

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

Application Number: ZP-2022-000837	Zoning District(s): RSA5	Date of Refusal: 3/11/2022
Address/Location: 3349 N 19TH ST, Philadelphia, PA 19140-4802 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE AND THE CREATION OF EASEMENT. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) DWELLING WITH ONE (1) INTERIOR PARKING SPACE. SIZE AND LOCATION AS SHOWN IN 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>
Section 14-701(2)(b)[5](.b)	Front Setback	Front setback shall match immediately abutting building (3343 N 19th Street), which does not occur.
Section 14-802(5)(b)(.2)	Parking	2% of the parking spaces, but not less than one parking space, provided for multifamily uses shall be accessible; whereas, this space needs to show that it meets the minimum dimensions for an ADA van-accessible space as per ICC/ANSI A117.1/. No accessible space is proposed.
Table 14-602-1	Use	The proposed use of Multi-Family Household Living (six (6) dwelling units) is prohibited in the RSA-5 Residential District.
Table 14-701-1	Rear Yard	Rear yard shall be 9ft, whereas rear of property abuts an easement. Thus proposed rear yard is 0ft.

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

COKER DEVELOPERS INC


SHAKIR COHEN
PLANS EXAMINER

3/11/2022
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-2022-000837

LOCATION OF WORK 3349 N 19TH ST, Philadelphia, PA 19140-4802	PERMIT FEE \$1,722.00	DATE ISSUED 8/31/2022
	ZBA CALENDAR MI-2022-002819	ZBA DECISION DATE 8/31/2022
	ZONING DISTRICTS RSA5	

PERMIT HOLDER Open Air Concepts, LLC	25 South 19th St, 2nd Floor Philadelphia, Pennsylvania 19103
---	--

OWNER CONTACT 1 Rachael Pritzker	1521 Locust St #605, Philadelphia, PA 19102
-------------------------------------	---

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

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE AND THE CREATION OF EASEMENT. SIZE AND LOCATION AS SHOWN IN PROVISIO 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) Revised plans, 1 page, stamped by ZBA on August 31, 2022.



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-2022-000837

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3349 N 19TH ST Philadelphia, PA 19140-4802

ADDITIONAL USE DETAILS

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

SIX (6) 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.



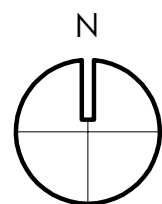
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

