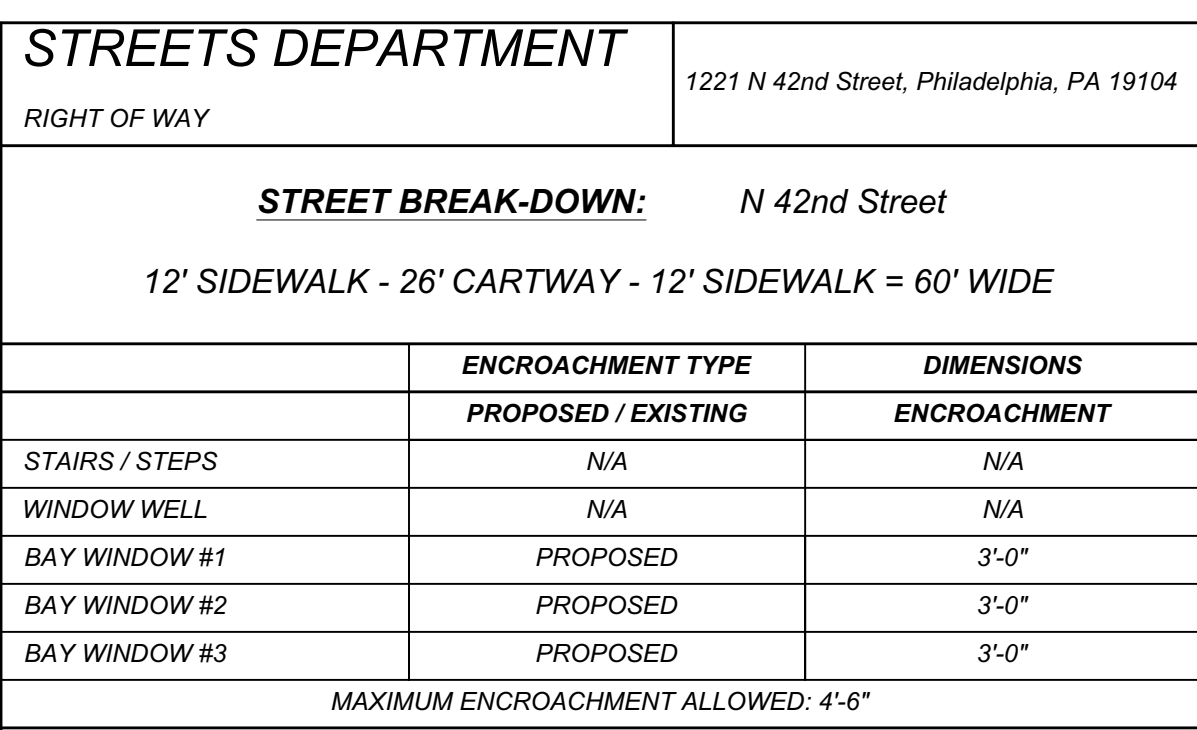
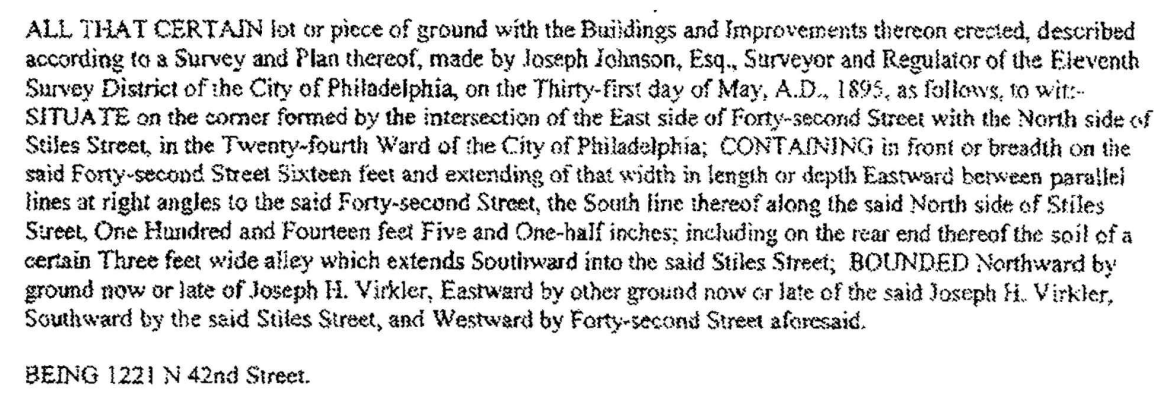
