

| PROPERTY SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                                               |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------|-----------------|
| OPA #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ADDRESS             | AREA                                          | ZONING          |
| 884350915                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1238-46 Belmont Ave | 22480 SF                                      | I-2             |
| I-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     | 1238 - 46 BELMONT AVE                         |                 |
| PREVIOUS DISTRICT NAME - G1/G2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                                               |                 |
| PERMITTED BUILDING TYPE<br>MEDIUM INDUSTRIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |                                               |                 |
| USES PERMITTED AS OF RIGHT:<br>CARETAKER QUARTERS; PASSIVE RECREATION; EDUCATIONAL FACILITIES; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES; BASIC AND MAJOR WIRELESS SERVICE FACILITY; BUSINESS AND PROFESSIONAL; MEDICAL, DENTAL, HEALTH GROUP PRACTITIONER; GOVERNMENT; BUILDING SUPPLIES AND EQUIPMENT; ANIMAL SERVICES; BUILDING SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS; NON-ACCESSORY PARKING; RADIO, TELEVISION, AND RECORDING SERVICES; COMMERCIAL VEHICLE REPAIR AND MAINTENANCE; COMMERCIAL VEHICLE SALES AND RENTAL; PERSONAL VEHICLE REPAIR AND MAINTENANCE; PERSONAL VEHICLE SALES AND RENTAL; GASOLINE STATION; VEHICLE PAINT FINISHING SHOP; EQUIPMENT AND MATERIALS STORAGE YARDS AND BUILDINGS; MOVING AND STORAGE FACILITIES; WAREHOUSE; WHOLESALE SALES AND DISTRIBUTION; ARTISTS STUDIOS AND ARTISAN INDUSTRIAL; LIMITED INDUSTRIAL; GENERAL INDUSTRIAL; RESEARCH AND DEVELOPMENT; TRUCKING AND TRANSPORTATION TERMINALS; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM; ANIMAL HUSBANDRY; HORTICULTURE NURSERIES AND GREENHOUSES |                     |                                               |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REQUIRED            | PROPOSED                                      |                 |
| LOT DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                                               |                 |
| MIN. LOT WIDTH (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                               | 104' EXST.      |
| MIN. LOT AREA (SQ FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |                                               | 22,480 EXST.    |
| MAX. OCC. AREA (% OF LOT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100% (22,480 SF)    |                                               | 64% (14,390 SF) |
| FRONT YARD DEPTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |                                               |                 |
| MINIMUM (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                   |                                               | NA              |
| MINIMUM SIDE YARD WIDTH (6), AS SET FORTH IN 14-701                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                               |                 |
| DETACHED, INTERMEDIATE (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6 FT, IF USED       |                                               | NA              |
| DETACHED, CORNER (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |                                               | NA              |
| SEMI- DETACHED (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                               | NA              |
| ATTACHED (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                                               | NA              |
| REAR YARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                               |                 |
| MIN. DEPTH (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 8 FT, IF USED       |                                               | NA              |
| HEIGHT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                                               |                 |
| MAXIMUM (FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | NO LIMIT            |                                               | 76'-4"          |
| OPEN SPACE SQUARE FOOTAGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |                                               |                 |
| REAR YARD (SQ FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                                               | NA              |
| SIDE YARD (SQ FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                                               | NA              |
| FRONT YARD (SQ FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |                                               | NA              |
| BUILDING FOOTPRINT (SQ FT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |                                               | 14,390          |
| FLOOR AREA RATIO (FAR)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |                                               |                 |
| MAX. FAR (% OF LOT AREA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 500% = 112,400 SF   | FLOOR                                         | AREA (GROSS SF) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | FIRST                                         | 12,084          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | SECOND                                        | 12,266          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | THIRD                                         | 11,684          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | FOURTH                                        | 11,684          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | FIFTH                                         | 11,509          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | SIXTH                                         | 11,657          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | SEVENTH                                       | 11,657          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     | TOTAL                                         | 82,541          |
| PARKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |                                               |                 |
| MOTOR VEHICLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1/2 UNITS = 42      | 32 SPACES<br>(REDUCED PER 14-802.6, SEE Z101) |                 |
| BICYCLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 PER 3 UNITS = 28  | 28 CLASS 1                                    |                 |
| BUILDING USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |                                               |                 |
| MULTIFAMILY, MIXED USE, 84 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |                                               |                 |

| STREETS BREAK-DOWN:                       |               |
|-------------------------------------------|---------------|
| 20' SIDEWALK - 60' CARTWAY - 20' SIDEWALK | = 100 FT WIDE |
| STREETS BREAK-DOWN: W. THOMPSON STREET    |               |
| 10' SIDEWALK - 20' CARTWAY - 10' SIDEWALK | = 40 FT WIDE  |
| STREETS BREAK-DOWN: LEX STREET            |               |
| 10' SIDEWALK - 20' CARTWAY - 10' SIDEWALK | = 40 FT WIDE  |

| ENCROACHMENT TYPE                             |    | DIMENSION    |
|-----------------------------------------------|----|--------------|
| PROPOSED / EXISTING                           |    | ENCROACHMENT |
| STAIRS / STEPS                                | NA | NA           |
| WINDOW WELL                                   | NA | NA           |
| BAY WINDOW                                    | NA | NA           |
| MAXIMUM ENCROACHMENT ALLOWED: 4'-6" (BELMONT) |    |              |
| LEGAL DESCRIPTION OF THE PROPERTY             |    |              |

An Easement Estate, said easement being a portion of the following described parent parcel:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the 53rd Ward of the City of Philadelphia County of Philadelphia and Commonwealth of Pennsylvania described in accordance with a Plan of Property made for John F. Scanlan, Inc. by Dayton F. Stout Surveyor and Regulator of the 7th Survey District dated August 21, 1964, as follows, to wit:-

BEGINNING at the point of intersection of the Western side of Belmont Avenue (100 feet wide) with the Southern side of Thompson Street (40 feet wide) as relocated; thence extending along the Western side of Belmont Avenue South 10 degrees, 5 minutes 45.93 seconds East 104 feet to a point; thence extending through a brick wall South 79 degrees, 54 minutes 14.07 seconds West 200 feet to a point on the Eastern side of Lex Street (40 feet wide); thence along the same North 10 degrees, 5 minutes 45.93 seconds West 20 feet to a point; thence extending South 79 degrees, 54 minutes 14.07 seconds West 20 feet to a point in the middle line of said Lex Street; thence along the same North 10 degrees, 5 minutes 45.93 seconds West 84 feet to a point on the South side of Thompson Street; thence along same North 79 degrees, 54 minutes 14.07 seconds East 220 feet to the first mentioned point and place of beginning.

AND BEING the same property conveyed to John F. Scanlan, Inc., a Pennsylvania corporation from Philadelphia Industrial Development Corporation by Fee Simple Deed dated November 01, 1967 and recorded November 03, 1967 in Deed Book 1118, Page 518.

Tax Parcel No. 884350915

LEAVE BLANK. FOR APPROVAL STAMPS ONLY

APPROVED  
FOR ZONING ONLY  
07/23/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, ERROR OR INACCURACY FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS

Applied Electronically by L&I User

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

Belmont Avenue is the primary street;

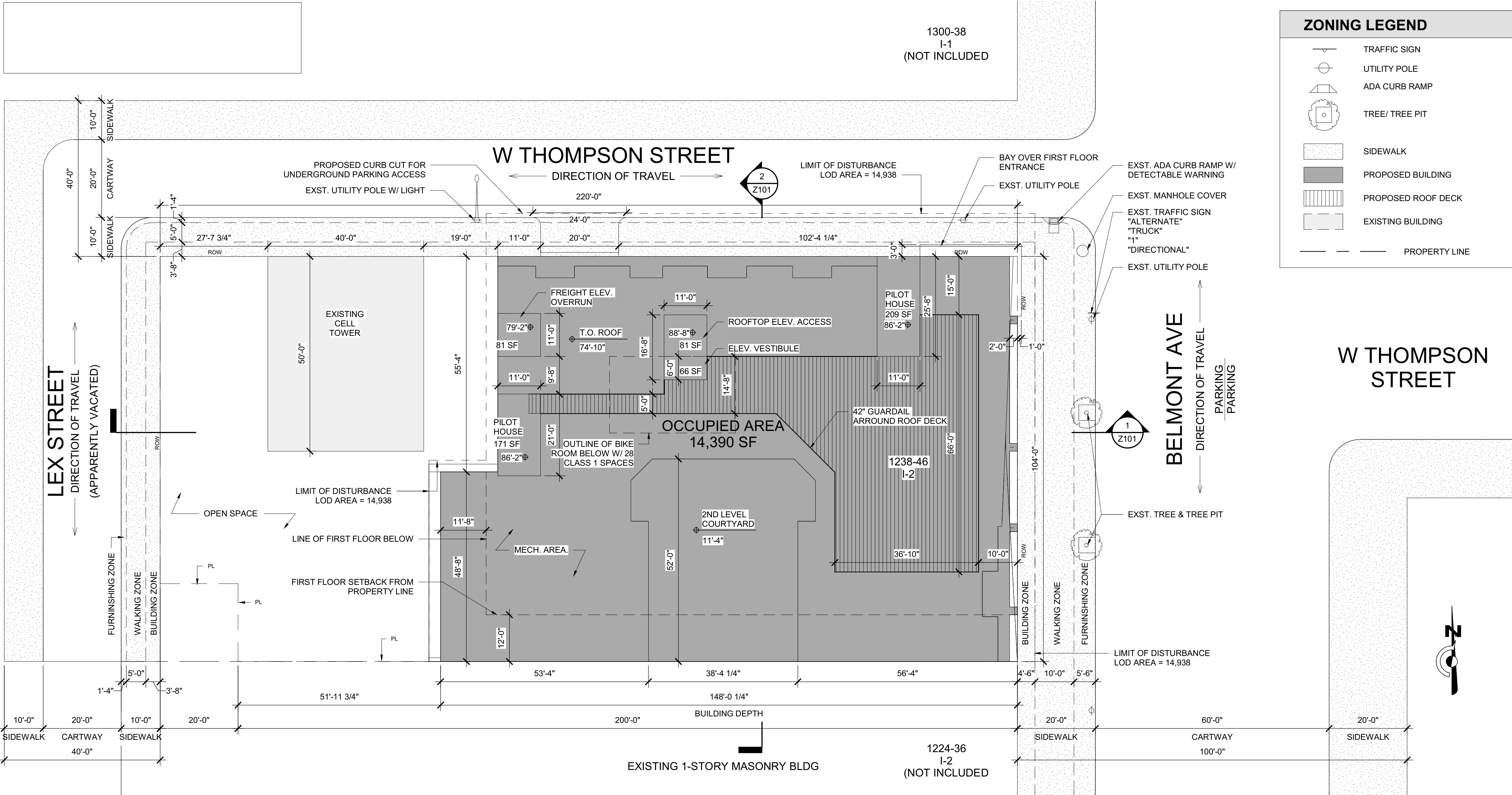
Opposite of Belmont Avenue is the rear;

