

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

Application Number: ZP-2020-006998	Zoning District(s): RSA5	Date of Refusal: 7/19/2021
Address/Location: 3932-36 MOUNT VERNON ST, Philadelphia, PA 19104-1812 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Richard Washington DBA: Expeditor	Applicant Address: 1331 CHRISTIAN STREET PHILADELPHIA, PA 19147 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH BALCONIES. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR FOURTEEN (14) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN 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 Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>	
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living, is expressly prohibited in the RSA-5 residential zoning district.	
Table 14-701-1	Dimensional Standards for Lower Density Residential Districts – Open Area	REQUIRED:	PROPOSED:
		25% 901.75 SF	17.7% 639.44 SF
Table 14-804-1	Required Bicycle Parking / Multi-Family Buildings Minimum Quantity of Class 1A Spaces	REQUIRED:	PROPOSED:
		5	0

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

Parcel Owner:

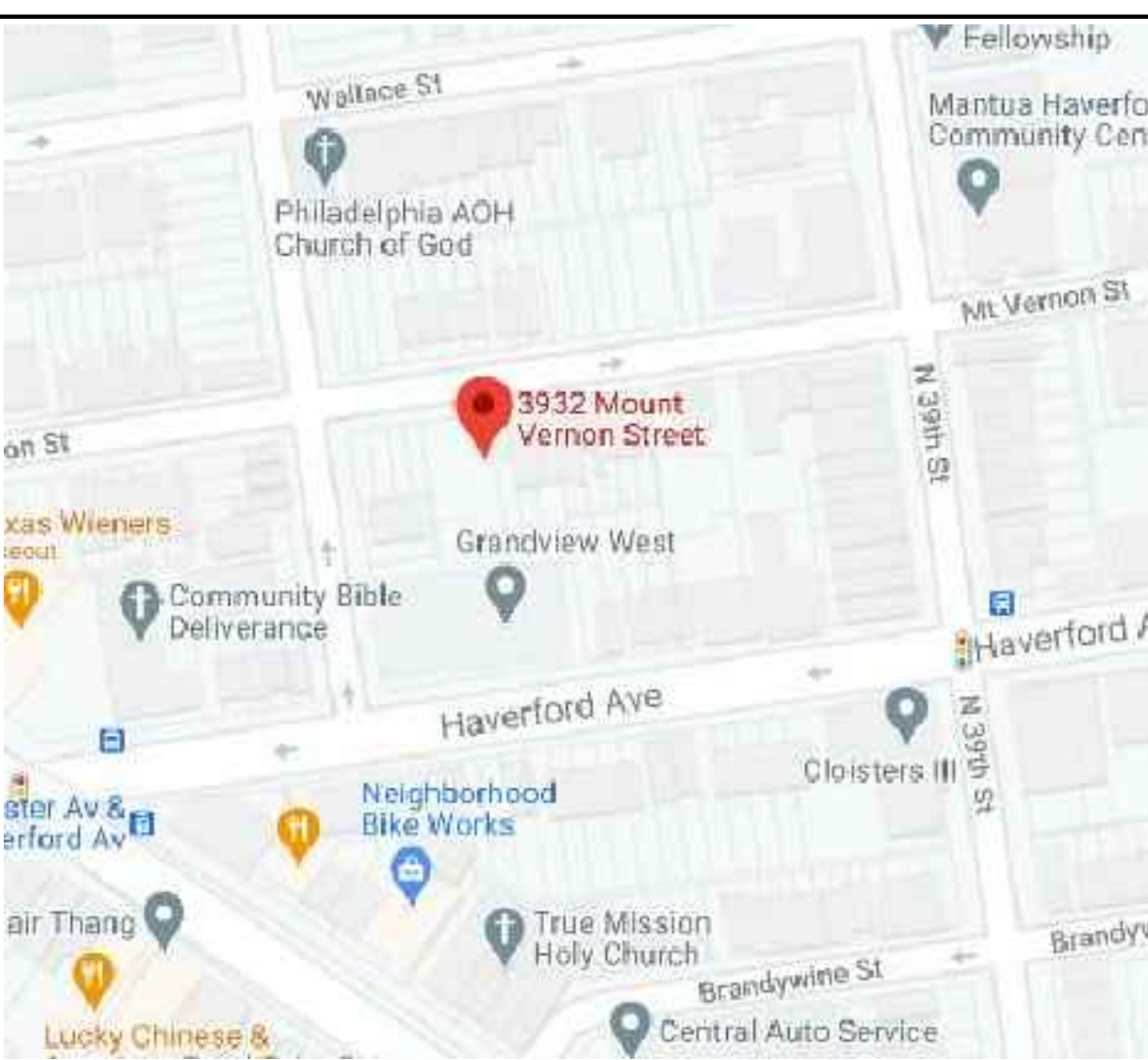
PHILADELPHIA HOUSING, DEVELOPMENT CORPORATION



GEORGE DIPERSIO
PLANS EXAMINER

7/19/2021
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.

