

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

Application Number: ZP-2022-000843	Zoning District(s): RSA3	Date of Refusal: 2/15/2022
Address/Location: 3413 N 19TH ST, Philadelphia, PA 19140-4814 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	

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING (7 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 14-602-1	USES ALLOWED IN RESIDENTIAL DISTRICTS	WHEREAS MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THE RSA-3 ZONING DISTRICT.		
Table 14-701-1	DIMENSIONAL STANDARDS FOR LOWER DENSITY RESIDENTIAL DISTRICTS		REQUIRED	PROPOSED
		MINIMUM OPEN AREA (%)	50 (978.3 SF)	30.5 (596.7 SF)
		SIDE YARD (FEET)	8 FT	3 FT
		REAR YARD (FEET)	20 FT	9 FT 10 IN
Table 14-802-1	REQUIRED PARKING IN RESIDENTIAL DISTRICTS		REQUIRED	PROPOSED
		MINIMUM ACCESSORY OFF-STREET PARKING SPACES REQUIRED	7	0

TWO (2) USE REFUSALS

THREE (3) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

N/A

Parcel Owner:

PIECE OF PHILLY LLC

 SAMIA AKHTAR PLANS EXAMINER	2/15/2022 DATE SIGNED
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Zoning Permit

Permit Number ZP-2022-000843

LOCATION OF WORK 3413 N 19TH ST, Philadelphia, PA 19140-4814	PERMIT FEE \$1,947.00	DATE ISSUED 8/31/2022
	ZBA CALENDAR MI-2022-002176	ZBA DECISION DATE 8/31/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER PIECE OF PHILLY LLC	25 S 19TH ST 2ND FLR PHILADELPHIA PA 19109
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OWNER CONTACT 1 Rachael Pritzker	1521 Locust St #605, Philadelphia, PA 19102
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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 AMENDMENT APPROVED AS OF 11/12/2024: TO CHANGE THE LOCATION OF FRONT WINDOW BAY AS PER AMENDED PLANS. FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON 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) With provisos: "(1) Revised plans, 1 page, stamped by ZBA on August 31, 2022. (2) Maximum 6 units."



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-2022-000843

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3413 N 19TH ST Philadelphia, PA 19140-4814

ADDITIONAL USE DETAILS

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

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

This permit is subject to the following specific conditions.

CONDITIONS

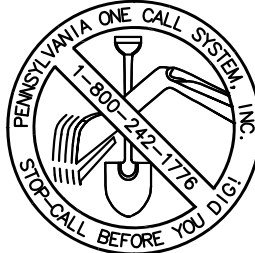
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20223351349 (ward 11)