W. Thompson Street is the rear street

Applied Electronically by: BRIAN WENRICH

December 22, 2021

PHILADELPHIA CITY PLANNING COMMISSION



1

ZONING PLAN

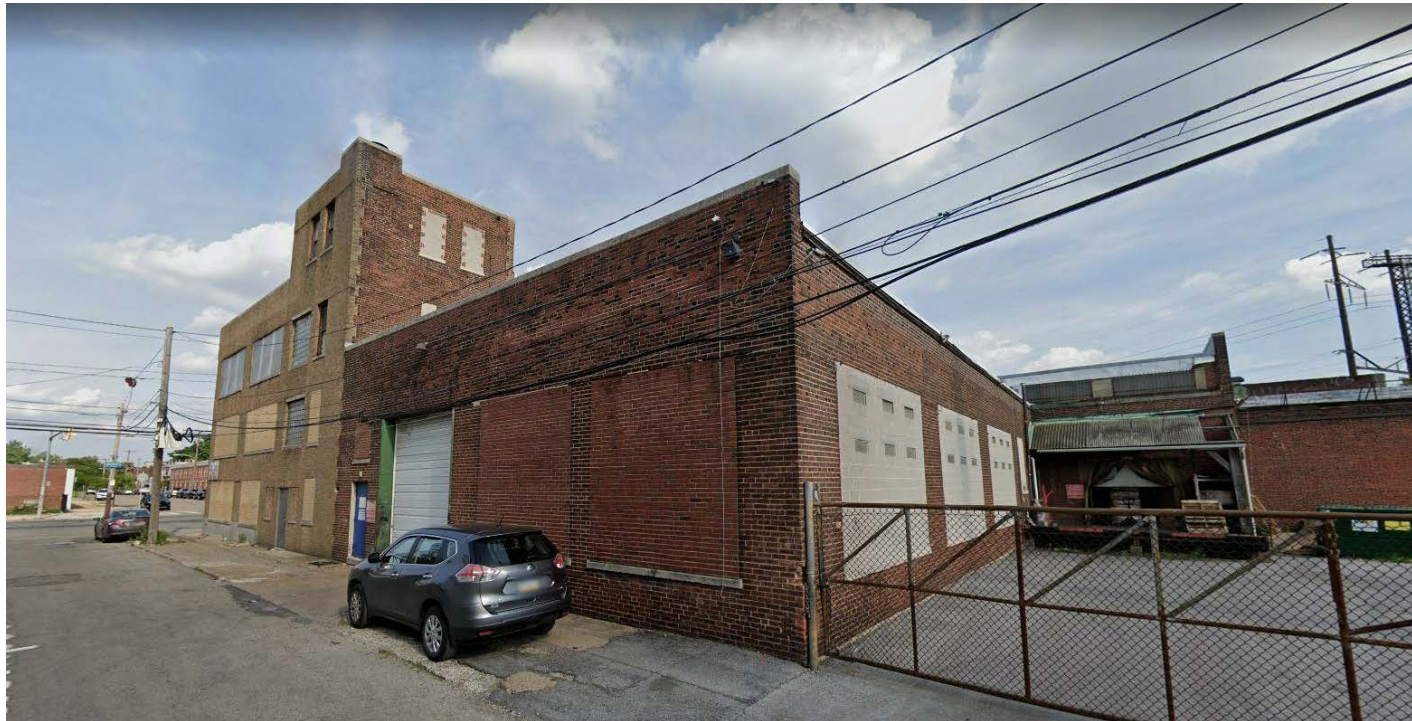
SCALE 1/16" = 1'-0"

0'

8'

16'

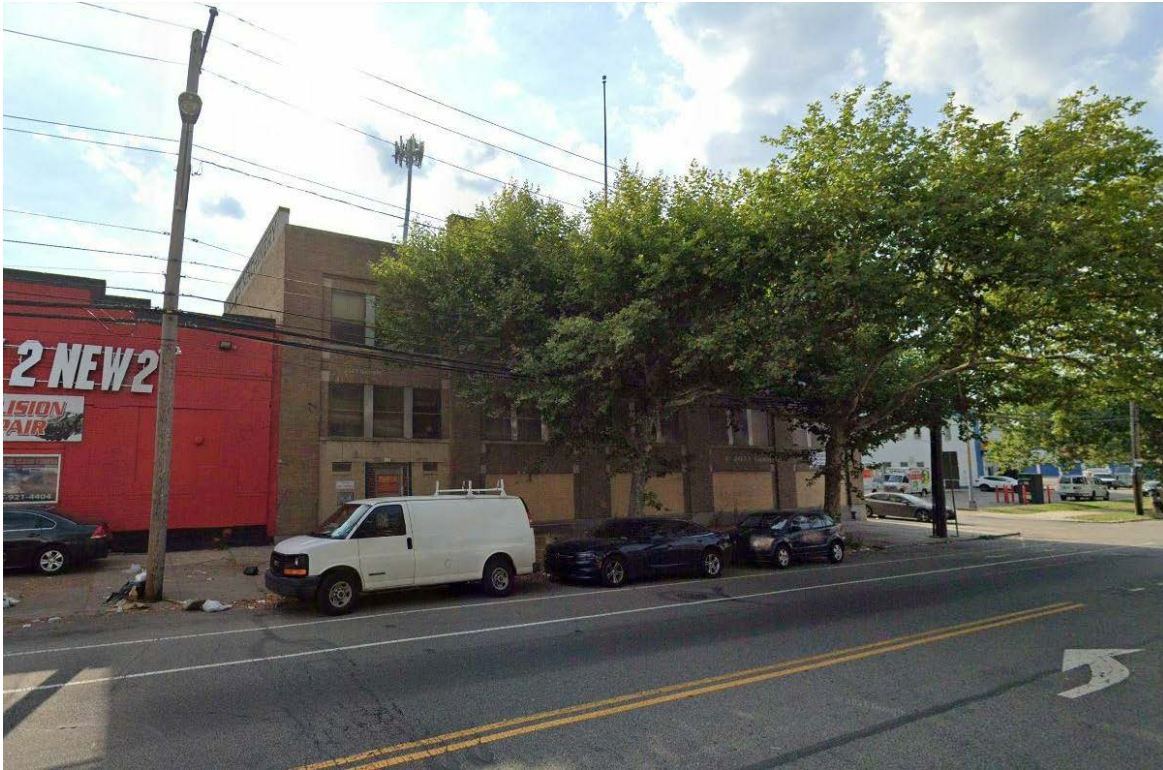
32'



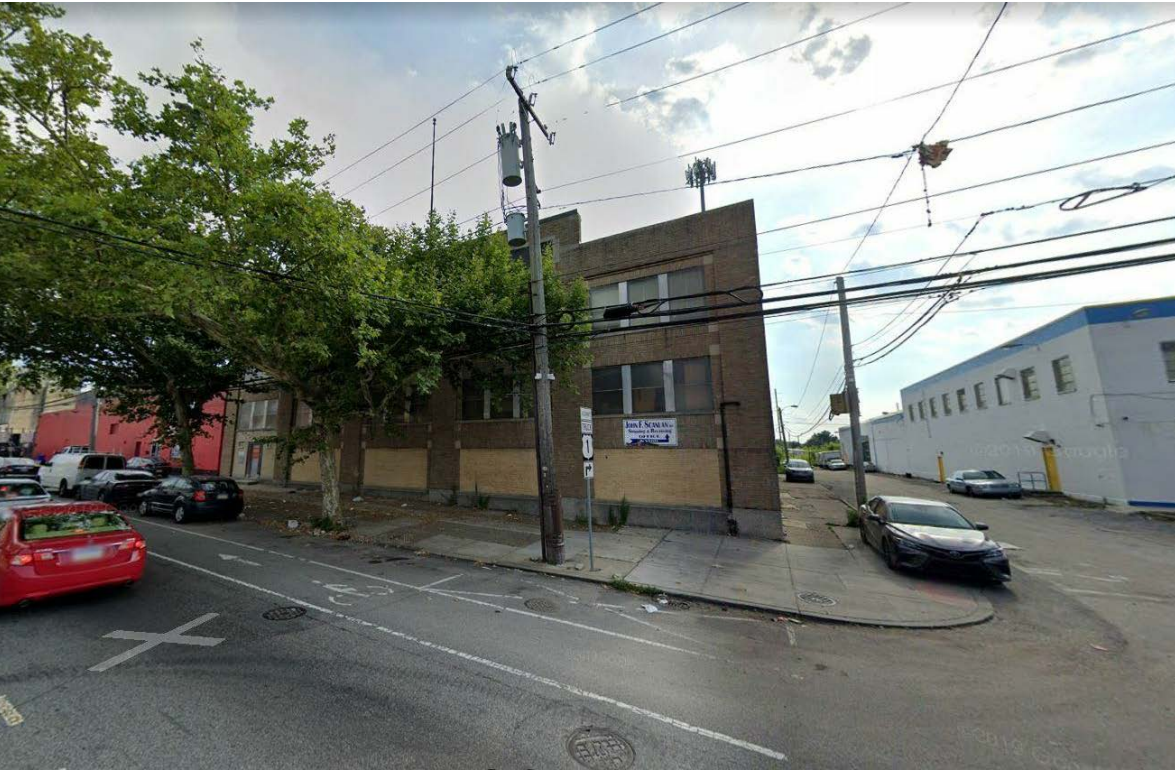
STREET VIEW: THOMPSON LOOKING SOUTH



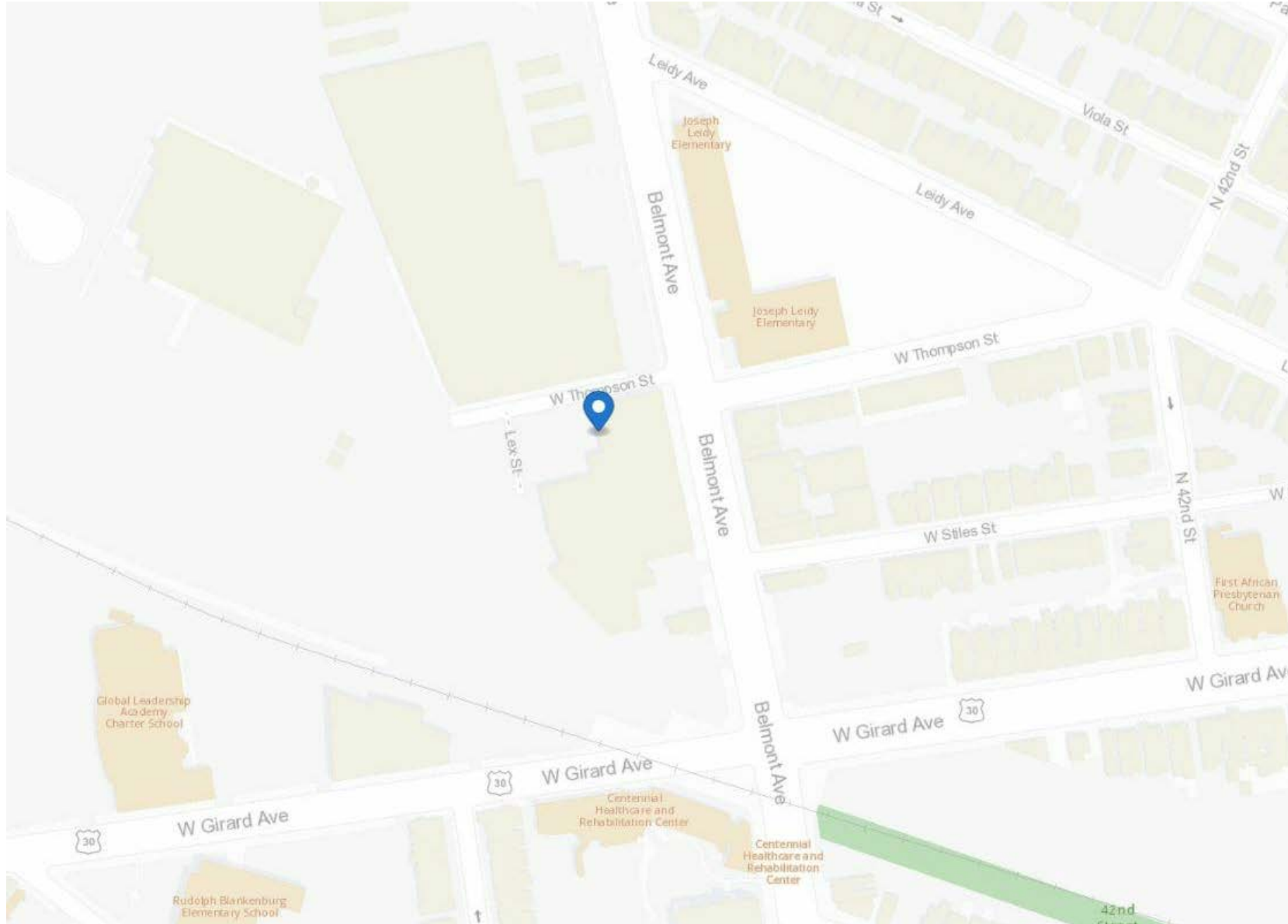
STREET VIEW: THOMPSON & LEX LOOKING SOUTH



