

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

Application Number: ZP-2021-001449	Zoning District(s): RSD3 (Overlays: FDO, NCA-Ridge Ave., NCO- Ridge Park Roxborough)	Date of Refusal: 6/18/2021
Address/Location: 6832 RIDGE AVE, Philadelphia, PA 19128-2445 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: WILLIAM OBRIEN DBA: MANAYUNK LAW OFFICE	Applicant Address: 4322 Main Street P.O. Box 4603 PHILADELPHIA, PA 19127 USA	

Application for:

FOR THE DEMOLITION OF ONE-STORY STRUCTURE AT THE REAR AND FOR THE PARTIAL DEMOLITION AT THE REAR OF EXISTING BUILDING; FOR THE ADDITION OF PORCH AT THE FRONT OF EXISTING BUILDING FOR THE USE AS MULTI-FAMILY (3 UNITS) HOUSEHOLD LIVING, ON THE SAME LOT FOR THE ERECTION OF AN ATTACHED BUILDING WITH A PILOT HOUSE (FOR MAINTENANCE ACCESS ONLY) FOR THE USE AS MULTI-FAMILY (12 UNITS) HOUSEHOLD LIVING (TOTAL 15 MULTI-FAMILY HOUSEHOLD UNITS ON THE LOT); TO INCLUDE ACCESSORY SIXTEEN (16) OFF-STREET PARKING SPACES (INCLUDING 1 ADA PARKING SPACE) AND FIVE (5) CLASS 1A BICYCLE PARKING SPACES (SIZE AND LOCATION AS SHOWN ON PLANS).

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

Code Section(s):	Code Section Title(s):	Reason for Refusal:	
\$14-401(4)(b)	Multiple Principal Buildings in Residential Districts	Whereas no more than one principal building is allowed per lot in RSD-3 zoning district.	
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-family Household Living, is expressly prohibited in the RSD-3 residential zoning district.	
Table 14-602-1. A	Building Type	Whereas Attached building type is not permitted in RSD-3 Zoning District.	
Table 14-701-1	Maximum Occupied Area (% of lot)	ALLOWED 30%	PROPOSED 51.55%
Table 14-701-1; \$14-803(1)(b)(.1)(.a)(.ii)	Minimum Rear Yard Depth (ft.)	REQUIRED 25 ft.	PROPOSED 0 ft.

ONE (1) USE REFUSAL
FOUR (4) ZONING REFUSALS

Fee to File Appeal: \$ 300

Parcel Owner:

6830-32 RIDGE PARTNERS, LLC

4127 MAIN STREET

PHILADELPHIA, PA -19127



REEBA MERIN BABU
PLANS EXAMINER

6/18/2021
DATE SIGNED

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

Zoning Permit

Permit Number ZP-2021-001449

LOCATION OF WORK 6832 RIDGE AVE, Philadelphia, PA 19128-2445	PERMIT FEE \$1,912.00	DATE ISSUED 9/8/2021
	ZBA CALENDAR MI-2021-002719	ZBA DECISION DATE 9/8/2021
	ZONING DISTRICTS RSD3	

PERMIT HOLDER 6830-32 RIDGE PARTNERS, LLC	4127 MAIN STREET PHILADELPHIA, Pennsylvania 19127
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT ***05/31/2022*** REVISION OF ORIGINAL APPROVAL TO REDUCE THE NUMBER OF PREVIOUSLY APPROVED ACCESSORY PARKING SPACES FROM SIXTEEN (16) TO FIFTEEN (15) OFF-STREET ACCESSORY PARKING SPACES. SIZE AND LOCATION AS SHOWN ON AMENDED PLANS.

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) CAL# MI-2021-002719 GRANTED; NO PROVISOS



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-2021-001449

FOR THE DEMOLITION OF ONE-STORY STRUCTURE AT THE REAR AND FOR THE PARTIAL DEMOLITION AT THE REAR OF EXISTING BUILDING; FOR THE ADDITION OF PORCH AT THE FRONT OF EXISTING BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS)



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)

CAL# MI-2021-002719

GRANTED; NO PROVISOS



CONDITIONS AND LIMITATIONS:

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Zoning Permit

Permit Number ZP-2021-001449

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6832 RIDGE AVE, Philadelphia, 19128-2445

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (3 UNITS) HOUSEHOLD LIVING, ON THE SAME LOT FOR THE ERECTION OF AN ATTACHED BUILDING WITH A PILOT HOUSE (FOR MAINTENANCE ACCESS ONLY) FOR THE USE AS MULTI-FAMILY (12 UNITS) HOUSEHOLD LIVING (TOTAL 15 MULTI-FAMILY HOUSEHOLD UNITS ON THE LOT); TO INCLUDE ACCESSORY SIXTEEN (16) OFF-STREET PARKING SPACES (INCLUDING 1 ADA PARKING SPACE) AND FIVE (5) CLASS 1A BICYCLE PARKING SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

