

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

Application Number: ZP-2020-009275	Zoning District(s): RM1	Date of Refusal: 12/28/2020
Address/Location: 2500 MASCHER ST, Philadelphia, PA 19133-3822 Parcel (PWD Record)		Page Number Page 1 of 1
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 ROOF DECK AND ROOF DECK ACCESS STRUCTURE (NOT COUNTED AS AN EXEMPT APPURTENANCE. FOR USE AS FOURTEEN (14) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING). SIZE AND LOCATION AS SHOWN IN 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>
Section 14-604(5)(c)(.4)	Height	Per Section 14-604(5)(c)(.4) the roof deck access structure must be set back 5 ft. from the extreme rear building line. Thus pilot houses shall not count as an exempt appurtenances. Therefore structure will exceed allowable height limit of 38' with proposed 52'10".
Table 14-602-1 Note [1]	Use	Per Table 14-602-1 Note [1] eight (8) dwelling units are permitted for existing lot size whereas fourteen (14) dwelling units are proposed.

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Parcel Owner:

KORBIN LAURIE, MILLMAN-WHITE ERIKA D



EXAMINER NAME
PLANS EXAMINER

12/28/2020
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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 2500-02 MASCHER ST		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (14 UNIT) RESIDENCE
LOT WIDTH	16'-0"	40'-0
LOT AREA	1440	3700 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% (corner)	832.5 SQ. FT. = 25% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	2867.5 SQ. FT. = 75% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0"	9'-0"
HEIGHT REGULATIONS	38'-0" MAX.	38'-0" MAX.



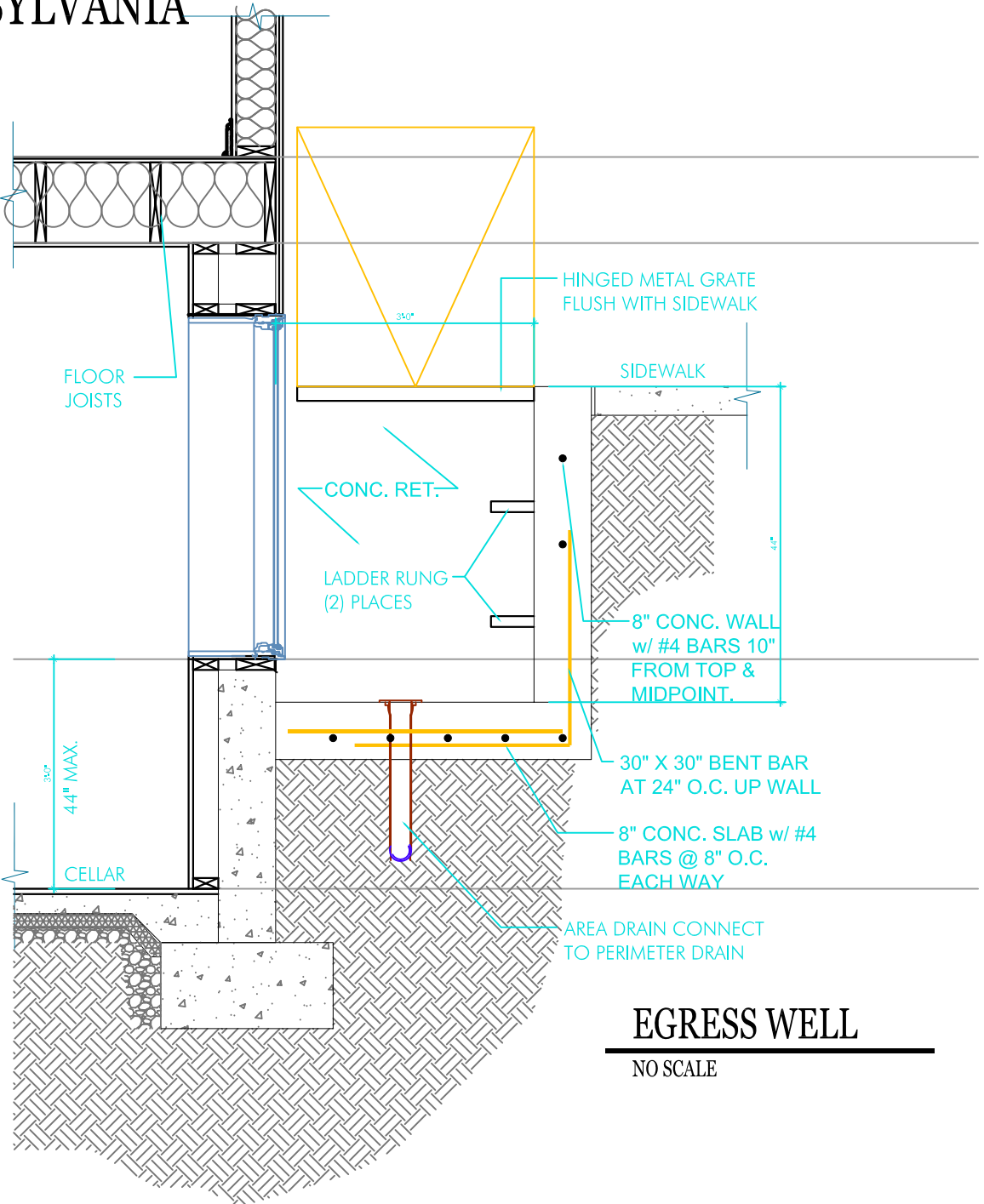
THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2002

