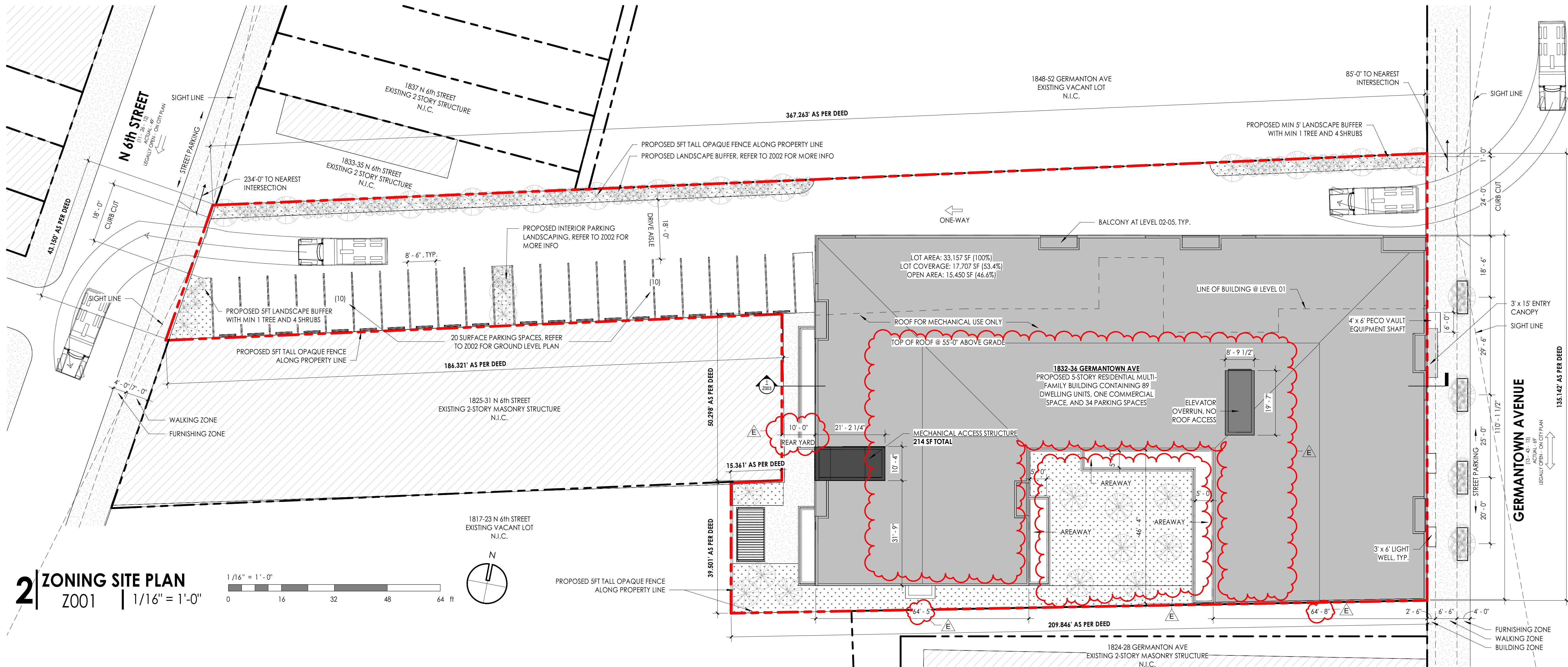
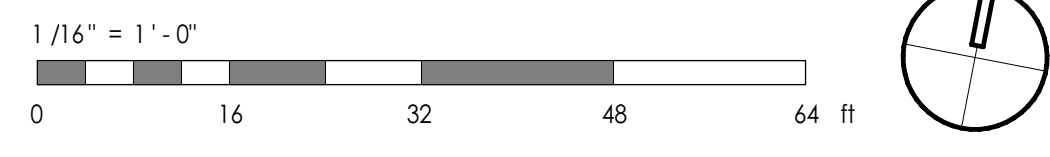




2 | ZONING SITE PLAN Z001 | 1/16" = 1'-0"