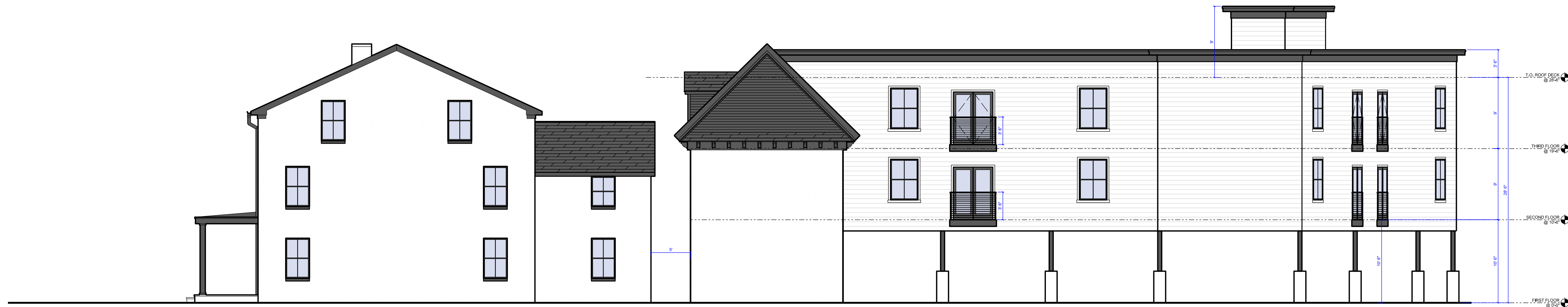
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



1/Z-002 PROPOSED WEST ELEVATION
1/8" = 1'-0"



2/Z-002 PROPOSED EAST ELEVATION
1/8" = 1'-0"



3/Z-002 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



4/Z-002 PROPOSED WEST ELEVATION
1/8" = 1'-0"



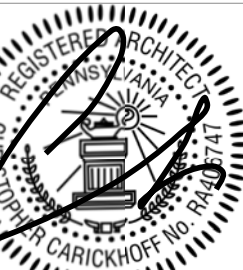
4/Z-002 PROPOSED EAST ELEVATION
1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
10/04/21
WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRADICTORY OR INCONSISTENT INFORMATION,
THE BOARD OF ARCHITECTS AND PROFESSIONAL
ENGINEERS SHALL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & PROFESSIONS.

Applied Electronically by L&I User:



STUDIO C
ARCHITECTURE, LLC



RA406747

6830-6832 RIDGE AVENUE
6830-6832 RIDGE AVENUE
PHILADELPHIA PA 19128

DATE
01.13.21

ISSUE
ZONING SUBMISSION

PROPOSED
ZONING
ELEVATIONS

Z-002



STUDIO C
ARCHITECTURE, LLC



RA406747

6832 RIDGE NEW CONSTRUCTION
6832 RIDGE AVENUE
PHILADELPHIA PA 19128

DATE	08.04.21
BUILDING SUBMISSION	10.15.21
REVISION 1	11.22.21
REVISION 2	05.02.22

ISSUE	PROPOSED ZONING PLANS
BUILDING SUBMISSION	
REVISION 1	
REVISION 2	
ZONING AMENDMENT	

Z-001

ZONING INFORMATION

PROJECT: 6832 RIDGE AVE
ADDRESS: 6832 RIDGE AVE
PHILADELPHIA PA

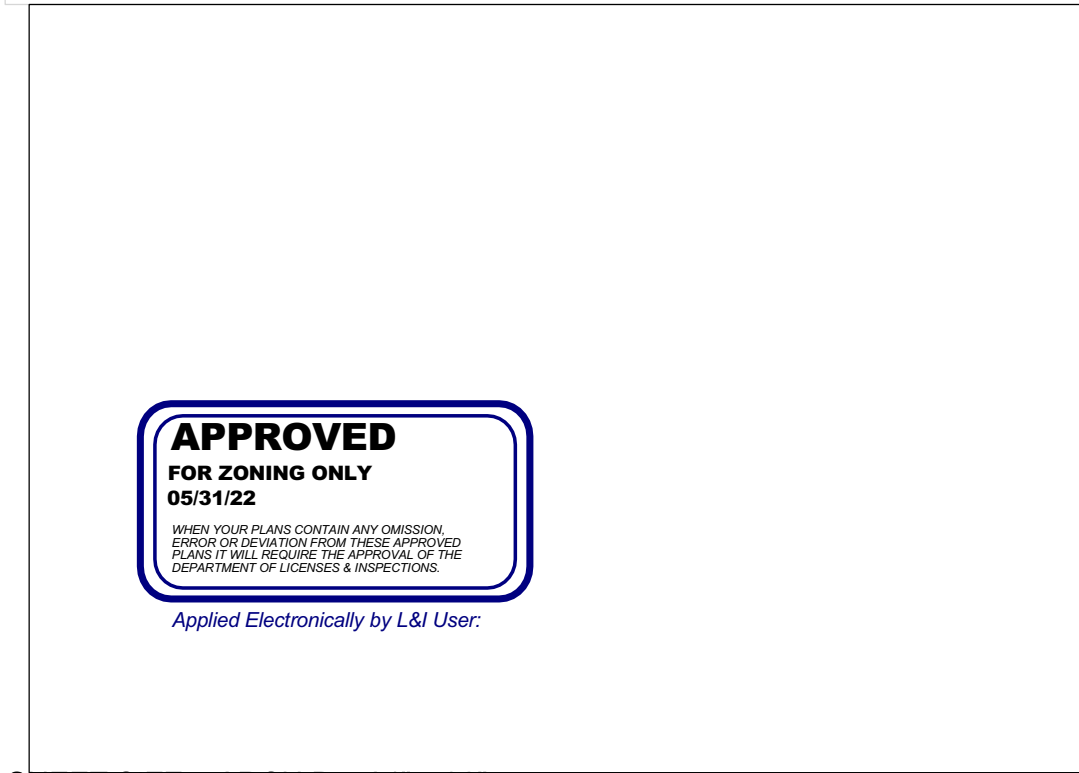
APPLICABLE ZONING + BUILDING CODES:
THE PHILADELPHIA CODE
2018 INTERNATIONAL BUILDING CODE
