

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

Application Number: ZP-2020-008048	Zoning District(s): RM1	Date of Refusal: 11/24/2020
Address/Location: 3836 HAVERFORD AVE, Philadelphia, PA 19104-1824		Page Number Page 1 of 1
Applicant Name: LEV YAKUBOV	Applicant Address: 614 SOUTH 4TH STREET #510 PHILADELPHIA, PA 19147	

Application for:

For the erection of a semi-detached structure (w/roof deck and pilot house enclosing access stairs only), size and location as shown on plan/application.
For use as multi-family household living (seven (7) dwelling units).

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>
14-602(3)(a)[1]	Notes for Table 14-602-1	A minimum of 360 sq. ft. of lot area is required per dwelling unit for the first 1440 sq. ft. of lot area, and 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1440 sq. ft.; whereas, seven (7) dwelling units requires 2880 sq. ft. of lot area, but the existing lot area is only 1693.36 sq. ft.
Table 14-701-2	Dimensional Standards for Higher Density Residential Districts	The minimum side yard width for multi-family uses within semi-detached structures in the RM-1 Residential District is twelve (12) feet; whereas, the proposed side yard width is only four (4) feet.

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

See AP#782150, Cal#30650, ZBA denied variance on 10/25/2017 for the erection of an attached structure with a roof deck above accessed by a pilot house for use as eight (8) dwelling units, size and location as shown on the application.

See AP#59809-F, Cal#8-430, ZBA denied variance on 6/11/1959 for a three (3) family dwelling and retail dry cleaning pick-up agency using an existing two (2) story building.

Parcel Owner:

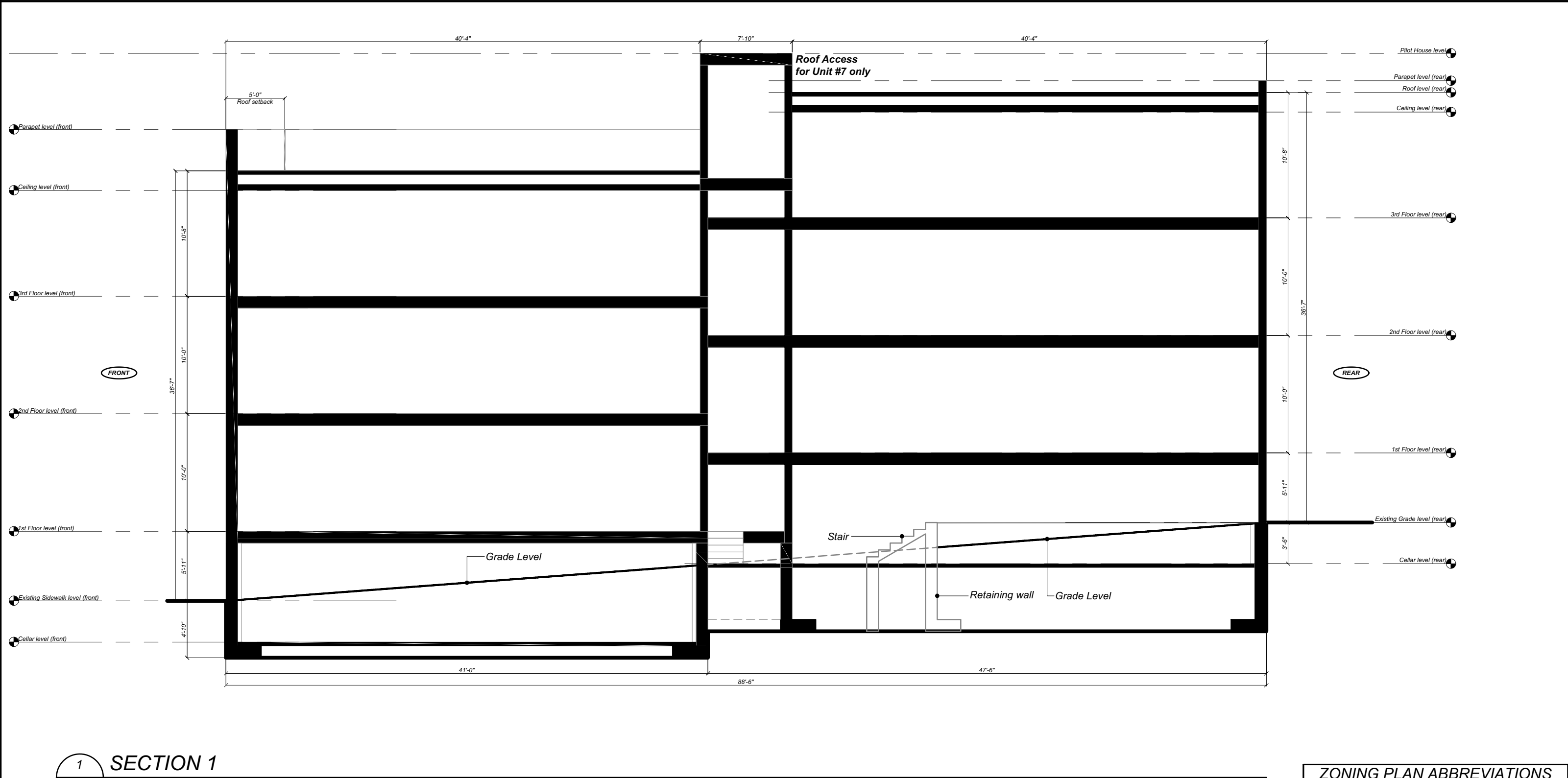
HAVERFORD SQUARE PROPERTY



Matthew Wojcik
PLANS EXAMINER

11/24/2020
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.



SECTION 1
SCALE: 1/8" = 1'-0"



AERIAL VIEW

BEGINNING at a point on the Southerly side of Haverford Street (Sixty feet wide) at the distance of Two Hundred Forty (240) feet Eastwardly from the Easterly Side of Thirty-ninth Street (Sixty feet wide) in the Twenty-fourth Ward of the City of Philadelphia, PA. THENCE, from said point and extending Southward on a line at right angles to Haverford Street a distance of Ninety-seven (97) feet, six (6) inches to a point; thence, extending Eastward on a line parallel with Haverford Street a distance of Seventeen (17) feet, five (5) inches to a point; thence, extending Northward on a line at right angles to

Haverford Street a distance of Sixty-eight (68) feet, ten and three-quarters (10-3/4) inches to a point; thence, extending Westward on a line parallel with Haverford Street a distance of Two (02) inches; thence, continuing Northward on a line at right angles to Haverford Street a distance of Twenty-eight (28) feet, seven and one-quarter (07-1/4) inches to the Southside of said Haverford Street; thence, Westward along the same Seventeen (17) feet, three (03) inches to the first mentioned point and place of BEGINNING.

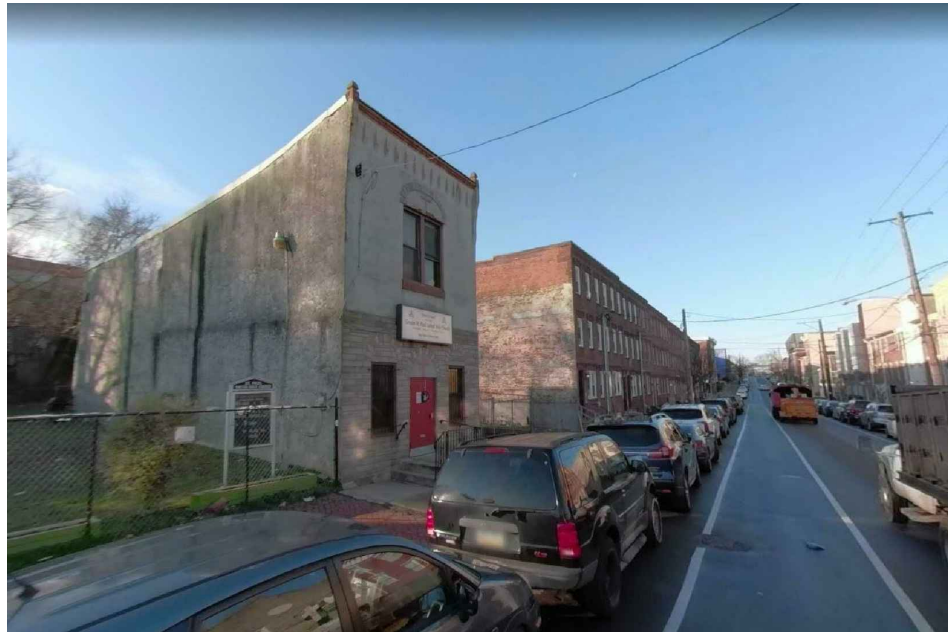
BEING known as: 3836 Haverford Avenue, Philadelphia, PA 19104