ZONING INFORMATION RSA-5			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602.1	MIXED-USE	YES
MINIMUM LOT WIDTH:	16'-0"	134'-9"	NO
MINIMUM LOT AREA:	960 SQ FT	33,157 SF	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%	17,707 SF (53.4%)	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ABUTTING LOTS	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	(PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	5'-0"	NO
MINIMUM REAR YARD DEPTH:	9'-0"	9'-6"	NO
MAXIMUM HEIGHT:	38'-0"	64'-0"	YES
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	8'-0"	N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5'-0"	35'-0"	NO
VEHICLE PARKING:	0 REQUIRED	34 SPACES	YES
BICYCLE PARKING:	0 REQUIRED	30 SPACES (1/3 UNITS)	NO
STREET TREES:	0 REQUIRED	4 TREES (1 / 35' FRONTAGE)	NO

OVERLAY DISTRICTS - /MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION -
NEW CONSTRUCTION 5-STORY MIXED-USE BUILDING CONTAINING 89 RESIDENTIAL DWELLING UNITS AND 1 VACANT COMMERCIAL SPACE. 34 VEHICULAR PARKING SPACES, AND 30 BICYCLE PARKING SPACES.
AFFORDABLE DWELLING UNITS TO BE PROVIDED AS NOTED.

14-533. /MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

14-533. (3)(a) 15% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE

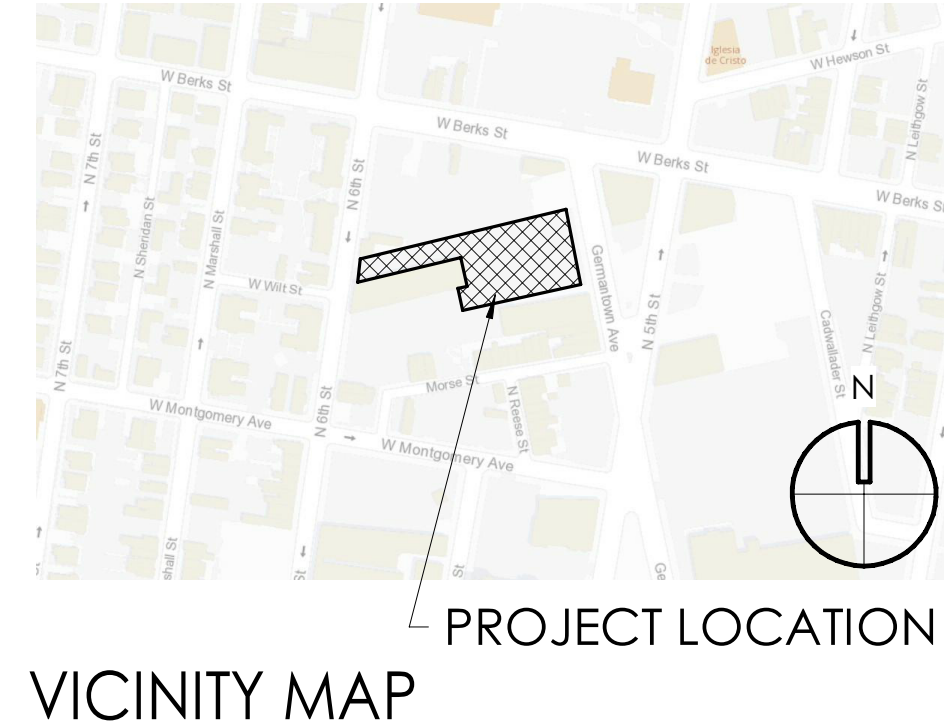
14-533. (3)(b) AN ADDITIONAL 5% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE, OR

14-533. (b)(1)(i), (b)(1)(ii) A WAIVER FOR THE ADDITIONAL 5% CAN BE GRANTED WITH A BINDING AGREEMENT WITH THE CITY FOR A PAYMENT IN-LIEU OF THE SUM NUMBER OF DWELLING UNITS x \$10,000

