

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

Application Number: ZP-2022-002432	Zoning District(s): RSA5	Date of Refusal: 4/26/2022
Address/Location: 3900 ASPEN ST, Philadelphia, PA 19104-1640 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Michael Mattioni DBA: MATTIONI, LTD	Applicant Address: 100 North Independence Mall West Suite 5A NW Philadelphia, PA 19106	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE; FOR USE AS MULTI-FAMILY (TWELVE (12) DWELLING UNITS) HOUSEHOLD LIVING; 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 (TWELVE (12) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.		
<u>CODE REFERENCE</u>	<u>PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
TABLE 14-701-1		REQUIRED	PROPOSED
	MIN. OPEN AREA (CORNER LOT)	20% (402.05 SF)	16.04% (322.5 SF)
	ROOF DECK SETBACK (FRONTING N 39 TH ST)	5 FT	4 FT - 11 1/4 IN
	PILOT HOUSE SETBACK (FRONTING N 39 TH ST)	10 FT	4 FT - 11 1/4 IN
§14-604(5)(a)			
§14-604(5)(c)(.4)			

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

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

MONTAGUE-WILLIAMS DONNA



CHANWOO JUNG
PLANS EXAMINER

4/26/2022
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-2022-002432

LOCATION OF WORK 3900 ASPEN ST, Philadelphia, PA 19104-1640 Entire	PERMIT FEE \$2,772.00	DATE ISSUED 10/5/2022
	ZBA CALENDAR MI-2022-003197	ZBA DECISION DATE 10/5/2022
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 3900 ASPEN ST LLC	24 BREYER CT 3900 ASPEN ST LLC ELKINS PARK PA 19027
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE; FOR USE AS MULTI-FAMILY (TWELVE (12) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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 proviso: "Revised plans, 1 page, stamped by ZBA on October 5, 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-2022-002432

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3900 ASPEN ST Philadelphia, PA 19104-1640

ADDITIONAL USE DETAILS

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

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.