INTERNATIONAL ENERGY CONSERVATION CODE
PHILADELPHIA PLUMBING CODE

DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):
ZONING CLASSIFICATION: RSD-3 RESIDENTIAL SINGLE FAMILY DETACHED-3
OVERLAYS: NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - RIDGE AVE
NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - PARK ROXBOROUGH

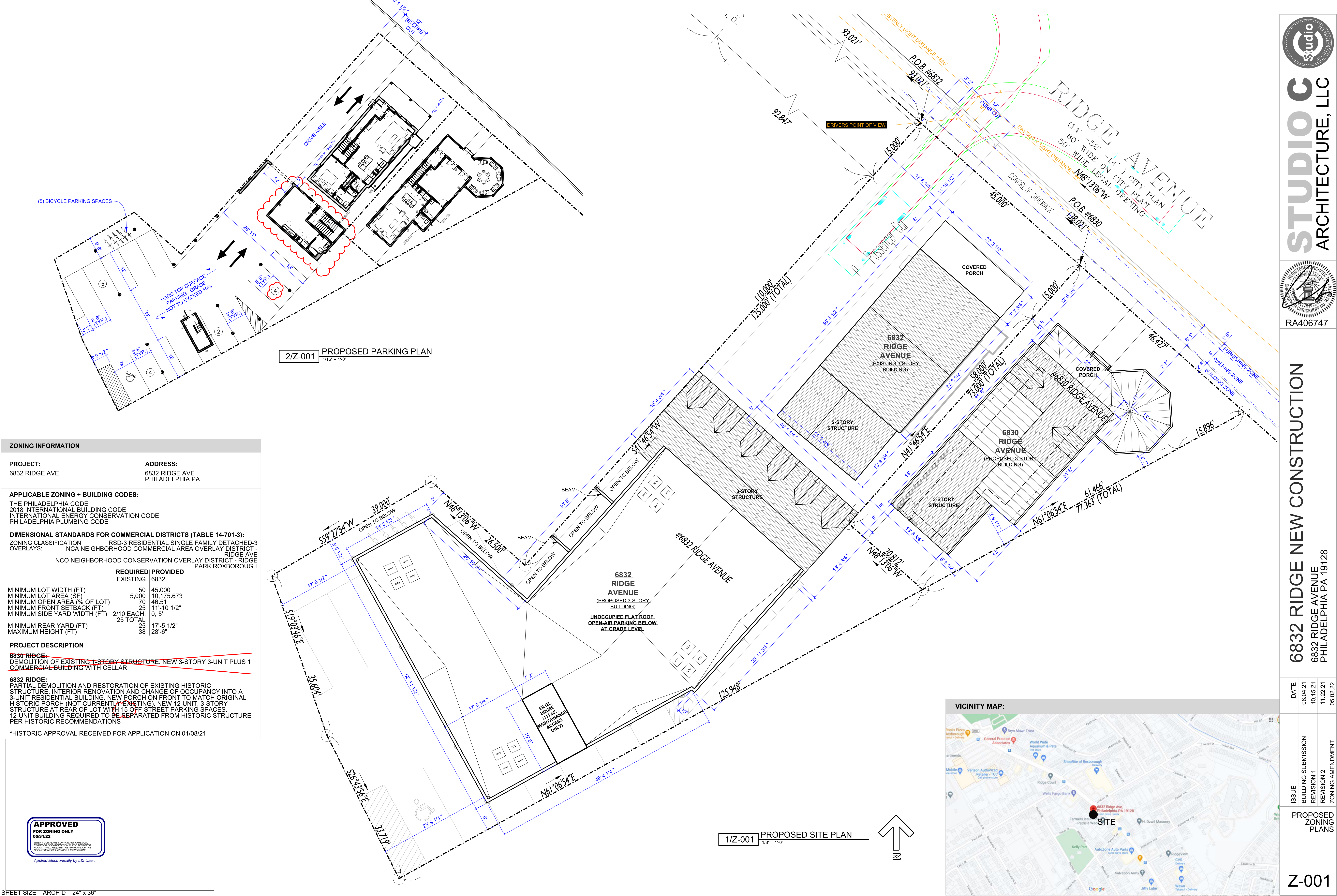
	REQUIRED EXISTING	PROVIDED 6832
MINIMUM LOT WIDTH (FT)	50	45,000
MINIMUM LOT AREA (SF)	5,000	10,175.673
MINIMUM OPEN AREA (% OF LOT)	70	46.51
MINIMUM FRONT SETBACK (FT)	25	11'-10 1/2"
MINIMUM SIDE YARD WIDTH (FT)	2/10 EACH, 25 TOTAL	0, 5'
MINIMUM REAR YARD (FT)	17'-5 1/2"	17'-5 1/2"
MAXIMUM HEIGHT (FT)	38	28'-6"

