

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

Application Number: ZP-2020-004698	Zoning District(s): ICMX	Date of Refusal: 9/18/2020
Address/Location: 2653-61 SALMON ST, Philadelphia, PA 19125-4012 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eric Madsen DBA: Permit Philly LLC	Applicant Address: 100 S JUNIPER ST 3RD FLR PHILADELPHIA, PA 19107 USA	

Application for:

For the creation of a 2nd floor level and for the erection of roof decks and roof deck access structures; for use as a multi-family (eight (8) dwelling units) household living. Size and location as shown on 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-3	Uses Allowed in Industrial Districts	Whereas the proposed use, multi-family (eight (8) dwelling units) household living, is expressly prohibited in the ICMX Zoning District.
Table 14-802-3	Required Parking in Industrial Districts	Minimum Required Parking Spaces: 4 Proposed Parking Spaces: 0

TWO (2) USE REFUSALS

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

NONE

Parcel Owner:

GLEASON JAMES V, GLEASON ROOFING INC



PARIN PATEL
PLANS EXAMINER

9/18/2020
DATE SIGNED

Zoning Permit

Permit Number ZP-2020-004698

LOCATION OF WORK 2653-61 SALMON ST, Philadelphia, PA 19125-4012 Entire	PERMIT FEE \$1,412.00	DATE ISSUED 12/1/2020
	ZBA CALENDAR MI-2020-001958	ZBA DECISION DATE 12/1/2020
	ZONING DISTRICTS ICMX	

PERMIT HOLDER SALMON ST HOLDINGS LLC	2653-61 SALMON ST PHILADELPHIA, Pennsylvania 19125
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APPLICANT Eric Madsen DBA: Permit Philly LLC	100 S JUNIPER ST3RD FLRPHILADELPHIA, PA 19107USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the creation of a 2nd floor level and for the erection of roof decks and roof deck access structures. Size and location as shown on 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) MI-2020-001958 - GRANTED ON 12/1/202 - NO PROVISIO
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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.

Zoning Permit

Permit Number ZP-2020-004698

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2653-61 SALMON ST, Philadelphia, PA 19125-4012

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit
for use as a multi-family (eight (8) dwelling units) household living

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.



222 West Atlantic Ave., 2nd Floor
Haddon Heights, NJ 08035

ARCHITECT
KEVIN KORE IKA

KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

2653 SALMON ST.

PHILADELPHIA PA 19125

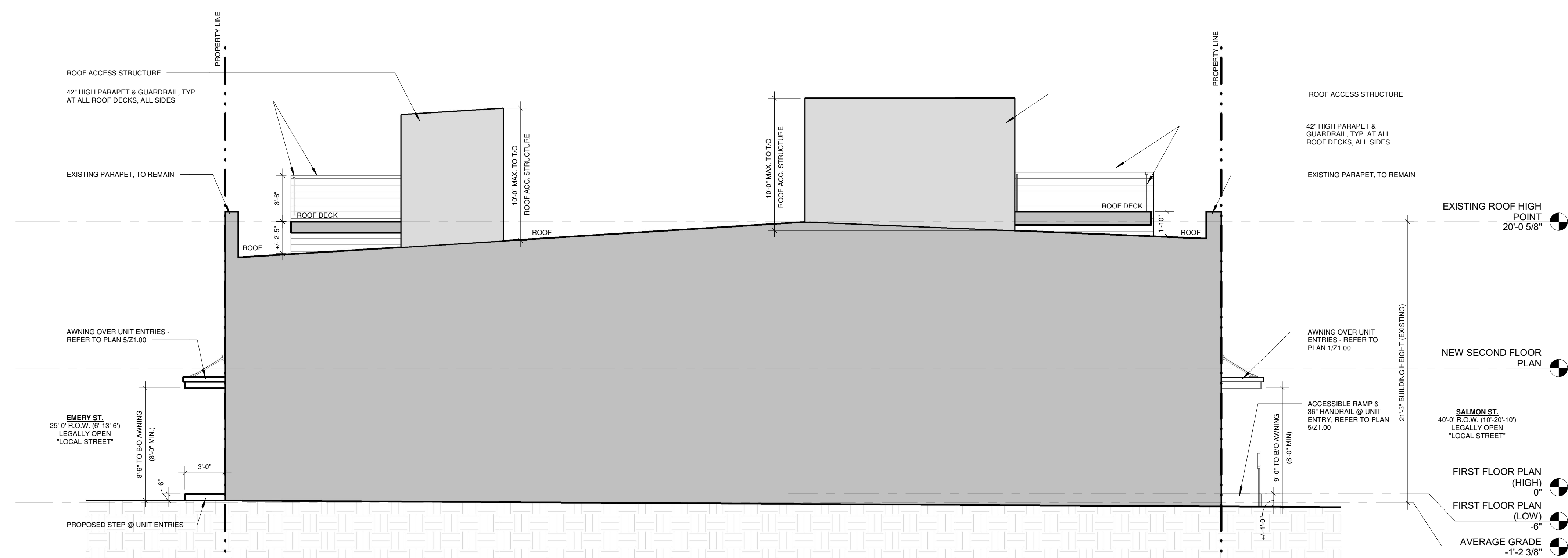
ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
E	ISSUED FOR ZONING	07/22/2020
F	RE-ISSUED FOR ZONING	09/17/2020