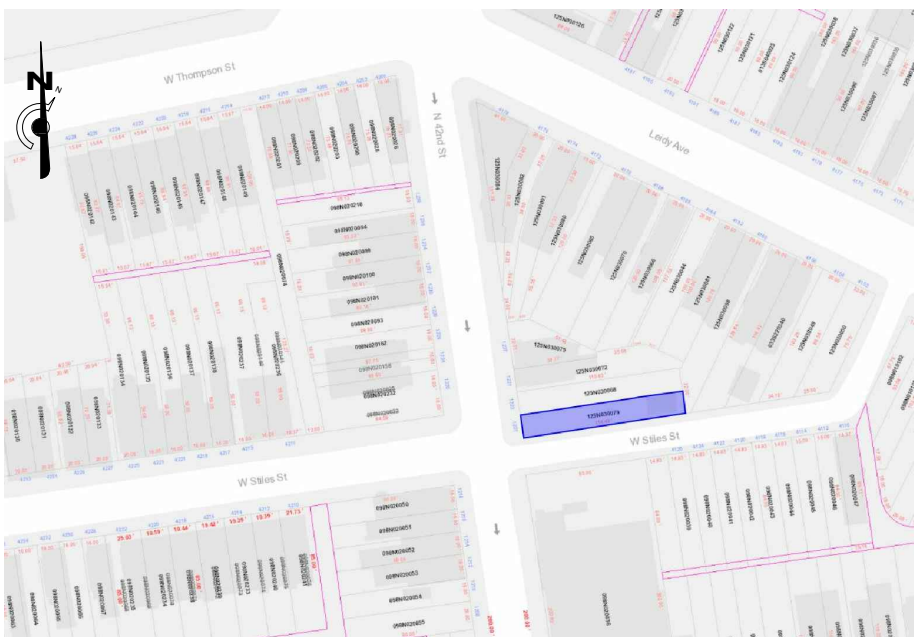
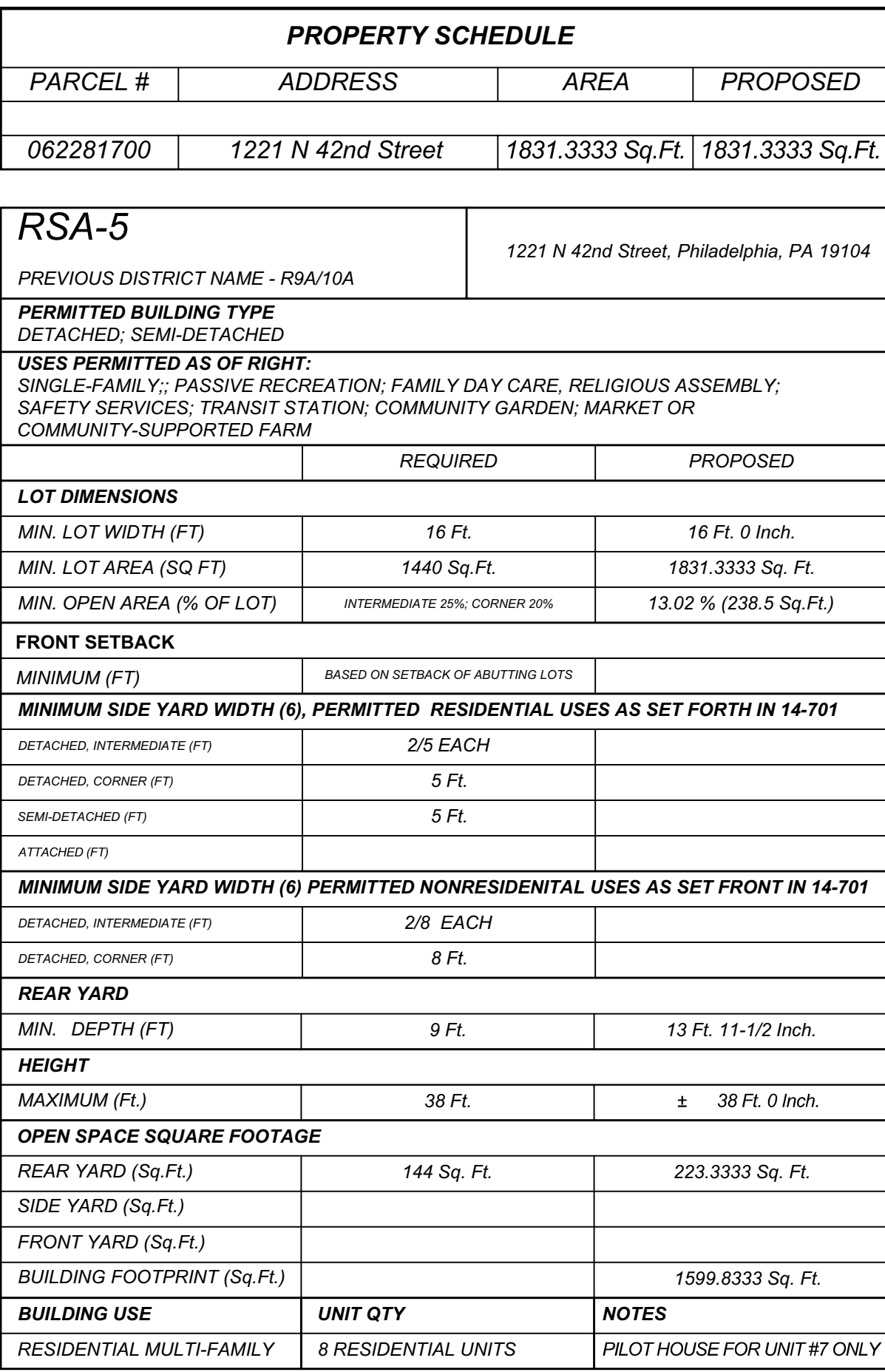


DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com

RSA-5		1221 N 42nd Street, Philadelphia, PA 19104	
PREVIOUS DISTRICT NAME - R9A/10A			
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY;; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
		REQUIRED	PROPOSED
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)	16 Ft.	16 Ft. 0 Inch.	
MIN. LOT AREA (SQ FT)	1440 Sq.Ft.	1831.3333 Sq. Ft.	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 25% CORNER 20%	13.02 % (238.5 Sq.Ft.)	
FRONT SETBACK			
MINIMUM (FT)	(BASED ON SETBACK OF ABUTTING LOTS)		
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/5 EACH		
DETACHED, CORNER (FT)	5 Ft.		
SEMI-DETACHED (FT)	5 Ft.		
ATTACHED (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	2/8 EACH		
DETACHED, CORNER (FT)	8 Ft.		
REAR YARD			
MIN. DEPTH (FT)	9 Ft.		13 Ft. 11-1/2 Inch.
HEIGHT			
MAXIMUM (Ft.)	38 Ft.		± 38 Ft. 0 Inch.
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (Sq.Ft.)	144 Sq. Ft.		223.3333 Sq. Ft.
SIDE YARD (Sq.Ft.)			
FRONT YARD (Sq.Ft.)			
BUILDING FOOTPRINT (Sq.Ft.)	1599.8333 Sq. Ft.		
BUILDING USE		UNIT QTY	NOTES
RESIDENTIAL MULTI-FAMILY	8 RESIDENTIAL UNITS		PILOT HOUSE FOR UNIT #7 ONLY

OWNER

LINA HOLDINGS LLC



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX
ONLY

☐	APPROVED AS IS
☐	APPROVED AS NOTED

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Rev. 0	Initial Permit Submission	June 6, 2021
Rev. 1	Initial Permit Submission	July 11, 2021
Rev. 2	Initial Permit Submission	July 23, 2021

Project Name:

**1221 N 42nd Street,
Philadelphia, PA 19104**

Drawing Name:

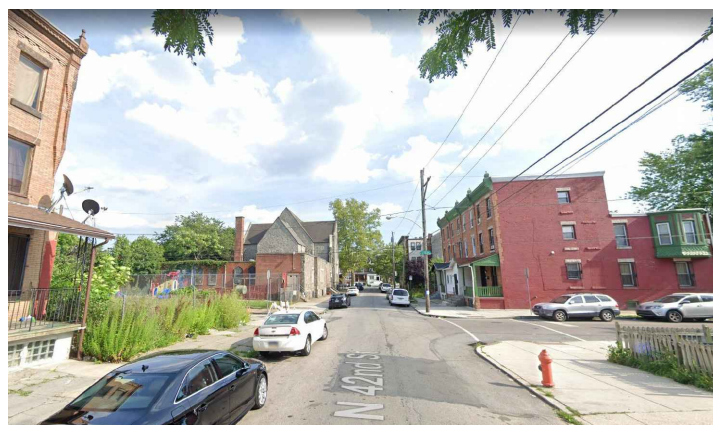
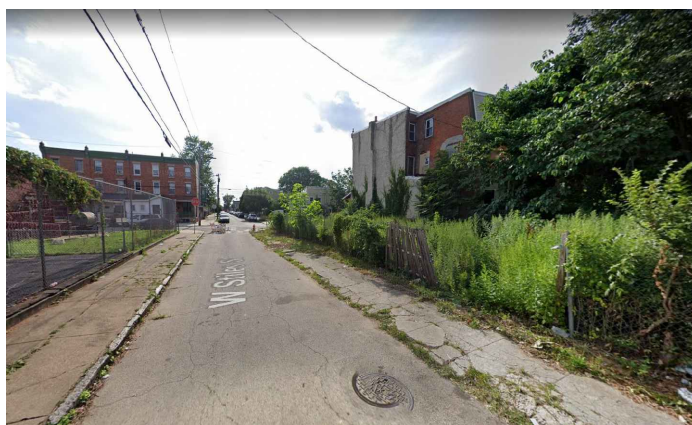
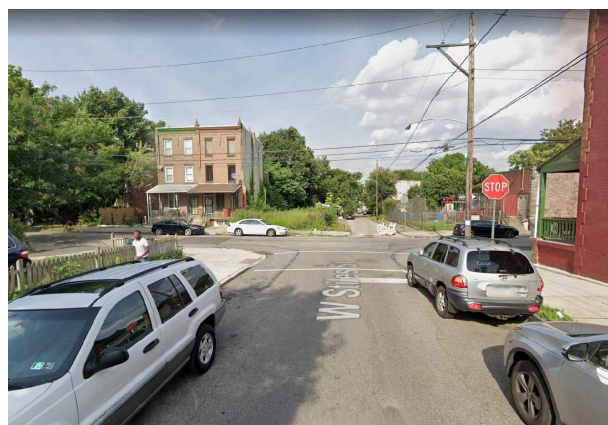
ZONING PLAN.