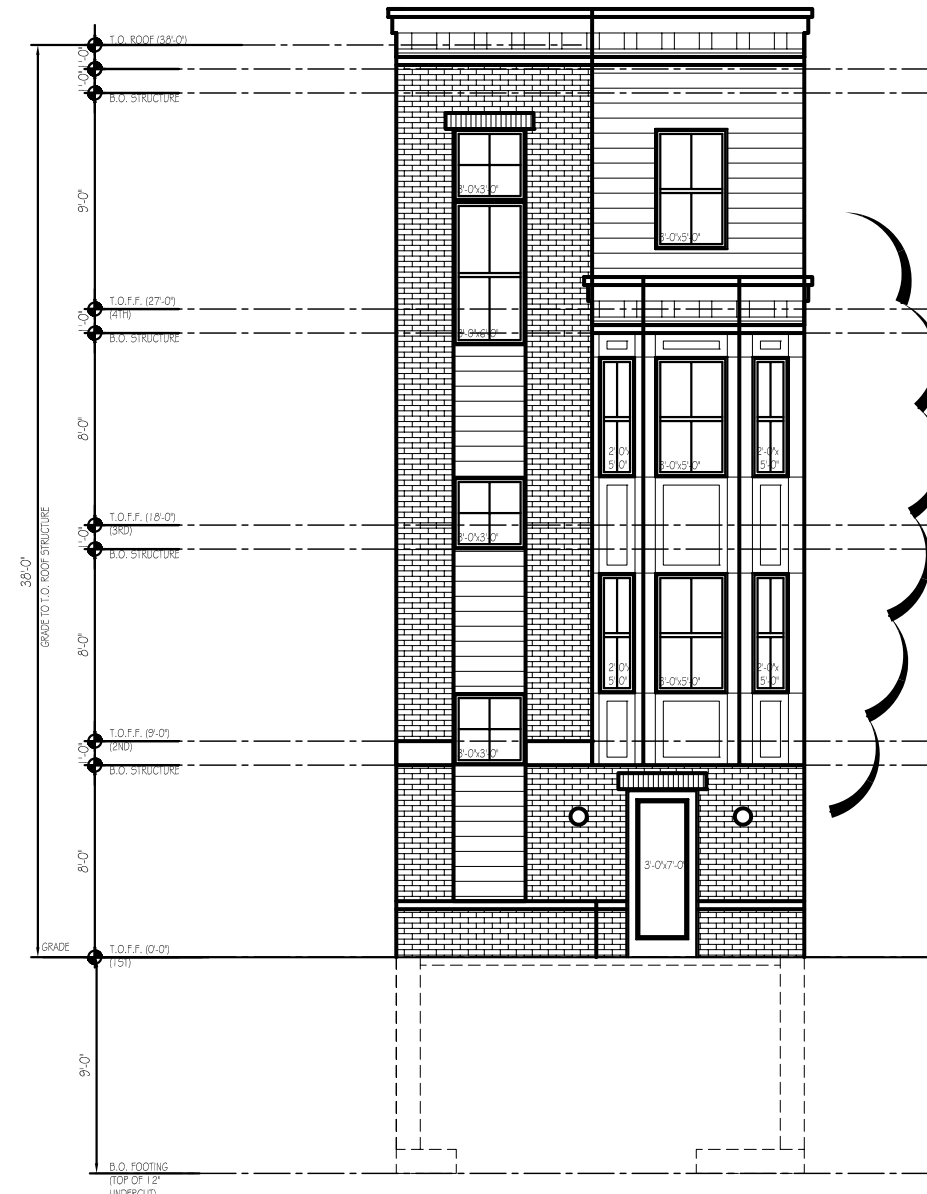
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL 800-482-6396 242-7700 LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

NOTE: KCA DESIGN ASSOCIATES ZONING PLAN AMENDMENT PROVIDED TO AMEND PREVIOUSLY APPROVED ZONING PERMIT # ZP-2022-000843. ONLY PROPOSED AMENDMENT TO ORIGINALLY APPROVED PLAN IS TO SHOW NEW LOCATION OF FRONT WINDOW BAY ON FLRS 2-4. NO OTHER CHANGES PROPOSED TO PREVIOUSLY APPROVED BUILDING. NO VARIANCES REQUIRED OR PREVIOUSLY APPROVED VARIANCE AFFECTED BY PROPOSED WINDOW BAY REVISION.

