

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

Application Number: ZP-2021-003324	Zoning District(s): RSA3	Date of Refusal: 5/4/2021
Address/Location: 3517 N 16TH ST, Philadelphia, PA 19140-4103 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF A SEMIMULTI-FAMILY STRUCTURE WITH FRONT PORCH. SIZE AND LOCATION AS SHOWN ON APPLICATION/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 14-602-1	Uses Allowed in Residential Districts	Whereas multi-family household living is prohibited in zone RSA-3.						
Table 14-802-1	Required Parking in Residential Districts	<table><tr><th colspan="2">Parking</th></tr><tr><th>Required</th><th>Proposed</th></tr><tr><td>8</td><td>0</td></tr></table> .	Parking		Required	Proposed	8	0
Parking								
Required	Proposed							
8	0							
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	<table><tr><th colspan="2">Front</th></tr><tr><th>Required</th><th>Proposed</th></tr><tr><td>8 ft</td><td>2 ft</td></tr></table>	Front		Required	Proposed	8 ft	2 ft
Front								
Required	Proposed							
8 ft	2 ft							
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	<table><tr><th colspan="2">Occupied Area</th></tr><tr><th>Allowed</th><th>Proposed</th></tr><tr><td>50% (1,250 sq ft)</td><td>53% (1,323 sq ft)</td></tr></table>	Occupied Area		Allowed	Proposed	50% (1,250 sq ft)	53% (1,323 sq ft)
Occupied Area								
Allowed	Proposed							
50% (1,250 sq ft)	53% (1,323 sq ft)							

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300

Parcel Owner:

RESIDENCE AT N. 16TH LLC



Willow Jessop
PLANS EXAMINER

5/4/2021
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 Permit

Permit Number ZP-2021-003324

LOCATION OF WORK 3517 N 16TH ST, Philadelphia, PA 19140-4103	PERMIT FEE \$1,722.00	DATE ISSUED 9/29/2021
	ZBA CALENDAR MI-2021-002428	ZBA DECISION DATE 9/29/2021
	ZONING DISTRICTS RSA3	

PERMIT HOLDER Residence at N. 16th LLC	3517 N 16th St Philadelphia, Pennsylvania 19140
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON APPLICATION/PLAN.
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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.
- 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.

Zoning Permit

Permit Number ZP-2021-003324

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3517 N 16TH ST Philadelphia, PA 19140-4103

ADDITIONAL USE DETAILS

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

FOR EIGHT (8) DWELLING UNITS

This permit is subject to the following specific conditions.

CONDITIONS

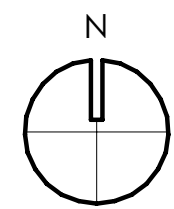
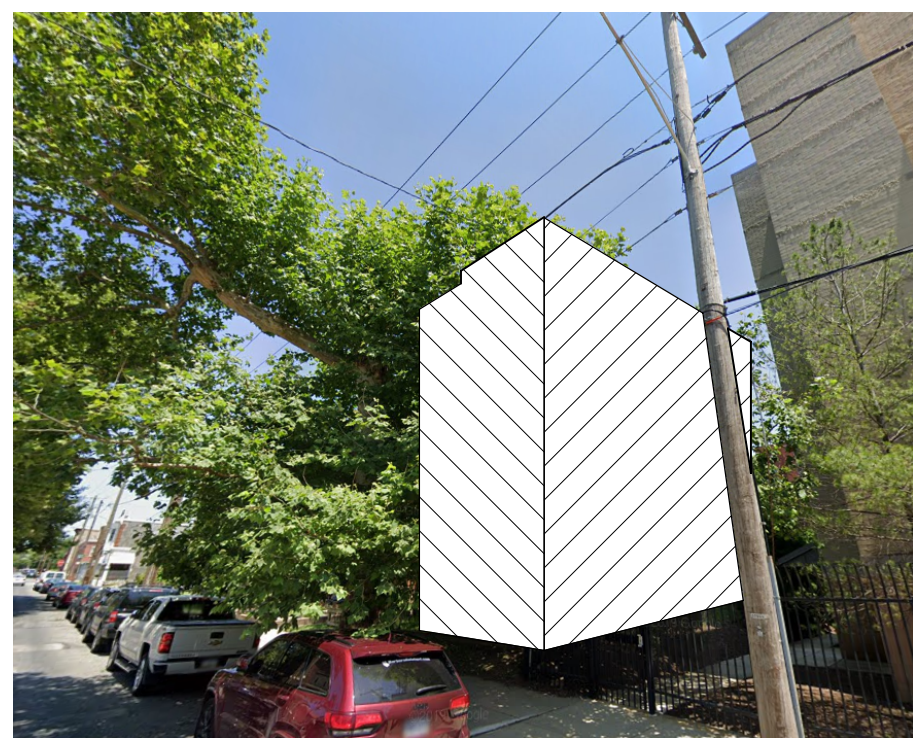
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