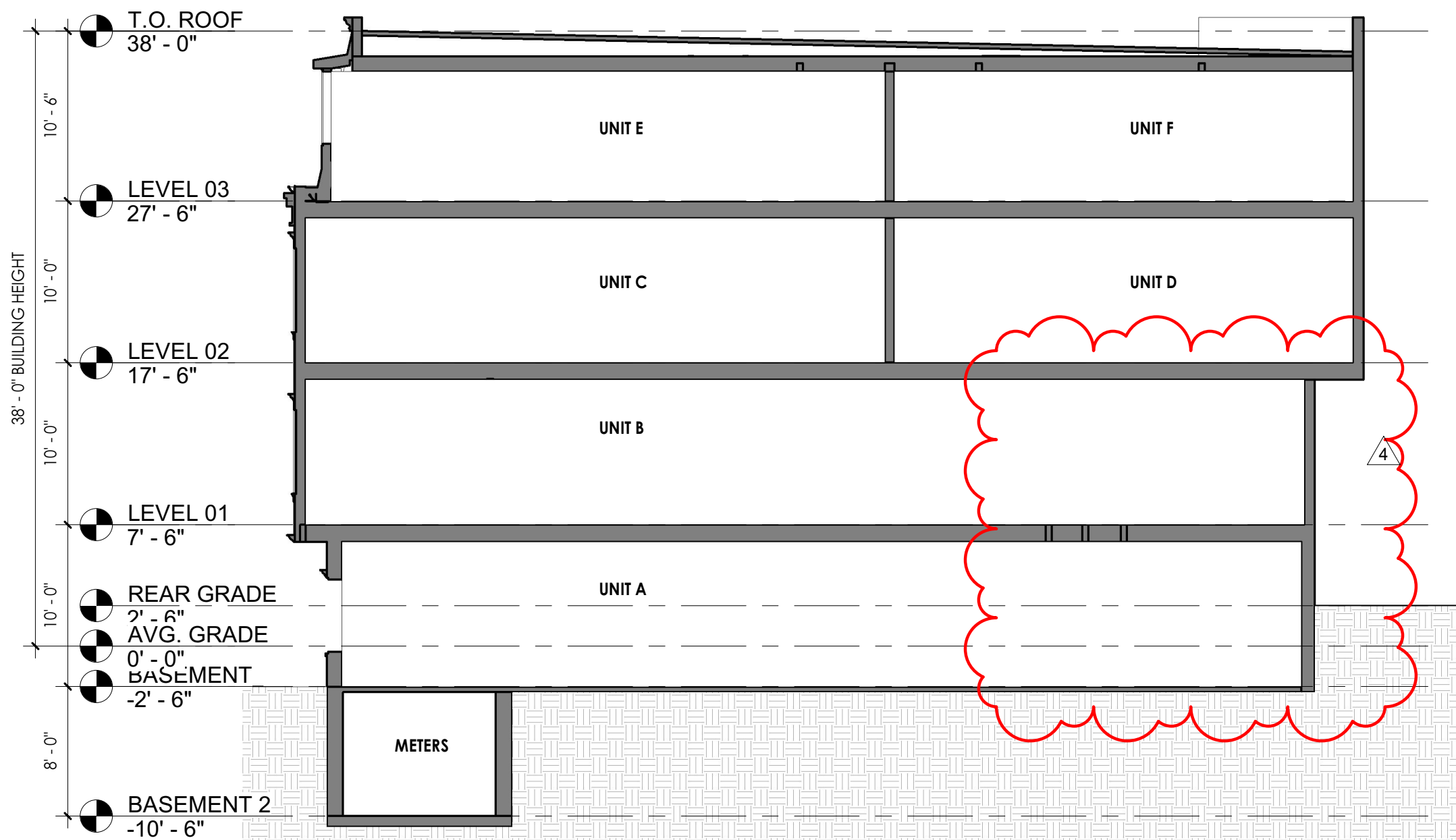
PERMITTED USE TYPE -
SINGLE FAMILY; PASSIVE RECREATION; FAMILY
DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM

4 DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A 3 STORY, 6 UNIT, RESIDENTIAL MULTI-FAMILY BUILDING



VICINITY MAP

ZONING MAP



4 | ZONING SECTION
Z003 | 1/8" = 1'-0"