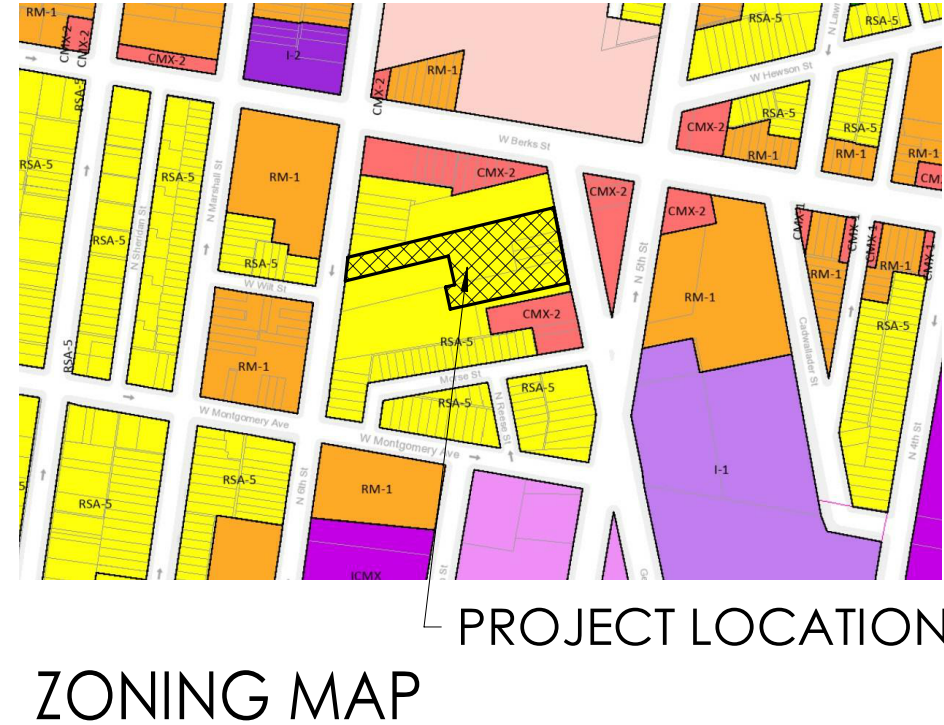
14-533. (6)(a) AFFORDABLE RENTAL UNITS SHALL HAVE TOTAL MONTHLY COSTS THAT DO NOT EXCEED 30% OF GROSS MONTHLY INCOME FOR HOUSEHOLDS EARNING UP TO 40% OF THE AREA MEDIAN INCOME.

20% = PROPOSED 18 AFFORDABLE DWELLING UNITS.
UNITS WILL BE OF EQUIVALENT DESIGN, QUALITY, AND CONSTRUCTION AS MARKET-RATE UNITS.

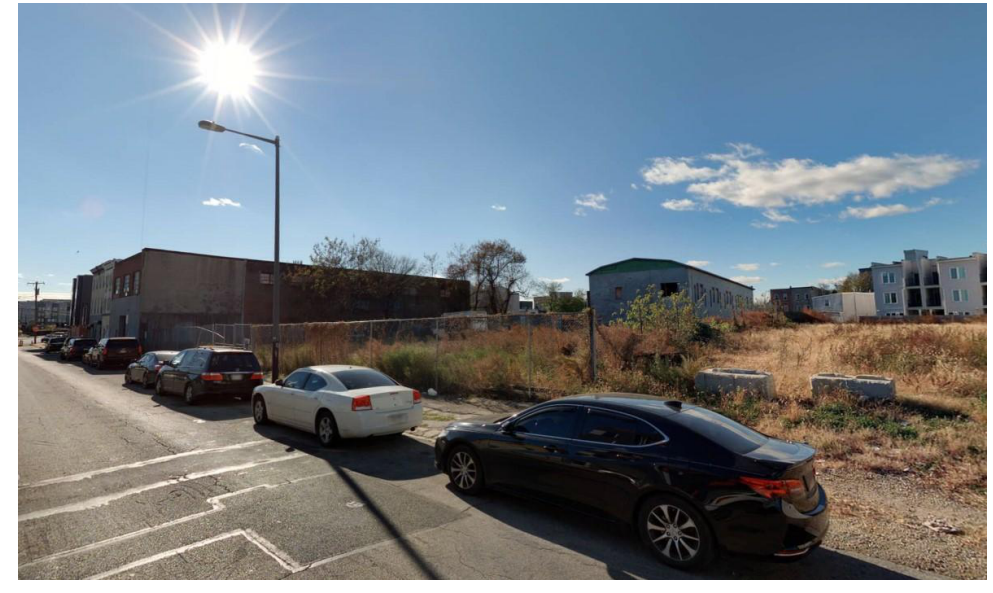
1 | PERSPECTIVE (SHOWN FOR REFERENCE ONLY) Z001 |