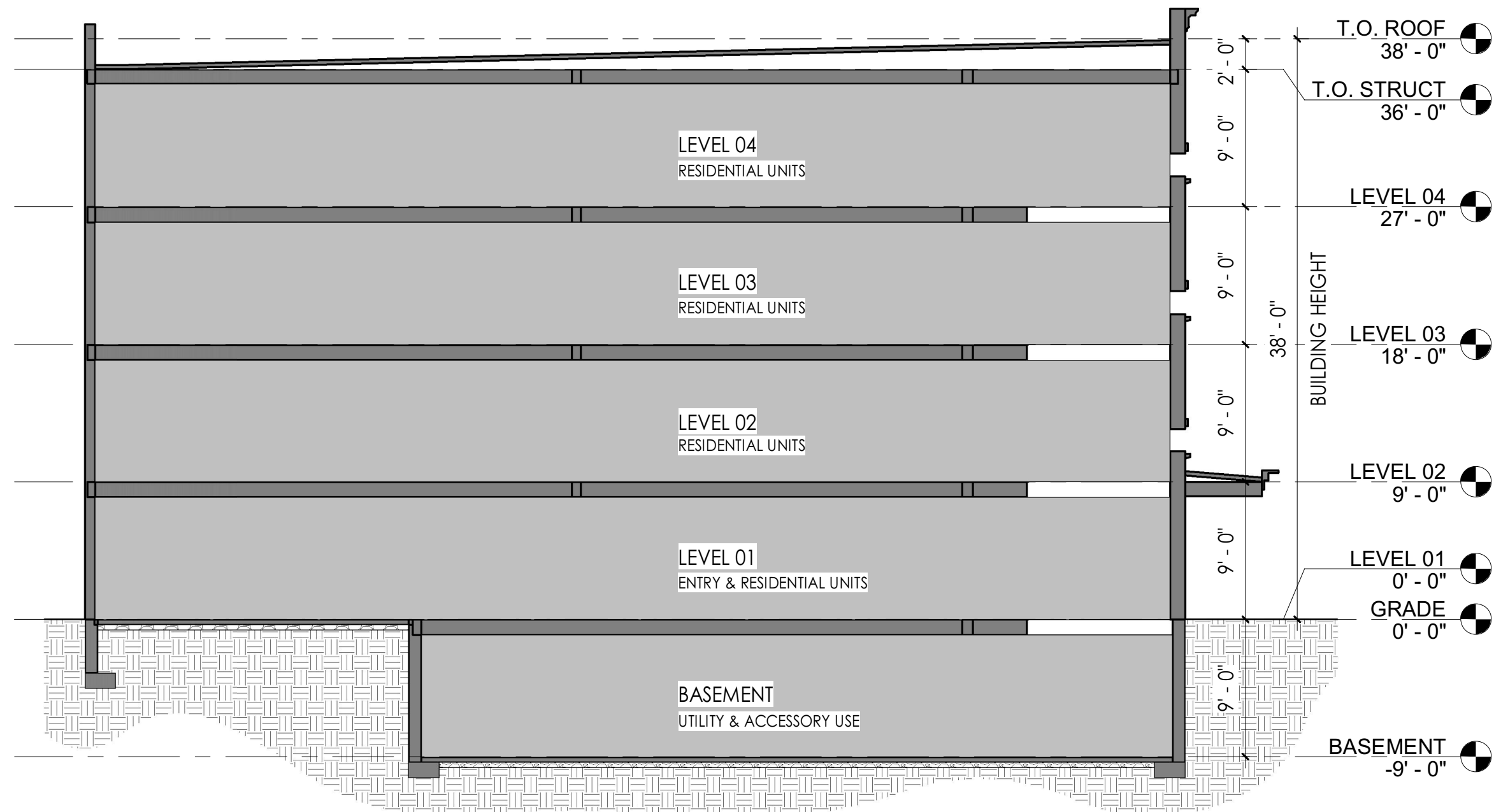
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



