

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

Application Number: ZP-2020-003262	Zoning District(s): I2	Date of Refusal: 8/4/2020
Address/Location: 2731 FEDERAL ST, Philadelphia, PA 19146-3830 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Gabriel Deck DBA: Gnome Architects, LLC	Applicant Address: 1901 S 9th Street Room 526 Philadelphia, PA 19148 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS SIX (6) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND VACANT COMMERCIAL SPACE AT THE GROUND FLOOR. 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-802-3	Parking Ratios	Per Table 14-802-3 multi-family use in I-2 zoning district shall have 1 parking space for every two units. Therefore 3 parking spaces are required whereas 0 are proposed.
Table 14-602-3	Use	Per Table 14-602-3 multi-family use is prohibited in the I-2 zoning district.

TWO (2) USE REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

CAL GRAYS FERRY LLC



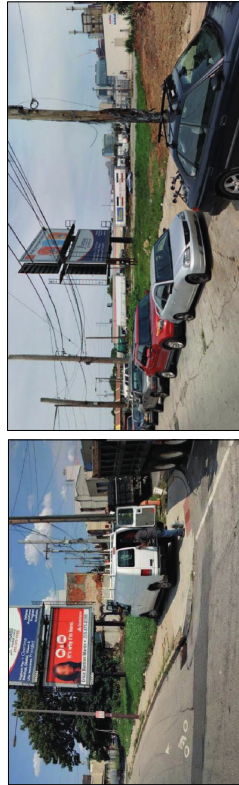
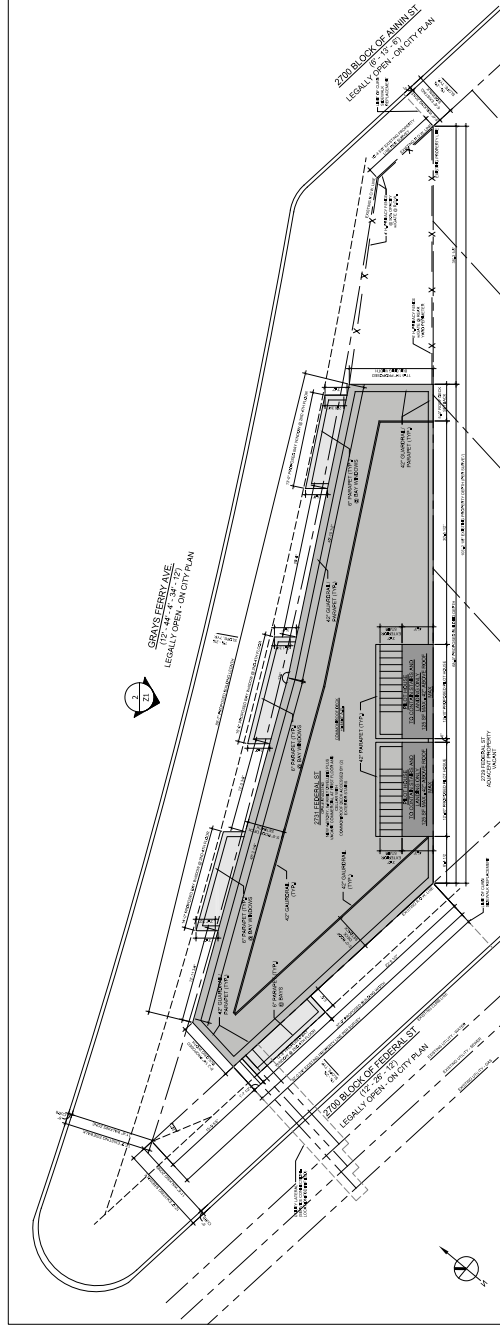
EXAMINER NAME
PLANS EXAMINER

8/4/2020
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.



2 ZONING SECTION (FROMT GRAYS FERRY AVE)



NO EXCAVATION
 DIAL 841-1 OR 1-800-242-1776 NOT LESS
 THAN 3 BUSINESS DAYS NOR MORE
 THAN 10 BUSINESS DAYS PRIOR TO THE
 START OF EXCAVATION
 PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER:
 2731 FEDERAL ST • 2020-70563

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.J.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE

CONCLUSION

1 SITE PLAN

• 2000-2001

APPROVED
FOR ZONING ONLY
11/30/20

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVE
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I Use

Zoning Permit

Permit Number ZP-2020-003262

LOCATION OF WORK 2731 FEDERAL ST, Philadelphia, PA 19146-3830	PERMIT FEE \$1,722.00	DATE ISSUED 10/14/2020
	ZBA CALENDAR MI-2020-001281	ZBA DECISION DATE 10/14/2020
	ZONING DISTRICTS I2	

PERMIT HOLDER CAL GRAYS FERRY LLC	1601 RIDGE AVE PHILADELPHIA PA 19150
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APPLICANT Gabriel Deck DBA: Gnome Architects, LLC	1901 S 9th StreetRoom 526Philadelphia, PA 19148USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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.

Zoning Permit

Permit Number ZP-2020-003262

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2731 FEDERAL ST Philadelphia, PA 19146-3830

ADDITIONAL USE DETAILS

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

SIX (6) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND VACANT COMMERCIAL SPACE AT THE GROUND FLOOR.

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.