PROJECT DESCRIPTION
~~6830 RIDGE: DEMOLITION OF EXISTING 1-STORY STRUCTURE. NEW 3-STORY 3-UNIT PLUS 1 COMMERCIAL BUILDING WITH CELLAR~~
6832 RIDGE: PARTIAL DEMOLITION AND RESTORATION OF EXISTING HISTORIC STRUCTURE. INTERIOR RENOVATION AND CHANGE OF OCCUPANCY INTO A 3-UNIT RESIDENTIAL BUILDING. NEW PORCH ON FRONT TO MATCH ORIGINAL HISTORIC PORCH (NOT CURRENTLY EXISTING). NEW 12-UNIT, 3-STORY STRUCTURE AT REAR OF LOT WITH 15 OFF-STREET PARKING SPACES. 12-UNIT BUILDING REQUIRED TO BE SEPARATED FROM HISTORIC STRUCTURE PER HISTORIC RECOMMENDATIONS

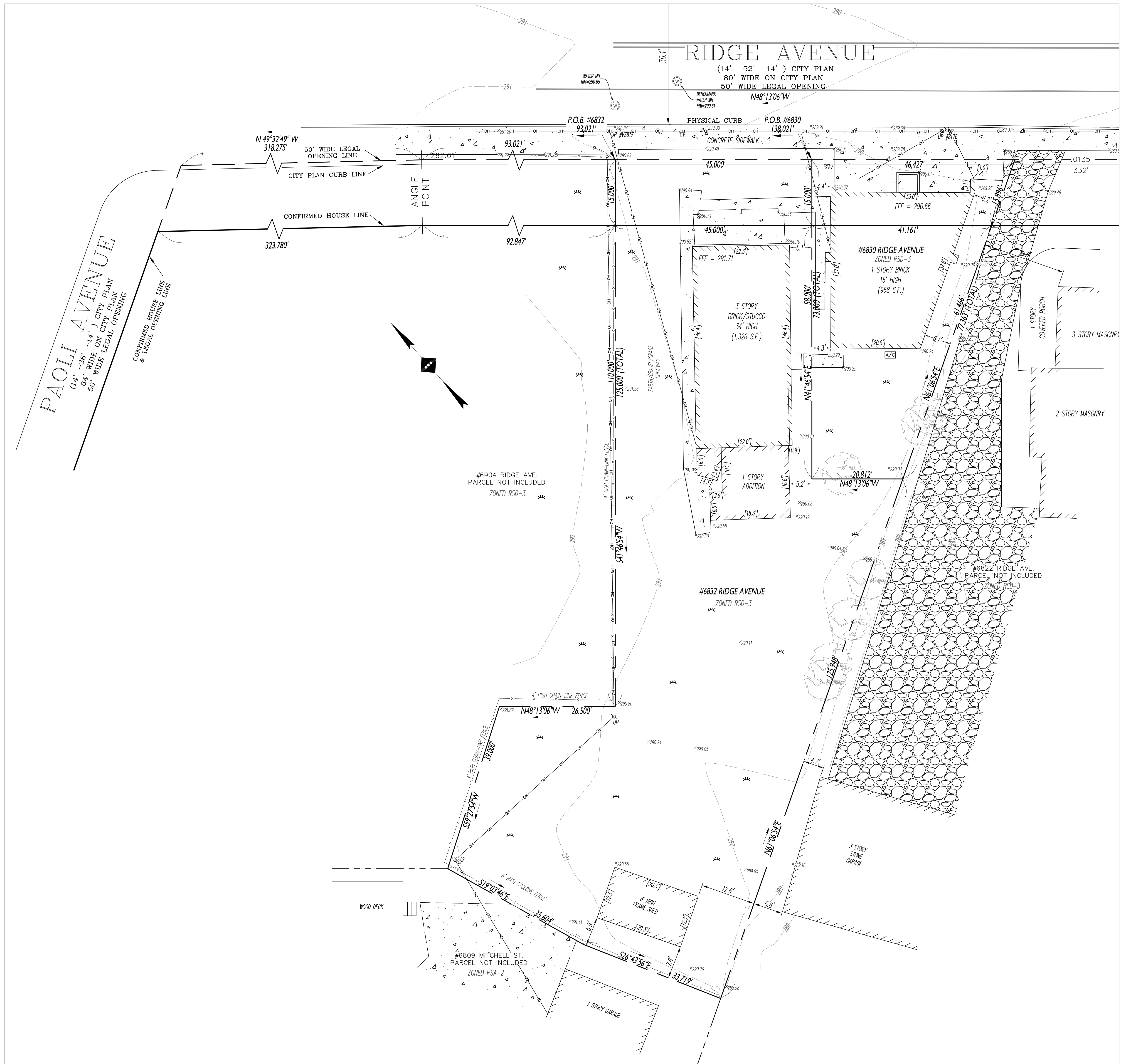
*HISTORIC APPROVAL RECEIVED FOR APPLICATION ON 01/08/21



SHEET SIZE _ARCH D_ 24" x 36"