SITE PHOTO



3 | BUILDING SECTION - ZONING



2 | SIDE ELEVATION - ZONING
Z001 | 1/8" = 1'-0"



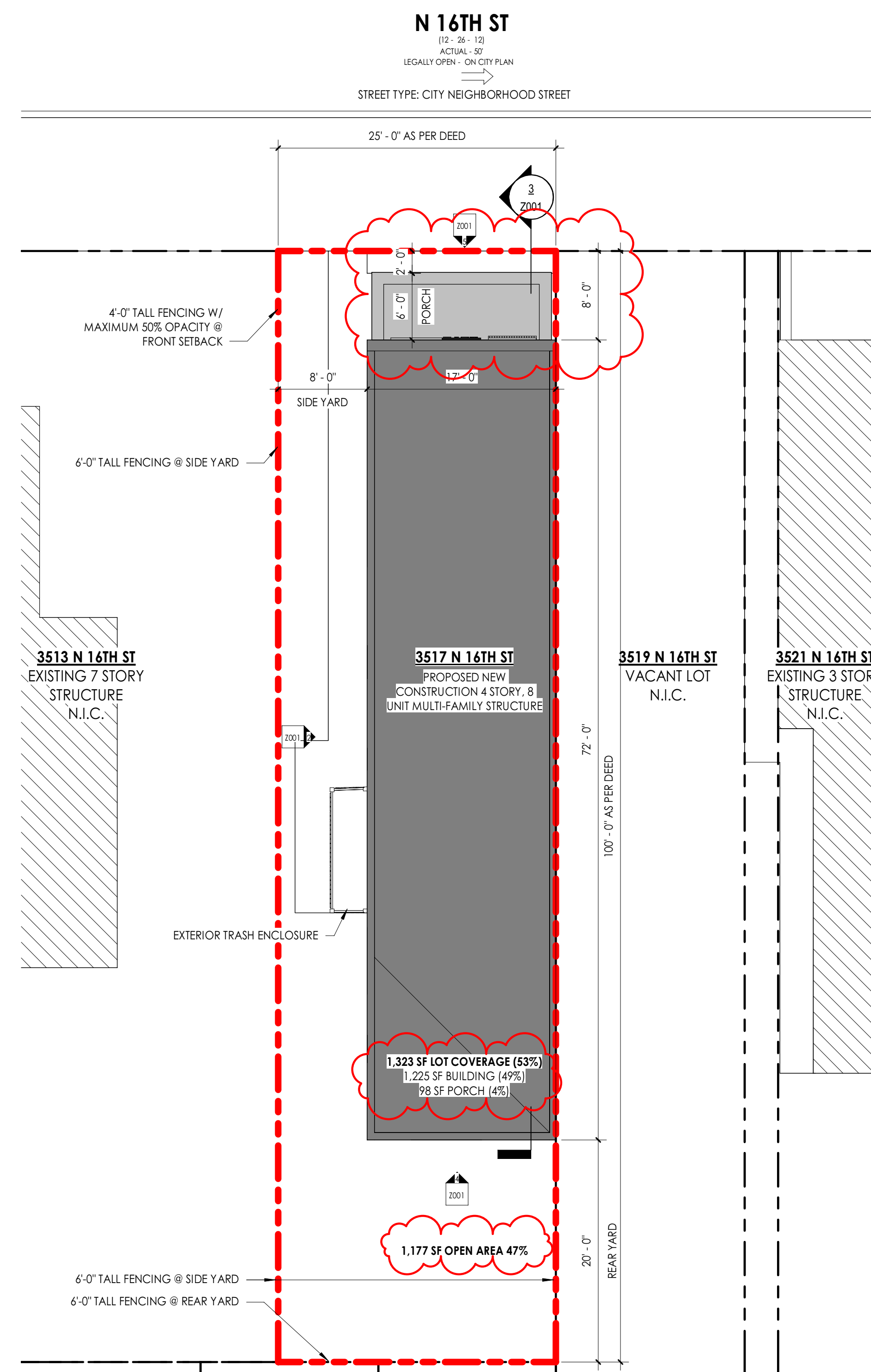
ZONING INFORMATION		RSA-3
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 25'-0"	LOT WIDTH: 25'-0"	NO
MINIMUM LOT AREA: 2,250 SQ FT	LOT AREA: 4,500 SF	NO
MINIMUM OPEN AREA: 50%	OPEN AREA: 1,177 SF (47%)	YES
MINIMUM FRONT YARD DEPTH: 8'-0"	FRONT YARD DEPTH: 2'-0"	YES
MINIMUM SIDE YARD WIDTH: DETACHED 8'-0" EACH SIDE, OTHER 8'-0"	SIDE YARD WIDTH: 8'-0"	NO
MINIMUM REAR YARD DEPTH: SINGLE-FAMILY 15'-0", OTHER 20'-0"	REAR YARD DEPTH: 20'-0"	NO
MAXIMUM HEIGHT: 38'-6"	HEIGHT: 38'-0"	NO
PARKING: 1 REQUIRED PER DWELLING UNIT	0	YES
BIKE PARKING: 0 REQUIRED	8 CLASS 1A	NO
STREET TREES: 0 REQUIRED	0	NO
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY (8 UNITS)	YES