PROPOSED MULTI-FAMILY RESIDENCE

PROPOSED 4- STORY MULTI-FAMILY (6 UNITS) RESIDENCE

3413 N 19TH STREET PHILADELPHIA, PENNSYLVANIA



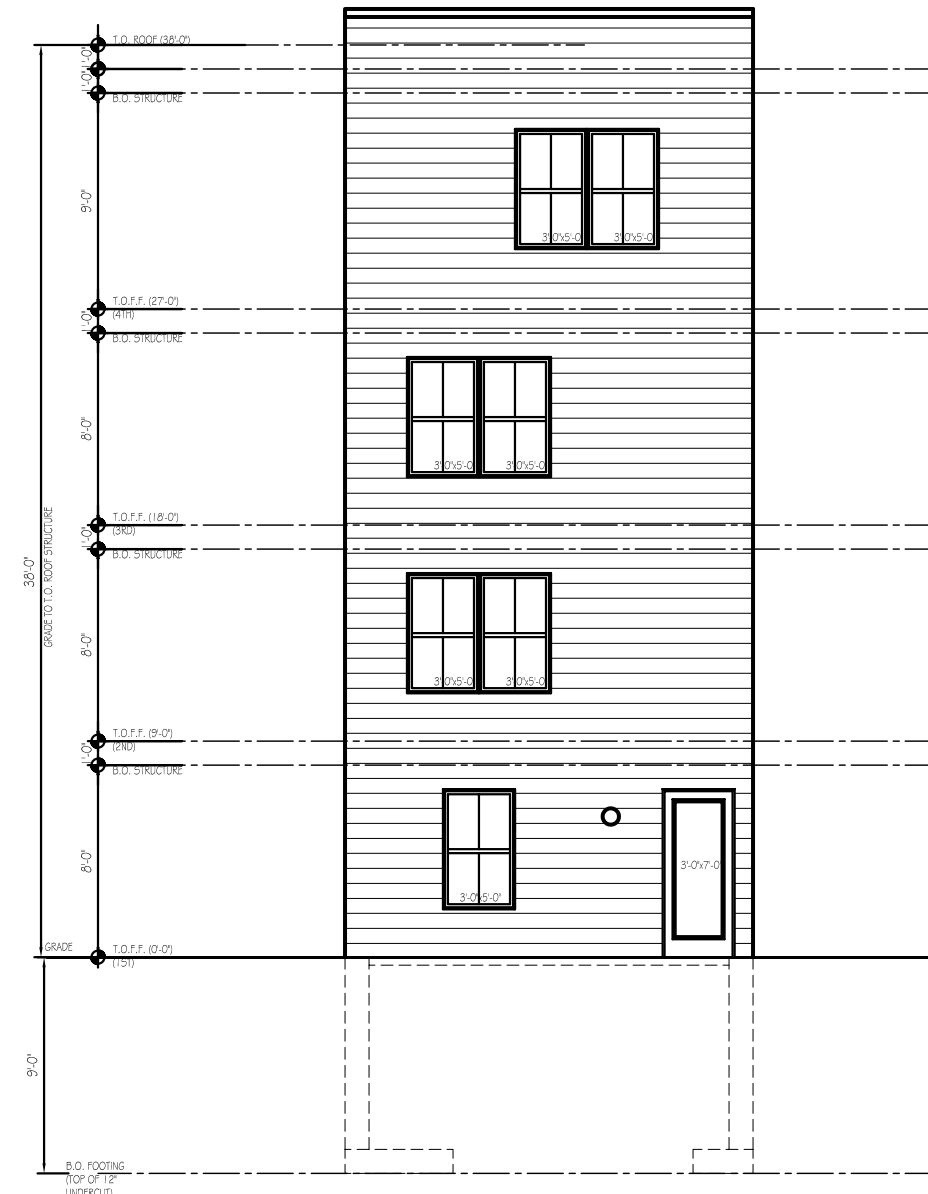
FRONT ELEVATION

1/8" = 1'-0"



