

Zoning Permit

Permit Number ZP-2020-009659

LOCATION OF WORK 1618 N 54TH ST, Philadelphia, PA 19131-3505	PERMIT FEE \$1,722.00	DATE ISSUED 12/15/2021
	ZBA CALENDAR MI-2021-000551	ZBA DECISION DATE 12/15/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 54TH ST HOLDINGS LLC	8 SHADY PINE DR WARMINSTER PA 18974
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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 DETACHED STRUCTURE WITH A ROOF DECK ACCESS STRUCTURE (FOR MECHANICAL EQUIPMENT ONLY). SIZE AND LOCATION AS SHOWN IN 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1618 N 54TH ST Philadelphia, PA 19131-3505

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [TWELVE(12) DWELLING UNITS]

This permit is subject to the following specific conditions.

CONDITIONS

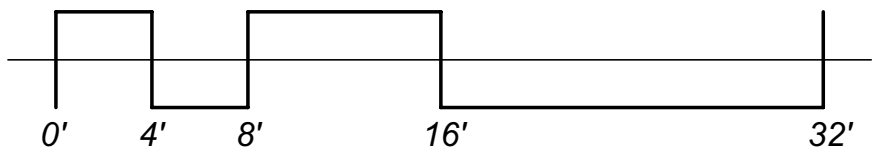
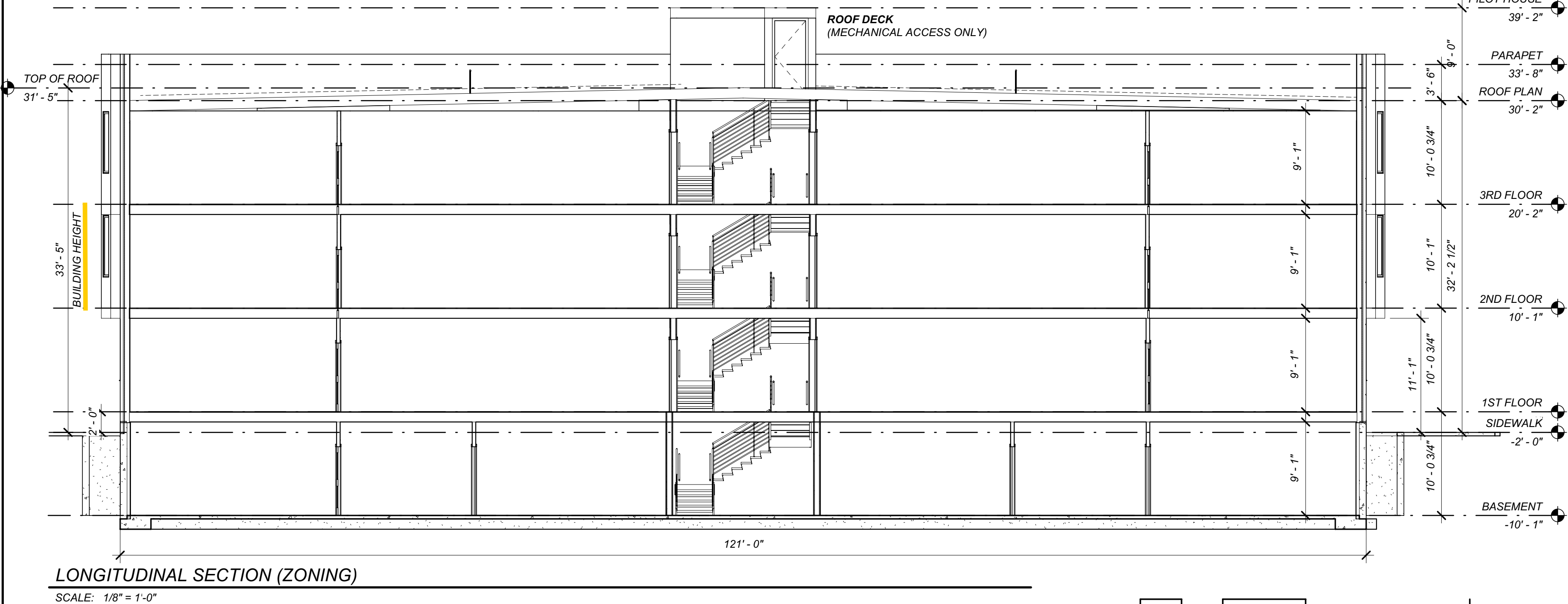
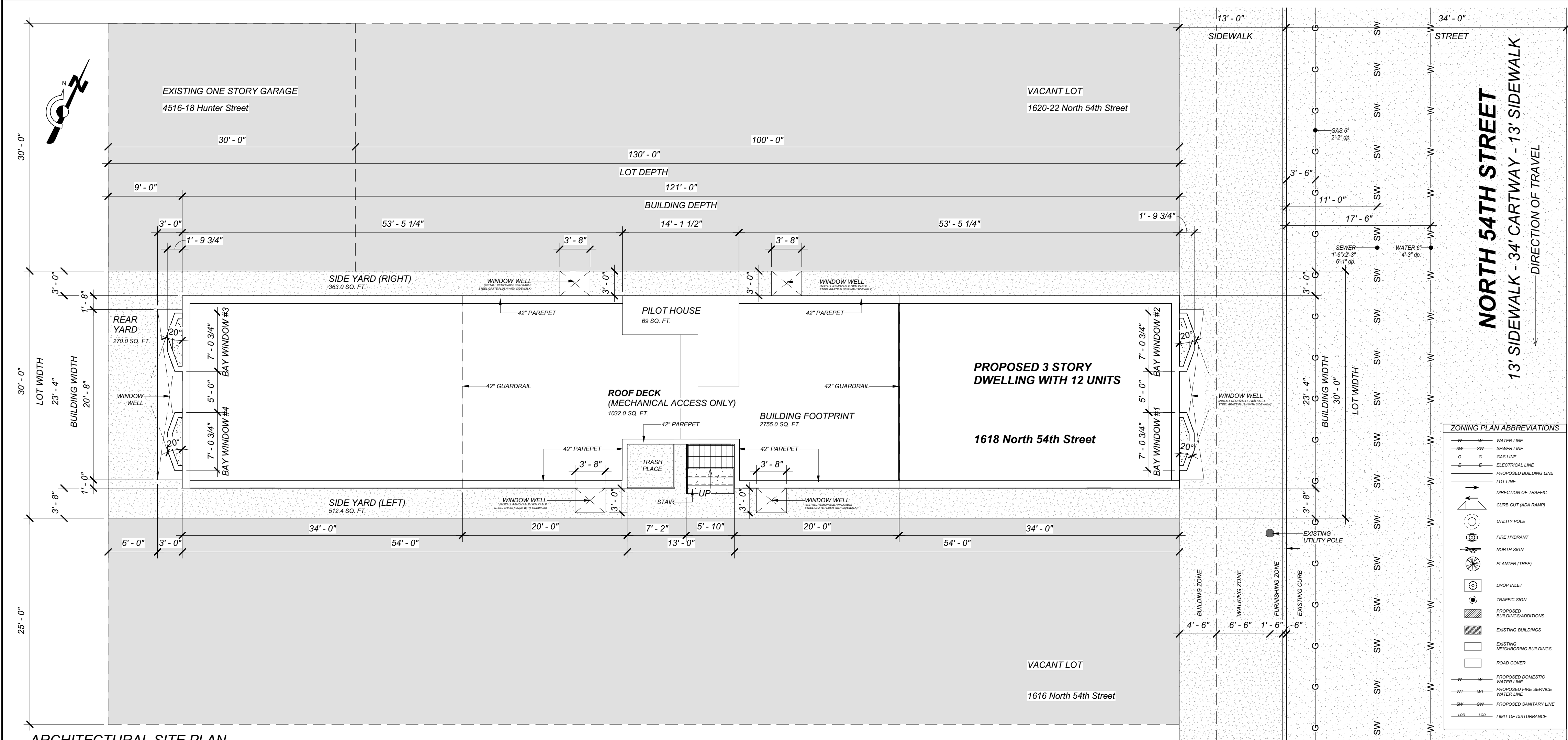
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected

SITUATE on the West side of 54th Street at the distance of 230 feet Northward from the North side of Lansdowne Avenue in the 4th (formerly part of the 52nd) Ward of the City of Philadelphia

CONTAINING in front or breadth on said 54th Street 30 feet and extending Westward of that width between lines at right angles to said 54th Street in length or depth 130 feet

BEING NO 1618 North 54th Street

DEED



Property Schedule			
Parcel No.	Address	Area	Proposed
041289200	1618 N 54th Street	3899 SF	
RM-1 PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		1618 N 54th Street, Philadelphia, PA 19131	
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
		REQUIRED	PROPOSED
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)	16 FT	30 FT (EXISTING)	
MIN. LOT AREA (SQ FT)	1440 SQ FT	3899 SQ FT (EXISTING)	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 25%; CORNER 20%	29.4 % (1,145.4 Sq.Ft.)	
FRONT SETBACK			
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS		
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/5 EACH		
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT		
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT		
SINGLE- OR TWO-FAMILY SEMI-DETACHED (FT)	5 FT		
MULTI-FAMILY SEMI-DETACHED (FT)	12 FT		
ATTACHED (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701			
INTERMEDIATE (FT)	2/12 EACH		
CORNER (FT)	12 FT		
REAR YARD			
MIN. DEPTH (FT)	9 FT	9 FT	
HEIGHT			
MAXIMUM (FT)	38 FT	+/- 33 FT 5 INCH	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)	144 SQ FT	270.0 SQ FT	
SIDE YARD (SQ FT)		875.4 SQ FT	
FRONT YARD (SQ FT)			
BUILDING FOOTPRINT (SQ FT)		2755.0 SQ FT	
BUILDING USE			
		RESIDENTIAL	
STREETS DEPARTMENT RIGHT OF WAY		1618 N 54th Street, Philadelphia, PA 19131	
STREET BREAK-DOWN: North 54th Street			
12' SIDEWALK - 36' CARTWAY - 12' SIDEWALK = 60 FT WIDE			

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	Proposed	N/A
WINDOW WELL	Proposed	In property boundary (3'-0")
BAY WINDOW #1	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #2	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #3	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #4	Proposed	In property boundary (1'-9 3/4")
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"		

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP



614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: Plans@HaverfordSq.com

Owner:
54TH ST HOLDINGS, LLC



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK ONE BOX ONLY

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:
**1618 North 54th Street,
Philadelphia, PA 19131**

Drawing Name:
ZONING.

Project number 1618 North 54th Street
Date 10/26/2020 01:15:54
Drawn by PM Alexandr Stratila
Checked by FZ

Sheet Number:
Z1

Scale As indicated

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

Application Number: ZP-2020-009659	Zoning District(s): RSA5	Date of Refusal: 1/9/2021
Address/Location: 1618 N 54TH ST, Philadelphia, PA 19131-3505 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: LEV YAKUBOV	Applicant Address: 614 SOUTH 4TH STREET #510 PHILADELPHIA, PA 19147 USA	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK ACCESS STRUCTURE (FOR MECHANICAL EQUIPMENT). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLAN.FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [TWELVE (12) DWELLING UNITS]

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 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas, the proposed side yard dimension does not meet the minimum side yard requirement for detached structure in the RSA-5 zoning district
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living], is expressly prohibited in the RSA residential zoning district.

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

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

N/A

Parcel Owner:

54TH ST HOLDINGS LLC



ROLAND NGABA
PLANS EXAMINER

1/9/2021
DATE SIGNED