

Zoning Permit

Permit Number ZP-2022-012141

LOCATION OF WORK 1435 W GIRARD AVE, Philadelphia, PA 19130-1625	PERMIT FEE \$2,817.00	DATE ISSUED 4/19/2023
	ZBA CALENDAR MI-2022-006981	ZBA DECISION DATE 4/19/2023
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 1435 W GIRARD ASSOCIATES	1626 FITZWATER STREET PHILADELPHIA PA 19146
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OWNER CONTACT 1 STEVE SHKLOVSKY	1626 FITZWATER ST PHILADELPHIA, PA 19146
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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 ROOF DECK AND A ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) N/A



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

1435 W GIRARD AVE Philadelphia, PA 19130-1625

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [FOR THIRTEEN(13) DWELLING UNITS]

This permit is subject to the following specific conditions.

CONDITIONS

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

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

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



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

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

Application Number: ZP-2022-012141	Zoning District(s): CMX4	Date of Refusal: 11/16/2022
Address/Location: 1435 W GIRARD AVE, Philadelphia, PA 19130-1625 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eric Madsen DBA: Permit Philly	Applicant Address: 100 S JUNIPER ST #616 PHILADELPHIA, PA 19107 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND A ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [FOR THIRTEEN (13) DWELLING UNITS]

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

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-701-3	Dimensional Standards for Commercial Districts.	The maximum occupied area for buildings 5 stories with one (1) or more dwelling units is 90%. in the CMX-4 Commercial District overlay. Whereas 100% of occupied area is proposed.
Table 14-802-2	Required Parking in Commercial Districts (except CMX-1, CA-1 & CA-2)	Whereas the proposed use, multi-family household living for thirteen (13) dwellings, requires a minimum of four (4) accessory off-street parking spaces in the CMX-4 and [proposed # of spaces] are proposed.

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

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

AMENDED DENIAL

Parcel Owner:

1435 W GIRARD ASSOCIATES



ROLAND NGABA
PLANS EXAMINER

11/16/2022
DATE SIGNED