DRAWING TITLE
ZONING ELEVATIONS & SECTIONS

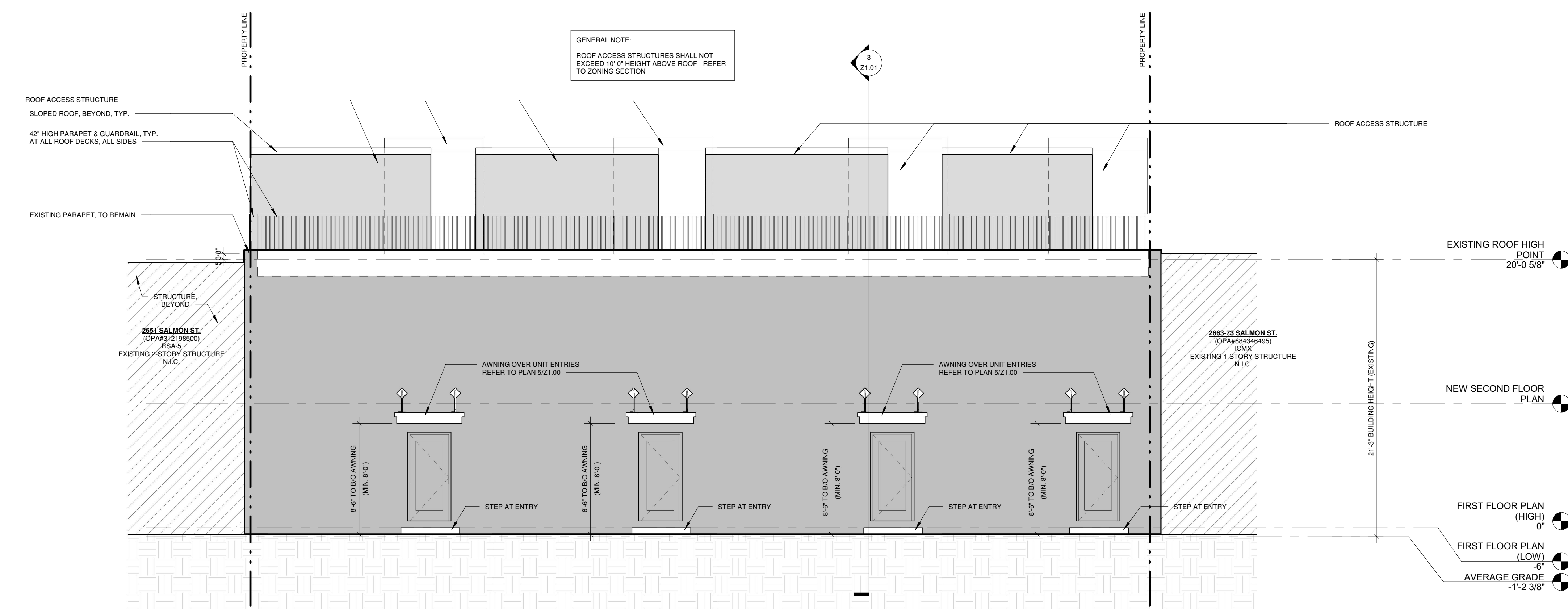
JOB NO: 20030
DRAWN BY: MEE / KWK
SCALE: 3/16" = 1'-0"

