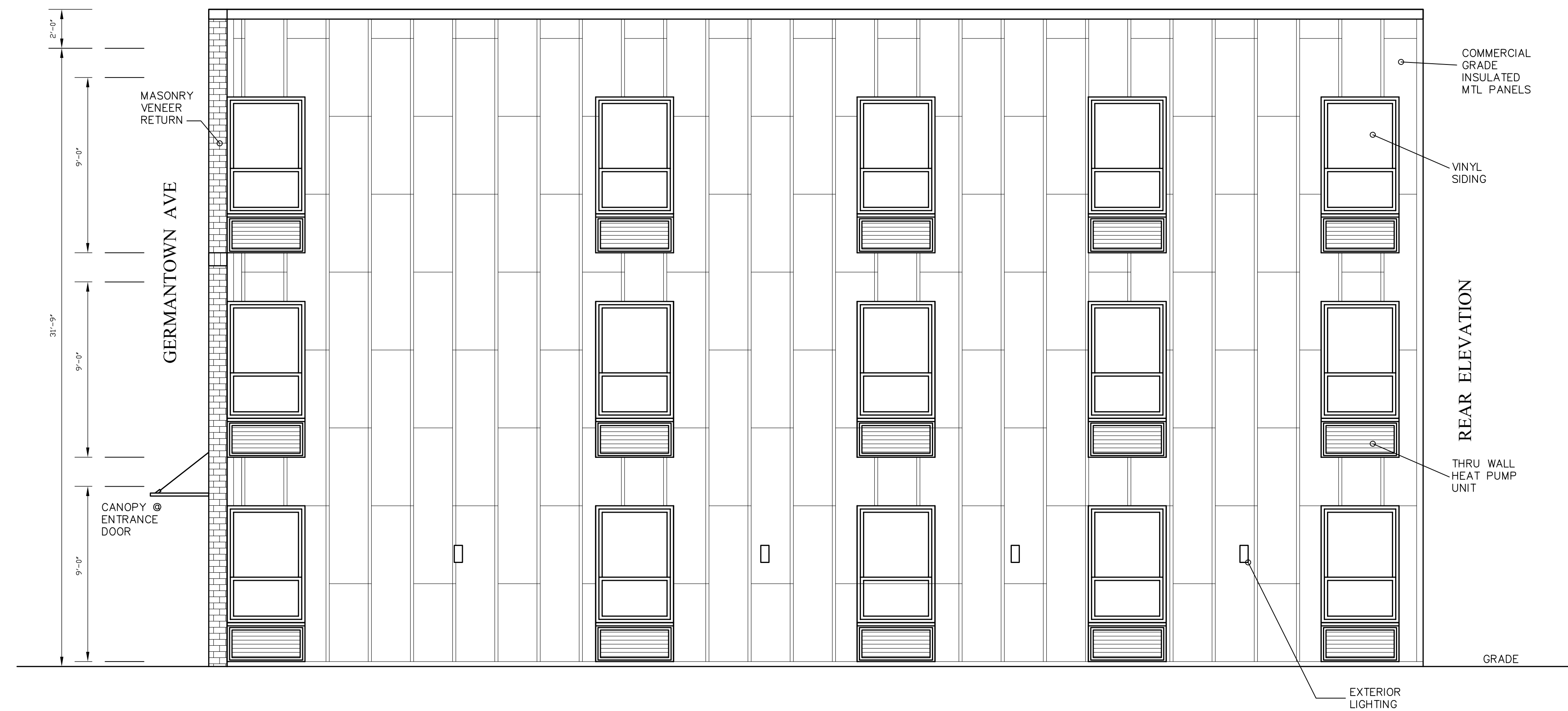
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



1 PROPOSED ELEVATION @ GERMANTOWN AVE
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION @ E. SYLVANIA STREET
SCALE: 1/4" = 1'-0"



Applied Electronically by L&I User

PROFESSIONAL SEALS:		NO.	REVISION	DESCRIPTION	DATE
		PROFESSIONAL SEALS:			