STREET VIEW: BELMONT LOOKING WEST



STREET VIEW: BELMONT & THOMPSON LOOKING WEST

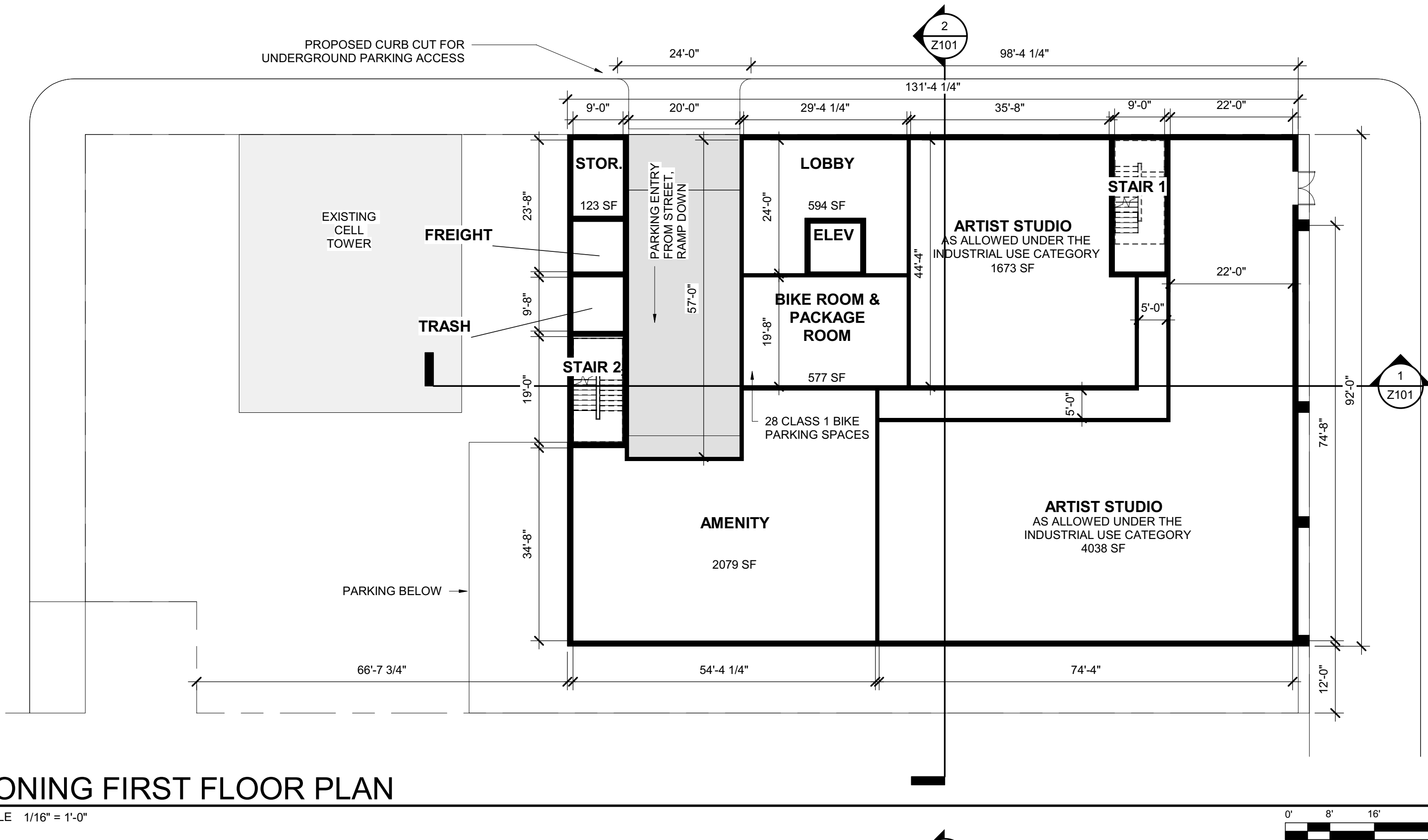


AERIAL: NTS

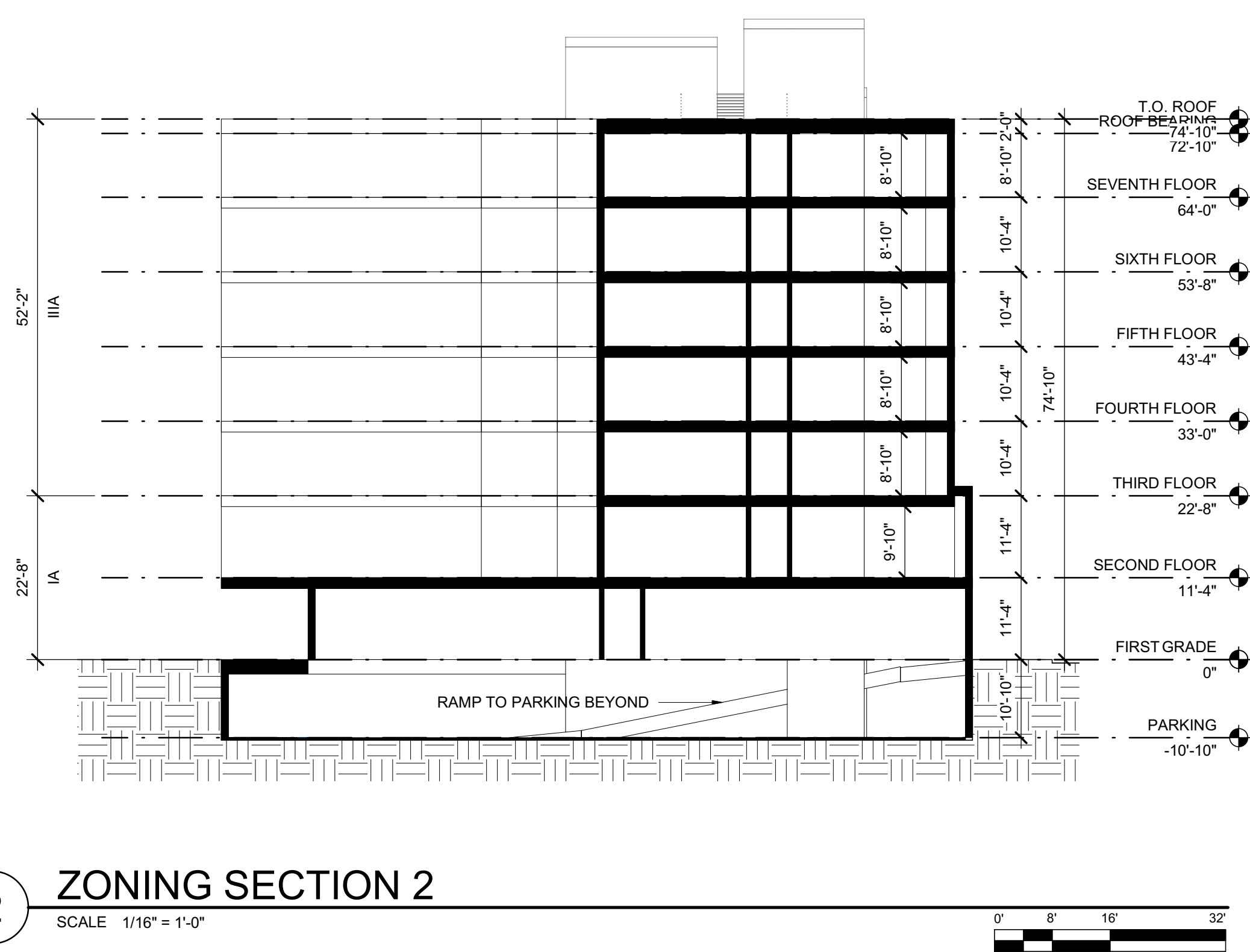
| Revisions/Issue |          |                             |
|-----------------|----------|-----------------------------|
| #               | Date     | Description                 |
| 1               | 10/06/21 | ZONING COMMENTS RESPONSE #1 |

|                                               |  |
|-----------------------------------------------|--|
| Project name                                  |  |
| 1238-46 BELMONT AVE                           |  |
| 1238-46 BELMONT AVE<br>PHILADELPHIA, PA 19104 |  |
| Sheet name                                    |  |
| ZONING                                        |  |
| Project number                                |  |
| 21-009                                        |  |
| Date                                          |  |
| 9/30/21                                       |  |
| Sheet Number                                  |  |