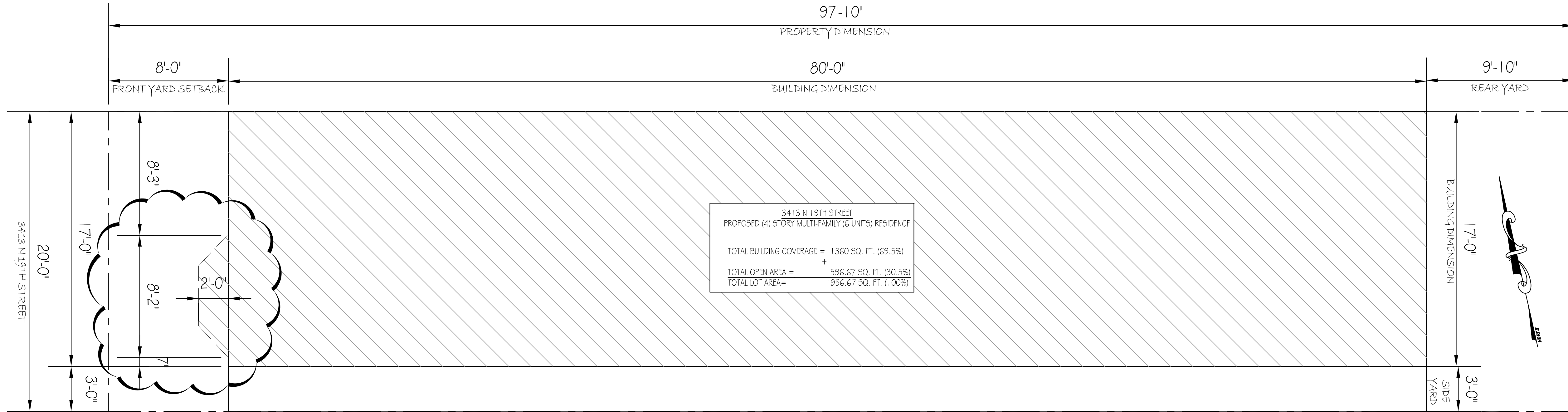
SIDE ELEVATION

1/8" = 1'-0"



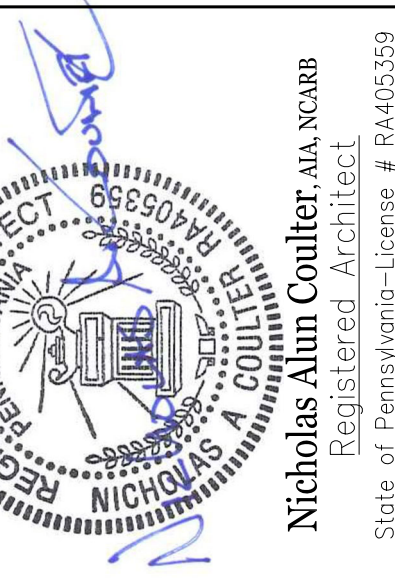
REAR ELEVATION

1/8" = 1'-0"



ZONING PLAN

SCALE: 3/16" = 1'-0"



PROPOSED MULTI-FAMILY RESIDENCE
3413 N 19TH STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT

ZONING PLAN & ELEVATIONS

DWG. TITLE

REVISIONS:
9.16.24 RFI COMMENTS

DRAWN BY: LD
CHECKED BY: HK
DATE: 10/20/22
SCALE: AS NOTED

JOB NO: 19TH ST
FILE: 19TH ST

Z-1



Applied by L&I: Reeba Babu



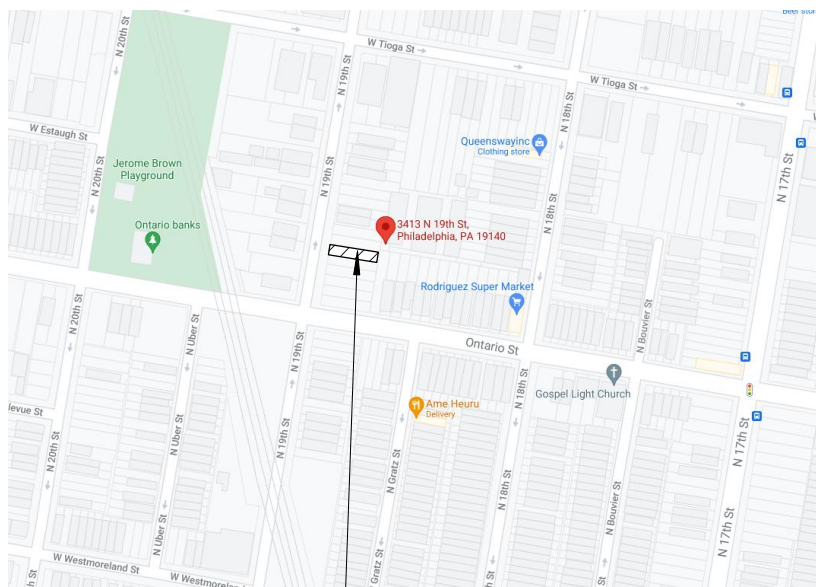
SITE PHOTO



SITE PHOTO



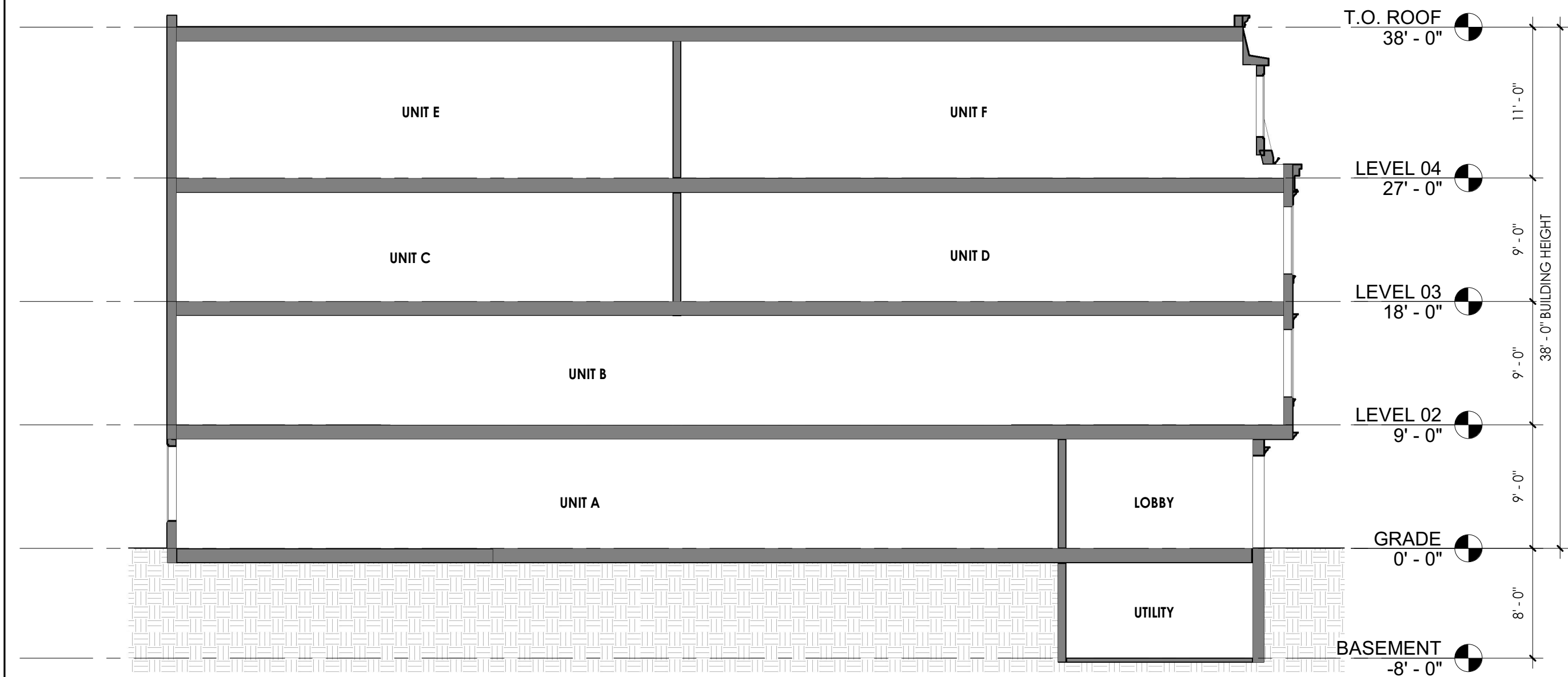
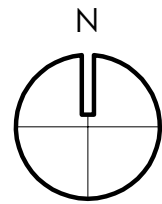
PERSPECTIVE (SHOWN FOR REFERENCE ONLY)