Project Description: NEW THREE STORY ATTACHED CORNER MULTI-FAMILY STRUCTURE	Architect of Record: KENNETH JOHNSON
	Architectural Firm: ARCHITECTURE, URBAN DESIGN, AND POLICY, L.L.C.
	Contact Information: E: KJOHNSON@ARCHPOLICY.COM P: 267.252.6128 F: 1.425.930.9688 WWW.ARCHPOLICY.COM
	Principal Designer:
Sheet Description: PROPOSED ELEVATION #5	KENNETH JOHNSON

Project Address	4637-39 GERMANTOWN AVE PHILADELPHIA, PA. 19144
PROPERTY OWNERS	WILSON DRAKE DEVELOPMENT LLC
CLIENT	WILSON DRAKE

Sheet	Project No.	20200194637
A2.5		
Date	07/13/2020	SHEET 2 OF 2

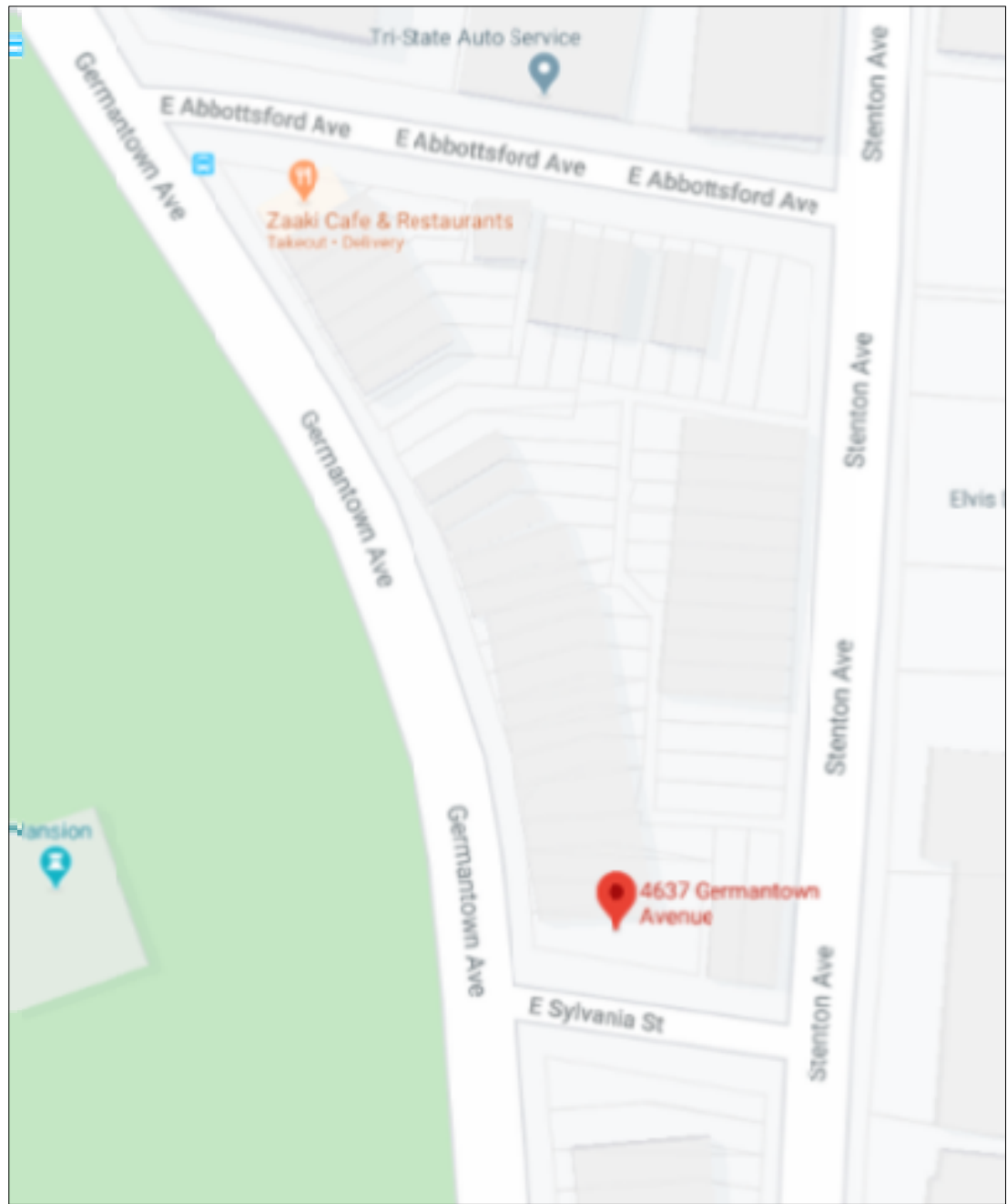


Applicant proposes to create a Unity of Use to create one(1) parcel for zoning purposes of the two (2) parcels known as 4637-4639 Germantown Avenue and will record an agreement to preserve the unity of use and legality of uses that stem from single lot treatment of the 4637-39 Germantown Avenue properties. Since no consolidation of the properties is planned, there is no need for Survey District Review or any other steps required to legally consolidate contiguous properties.

ZONING CODE DATA (COMBINED LOTS) :
DISTRICT - RSA5 (RESIDENTIAL ATTACHED)

	REQUIRED / ALLOWED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT)	16 FT	16+15.5 = 31.5 FEET	SAME
MIN. LOT AREA (SQ FT)	1,440 SQ FT	1,761.5+1,249.4 = 3,010.9 SQ FT	SAME
MIN OPEN AREA (% OF LOT)	CORNER: 20%	$\frac{0 \text{ SF (BLDG)}}{3,010.9 \text{ SF (LOT)}} - 1 = 100\%$	$\frac{2,408.36 \text{ SF (BLDG)}}{3,010.9 \text{ SF (LOT)}} - 1 = 20\%$
FRONT SETBACK (FT)	MATCH ADJACENT	VACANT LOT	MATCH ADJACENT = 0'-0"
MIN SIDE YARD WIDTH (FT)	ATTACHED: NOT USED	VACANT LOT	ATTACHED: NOT USED
REAR YARD DEPTH (FT)	9 FEET	VACANT LOT	15'-1"
MAXIMUM HEIGHT (FT)	38'-0"	VACANT LOT	38'-0"

NOTE : A ZONING VARIANCE NOT REQUIRED
USE VARIANCE REQUIRED FOR NUMBER OF UNITS



NO.	REVISION DESCRIPTION	DATE
1	LA COMMENTS - CITY PLANNING REVIEW AND DEPARTMENT OF LICENSING & INSPECTIONS	07.14.20

PROFESSIONAL SEALS:

PROFESSIONAL SEALS:

Project Description: NEW THREE STORY ATTACHED CORNER MULTI-FAMILY STRUCTURE WITH UNITY OF USE.	Architect of Record: KENNETH JOHNSON Architectural Firm: ARCHITECTURE, URBAN DESIGN, AND POLICY, L.L.C. Contact Information: E: KJOHNSON@ARCHIPOLICY.COM P: 267.252.6128 F: 1.425.930.9688 WWW.ARCHIPOLICY.COM	Principal Designer: KENNETH JOHNSON
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Sheet Description:
PROPOSED SITE PLAN, LOCATION MAP, KEY SITE PLAN, ZONING DATA

Project Address: 4637-39 GERMANTOWN AVE PHILADELPHIA, PA. 19144	CLIENT: WILSON DRAKE DEVELOPMENT LLC	PROPERTY OWNER: WILSON DRAKE DEVELOPMENT LLC
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Sheet	Project No.	20200194637
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Date	05/27/2020	SHEET 1 OF 1

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

Application Number: ZP-2020-001826	Zoning District(s): RSA5	Date of Refusal: 10/14/2020
Address/Location: 4637 GERMANTOWN AVE, Philadelphia, PA 19144-3032 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Kenneth Johnson DBA: Architecture, Urban Design, and Policy LLC	Applicant Address: 3401 GRAYS FERRY AVE, BLDG 197 PHILADELPHIA, PA 19146 USA	

Application for:

FOR THE ESTABLISHMENT OF UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES WITH RESTRICTIVE COVENANTS, AGREEMENTS AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (4637 GERMANTOWN AVE; 4639 GERMANTOWN AVE) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING LOT TREATMENT. FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [NINE (9) DWELLING UNITS] **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED**

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>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living, is expressly prohibited in the RSA-5 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

N/A

Parcel Owner:

WILSON DRAKE DEVELOPMENT



Roland Ngaba
PLANS EXAMINER

10/14/2020
DATE SIGNED