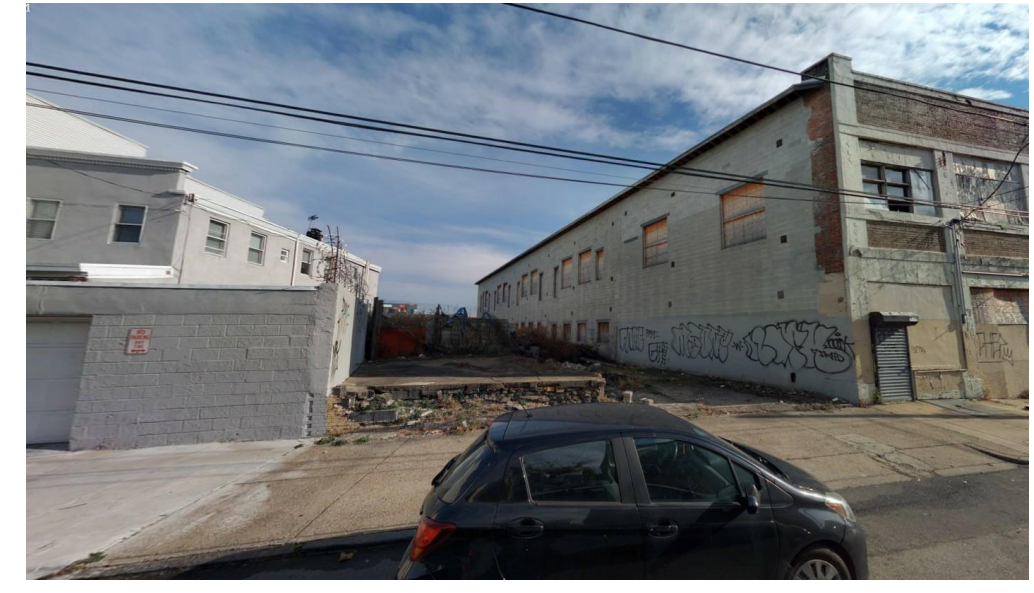
VICINITY MAP



ZONING MAP



SITE PHOTO (GERMANTOWN AVE)



SITE PHOTO (N 6th STREET)

ARCHITECT
DESIGNBLENDZ ARCHITECTURE, LLP
4001 Main Street, Suite 203
Philadelphia, PA, 19127
215.995.0226
info@designblendz.com
www.designblendz.com

CONSULTANTS
GLENWOOD ENGINEERING LLC
STRUCTURAL ENGINEERING
44 N 15TH ST
ALLENTOWN, PA 19102
610-393-2703

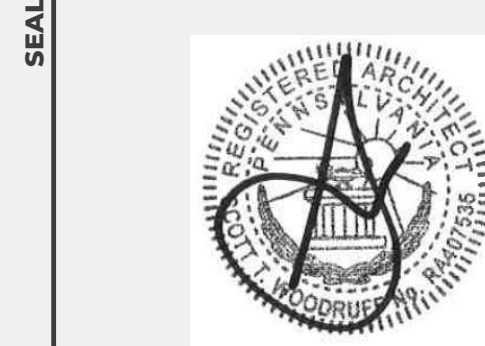
HUTEC ENGINEERING
MEP ENGINEERING
304 MASTER ST, 1ST FLOOR
PHILADELPHIA, PA 19122
267-800-3540

AQUA ECONOMICS
Discipline
1391 WALTON ROAD
BLUE BELL, PA 19422
267-885-9675

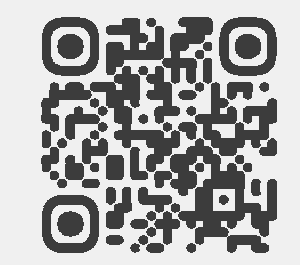
CLIENT
OMEGA BUILDERS

PROJECT
1832-46 GERMANTOWN AVENUE
1832-46 GERMANTOWN AVENUE, PHILADELPHIA, PA, 19122

LEGAL
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SUBMISSIONS	DESCRIPTION	DATE
	A. ISSUE FOR ZONING	2023.03.10
	B. ZONING REVISION 01	2023.05.04
	C. ZONING REVISION 02	2024.01.31
	D. STREETS REVISION 01	2024.05.28
	E. PERMIT AMENDMENT 01	2025.09.19



