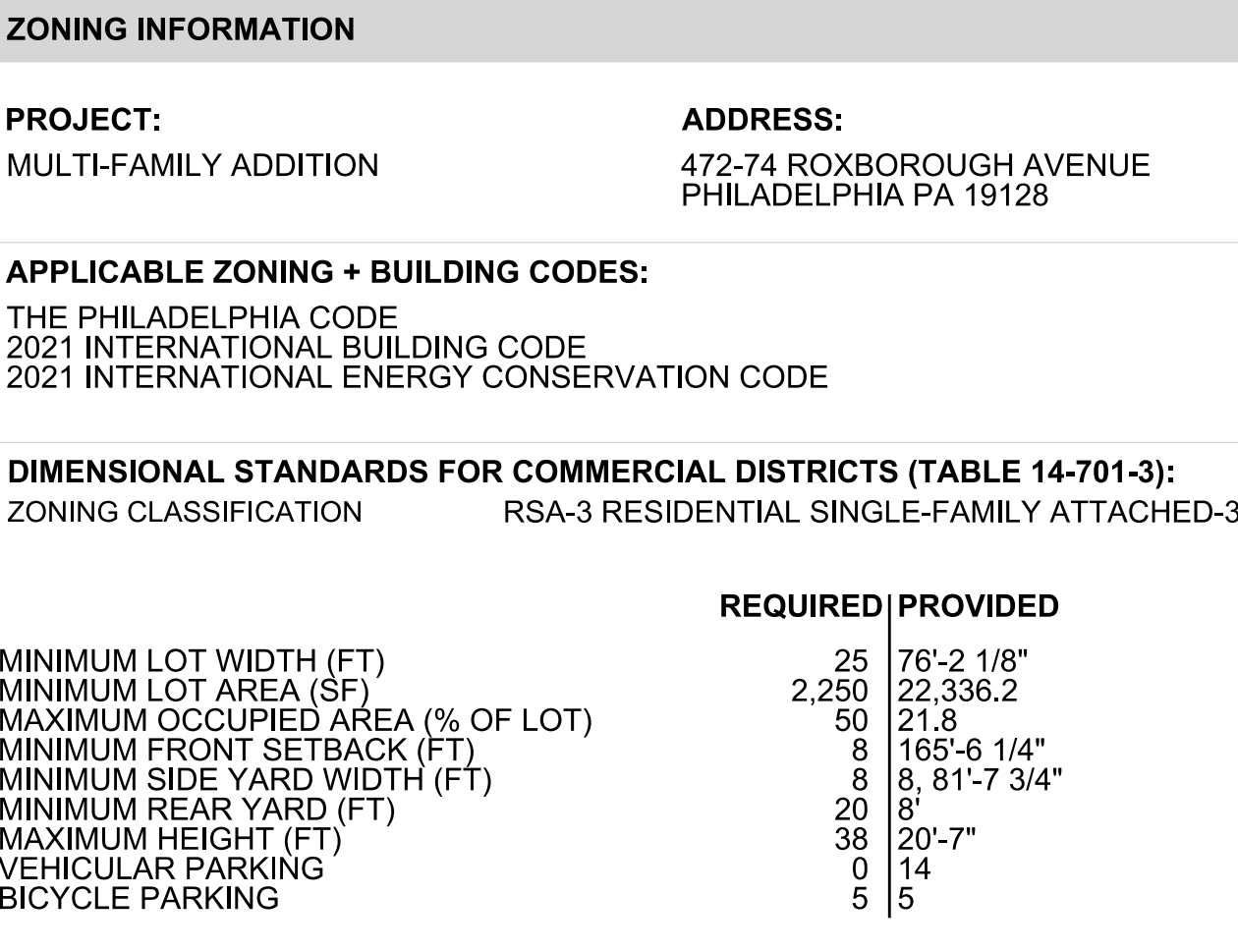
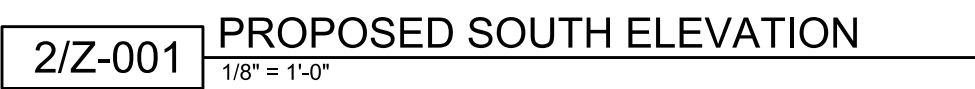




Zoning Permit

Permit Number ZP-2023-010942

LOCATION OF WORK 472-74 ROXBOROUGH AVE, Philadelphia, PA 19128-3507 Addition	PERMIT FEE \$2,854.00	DATE ISSUED 5/1/2024
	ZBA CALENDAR MI-2024-000817	ZBA DECISION DATE 5/1/2024
	ZONING DISTRICTS RSA3	

PERMIT HOLDER NYZIO BAKER REAL ESTATE L L C	4127 MAIN ST NYZIO BAKER REAL ESTATE L L C PHILADELPHIA PA 19127
---	---

OWNER CONTACT 1 Steve Olszewski	4127 Main Street, Philadelphia, PA 19127
---	--

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

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED TWO (2) STORY STRUCTURE; THE PROPOSED CONDITION CREATES MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), FOURTEEN (14) ACCESSORY OFF-STREET SURFACE PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE) AND FIVE (5) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; SIZE AND
--

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) With proviso: "Revised plans, 1 page, stamped by ZBA on May 1, 2024."
--

 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-2023-010942

LOCATION AS SHOWN IN THE APPLICATION/PLAN.



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)

With proviso: "Revised plans, 1 page, stamped by ZBA on May 1, 2024."



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-2023-010942

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

472-74 ROXBOROUGH AVE, Philadelphia, PA 19128-3507

ADDITIONAL USE DETAILS

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

Five (5) Class 1A bicycle storage spaces relocated from the lobby of the proposed two-story structure to an 8' tall, 111 s.f. shed, per § 14-604(d).

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-2023-010942	Zoning District(s): RSA3	Date of Refusal: 2/21/2024
Address/Location: 472-74 ROXBOROUGH AVE, Philadelphia, PA 19128-3507 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: William O'Brien DBA: Manayunk Law Office	Applicant Address: 4322 Main Street Philadelphia, PA 19127	Civic Design Review? N

Application for:

FOR THE ERECTION OF A DETACHED TWO (2) STORY STRUCTURE; THE PROPOSED CONDITION CREATES A MULTIPLE PRINCIPLE BUILDINGS ON A SINGLE LOT; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTEEN (14) DWELLING UNITS), FOURTEEN (14) ACCESSORY OFF-STREET SURFACE PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE) AND FIVE (5) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; SIZE AND LOCATION AS SHOWN IN THE 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 REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY (FOURTEEN (14) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-3.		
§14-401(4)(B)	THE PROPOSED MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT ARE NOT PERMITTED IN THIS ZONING DISTRICT, RSA-3.		
§14-803 (1)(b)(.1)(.a)(.ii)	THE PROPOSED SURFACE PARKING SPACES IN THE REQUIRED FRONT AND SIDE YARD ARE EXPRESSLY PROHIBITED IN THIS RESIDENTIAL ZONING DISTRICT, RSA-3.		
<u>CODE REFERENCE</u>	<u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-701-1			
		REQUIRED	PROPOSED
	MIN. DEPTH OF REAR YARD	20 FT	8 FT

THREE (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

Parcel Owner:
NYZIO BAKER REAL ESTATE L L C



CHANWOO JUNG
PLANS EXAMINER

2/21/2024
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.