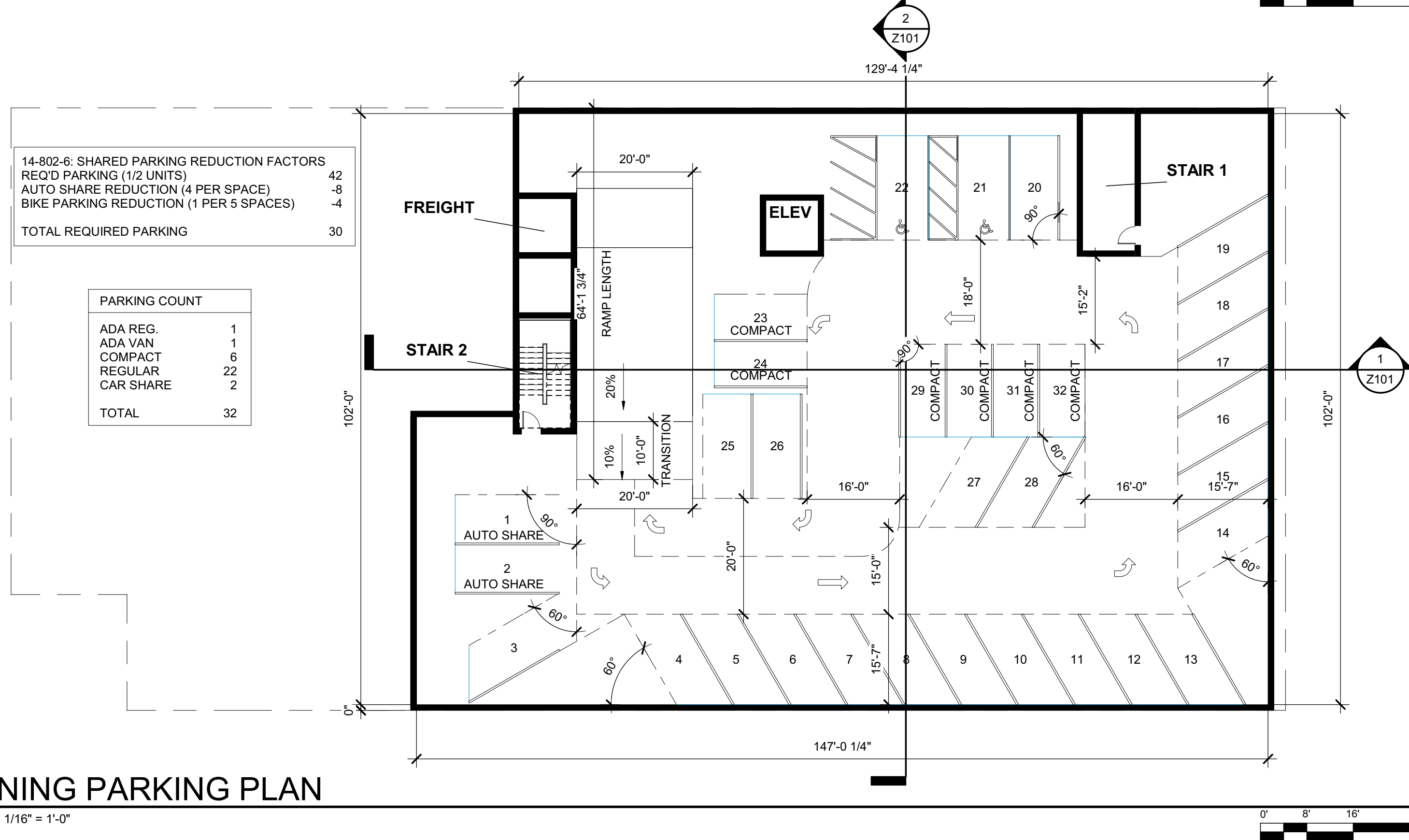
Z100



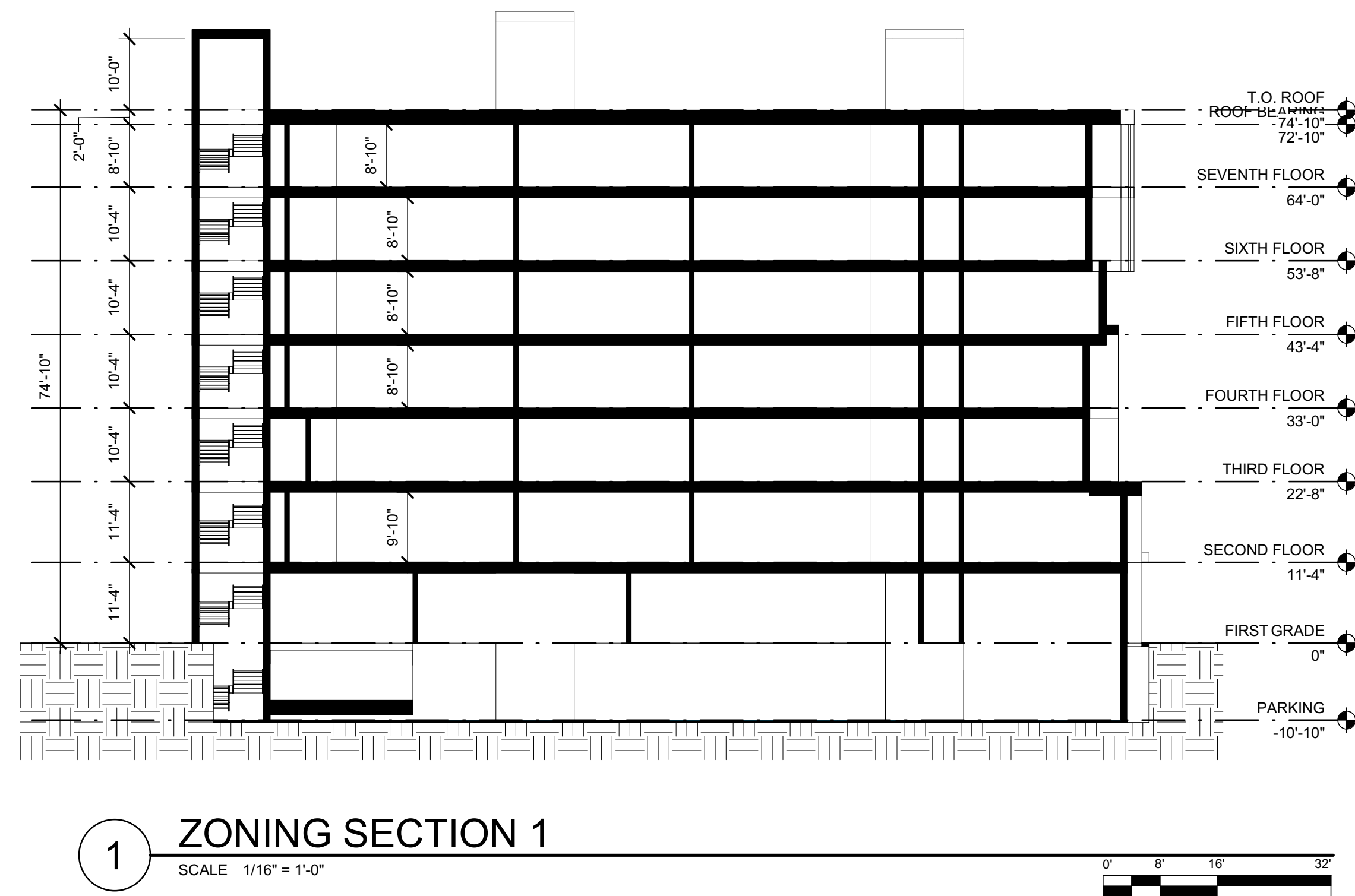
4 ZONING FIRST FLOOR PLAN  
SCALE 1/16" = 1'-0"



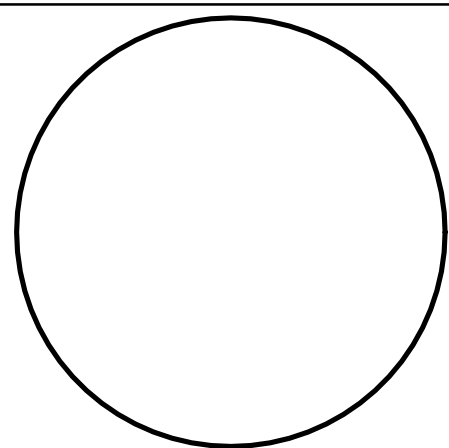
2 ZONING SECTION 2  
SCALE 1/16" = 1'-0"



3 ZONING PARKING PLAN  
SCALE 1/16" = 1'-0"



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



| Revisions/Issue |      |  | Description                                   |
|-----------------|------|--|-----------------------------------------------|
| #               | Date |  |                                               |
| Project name    |      |  | 1238-46 BELMONT AVE                           |
|                 |      |  | 1238-46 BELMONT AVE<br>PHILADELPHIA, PA 19104 |
| Sheet name      |      |  | ZONING                                        |
| Project number  |      |  | 21-009                                        |
| Date            |      |  | 9/30/21                                       |
| Sheet Number    |      |  | Z101                                          |



# Zoning Permit

Permit Number ZP-2021-012531

|                                                                      |                                |                                |
|----------------------------------------------------------------------|--------------------------------|--------------------------------|
| LOCATION OF WORK<br>1238-46 BELMONT AVE, Philadelphia, PA 19104-1096 | PERMIT FEE<br>\$3,527.00       | DATE ISSUED<br>6/21/2022       |
|                                                                      | ZBA CALENDAR<br>MI-2022-000273 | ZBA DECISION DATE<br>6/21/2022 |
|                                                                      | ZONING DISTRICTS<br>I2         |                                |

|                                                       |                                                                    |
|-------------------------------------------------------|--------------------------------------------------------------------|
| PERMIT HOLDER<br>HAVERFORD SQUARE, METROPOLITAN 1 LLC | 2001 STATE HILL RD STE 205 HAVERFORD SQUARE<br>WYOMISSING PA 19610 |
|-------------------------------------------------------|--------------------------------------------------------------------|

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| OWNER CONTACT 1<br>German Yakubov | 614 S 4th st 510, Philadelphia PA 19147 |
|-----------------------------------|-----------------------------------------|

|                 |  |
|-----------------|--|
| OWNER CONTACT 2 |  |
|-----------------|--|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>AMENDMENT #2:<br>Amend to remove the balconies, adjust the roof to reflect the trash chute vent, adjust the courtyard sidewalk to 5' wide, relocate the existing utility pole, and add notes clarifying the permeable paving location. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)<br>CALENDAR NUMBER; MI-2022-000273; no proviso |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|



## 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-2021-012531

## AMENDMENT #1:

Amend to reduce the maximum occupied area from 14,390 sq. ft. to 11,989 sq. ft.; reduce the height from 74'10" to 49' 3 1/4"; reduce the number of stories from 7 to 5; reduce the maximum FAR from 367% to 266%; reduce the number of units from 84 to 73; reduce the number of parking spaces from 32 to 19; reduce the number of bicycle parking spaces from 28 to 25; to have the parking above ground, eliminating the need for underpinning the basement which has been reduced in size and reducing the impact on neighboring properties; adding balconies projecting 3' over the sidewalk.

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE, ROOF DECK ACCESSED BY A PILOTHOUSE. WITH THIRTY-TWO (32) ACCESSORY PARKING SPACES INCLUDING WITH SIX (6) COMPACT PARKING SPACES, TWO (2) CAR SHARE SPACE, ONE (1) ACCESSIBLE SPACE AND ONE (1) VAN ACCESSIBLE SPACE AT CELLAR AND WITH TWENTY-EIGHT (28) 1A CLASS BICYCLE SPACE IN AN ACCESSIBLE ROUTE AT FIRST FLOOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



## APPROVED USE(S)

Residential - Household Living - Multi-Family

## THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

CALENDAR NUMBER; MI-2022-000273; no proviso



## 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-2021-012531

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1238-46 BELMONT AVE, Philadelphia, PA 19104-1096

## ADDITIONAL USE DETAILS

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

AMENDMENT #3: Amend to remove the use of artist studios and artisan industrial on the first floor, and to remain multi-family (73 dwelling units) households living above with all other uses in the same structure as previously approved. FOR AN ARTIST STUDIO AND ARTISAN INDUSTRIE AT FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (84 DWELLING UNITS) ABOVE

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](http://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.

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

|                                                                                                                         |                                                                                            |                                              |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Application Number:</b><br>ZP-2021-012531                                                                            | <b>Zoning District(s):</b><br>I2                                                           | <b>Date of Refusal:</b><br><b>12/30/2021</b> |
| <b>Address/Location:</b><br>1238-46 BELMONT AVE, Philadelphia, PA 19104-1096 (SWC W THOMPSON ST)<br>Parcel (PWD Record) |                                                                                            | <b>Page Number</b><br>Page 1 of 1            |
| <b>Applicant Name:</b><br>LEV YAKUBOV                                                                                   | <b>Applicant Address:</b><br>614 SOUTH 4TH STREET<br>#510<br>PHILADELPHIA, PA 19147<br>USA |                                              |

APPLICATION IS FOR A SEMI-DETACHED STRUCTURE; ROOF DECK ACCESSED BY A PILOTHOUSE FOR AN ARTIST STUDIO AND ARTISAN INDUSTRIE AT FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (84 DWELLING UNITS) ABOVE WITH THIRTY-TWO (32) ACCESSORY PARKING SPACES INCLUDING WITH SIX (6) COMPACT PARKING SPACES, TWO (2) CAR SHARE SPACE, ONE (1) ACCESSIBLE SPACE AND ONE (1) VAN ACCESSIBLE SPACE AT CELLAR AND WITH TWENTY-EIGHT (28) 1A CLASS BICYCLE SPACE IN AN ACCESSIBLE ROUTE AT FIRST FLOOR.

SIZE AND LOCARTION AS SHOWN IN THE APPLICATION.

**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](http://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 DISTRICT | THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT |

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$300

NOTES TO THE ZBA:

NO SIGN ON THIS APPLICATION.

Parcel Owner:

JOHN F SCANLAN INC



CHELI DAHAL  
PLANS EXAMINER

12/30/2021  
DATE SIGNED

| ZONING SUMMARY                  |                         |                                                                                                             |                            |
|---------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------|
| SITE INFORMATION:               | BASE DISTRICT:          | 1-2                                                                                                         |                            |
|                                 | ADDRESS:                | 1238-46 BELMONT AVE, PHILADELPHIA, PA 19107                                                                 |                            |
|                                 | LOT AREA:               | 22,480 SF                                                                                                   |                            |
|                                 | PROJECT DESCRIPTION:    | NEW CONSTRUCTION OF 73-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH ROOF DECK, BASEMENT, AND SURFACE PARKING |                            |
| ITEM                            | ZONING SECTION          | ZONING REQUIREMENT                                                                                          | PROPOSED                   |
| USE REGULATIONS                 | 14-602-2                | ONLY USES PERMITTED IN SECTION 14-602-2                                                                     | MULTI-FAMILY RESIDENTIAL   |
| MIN. LOT WIDTH (FT)             | 14-701-4                | 16                                                                                                          | SEE ZONING PLAN            |
| MIN. LOT AREA (SQ FT)           | 14-701-4                | 1,440                                                                                                       | 22,480                     |
| MAX. OCCUPIED AREA (% OF LOT)   | 14-701-4                | 100                                                                                                         | 53% (11,989 SF)            |
| FRONT YARD DEPTH                | 14-701-4                | 0                                                                                                           | SEE ZONING PLAN            |
| SIDE YARD WIDTH                 | 14-701-4                | 6 IF USED                                                                                                   | N/A                        |
| REAR YARD DEPTH                 | 14-701-4                | 8 IF USED                                                                                                   | SEE ZONING PLAN            |
| HEIGHT REGULATIONS              | 14-701-4                | NO LIMIT                                                                                                    | 53'-3 1/4"                 |
| MAX. FLOOR AREA (% OF LOT AREA) | 14-701-4                | 500                                                                                                         | 266                        |
| VEHICLE PARKING SPACES          | 14-802-1                | 1/2 UNITS                                                                                                   |                            |
| AUTO-SHARE REDUCTION            | 14-802-8(b)             | 40% MAX(15), 4 PER 1 PROVIDED                                                                               | 19                         |
|                                 | 14-802-8(c)             | 10% (3) MAX, 1 PER 5 PROVIDED                                                                               |                            |
| BIKE PARKING REDUCTION          | 14-802-8(c)             | 25 PROVIDED -- 3                                                                                            |                            |
| ACCESSIBLE PARKING SPACES       | 14-802-4                | 1                                                                                                           | 1                          |
| PARKING PERIMETER SCREENING     | 14-803-5 (d)            | 5' BUFFER                                                                                                   | 5'                         |
| PARKING INTERIOR LANDSCAPING    | 14-803-5 (e)            | 10% OF PAVED AREA (662 SF)                                                                                  | 662 SF                     |
| BICYCLE PARKING REGULATIONS     | 14-804-1                | 12 OR MORE DWELLING UNITS: 1 PER EVERY 3 DWELLING UNITS                                                     | 25                         |
| STREETS DEPARTMENT              |                         |                                                                                                             |                            |
| STREET INFORMATION:             |                         |                                                                                                             |                            |
| STREET:                         | BELMONT AVENUE          |                                                                                                             |                            |
|                                 | BREAKDOWN:              | SIDEWALK 20' - CARTWAY 60' - SIDEWALK 20' = 100' WIDE                                                       |                            |
|                                 | ALLOWABLE ENCROACHMENT: | 4'-6"                                                                                                       |                            |
| STREET:                         | W THOMPSON STREET       |                                                                                                             |                            |
|                                 | BREAKDOWN:              | SIDEWALK 10' - CARTWAY 20' - SIDEWALK 10' = 40' WIDE                                                        |                            |
|                                 | ALLOWABLE ENCROACHMENT: | 3'-8"                                                                                                       |                            |
| STREET:                         | LEX STREET              |                                                                                                             |                            |
|                                 | BREAKDOWN:              | SIDEWALK 10' - CARTWAY 20' - SIDEWALK 10' = 40' WIDE                                                        |                            |
|                                 | ALLOWABLE ENCROACHMENT: | 3'-8"                                                                                                       |                            |
| PROPOSED ENCROACHMENT           | STREETS SECTION         | ALLOWABLE                                                                                                   | PROPOSED                   |
| AWNINGS                         | 11-603-1                | N/A                                                                                                         | N/A                        |
| CANOPIES                        | 11-603-2                | N/A                                                                                                         | N/A                        |
| MARQUEES                        | 11-603-3                | N/A                                                                                                         | N/A                        |
| BALCONIES AND BAY WINDOWS       | 11-603-4                | 3'-0"                                                                                                       | 3'-0" (BELMONT & THOMPSON) |
| ARCHITECTURAL EMBELLISHMENTS    | 11-603-5                | N/A                                                                                                         | N/A                        |
| CELLAR DOORS AND STEPS          | 11-604-4                | N/A                                                                                                         | N/A                        |