DEED

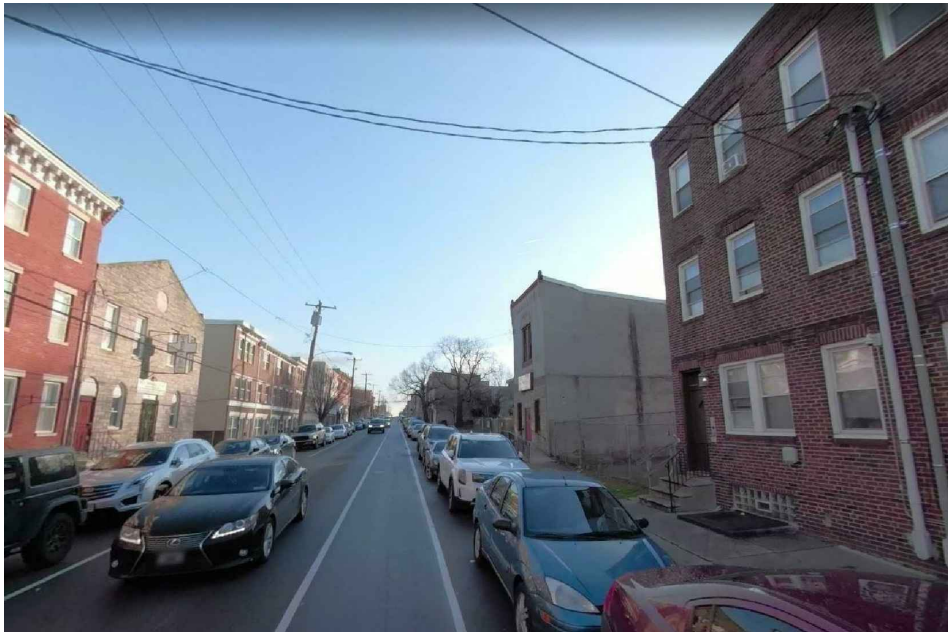
ZONING PLAN ABBREVIATIONS	
—W—W—	WATER LINE
—SW—SW—	SEWER LINE
—G—G—	GAS LINE
—E—E—	ELECTRICAL LINE
—	PROPOSED BUILDING LINE
—	LOT LINE
→	DIRECTION OF TRAFFIC
↔	CURB CUT (ADA RAMP)
○	UTILITY POLE
⊙	FIRE HYDRANT
⬆	NORTH SIGN
⊗	PLANTER (TREE)
⊙	DROP INLET
⊙	TRAFFIC SIGN
▨	PROPOSED BUILDINGS/ADDITIONS
▨	EXISTING BUILDINGS
▨	EXISTING NEIGHBORING BUILDINGS
▨	ROAD COVER
—W—W—	PROPOSED DOMESTIC WATER LINE
—W1—W1—	PROPOSED FIRE SERVICE WATER LINE
—SW—SW—	PROPOSED SANITARY LINE
—LOO—LOO—	LIMIT OF DISTURBANCE