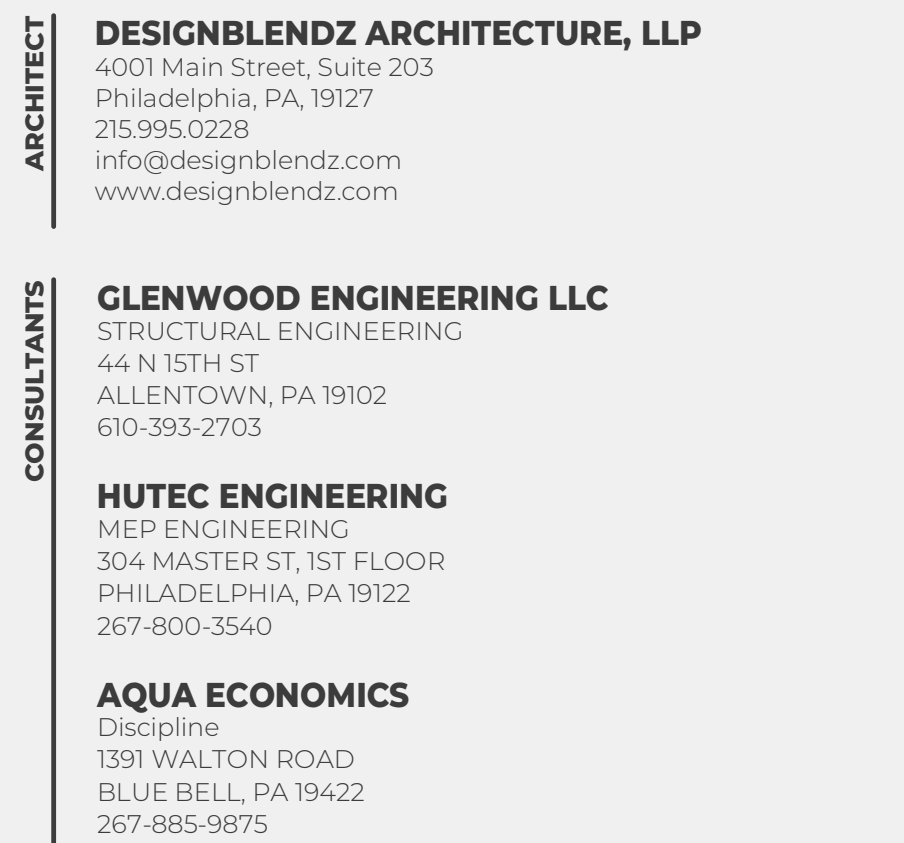
ZONING SITE PLAN
Z001

Project Number: 19013105 | Arch E1 - 30' X 42"

APPROVAL STAMP



Approved by L&I: Roland Ngiba



1832-46 GERMANTOWN AVENUE
1832-46 GERMANTOWN AVENUE, PHILADELPHIA, PA, 19122

1832-46 GERMANTOWN AVENUE, PHILADELPHIA, PA, 19122



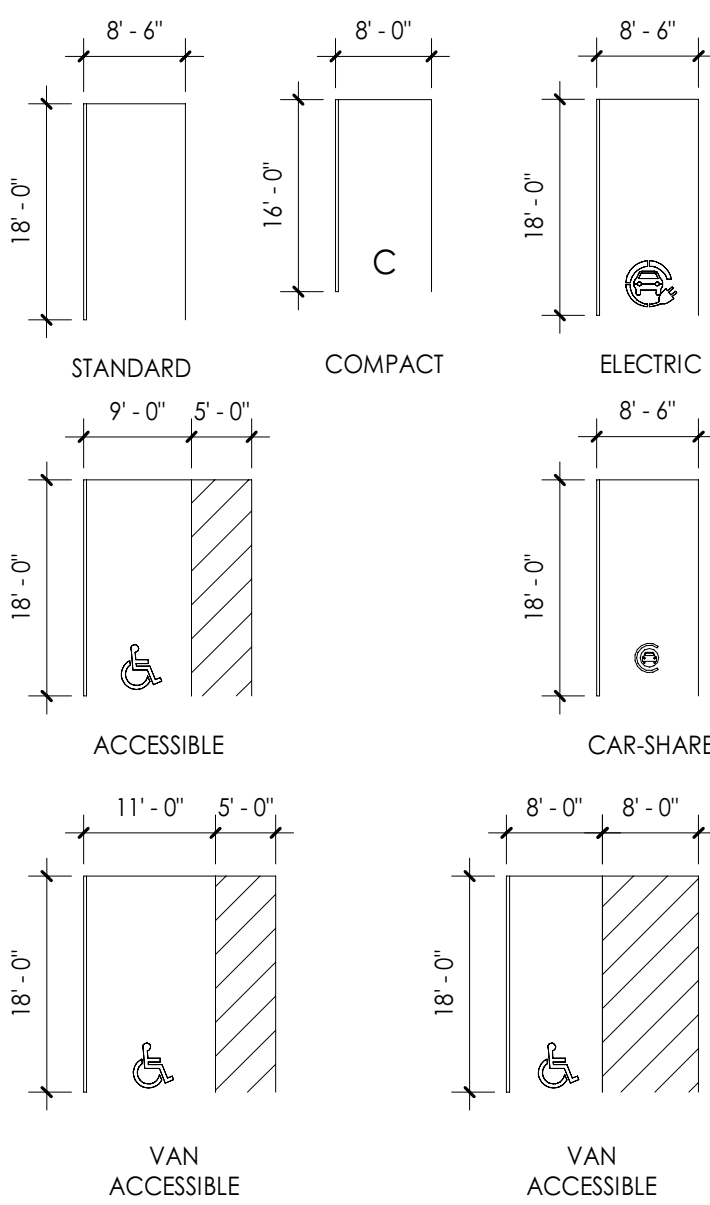
STREET TREE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
4	HALESIA TETRAPTERA	CAROLINA SILVERBELL	UP TO 60'	2"-3"	B&B	FULL HEAD, SINGLE LEADER