SITE SERIAL NO. 20202893163 (ward 19)

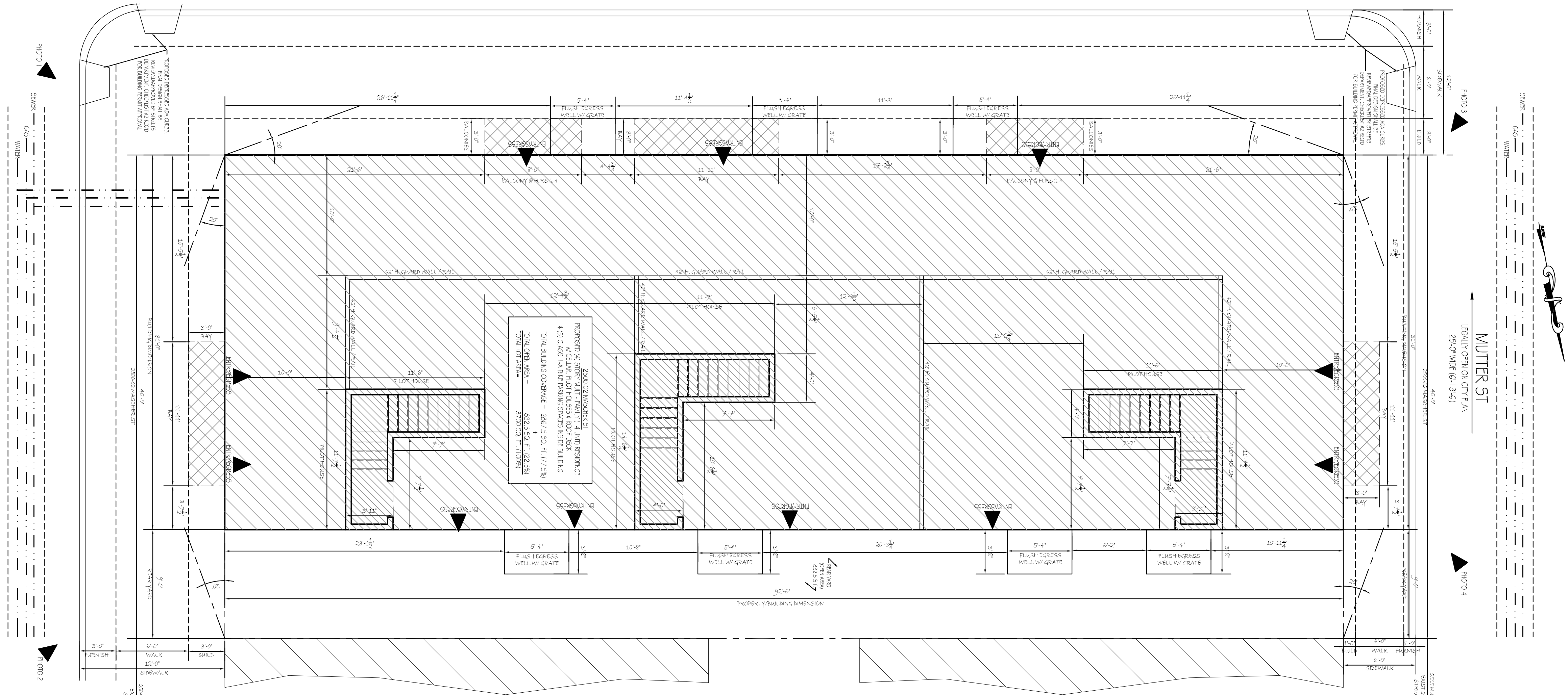
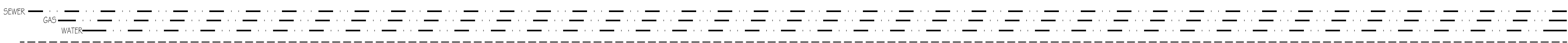
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA UNDERGROUND ACT 287 OF 1974 AS AMENDED BY ACT 187 OF
1996 AND ACT 199 IN JANUARY 2002, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTING FACILITY OWNERS
THROUGH THE OFFICIAL SYSTEM 148054241776, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO BEGINNING OF CONSTRUCTION WORK.