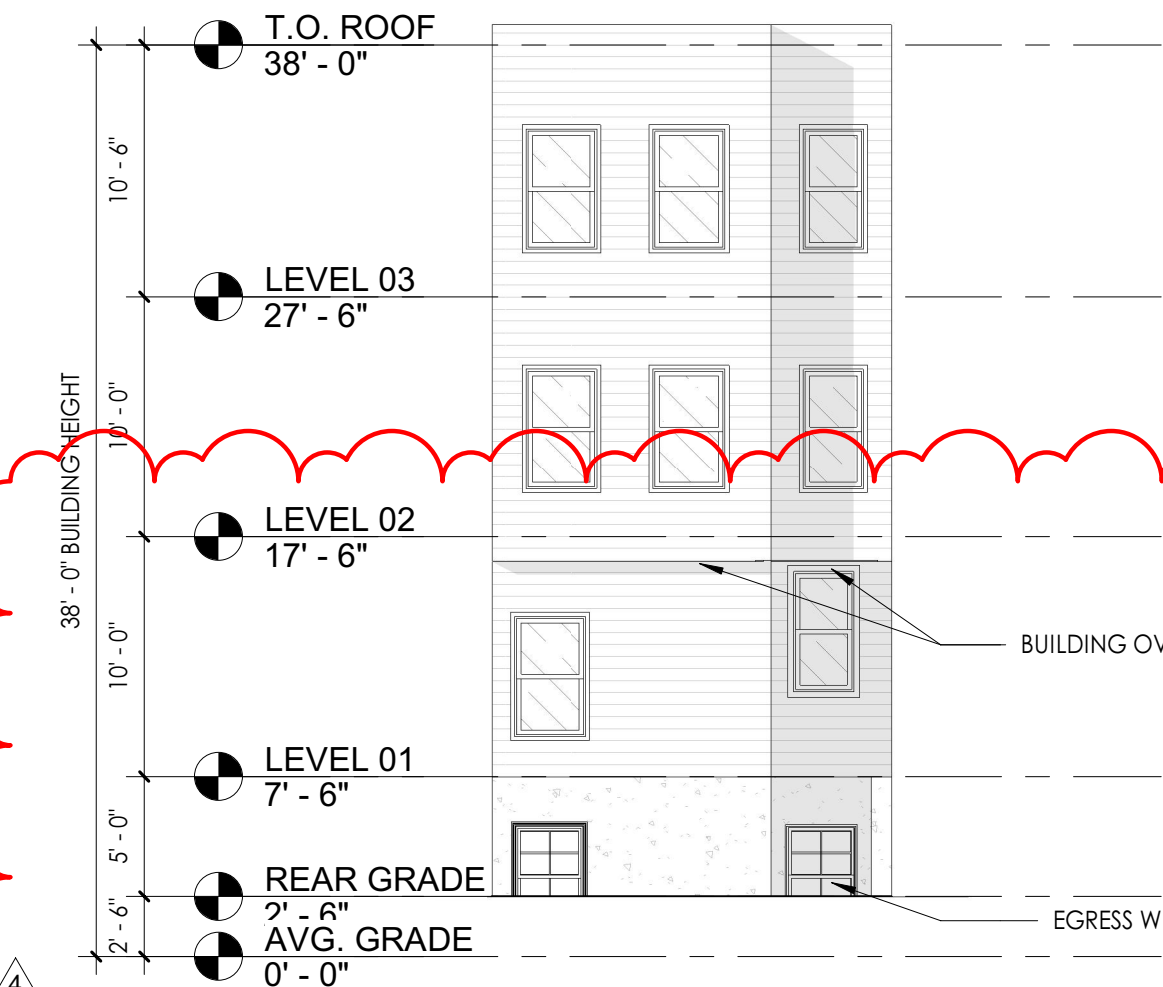


~~Revised plans, 1 page, stamped by ZBA on 8/31/22.~~

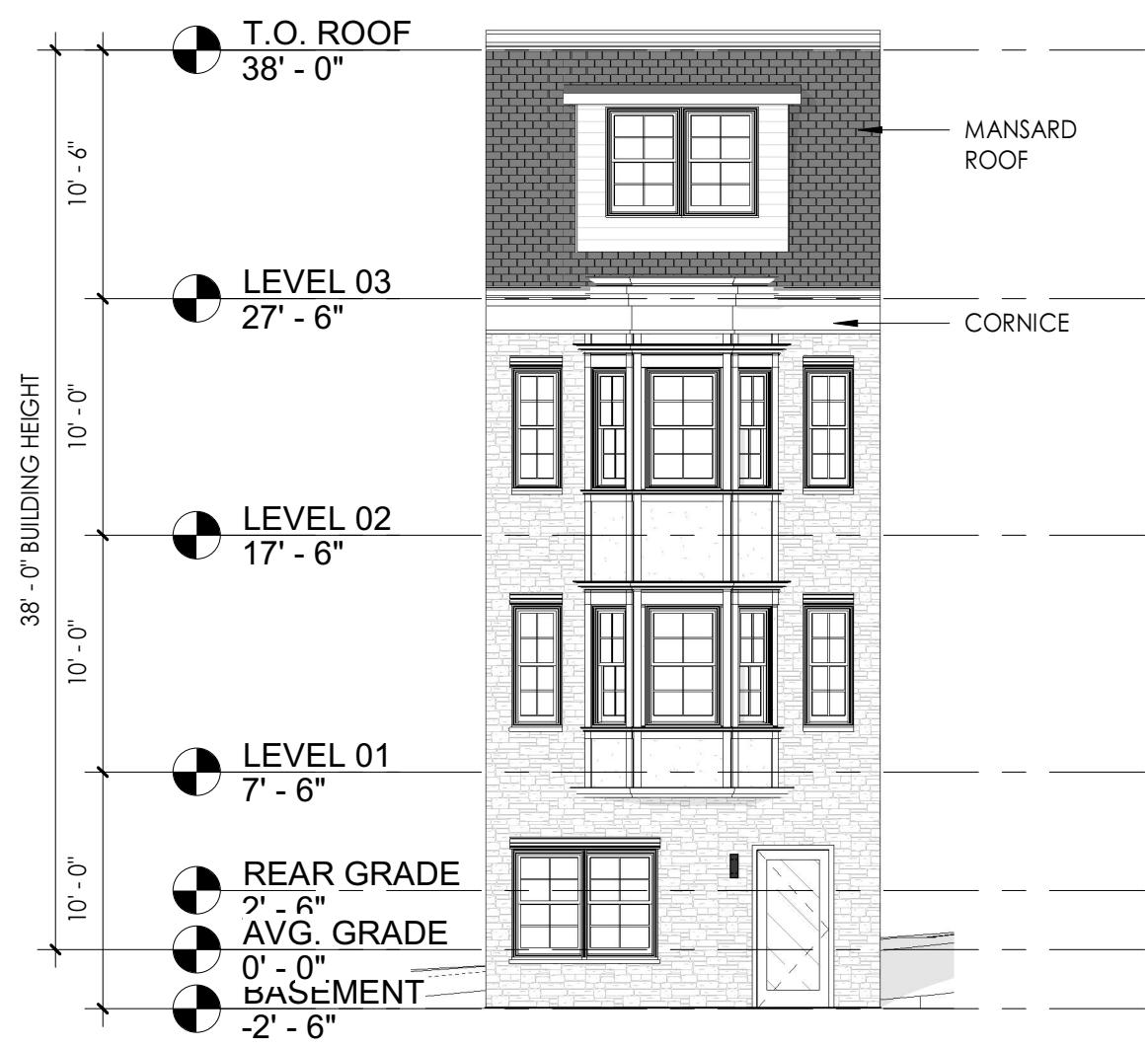


Henry J. Emerson, Esquire

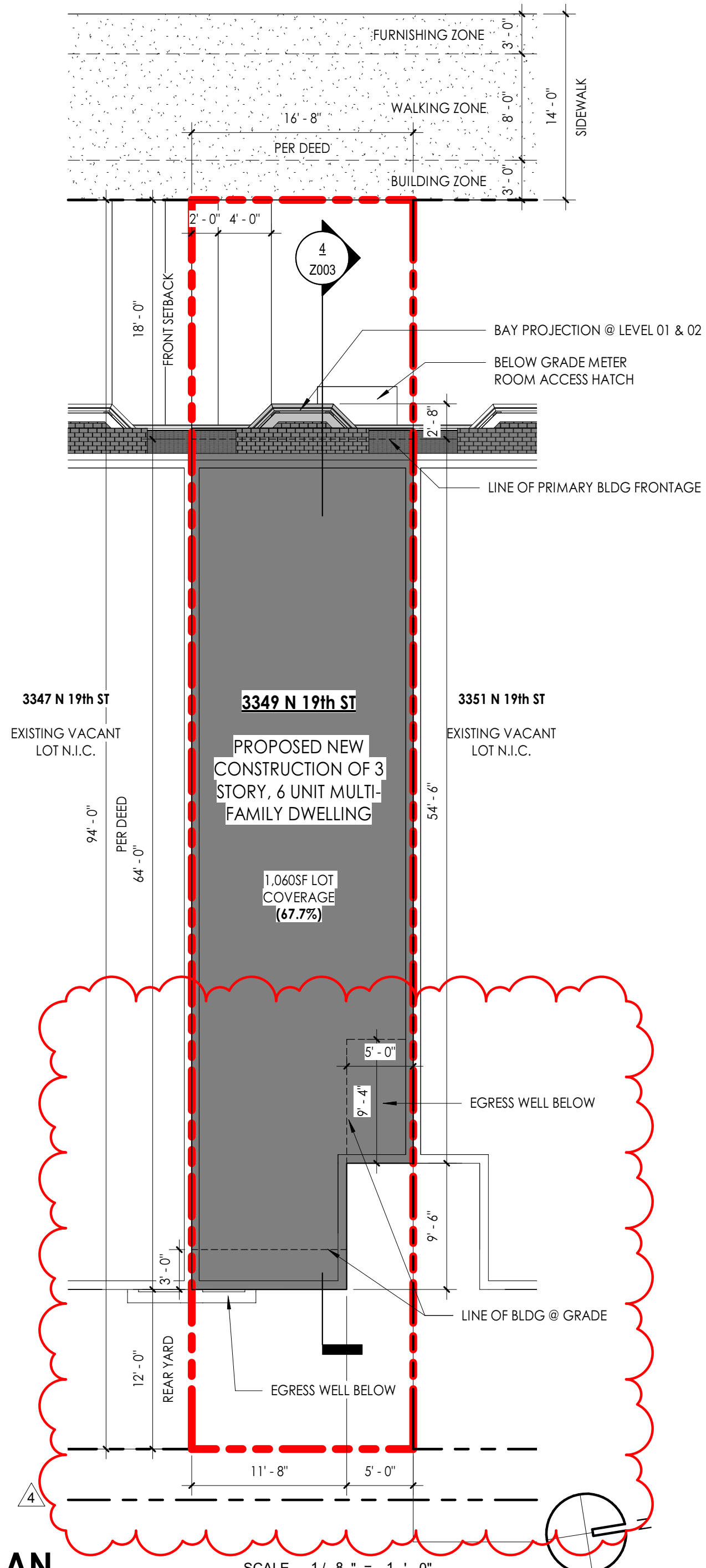
Applied Electronically by L&I User.



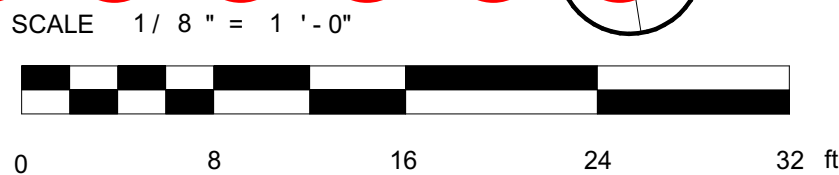
3 | **REAR ELEVATION**
2003 | 1/8" = 1'-0"



2 | FRONT ELEVATION
2003 | 1/8" = 1'-0"



1 | SITE PLAN
2003 | 1/8" = 1'-0"



DESIGNBLENDZ ARCHITECTURE, LLP
O@DESIGNBLENDZ.COM w| WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