SHEET NO.

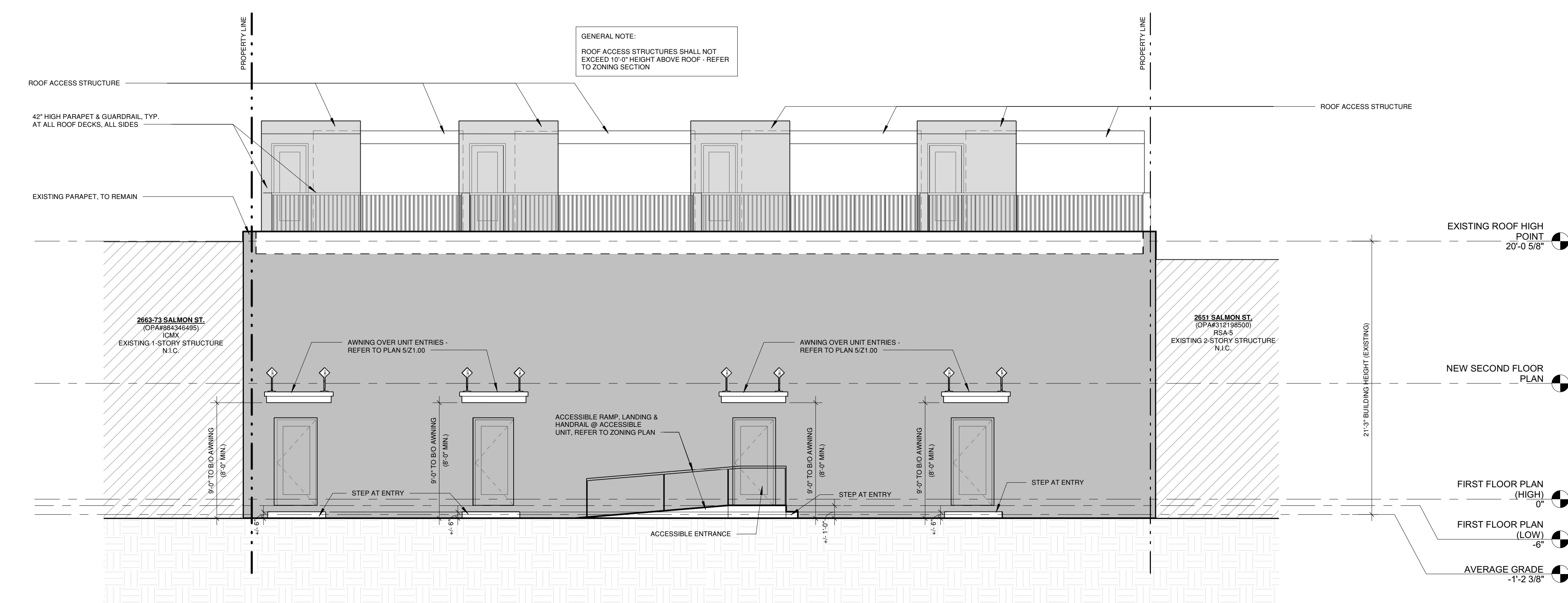
Z1.01



3 ZONING SECTION
SCALE: 3/16" = 1'-0"



2 EMERY ST. ZONING ELEVATION
SCALE: 3/16" = 1'-0"



1	SALMON ST. ZONING ELEVATION
	SCALE: 3/16" = 1'-0"



Applied Electronically by I & I User