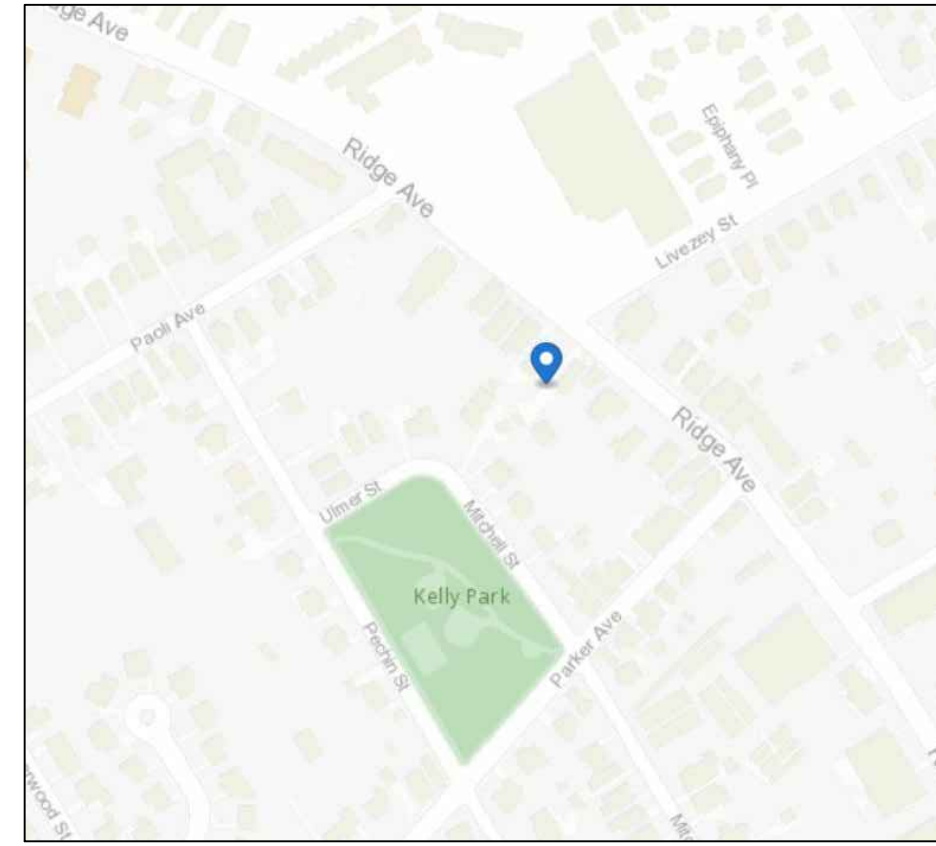


EXISTING DEED LINES



EXISTING PARCEL AREA

PARCEL	SQ. FT.	ACRES	OPA #
#6830 RIDGE AVENUE	2,454.1 sq. ft.	0.05634 acres	# 882935560
#6832 RIDGE AVENUE	10,125.0 sq. ft.	0.23244 acres	# 212511130

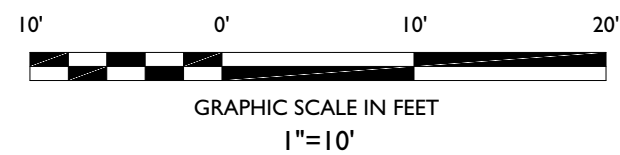


LOCATION MAP

NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- PARCEL ADDRESS: (INSERT ADDRESS HERE)
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS (RSD-3), (RESIDENTIAL)
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: KONOPKA RENEE M, KONOPKA WALTER J.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPABT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN 275. BENCHMARK: WATER MH RPT = 290.61 (SEE PLAN).
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2020. ALL RIGHTS RESERVED. AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
— 100 —	SIGNS / BOLLARDS
— 101 —	FENCE / HEIGHT
— 102 —	MAJOR CONTOUR
— 103 —	MINOR CONTOUR
— 104 —	GRADE SPOT SHOT
— 105 —	BUILDING
— 106 —	CONCRETE
— 107 —	STONE/GRAVEL
— 108 —	PROPERTY LINE
— 109 —	BOLLARD
— 110 —	WATER VALVE
— 111 —	GAS VALVE
— 112 —	SEWER VENT
— 113 —	LIGHT POLE
— 114 —	PAN/HOLE (TYP)
— 115 —	FIRE HYDRANT
— 116 —	UTILITY POLE WITH LIGHT
— 117 —	TREE
— 118 —	GRASS



ZONING

- RSD-3 Residential Single-Family, Detached-3**
- Lot Dimensions
 - Minimum Lot Width: 50 ft.
 - Minimum Lot Area: 5,000 sq. ft.
 - Minimum Open Area (% of lot): 70
 - Front Setback
 - Minimum (ft.): 25
 - Minimum Side Yard Width, Residential [6]
 - Detached, Intermediate Lot (ft.): 2/10 each 25 total
 - Corner Lot (ft.): 7
 - Minimum Side Yard Width, Non-Residential [6]
 - Intermediate Lot (ft.): 2/15
 - Corner Lot (ft.): 15
 - Rear Yard
 - Minimum Depth: 25 ft.
 - Height
 - Maximum Height: 38 ft.



1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaeconomics.com

Contact Information:
GENERAL MANAGER: Chris Mullin
Phone: (267)885-9875
Email: chris@aquaeconomics.com

Contact Information:
SURVEY PROJECT MANAGER:
Robert Babb
Email: robert@aquaeconomics.com