Project number	1221 N 42nd Street
Date	Jul 23, 2021 - 10:22am
Drawn by	Alexandr Stratila
Checked by	

Sheet Number:

Z-1

Scale	As indicated
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STREET VIEWS (google street view)

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

Application Number: ZP-2021-006375	Zoning District(s): RSA5	Date of Refusal: 7/31/2021
Address/Location: 1221 N 42ND ST, Philadelphia, PA 19104 N.E. Corner of W. Stiles St Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eugene Naydovich Fitler Development, LLC DBA: Fitler Development, LLC	Applicant Address:	

Application for:

For the erection of a three-story attached structure that includes a full basement and private roof deck with a roof access structure.
Size and location per plans.

For the proposed use as Multi-Family Household Living (8 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.)

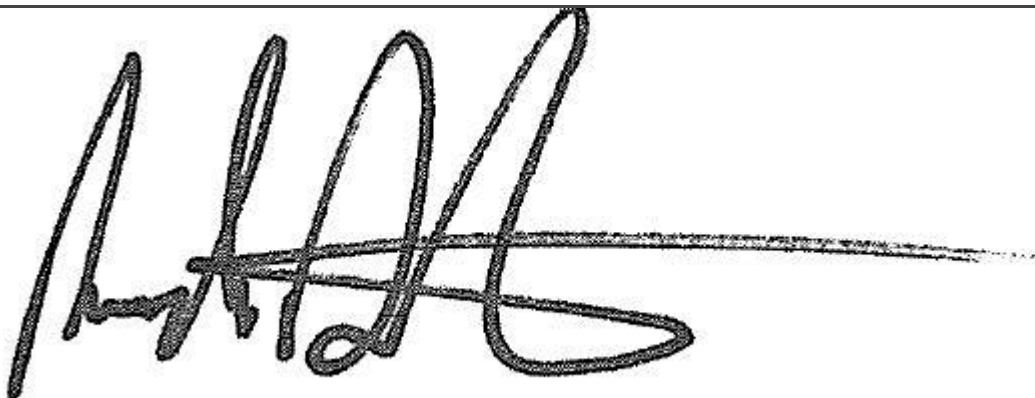
<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-Family Household Living (8 units), is expressly prohibited in the RSA-5 residential zoning district.
Table 14-701-1	Open Area Requirements	The required open area for a corner lot in the RSA-5 zoning district is 20% of the lot area. Whereas, the proposed open area of 13% is prohibited.

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

Fee to File Appeal: \$ 300.00

Parcel Owner:

LINA HOLDINGS LLC



Andrew DiDonato
PLANS EXAMINER

7/31/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-006375

LOCATION OF WORK 1221 N 42ND ST, Philadelphia, PA 19104	PERMIT FEE \$2,662.00	DATE ISSUED 11/17/2021
	ZBA CALENDAR MI-2021-003484	ZBA DECISION DATE 11/17/2021
	ZONING DISTRICTS RSA5	

PERMIT HOLDER LINA HOLDINGS LLC	3720 SPRUCE ST #508 PHILADELPHIA PA 19104
------------------------------------	---

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of a three-story attached structure that includes a full basement and private roof deck with a roof access structure. Size and location per plans. Amend to extend for one year. Set to expire 12/14/2025

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)
--



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-2021-006375

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1221 N 42ND ST, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

8 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.