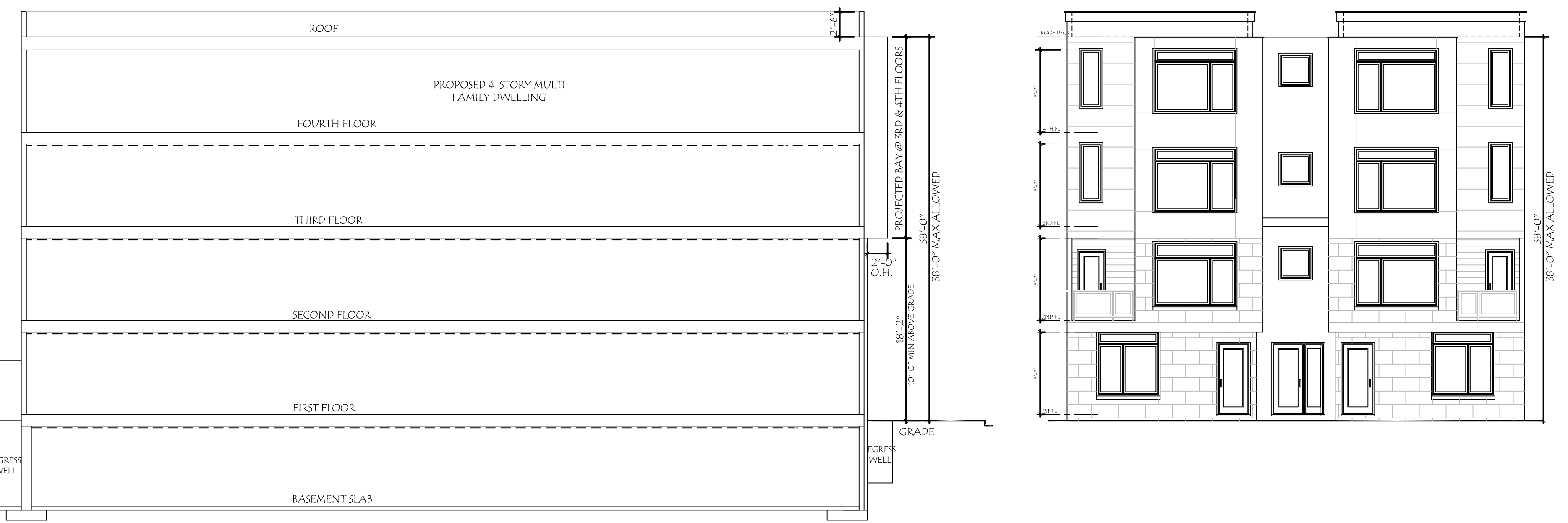


SITE LOCATION PLAN
ZONING INFO: RSA-5 (SINGLE FAMILY DWELLING)
PROPOSED: NEW 4-STORY MULTI FAMILY DWELLING [14 UNIT]
R2 = MULTI FAMILY DWELLING

REQUIRED		PROPOSED
MIN. LOT WIDTH	16 FT.	45'-4 3/4" FT (E)
MIN. LOT AREA	1,440 SQ FT	3,607 SQ FT (E)
MIN. OPEN AREA	INTERMED 25%	901.75 [645.70] SQ FT
MIN. FRONT SETBACK	ABUTTING LOTS	2-STRY/EMPTY
MIN. REAR YARD	9'-0"	13 FT
MAX HEIGHT	38 FT	38 FT



PA ONE CALL#
20192053405



APPROVED
FOR ZONING ONLY
12/07/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
 ERROR OR DEVIATION FROM THESE APPROVED
 PLANS IT WILL REQUIRE THE APPROVAL OF THE
 DEPARTMENT OF LICENSES & INSPECTIONS.

2
 Z-1
 SCALE

Applied Electronically by L&I User:



SCALE
DESIGN GROUP
1901 S 9TH STREET
SUITE 524
PHILADELPHIA PA 19148
SCALEDESIGNGRP@YAHOO.COM



GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS ETC. PRIOR TO ANY POURING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK CODES WITH THE ARCHITECT TEN DAYS PRIOR TO THE START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

UNDER PENALTY OF LAW, THE USE OF THESE DRAWINGS IS RESTRICTED TO THE LOCATION NOTED ON THIS TITLE BLOCK. BUILDING INSPECTOR TO VERIFY PERMIT DRAWINGS ARE SIGNED AND SEALED BY ARCHITECT AND A PERMIT IS OBTAINED PRIOR TO CONSTRUCTION. ANY OTHER USE, REUSE, REPRODUCTION, OR REVISION OF ANY OF THESE DRAWINGS ARE AND ARE CONSIDERED VOID AND OF NO EFFECT.

3932-36 Mt VERNON St
PHILADELPHIA, PA

**NEW 4-STORY MULTI
FAMILY DWELLING**

OWNER: PHILADELPHIA HOUSING DEVELOPMENT
1234 MARKET ST PHILADELPHIA PA 19106

ZONING SET: 6/4/20

REVISIONS

TITLE	SCALE	AS NOTED
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TITLE
ZONING PLAN, SECTION
AND ELEVATION

PROGRESS	DATE
	6-4-2020

DRAWING NO.
Z-1
1 **OF** 1

1 OF 1

Zoning Permit

Permit Number ZP-2020-006998

LOCATION OF WORK 3932-36 MOUNT VERNON ST, Philadelphia, PA 19104-1812	PERMIT FEE \$1,722.00	DATE ISSUED 11/16/2021
	ZBA CALENDAR MI-2021-003397	ZBA DECISION DATE 11/16/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER IRA DEVELOPMENT LLC, MKOS ENTERPRISES LLC	3932-36 MT VERNON ST SIMPLIFILE LC E-RECORDING 17TH FLOOR PHILADELPHIA PA 19104-1812
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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 BALCONIES. SIZE AND LOCATION AS SHOWN IN 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) CAL# MI-2021-003397 GRANTED; NO PROVISOS



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-2020-006998

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3932-36 MOUNT VERNON ST, Philadelphia, PA 19104-1812

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR FOURTEEN (14) 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.