PROPOSED MULTI-FAMILY BUILDING

PROPOSED (4) STORY MULTI-FAMILY (14 UNITS) RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK (5) CLASS 1-A BIKE PARKING SPACES INSIDE BUILDING 2500-02 N. MASCHER ST, PHILADELPHIA, PENNSYLVANIA



W. CUMBERLAND ST
LEGALLY OPEN ON CITY PLAN
50'-0\"/>

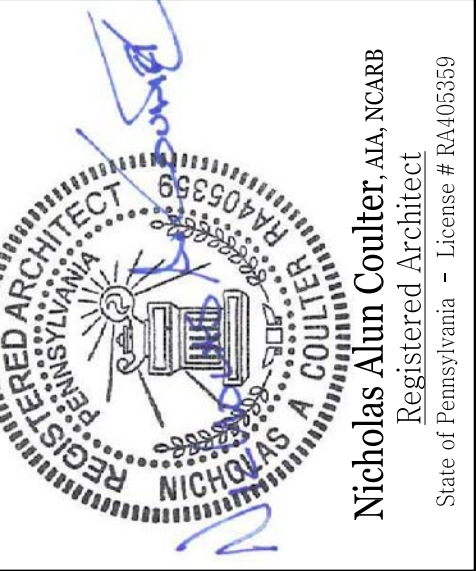


PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

ENFORCEMENT ORDINANCE REQUIRED FOR:
APPROVED FOR ZONING ONLY (TAILED REVIEW FOR MINOR SITE PLAN)
04/26/21
COORDINATED REVIEW FOR MAJOR SITE PLAN:
WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRADICTORY INFORMATION, OR
CONFLICT WITH ANY CITY, STATE, FEDERAL,
OR INTERNATIONAL CODE, STANDARD,
DEPARTMENT OF LICENSING & PROFESSIONS

Applied Electronically by L&I User:
APPLIED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON
ON: **December 14, 2020**
FOR CHIEF HIGHWAY ENGINEER

