

Zoning Permit

Permit Number ZP-2022-012176

LOCATION OF WORK 3933 BROWN ST, Philadelphia, PA 19104-4803	PERMIT FEE \$972.00	DATE ISSUED 1/17/2024
	ZBA CALENDAR MI-2023-003735	ZBA DECISION DATE 1/17/2024
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 41 DEVELOPMENT LLC	3720 SPRUCE ST #508 41 DEVELOPMENT LLC PHILADELPHIA PA 19104
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OWNER CONTACT 1 Eugene Naydovich	2101 Market Street, Philadelphia PA
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH FRONT PORCH. SIZE AND LOCATION AS SHOWN IN APPLICATION / PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3933 BROWN ST, Philadelphia, PA 19104-4803

ADDITIONAL USE DETAILS

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

FOR USE AS A MULTI-FAMILY (6 UNITS) HOUSEHOLD LIVING.

This permit is subject to the following specific conditions.

CONDITIONS

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

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

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

Application Number: ZP-2022-012176	Zoning District(s): RSA5	Date of Refusal: 2/21/2023
Address/Location: 3933 BROWN ST, Philadelphia, PA 19104-4803 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eugene Naydovich Fitler Development, LLC DBA: Fitler Development, LLC	Applicant Address: 3720 Spruce Street Suite #508 Philadelphia, PA 19104 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE, FOR USE AS A MULTI-FAMILY (6 UNITS) HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN APPLICATION / PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts	Whereas the proposed use, of multifamily(6-unit) household living, is expressly prohibited in the RSA-5 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

Parcel Owner:

41 DEVELOPMENT LLC

Address: 41 Development LLC 3720 Spruce St #508 Philadelphia PA 19104



ASAD ULLAH KHAN
PLANS EXAMINER

2/21/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



Zoning Board of Adjustment - Revised Proviso Plans

This form is required whenever a Zoning application is filed to change elements of a proviso plan previously approved by the Zoning Board of Adjustment.

Property Address & Permit History Details

Enter the permit address, original zoning application number and Zoning Board case number.

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Address **3933 Brown Street**

Original Zoning Application Number: **ZP-2022-012176** Associated ZBA Calendar Number: **MI-2023-003735**

Owner or Owner's Representative

Identify your association with this application.

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I am the: ☐ Property Owner ☒ Attorney ☐ Design Professional ☐ Appellant

Name **Michael Mattioni, Esquire** Company **Mattioni, Ltd.**

Address **100 N. Independence Mall West, Suite 5A NW, Philadelphia, PA 19106**

Email **MMattioni@mattioni.com** Phone **2 1 5 6 2 9 1 6 0 0**

Proposed Changes

All changes to the application reviewed by the Department of Licenses & Inspections must be listed (use reverse side for additional space if necessary) and highlighted on the revised plan.

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Summary of all changes requested:

**FRONT PORCH ADDED, REMOVAL OF PILOT HOUSE
AND ROOF DECK.**

Plan Requirements:

- The site plan must be drawn to one of the following scales:
- The site plan and elevation drawings must be on a minimum 11" x 17" size sheet.
- The site plan must include the following:
 - ☐ Identification of north point;
 - ☐ Existing lot lines and dimensions as recorded in the property deed or associated lot adjustment plan;
 - ☐ All structures with exterior dimensions, building heights and number of stories;
 - ☐ The length and width of all front, side and rear yards and dimensions of all other open areas;
 - ☐ Streets, alleys, driveways and easements bordering or contained on the property;
 - ☐ Location and dimensions of all off-street parking, bicycle spaces, loading spaces, and reservoir spaces, including aisles, driveways and the distances from lot lines;
 - ☐ Landscaping, screening, street trees and heritage trees where applicable;
 - ☐ The exact location, sizes, types and illumination of all existing and proposed signs, if applicable.

ENGINEER: 1" = 10', 20', 30', 40', 50', 60', 100'
ARCHITECT: 1/16", 3/32", 1/8", 3/16", 1/4" = 1'

APPROVED

Revised plans, 1 page, stamped by ZBA on January 17, 2024.

Hilary J. Emerson

Hilary J. Emerson, Esq., Counsel for ZBA

Instructions for Submission

The following must be provided to the Department of Licenses and Inspections:

- The ZBA Notice of Decision Letter.
- Four (4) copies of revised plans with all pre-requisite approvals (elements not identified on this Revised Proviso Plan Form will not be approved).
- An additional review fee of \$100 (Note: Revised plans will result in a standard review time).

DEPARTMENT OF Licenses & Inspections

certify that all significant changes to the application have been fully and accurately documented.

FOR ZONING ONLY

03/03/24

Signature of Owner or Owner's Representative: **Michael Mattioni**

Date: **1 / 12 / 2024**

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