ZONING SUMMARY

LEGAL DESCRIPTION OF THE PROPERTY

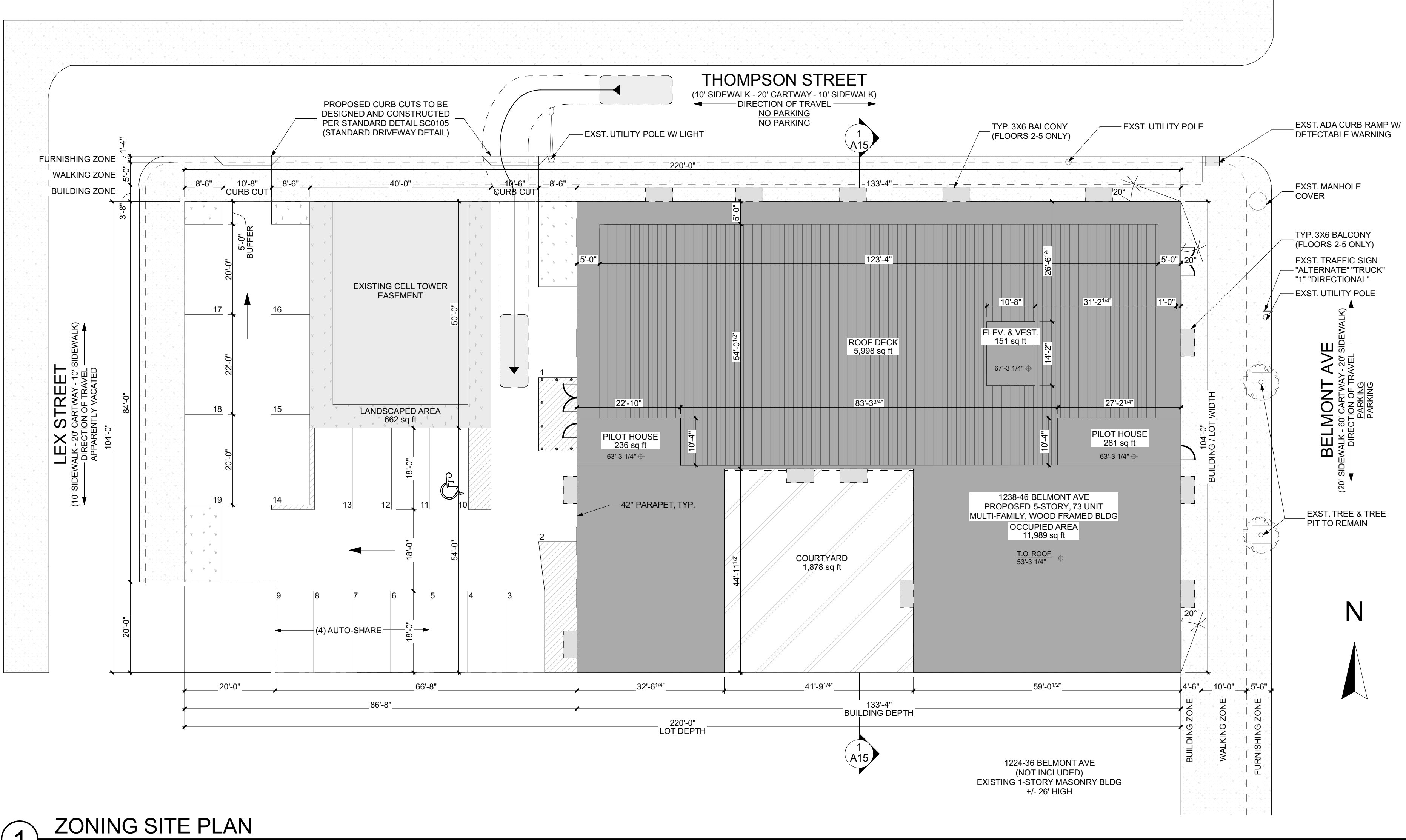
An Easement Estate, said easement being a portion of the following described parent parcel:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the 52nd Ward of the City of Philadelphia County of Philadelphia and Commonwealth of Pennsylvania described in accordance with a Plan of Property made for John F. Scanlan Inc. by Dayton F. Stout Surveyor and Regulator of the 7th Survey District dated August 21, 1964, as follows, to wit:-

BEGINNING at the point of intersection of the Westerly side of Belmont Avenue (100 feet wide) with the Southerly side of Thompson Street (40 feet wide) as relocated; thence extending along the Westerly side of Belmont Avenue South 10 degrees, 5 minutes 45.93 seconds East 104 feet to a point; thence extending through a brick wall South 79 degrees, 54 minutes 14.07 seconds West 200 feet to a point on the Easterly side of Lex Street (40 feet wide); thence along the same North 10 degrees, 5 minutes 45.93 seconds West 20 feet to a point; thence extending South 79 degrees, 54 minutes 14.07 seconds West 20 feet to a point in the middle line of said Lex Street; thence along the same North 10 degrees, 5 minutes 45.93 seconds West 84 feet to a point on the South side of Thompson Street; thence along same North 79 degrees, 54 minutes 14.07 seconds East 220 feet to the first mentioned point and place of beginning.

AND BEING the same property conveyed to John F. Scanlan, Inc., a Pennsylvania corporation from Philadelphia Industrial Development Corporation by Fee Simple Deed dated November 01, 1967 and recorded November 03, 1967 in Deed Book 1118, Page 518.

Tax Parcel No. 884350915



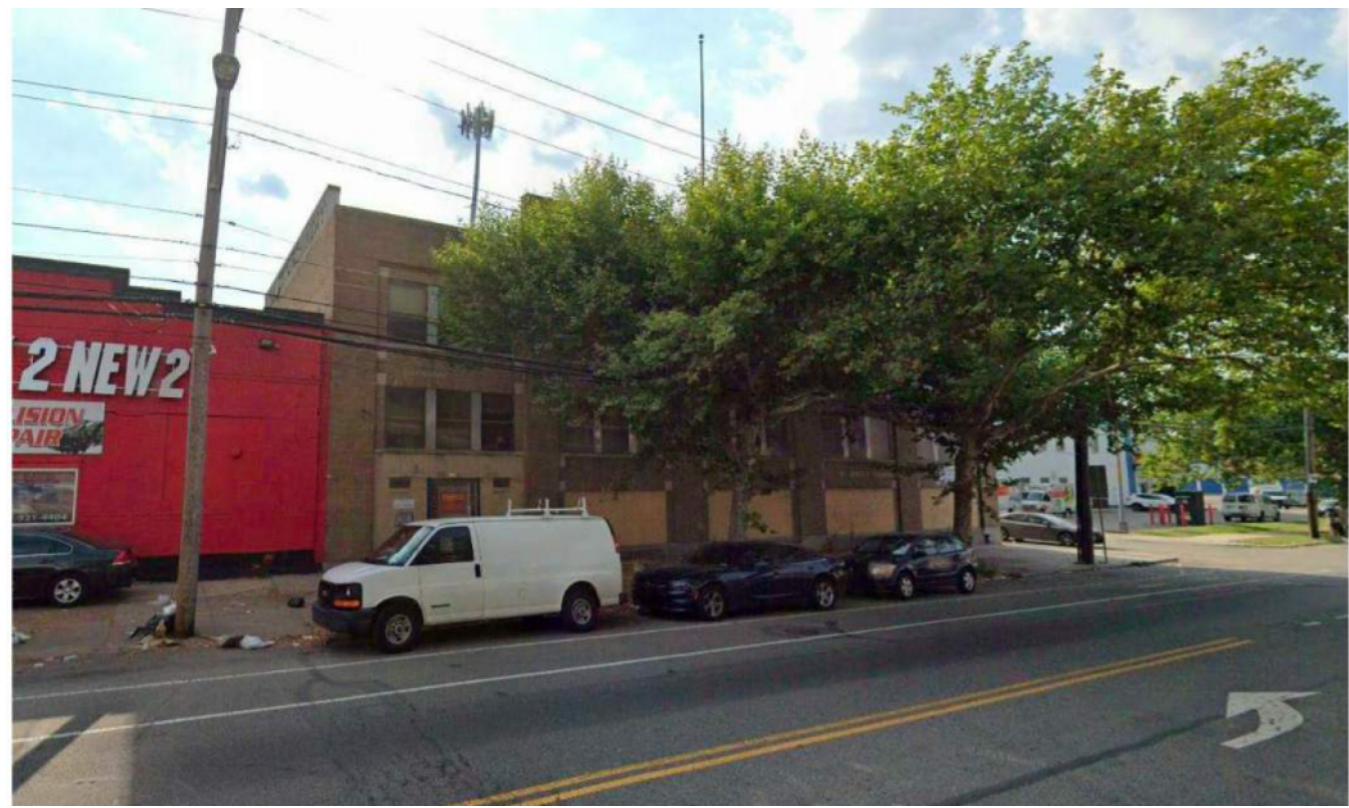
1 ZONING SITE PLAN  
SCALE: 1/16" = 1'-0"



STREET VIEW: THOMPSON LOOKING SOUTH



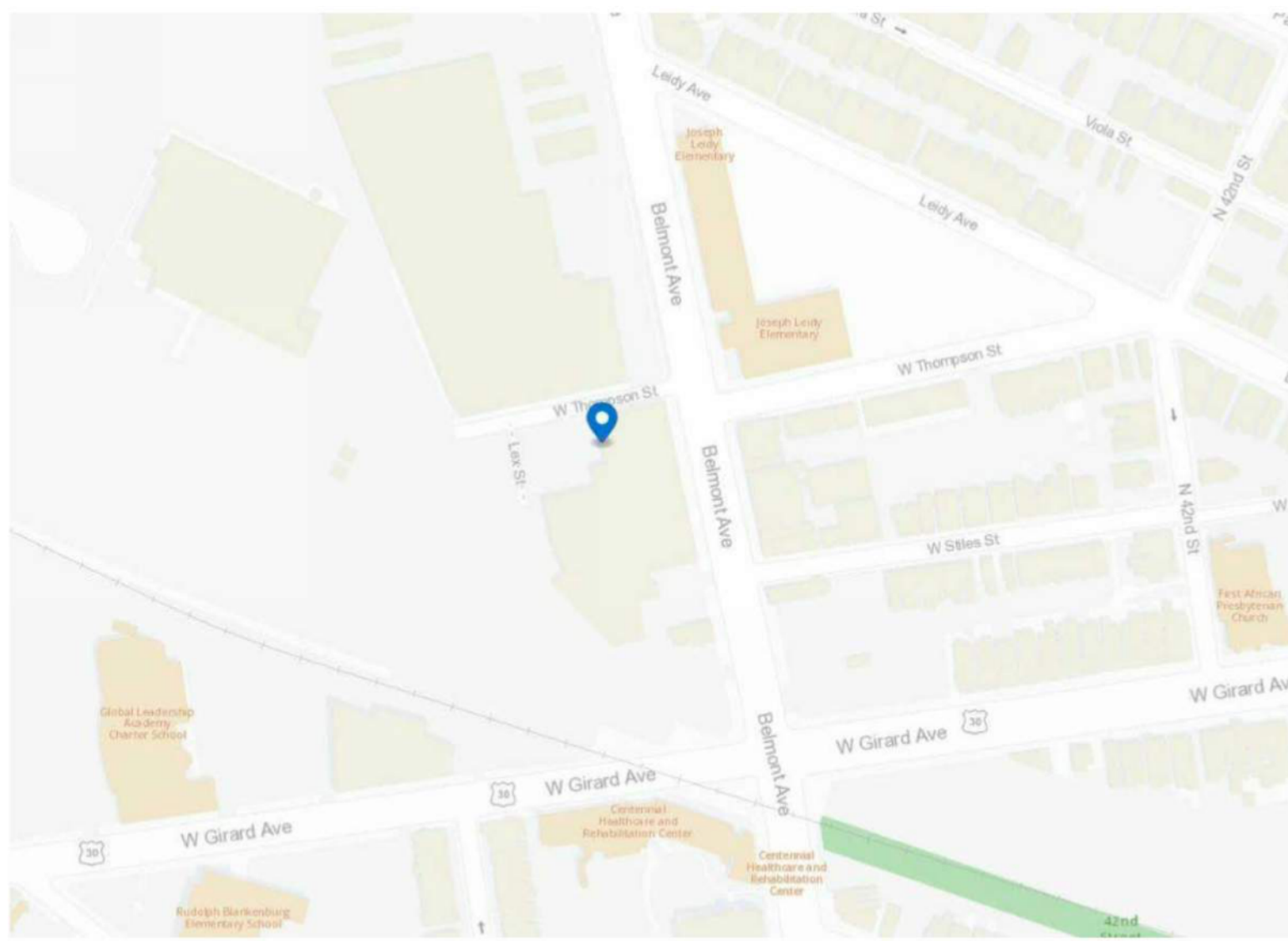
STREET VIEW: THOMPSON & LEX LOOKING SOUTH



STREET VIEW: BELMONT LOOKING WEST



STREET VIEW: BELMONT & THOMPSON & LEX LOOKING WEST



AERIAL: NOT TO SCALE

| Versions |          |             |
|----------|----------|-------------|
| No.      | Date     | Description |
| 1        | xx/xx/xx | -           |

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07-07-2023  
NOT FOR CONSTRUCTION



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610-288-7700

Signature & Seal

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Professional License No.