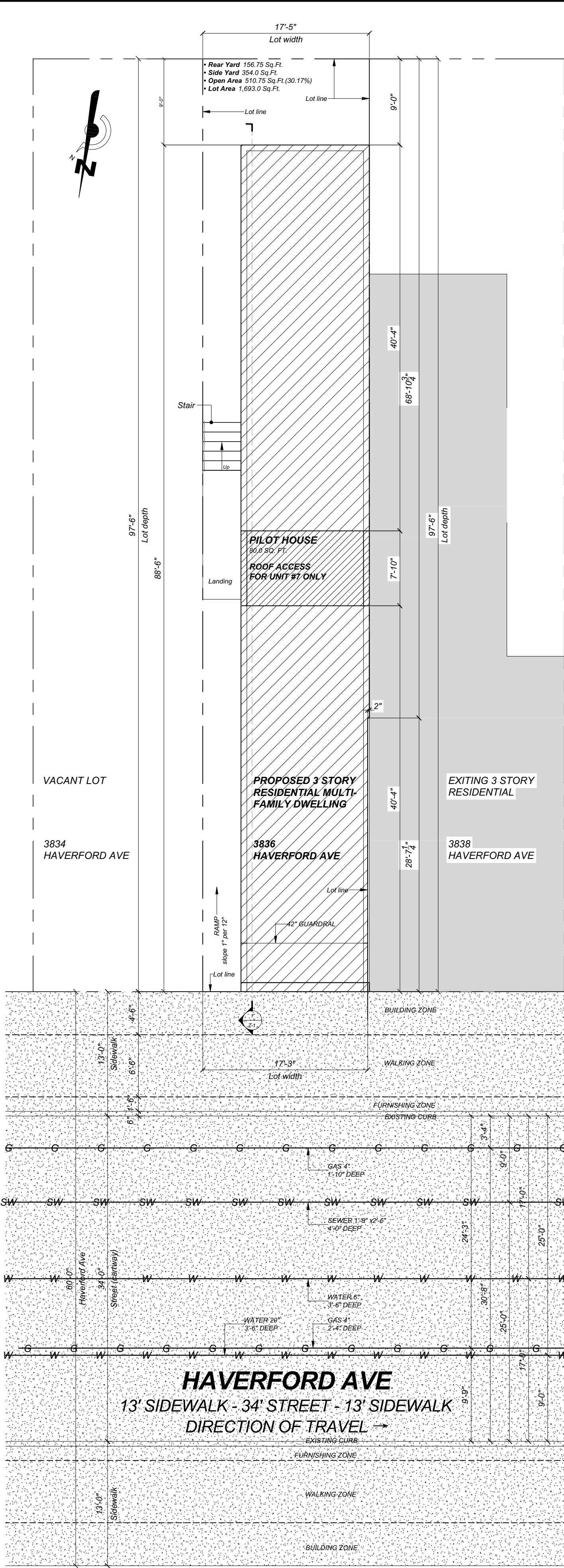
STREET VIEW 1



STREET VIEW 2

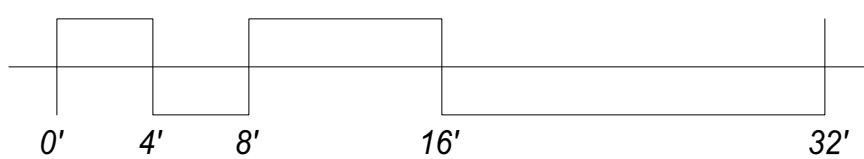


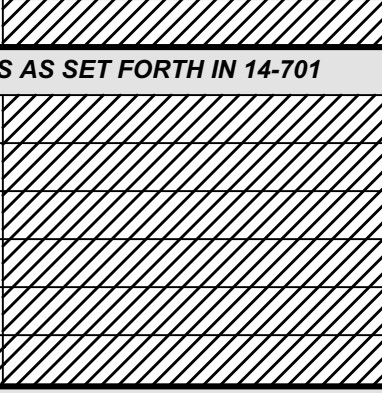
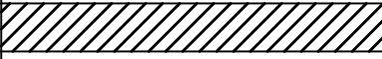
STREET VIEW 3