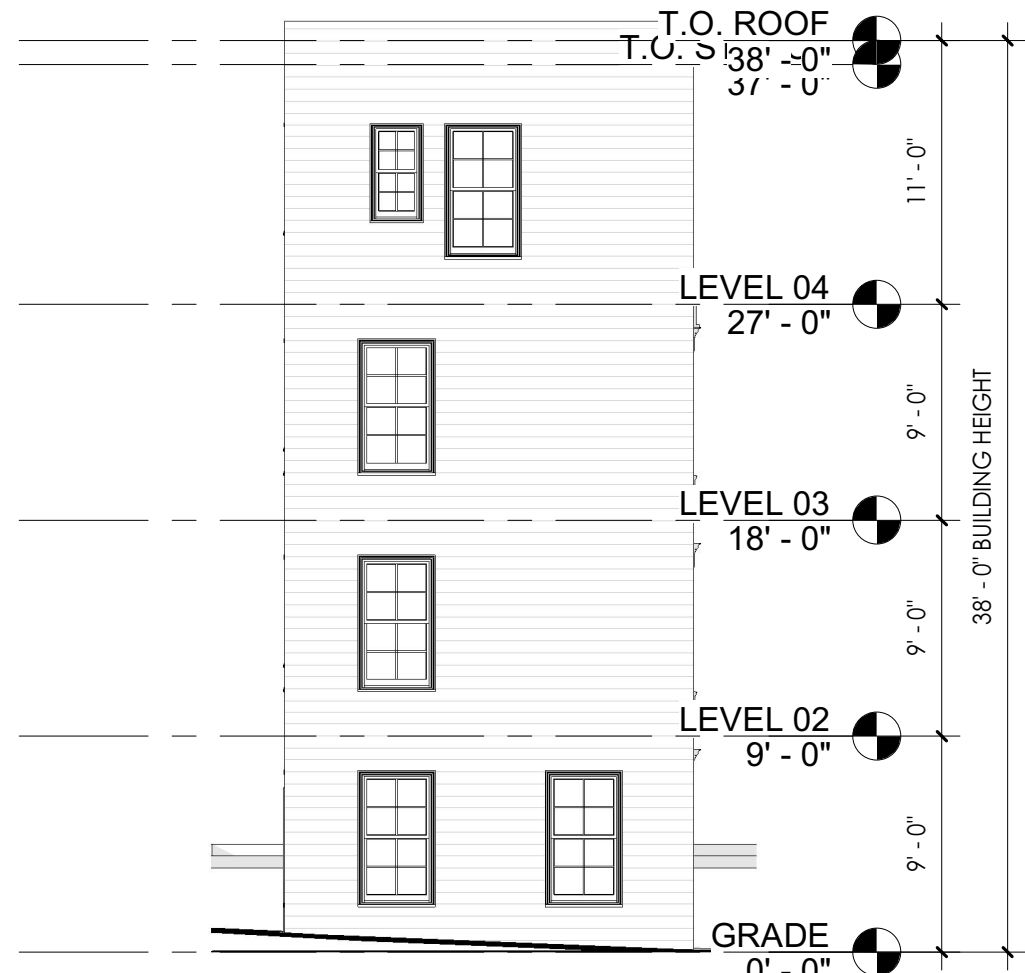
VICINITY MAP



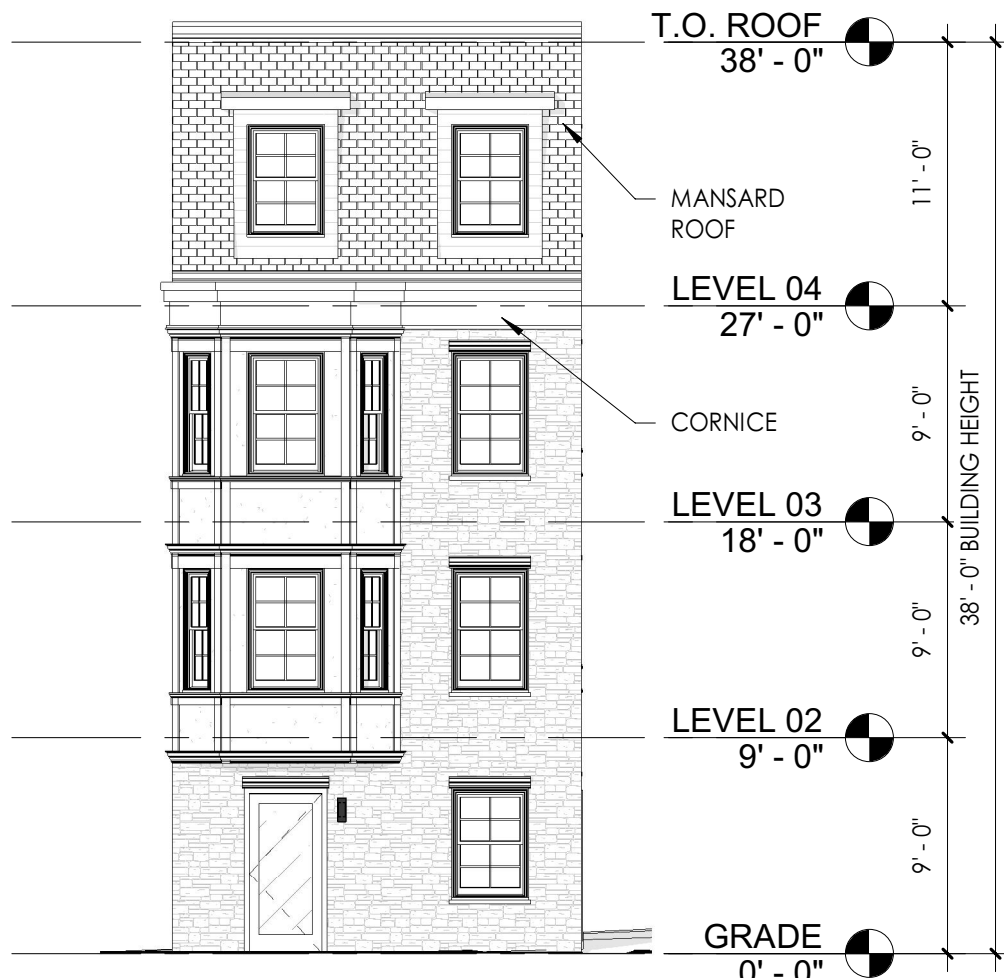
ZONING MAP



4 | ZONING SECTION
2008 | 1/8" = 1'-0"



3 | REAR ELEVATION
2008 | 1/8" = 1'-0"