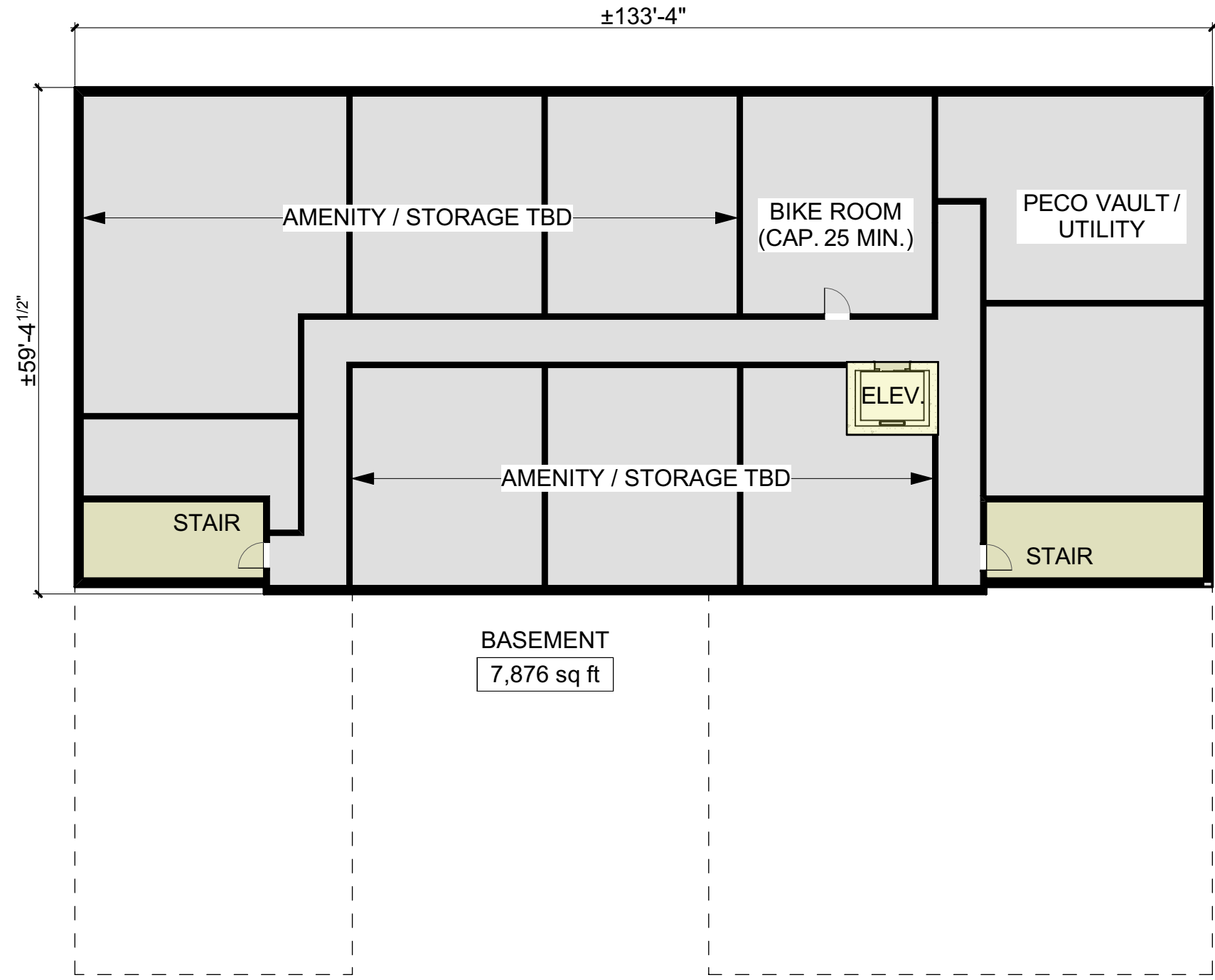
Project Title

BELMONT AVENUE  
NEW 5 STORY  
APARTMENT BUILDING  
1238-46 BELMONT AVENUE -  
PHILADELPHIA  
PA 19104

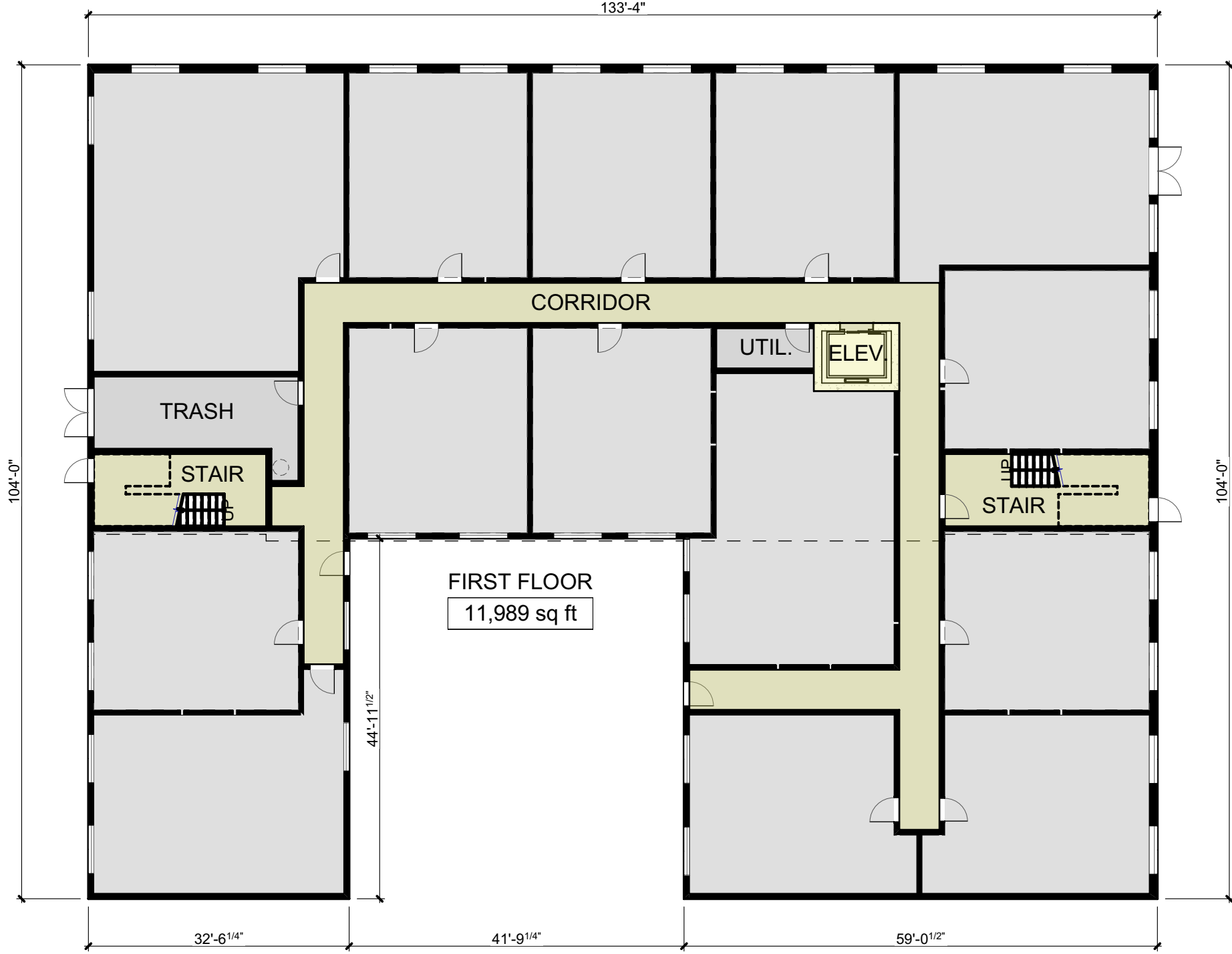
Sheet Title  
SITE PLAN &  
STATISTICS

- ☐ For Review
- ☐ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐
- ☐

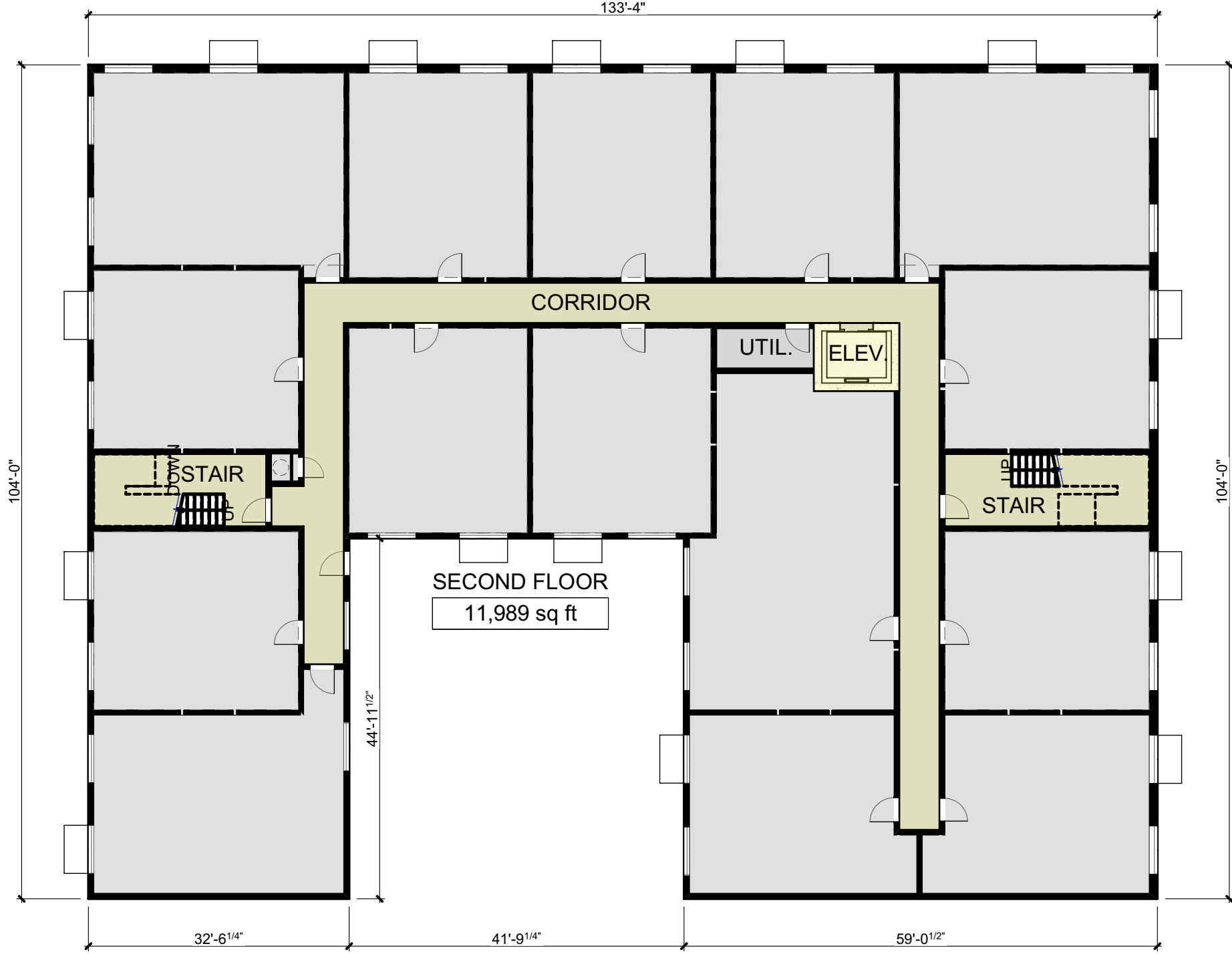
|            |          |                |          |
|------------|----------|----------------|----------|
| Date       | 2023     | Project Number | HS202301 |
| Scale      | as noted | Sheet No.      |          |
| Drawn By   | CTM / GR |                |          |
| Checked By | CTM      |                |          |
|            |          |                | Z100     |