ZONING PLAN
SCALE: 1/4\"/>



PROPOSED MULTI-FAMILY RESIDENCE
2500-02 MASCHER ST
PHILADELPHIA, PENNSYLVANIA

PROJECT

DWG. TITLE

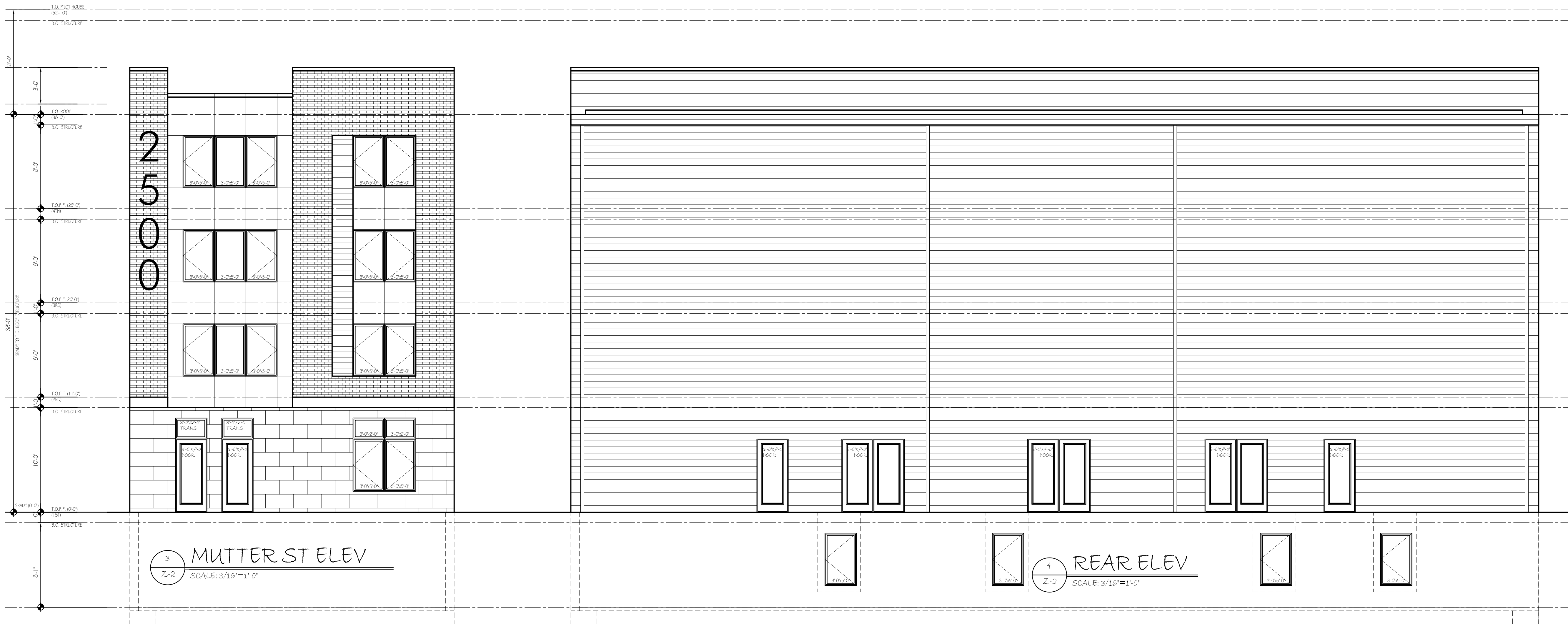
ZONING PLAN & ELEVATIONS

REVISIONS:

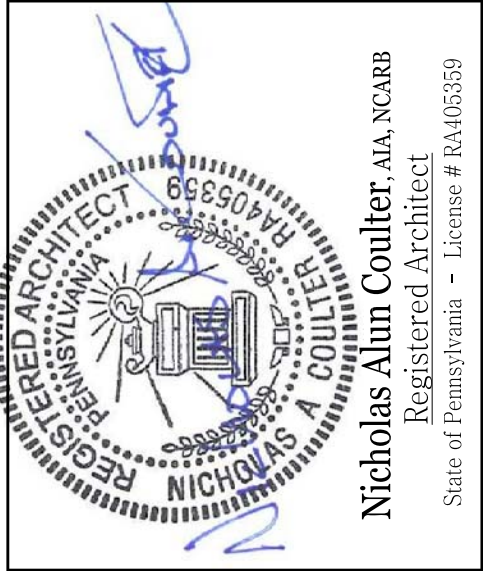
DRAWN BY: LD
CHECKED BY: HK
DATE: 9-20-2020
SCALE: AS NOTED

JOB No: MASCHER
FILE: MASCHER

Z-1



APPROVED
FOR ZONING ONLY
04/26/21
WHEN YOUR PLANS CONTAIN ANY DIMENSION
CHANGES OR REVISIONS TO THESE APPROVED
DIMENSIONS, YOU MUST OBTAIN THE SIGNATURE OF
THE DEPARTMENT OF LICENSING & INSPECTION.
Applied Electronically by L&I User.



PROJECT
PROPOSED MULTI-FAMILY RESIDENCE
2500-02 MASCHER ST
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 9-20-2020
SCALE: AS NOTED

JOB No: MASCHER
FILE: MASCHER

Z-2

Zoning Permit

Permit Number ZP-2020-009275

LOCATION OF WORK 2500 MASCHER ST, Philadelphia, PA 19133-3822	PERMIT FEE \$1,722.00	DATE ISSUED 3/24/2021
	ZBA CALENDAR MI-2021-000186	ZBA DECISION DATE 3/24/2021
	ZONING DISTRICTS RM1	

PERMIT HOLDER NHA Development	2 Barn Owl Court Phoenixville, Pennsylvania 19460
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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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 ROOF DECK AND ROOF DECK ACCESS STRUCTURE (NOT COUNTED AS AN EXEMPT APPURTENANCE. SIZE AND LOCATION AS SHOWN IN 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)
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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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Zoning Permit

Permit Number ZP-2020-009275

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2500 MASCHER ST, Philadelphia, 19133-3822

ADDITIONAL USE DETAILS

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

FOR USE AS FOURTEEN (14) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH FIVE (5) CLASS 1A BICYCLE SPACES.

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.