ARCHITECTURAL ZONING PLAN

SCALE: 1/8" = 1'-0"



PROPERTY SCHEDULE			
PARCEL #	ADDRESS	AREA	PROPOSED
242040800	3836 Haverford Ave	1,693.0 Sq.Ft.	1,693.0 Sq.Ft.
RM-1 PREVIOUS DISTRICT NAME - R-8/9/10/10B/18/19		3836 Haverford Ave, Philadelphia, PA 19104	
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
	REQUIRED	PROPOSED	
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)	16 FT	17 FT 5 INCH(EXISTING)	
MIN. LOT AREA (SQ FT)	1440 SQ FT	1693.0 SQ FT (EXISTING)	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE:25%; CORNER 20%	30.17 % (510.75 SQ.FT.)	
FRONT SETBACK			
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS		
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/5 EACH		
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT		
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT		
SINGLE- OR TWO-FAMILY SEMI- DETACHED (FT)	5 FT		
MULTI-FAMILY SEMI- DETACHED (FT)	12 FT		
ATTACHED (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
INTERMEDIATE (FT)	2/12 EACH		
CORNER (FT)	12 FT		
REAR YARD			
MIN. DEPTH (FT)	9 FT	9 FT 0 INCH	
HEIGHT			
MAXIMUM (FT)	38 FT	+/- 35 FT 6-5/8 INCH (average)	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)	144 SQ FT	156.75 SQ FT	
SIDE YARD (SQ FT)		354.0 SQ FT	
FRONT YARD (SQ FT)			
BUILDING FOOTPRINT (SQ FT)		+/- 1,182.25 SQ FT	
BUILDING USE	UNIT QTY	NOTES	
MULTI-FAMILY RESIDENTIAL	7 RESIDENTIAL UNITS		

STREETS DEPARTMENT

RIGHT OF WAY

3836 Haverford Ave, Philadelphia, PA 19104

STREET BREAK-DOWN: HAVERFORD AVE

13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60 FT WIDE

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP



614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com

OWNER:

**HAVERFORD SQUARE
PROPERTI**



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:

**3836 Haverford Ave,
Philadelphia, PA 19104**

Drawing Name:

ZONING PLAN.

Project number 3836 Haverford Ave

Date Nov 22, 2021 - 3:29pm

Drawn by Alexandr Stralila

Checked by

Sheet Number: Z-1 FZ

Scale As indicated

**APPROVED
FOR ZONING ONLY
12/02/21**

WHEN YOUR PLANS CONTAIN ANY DIMENSION
OR OTHER INFORMATION FROM THESE APPROVED
PLANS, YOU MUST OBTAIN THE SIGNATURE OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User.

Zoning Permit

Permit Number ZP-2020-008048

LOCATION OF WORK 3836 HAVERFORD AVE, Philadelphia, PA 19104-1824	PERMIT FEE \$1,172.00	DATE ISSUED 1/13/2021
	ZBA CALENDAR MI-2020-003144	ZBA DECISION DATE 1/13/2021
	ZONING DISTRICTS RM1	

PERMIT HOLDER HAVERFORD SQUARE PROPERTI	614 S 4TH ST #1570 PHILADELPHIA PA 19147
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **Admin Review 12/2/2021: changes to height of rear portion of building based on field conditions; no other changes** For the erection of a semi-detached structure (w/pilot house for mechanical access only as per ZBA Proviso, MI-2020-003144, granted 1/13/2021), size and location as shown on plan/application.

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) Pilot house for mechanical access only.

 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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Zoning Permit

Permit Number ZP-2020-008048

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3836 HAVERFORD AVE Philadelphia, PA 19104-1824

ADDITIONAL USE DETAILS

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

For use as multi-family household living (seven (7) dwelling units).

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.