

Zoning Permit

Permit Number ZP-2020-005730

LOCATION OF WORK 1836-44 E YORK ST, Philadelphia, PA 19125	PERMIT FEE \$1,955.00	DATE ISSUED 12/1/2020
	ZBA CALENDAR MI-2020-001947	ZBA DECISION DATE 12/1/2020
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER SDG YORK STREET LLC	1835 MARKET ST STE 625 PHILADELPHIA PA 19103
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU	1835 Market Street14th FloorPhiladelphia, PA 19103USA
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TYPE OF WORK Change of Use

APPROVED DEVELOPMENT

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) MI-2020-001947-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.



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

1836-44 E YORK ST, Philadelphia, PA 19125

ADDITIONAL USE DETAILS

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

FOR TWENTY ONE(21) DWELLING UNITS IN A PREVIOUSLY APPROVED STRUCTURE.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

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

Application Number: ZP-2020-005730	Zoning District(s): CMX2.5	Date of Refusal: 9/11/2020
Address/Location: 1836-44 E YORK ST, Philadelphia, PA 19125 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBURG	Applicant Address: 1835 Market Street 14th Floor Philadelphia, PA 19103 USA	

Application for: FOR TWENTY-ONE(21) DWELLING UNITS IN A PREVIOUSLY APPROVED STRUCTURE.

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>						
14-602-2(note 8) (.b)	A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height.	<table><tr><td></td><td>Required</td><td>Proposed</td></tr><tr><td>Lot area</td><td>5670 sq ft</td><td>5417 sq ft</td></tr></table>		Required	Proposed	Lot area	5670 sq ft	5417 sq ft
	Required	Proposed						
Lot area	5670 sq ft	5417 sq ft						
14-602-2(NOTE 3)	In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line	There is no commercial space provided and this is prohibited in the cmx-2.5 zoning district						

TWO (2) USE REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

SDG YORK STREET LLC



EXAMINER NAME
PLANS EXAMINER

9/11/2020
DATE SIGNED