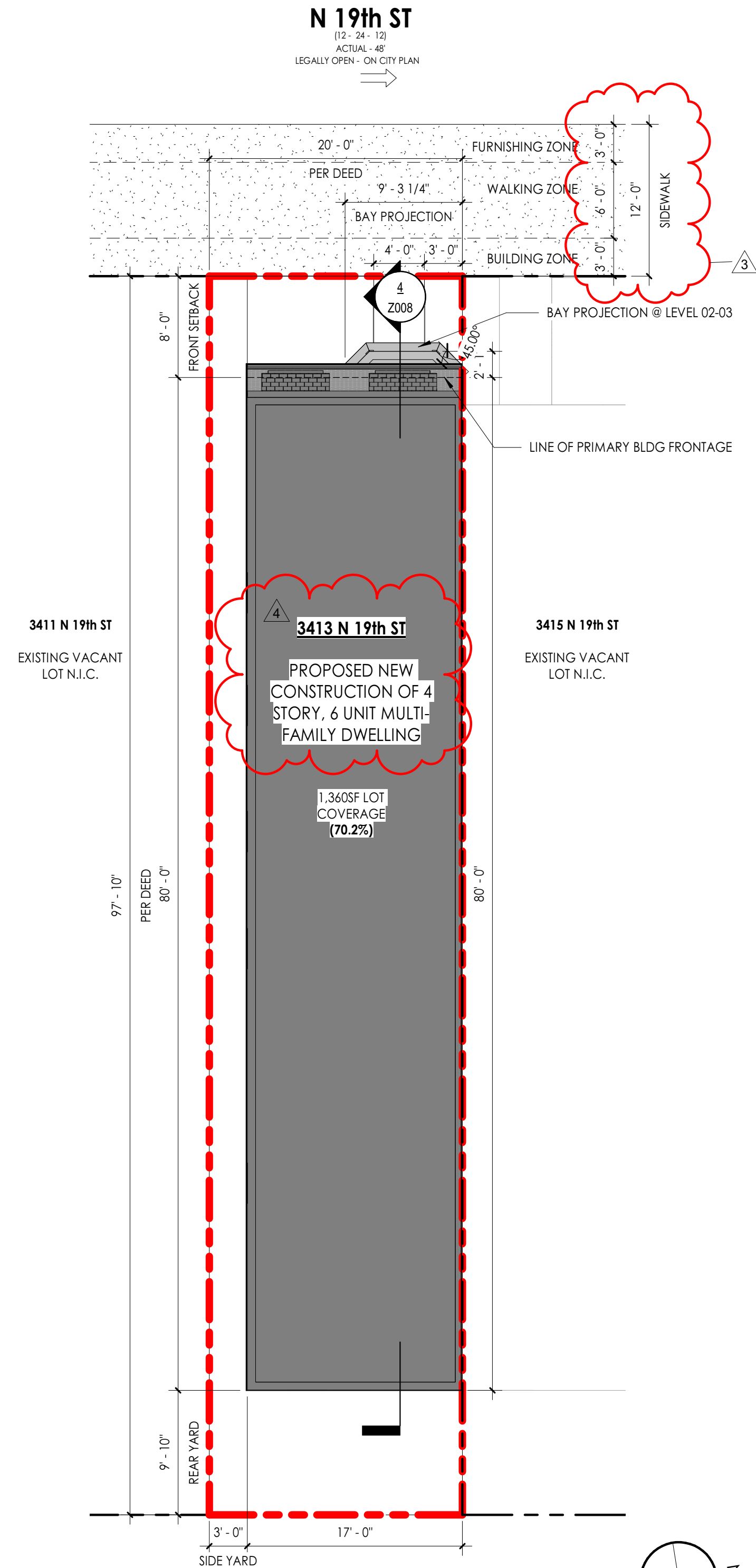
2 | FRONT ELEVATION
2008 | 1/8" = 1'-0"

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 25'-0"	LOT WIDTH: 20'-0" EXISTING	NO
MINIMUM LOT AREA: 2,250 SQ FT	LOT AREA: 1956.67 SF EXISTING	NO
MINIMUM OPEN AREA: 50%	OPEN AREA: 596.67 SF (30.5%)	YES
MINIMUM FRONT YARD DEPTH: 8'-0"	FRONT YARD DEPTH: 8'-0"	NO
MINIMUM SIDE YARD WIDTH: DETACHED 8'-0" EACH SIDE, OTHER 8'-0"	SIDE YARD WIDTH: 3'-0"	YES
MINIMUM REAR YARD DEPTH: SINGLE-FAMILY 15'-0", OTHER 20'-0"	REAR YARD DEPTH: 9'-10"	YES
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0"	NO
PARKING: 1 REQUIRED	0	YES
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY	YES

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED

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 4 STORY, 6 UNIT, RESIDENTIAL MULTI-FAMILY
BUILDING



1 | SITE PLAN
2008 | 1/8" = 1'-0"



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PHILADELPHIA, PA, 19103

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ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF
ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE
DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENDZ
ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
3413 N 19th ST, PHILADELPHIA, PA, 19140

4	ZONING PROVISIO	JT	SM	2022.08.17
3	STREETS REVISION	SM	SM	2022.05.09
2	STREETS REVISION	SM	SM	2022.03.04
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
21092105

REVISION
4

SCALE
As indicated

2008