t | 215.995.0228

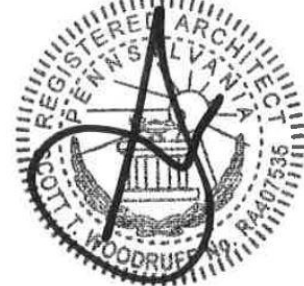
CLIENT

1635 MARKET ST, SUITE 1600,
PHILADELPHIA, PA, 19103

COPYRIGHT RESERVED

COPYRIGHT 2022 BY DESIGNBLEND ARCHITECTURE, LLP, 4001 MAIN ST, SUITE 310, PENNSYLVANIA, PA 19127. PHONE NUMBER 215-995-0228. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBLEND ARCHITECTURE, LLP, AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER USED BY ANY THIRD PARTY, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGNBLEND ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES FROM THE DRAWINGS IMMEDIATELY. ALL DIMENSIONS ON THESE DRAWINGS, ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLEND ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

SEAL



PROJECT ADDRESS

3349 N 19th ST, PHILADELPHIA, PA, 19140

[illegible]

4	ZONING PROVISIO	JT	SM	2022.08.17
1	ISSUE FOR ZONING	JT	SM	2022.01.06
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT

N 19th ST DEVELOPMENT

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
21092105	

REVISION

SCALE
As indicated

2003