EXISTING CONDITIONS PLAN

#6830-32 RIDGE AVENUE
21ST WARD PHILADELPHIA PA. 19128

MUNICIPALITY: PHILADELPHIA
PHILADELPHIA COUNTY, PA

Property Owner(s)
KONOPKA RENEE M,
KONOPKA WALTER J

Drawn By: RB
Checked By: PL

10/19/20 RB 9/30/20 CB/JH ORIGINAL SURVEY DATE

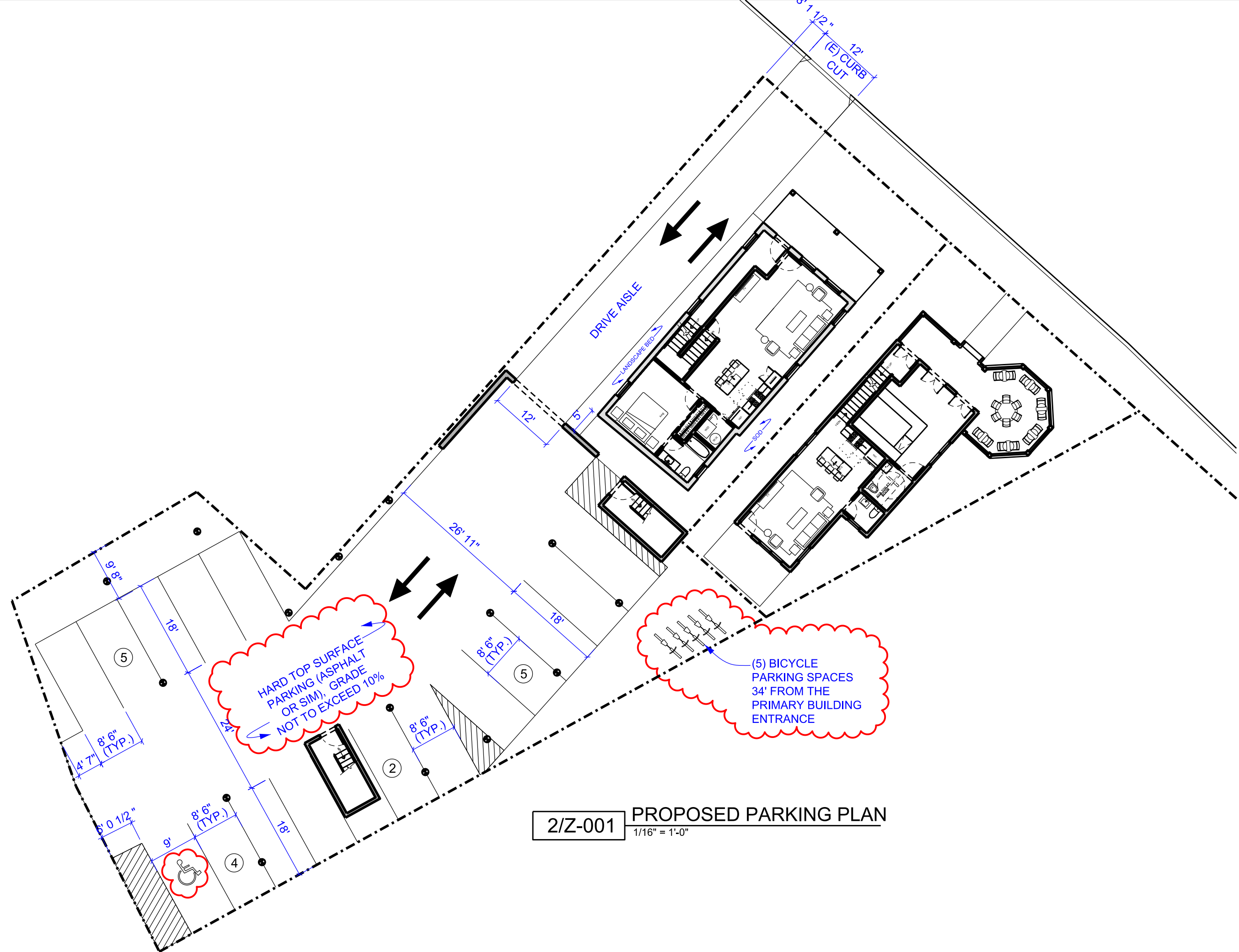
DATE BY FIELD DATE FIELD CREW DESCRIPTION

PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E

SCALE: 1" = 10' PROJECT ID: 6830 RIDGE AVE (XC) (SIRI) SHEET: Sheet 1 of 1

REFERENCE
ONLY



2/Z-001 PROPOSED PARKING PLAN
1/16" = 1'-0"

ZONING INFORMATION

PROJECT: 6830-32 RIDGE AVE
ADDRESS: 6830-32 RIDGE AVE
PHILADELPHIA PA

APPLICABLE ZONING + BUILDING CODES:

THE PHILADELPHIA CODE
2018 INTERNATIONAL BUILDING CODE
INTERNATIONAL ENERGY CONSERVATION CODE
PHILADELPHIA PLUMBING CODE

DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):

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OVERLAYS: NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - RIDGE AVE
NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - RIDGE PARK ROXBOROUGH

	REQUIRED EXISTING	PROVIDED 6830	6832
MINIMUM LOT WIDTH (FT)	50	46.427	45.000
MINIMUM LOT AREA (SF)	5,000	2,466.397	10,175.673
MINIMUM OPEN AREA (% OF LOT)	70	51.65	46.51
MINIMUM FRONT SETBACK (FT)	25	7'-7"	11'-10 1/2"
MINIMUM SIDE YARD WIDTH (FT)	2/10 EACH, 25 TOTAL	4', 2'-7"	0, 5'
MINIMUM REAR YARD (FT)	9'	17'-5 1/2"	17'-5 1/2"
MAXIMUM HEIGHT (FT)	38	29'-11 3/4"	28'-6"