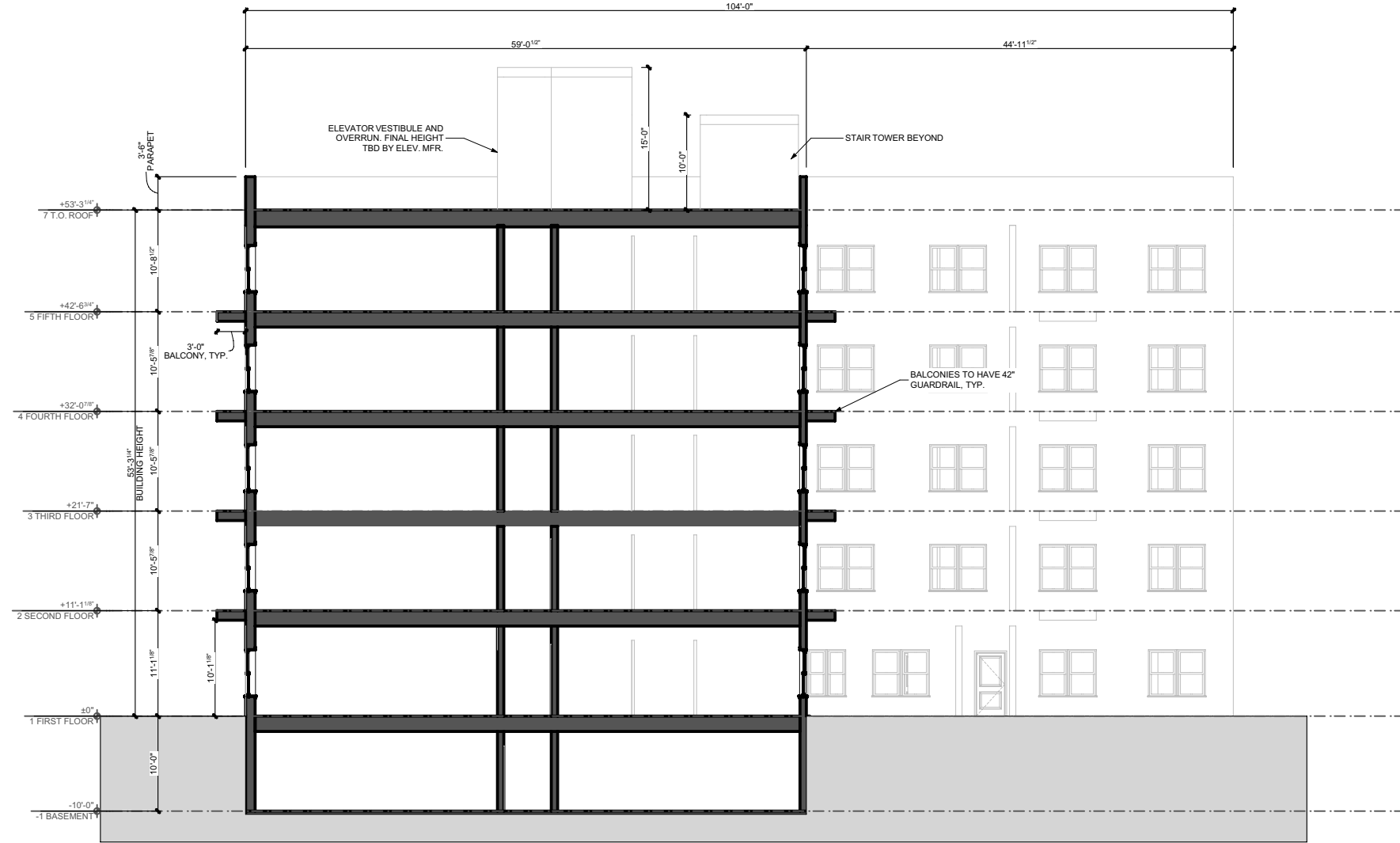
2 BASEMENT SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



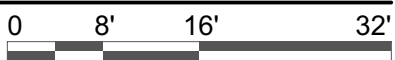
3 FIRST FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



4 SECOND - FIFTH FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



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



| Versions |          |             |
|----------|----------|-------------|
| No.      | Date     | Description |
| 1        | xx/xx/xx | -           |
|          |          |             |
|          |          |             |
|          |          |             |
|          |          |             |

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Signature & Seal

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NOT RESPONSIBLE FOR ANY UNDISCOVERED DISCREPANCIES.

Professional License No.

Project Title

BELMONT AVENUE

NEW 5 STORY  
APARTMENT BUILDING

1238-46 BELMONT AVENUE -  
PHILADELPHIA  
PA 19104

Sheet Title

FLOOR PLAN AND  
SECTION

- ☐ For Review
- ☐ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐
- ☐

Date: 2023 Project Number: HS202301

Scale: as noted Sheet No.

Drawn By: CTM / GR Z101

Checked By: CTM



Printed 9/28/2023

| ZONING SUMMARY                  |                 |                                                                                                             |                            |
|---------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------|----------------------------|
| SITE INFORMATION:               |                 |                                                                                                             |                            |
| BASE DISTRICT:                  |                 | 1-2                                                                                                         |                            |
| ADDRESS:                        |                 | 1238-46 BELMONT AVE, PHILADELPHIA, PA 19107                                                                 |                            |
| LOT AREA:                       |                 | 22,480 SF                                                                                                   |                            |
| PROJECT DESCRIPTION:            |                 | NEW CONSTRUCTION OF 73-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH ROOF DECK, BASEMENT, AND SURFACE PARKING |                            |
| ITEM                            | ZONING SECTION  | ZONING REQUIREMENT                                                                                          | PROPOSED                   |
| USE REGULATIONS                 | 14-602-2        | ONLY USES PERMITTED IN SECTION 14-602-2                                                                     | MULTI-FAMILY RESIDENTIAL   |
| MIN. LOT WIDTH (FT)             | 14-701-4        | 16                                                                                                          | SEE ZONING PLAN            |
| MIN. LOT AREA (SQ FT)           | 14-701-4        | 1,440                                                                                                       | 22,480                     |
| MAX. OCCUPIED AREA (% OF LOT)   | 14-701-4        | 100                                                                                                         | 53% (11,989 SF)            |
| FRONT YARD DEPTH                | 14-701-4        | 0                                                                                                           | SEE ZONING PLAN            |
| SIDE YARD WIDTH                 | 14-701-4        | 6 IF USED                                                                                                   | N/A                        |
| REAR YARD DEPTH                 | 14-701-4        | 8 IF USED                                                                                                   | SEE ZONING PLAN            |
| HEIGHT REGULATIONS              | 14-701-4        | NO LIMIT                                                                                                    | 53'-3 1/4"                 |
| MAX. FLOOR AREA (% OF LOT AREA) | 14-701-4        | 500                                                                                                         | 266                        |
| VEHICLE PARKING SPACES          | 14-802-1        | 1/2 UNITS                                                                                                   |                            |
| AUTO-SHARE REDUCTION            | 14-802-8(b)     | 40% MAX(15), 4 PER 1 PROVIDED                                                                               | 19                         |
|                                 | 14-802-8(c)     | 10% (3) MAX, 1 PER 5 PROVIDED                                                                               |                            |
| BIKE PARKING REDUCTION          | 14-802-8(c)     | 25 PROVIDED ± 3                                                                                             |                            |
| ACCESSIBLE PARKING SPACES       | 14-802-4        | 1                                                                                                           | 1                          |
| PARKING PERIMETER SCREENING     | 14-803-5 (d)    | 5' BUFFER                                                                                                   | 5'                         |
| PARKING INTERIOR LANDSCAPING    | 14-803-5 (e)    | 10% OF PAVED AREA (662 SF)                                                                                  | 662 SF                     |
| BICYCLE PARKING REGULATIONS     | 14-804-1        | 12 OR MORE DWELLING UNITS: 1 PER EVERY 3 DWELLING UNITS                                                     | 25                         |
| STREETS DEPARTMENT              |                 |                                                                                                             |                            |
| STREET INFORMATION:             |                 |                                                                                                             |                            |
| STREET:                         |                 | BELMONT AVENUE                                                                                              |                            |
| BREAKDOWN:                      |                 | SIDEWALK 20' - CARTWAY 60' - SIDEWALK 20' = 100' WIDE                                                       |                            |
| ALLOWABLE ENCROACHMENT:         |                 | 4'-6"                                                                                                       |                            |
| STREET:                         |                 | W THOMPSON STREET                                                                                           |                            |
| BREAKDOWN:                      |                 | SIDEWALK 10' - CARTWAY 20' - SIDEWALK 10' = 40' WIDE                                                        |                            |
| ALLOWABLE ENCROACHMENT:         |                 | 3'-8"                                                                                                       |                            |
| STREET:                         |                 | LEX STREET                                                                                                  |                            |
| BREAKDOWN:                      |                 | SIDEWALK 10' - CARTWAY 20' - SIDEWALK 10' = 40' WIDE                                                        |                            |
| ALLOWABLE ENCROACHMENT:         |                 | 3'-8"                                                                                                       |                            |
| PROPOSED ENCROACHMENT           | STREETS SECTION | ALLOWABLE                                                                                                   | PROPOSED                   |
| AWNINGS                         | 11-603-1        | N/A                                                                                                         | N/A                        |
| CANOPIES                        | 11-603-2        | N/A                                                                                                         | N/A                        |
| MARQUEES                        | 11-603-3        | N/A                                                                                                         | N/A                        |
| BALCONIES AND BAY WINDOWS       | 11-603-4        | 3'-0"                                                                                                       | 3'-0" (BELMONT & THOMPSON) |
| ARCHITECTURAL EMBELLISHMENTS    | 11-603-5        | N/A                                                                                                         | N/A                        |
| CELLAR DOORS AND STEPS          | 11-604-4        | N/A                                                                                                         | N/A                        |