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED

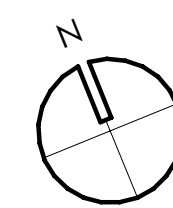
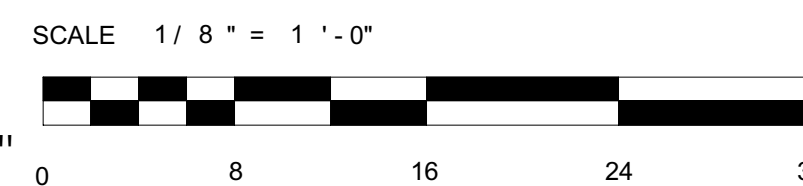
PERMITTED USE TYPE -
SINGLE-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS
ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN;
MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -

DESCRIPTION -
PROPOSED 4-STORY RESIDENTIAL MULTI-FAMILY STRUCTURE CONTAINING 8 DWELLING UNITS. PARTIAL BASEMENT PROPOSED FOR UTILITY & ACCESSORY USE.



1 | ZONING SITE PLAN



DESIGNBLENDZ ARCHITECTURE, LLP
e| INFO@DESIGNBLENDZ.COM w| WWW.DESIGNBLENDZ.COM

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PHILADELPHIA, PA 19127
t | 215.995.0228

MONTCLAIR, NJ
17 CHURCH ST
MONTCLAIR, NJ 07042
t| 973.299.1777

CLIENT

RESIDENCE AT N 16TH ST LLC
501 W HARFORD ST
MILFORD, PA, 18337
510.301.0701

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SEAL

PROJECT ADDRESS

3517 N 16th ST, PHILADELPHIA, PA,
19140

[illegible]

ZONING REVISION	JT	SM	04.21.2021
ISSUE FOR ZONING	JT	SM	03.30.2021
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

3517 N 16th STREET

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
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REVISION

SCALE
As indicated

ZOO 1