PROJECT DESCRIPTION

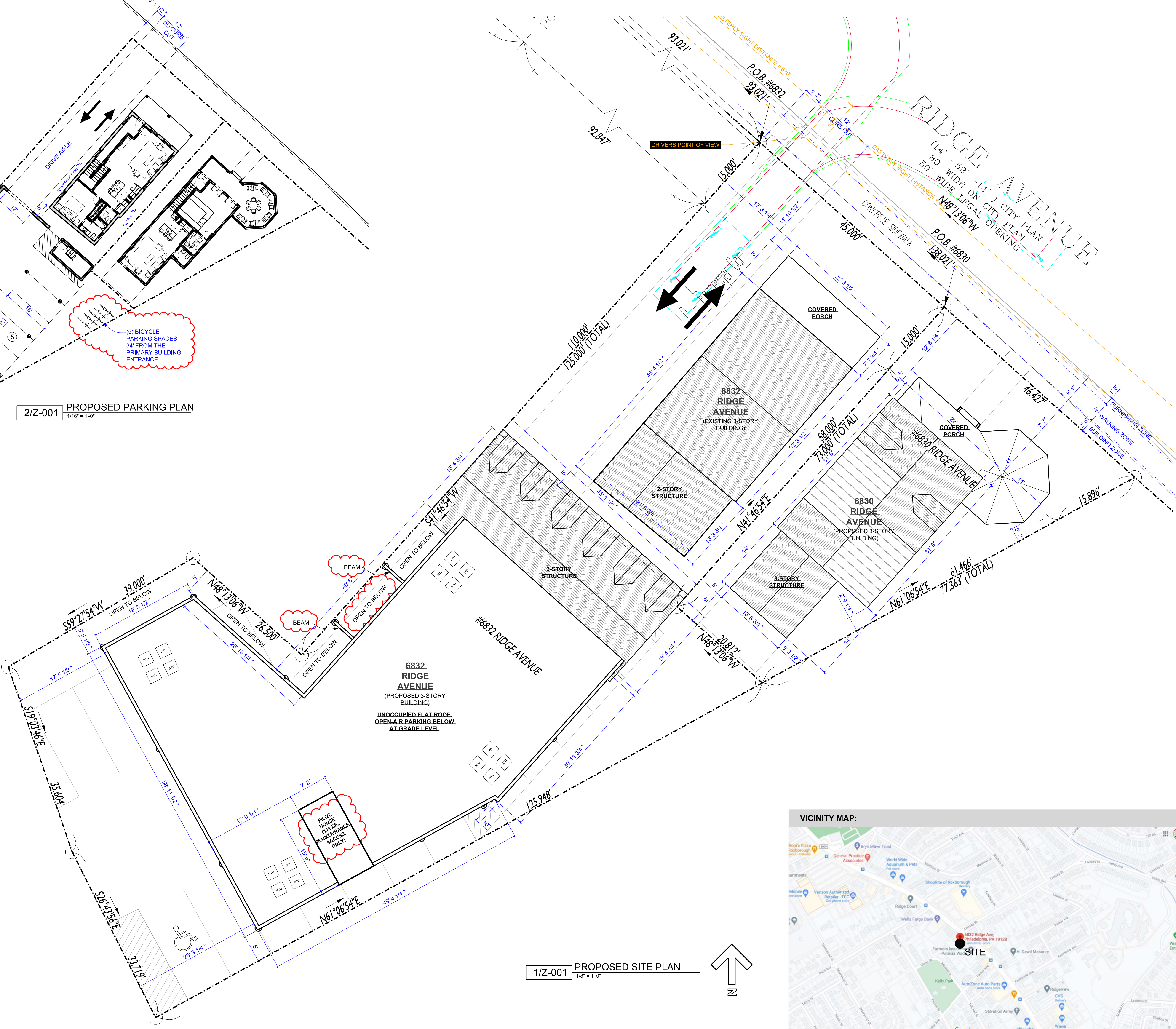
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6832 RIDGE: PARTIAL DEMOLITION AND RESTORATION OF EXISTING HISTORIC STRUCTURE. INTERIOR RENOVATION AND CHANGE OF OCCUPANCY INTO A 3-UNIT RESIDENTIAL BUILDING. NEW PORCH ON FRONT TO MATCH ORIGINAL HISTORIC PORCH (NOT CURRENTLY EXISTING). NEW 12-UNIT, 3-STORY STRUCTURE AT REAR OF LOT WITH 16 OFF-STREET PARKING SPACES. 12-UNIT BUILDING REQUIRED TO BE SEPARATED FROM HISTORIC STRUCTURE PER HISTORIC RECOMMENDATIONS

*HISTORIC APPROVAL RECEIVED FOR APPLICATION ON 01/08/21



Applied Electronically by L&L User:



1/Z-001 PROPOSED SITE PLAN
1/8" = 1'-0"