ZONING SUMMARY

LEGAL DESCRIPTION OF THE PROPERTY

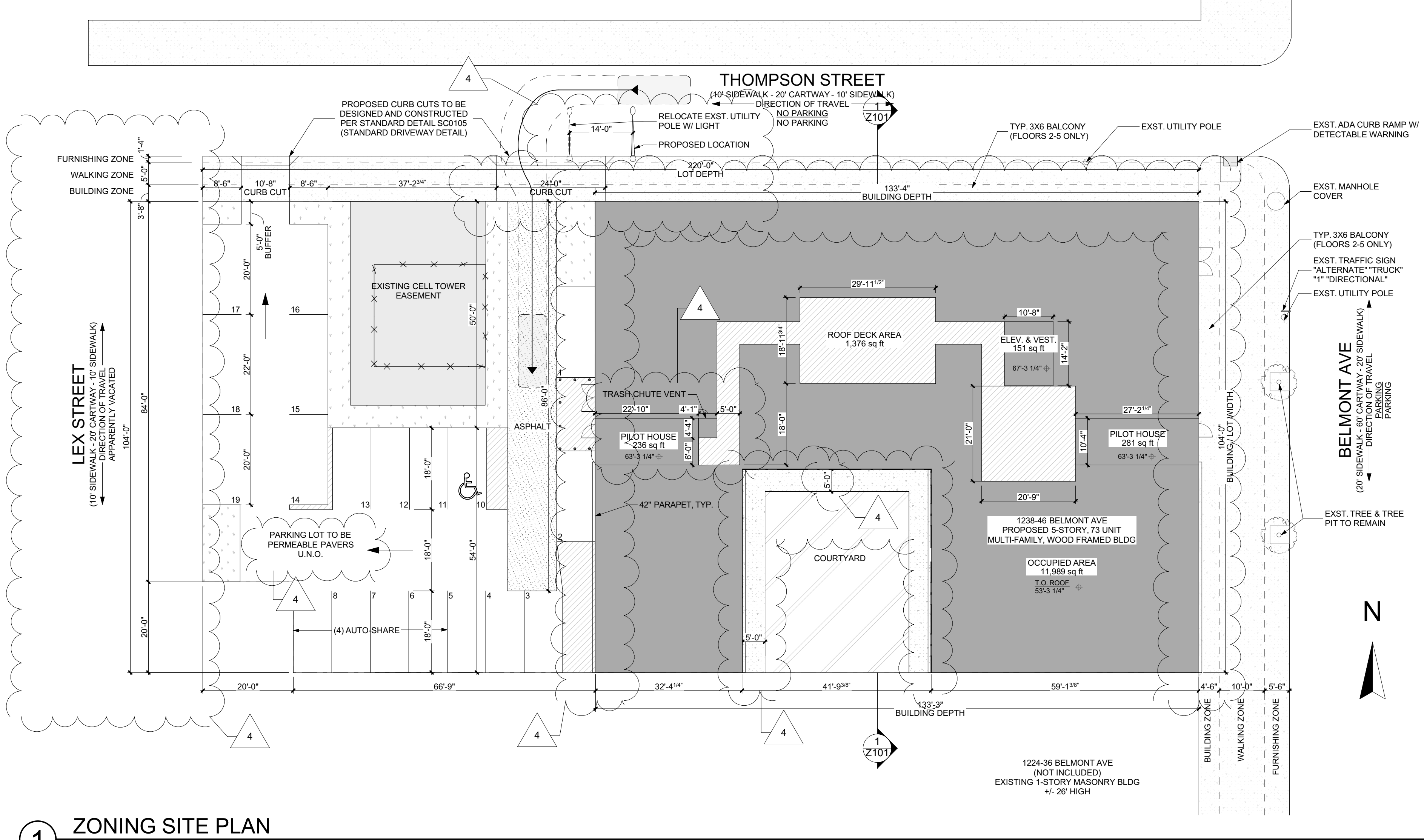
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Tax Parcel No. 884350915



STREET VIEW: THOMPSON LOOKING SOUTH



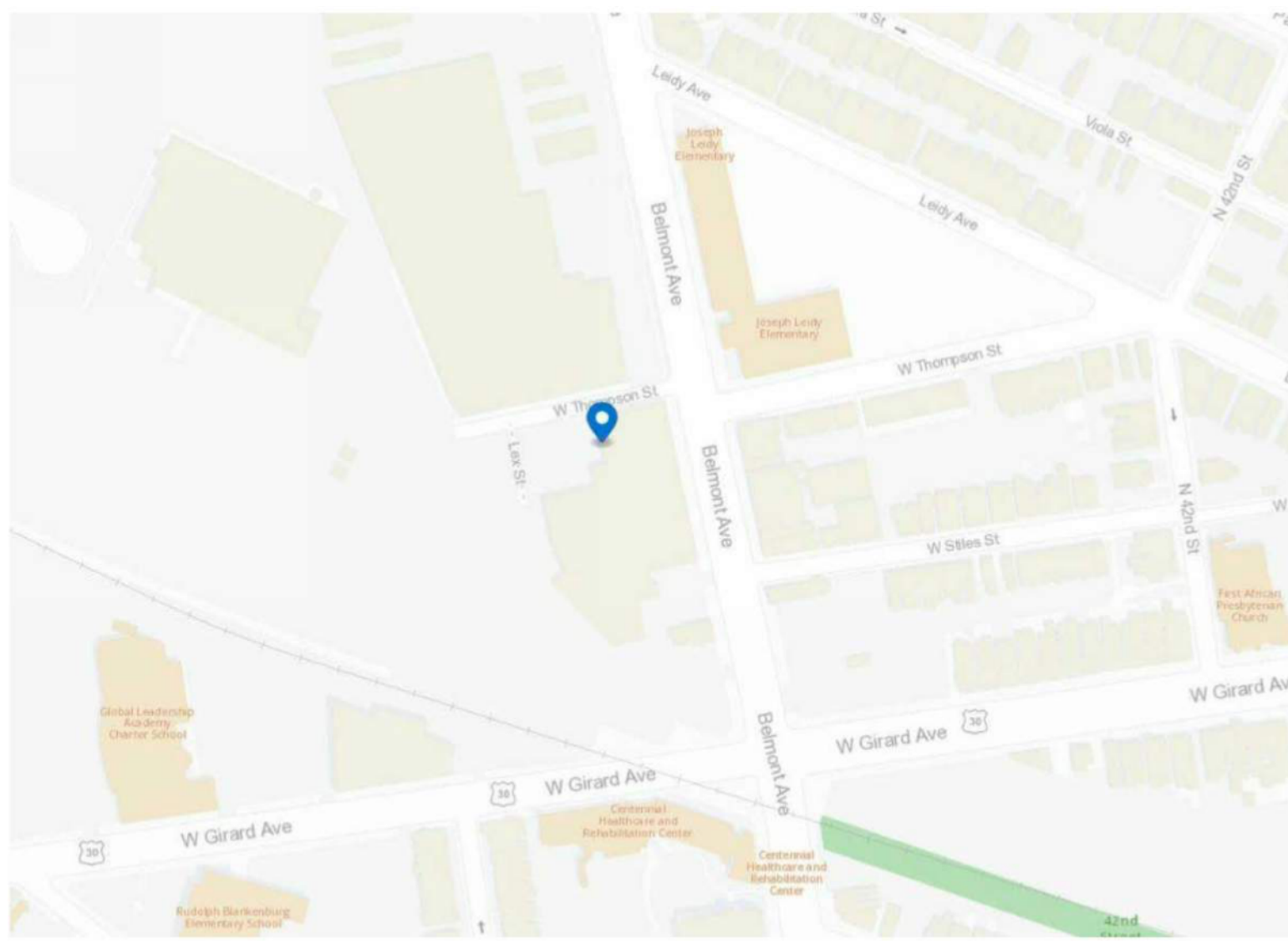
STREET VIEW: THOMPSON & LEX LOOKING SOUTH



STREET VIEW: BELMONT LOOKING WEST



STREET VIEW: BELMONT & THOMPSON & LEX LOOKING WEST



AERIAL: NOT TO SCALE

| Versions |          |                            |
|----------|----------|----------------------------|
| No.      | Date     | Description                |
| 1        | 01/02/24 | Issued for permit          |
| 2        | 01/17/24 | Examiner Comments Response |
| 3        | 07/01/24 | Re-Issue                   |
| 4        | 08/30/24 | Zoning Amendments          |

FOR REVIEW ONLY  
8/30/2024  
NOT FOR CONSTRUCTION



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610-288-7700

Signature & Seal

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Professional License No.

Project Title

BELMONT AVENUE  
  
NEW 5 STORY  
APARTMENT BUILDING  
1238-46 BELMONT AVENUE -  
PHILADELPHIA  
PA 19104

Sheet Title

SITE PLAN &  
STATISTICS

- ☐ For Review
- ☐ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐
- ☐

|            |            |                |          |
|------------|------------|----------------|----------|
| Date       | 07/01/2024 | Project Number | HS202301 |
| Scale      | as noted   | Sheet No.      |          |
| Drawn By   | CTM / GR   |                |          |
| Checked By | CTM        |                | Z100     |

Printed 8/30/2024

DEPARTMENT OF  
LICENSES & INSPECTIONS

APPROVED  
FOR ZONING ONLY

192624

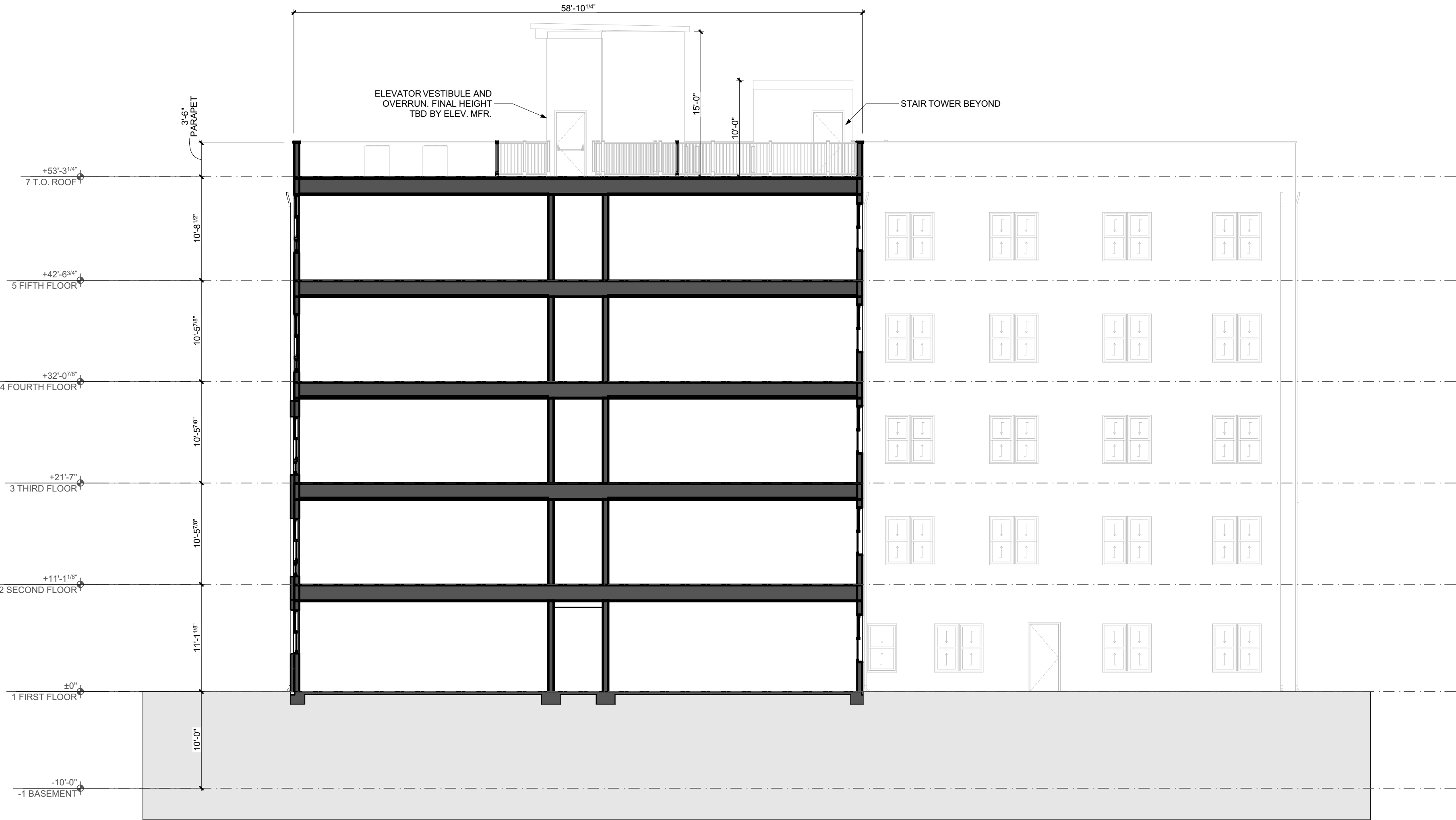
SEAL YOUR NAME CONTAIN ANY MESSAGE, ERROR OR  
DISCREPANCY BEFORE APPROVING PLANS. IT WILL  
REMAINE THE PROPERTY OF THE DEPARTMENT OF  
LICENSES & INSPECTIONS.

Applied by L&I: Chanwoo Jung

1

ZONING SECTION

SCALE: 1/8" = 1'-0"



| Versions |          |                            |
|----------|----------|----------------------------|
| No.      | Date     | Description                |
| 1        | 01/02/24 | Issued for permit          |
| 2        | 01/17/24 | Examiner Comments Response |
| 3        | 07/01/24 | Re-Issue                   |
| 4        | 08/30/24 | Zoning Amendments          |
|          |          |                            |
|          |          |                            |

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Professional License No.

Project Title

BELMONT AVENUE  
  
NEW 5 STORY  
APARTMENT BUILDING  
  
1238-46 BELMONT AVENUE -  
PHILADELPHIA  
PA 19104

Sheet Title

ZONING SECTION

- ☐ For Review
- ☐ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐
- ☐

|            |            |                |          |
|------------|------------|----------------|----------|
| Date       | 07/01/2024 | Project Number | HS202301 |
| Scale      | as noted   | Sheet No.      | Z101     |
| Drawn By   | CTM / GR   |                |          |
| Checked By | CTM        |                |          |