PERMITTED PLANTING SELECTIONS - (SEE PLAN FOR LOCATION)		EXCLUDES WATER COURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SAFETY 14.05.11(f)
CANOPY TREES	SHRUBS	
[AR] ACER RUBRUM "RED MAPLE"	[AR] ARONIA ARBUTICOLA "RED CHOKERBERRY"	
[QA] QUERCUS ALBA "WHITE OAK"	[CL] CLETHRA ALNIFOLIA "WINTER PEBBLEBUSH"	
	[FO] FOTHERGILLA GARDEN DWARF FOTHERGILLA	
	[HY] HYDRANGEA QUERCIFOLIA "OAKLEAF HYDRANGEA"	
UNDERSTORY TREES		
[AM] AMELANTRHUS GRACIOLABA "SERVICEBERRY"		
[CH] CHIONANTHUS VIRGINICA "WHITE FRINGETREE"		
[CR] CRATAEGUS ALBA "YELLOWLEAF Hawthorn"		
[HAC] HALESTRA TETRAPELA "CAROLINA SILVERBELL"		
EVERGREEN TREES	PERENNIALS	
[ILO] ILEX OPACA "AMERICAN HOLLY"	AGASTACHE BLUE FORTUNE "ANISE HYSSOP"	
[MA] MAGNOLIA VIRGINICA "SWEETBAY MAGNOLIA"	ALLIUM CERNUM "NOODING ONION"	
	ECHINACEA PURPUREA "PURPLE CONEFLOWER"	
	ERYPHYLLOM LANATUM "WOOLY SUNFLOWER"	
	SOLDADO SPECIOSA "SHOW-GOLDENROD"	
	SYMPHYOTRICHUM LANCEOLATUM "OCTOBER SKIS AROMATIC ASTER"	

International 5500i Dump Truck

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00 s
Steering Angle	: 35.37 deg

WIDTH	FEET
TRACK	: 7'-0"
LOCK TO LOCK	: 6'-0"
TIME	: 6.0 S
STEERING ANGLE	: 31.6 DEGREE

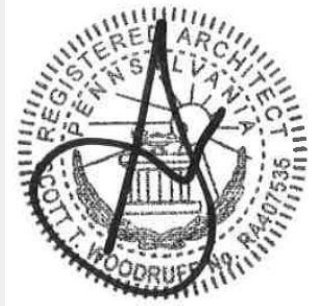


PARKING LANDSCAPE & SCREENING NOTES

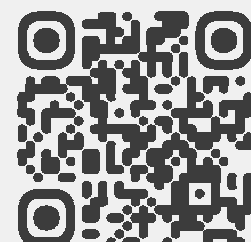
INTERIOR LANDSCAPING TREES PROVIDED: 1 PER EVERY 200 SF OF INTERIOR LANDSCAPING; REQUIRED = 275/200 = 1.375 TREES PROPOSED = 2 TREES



Applied by L&L: Roland Ngabwa



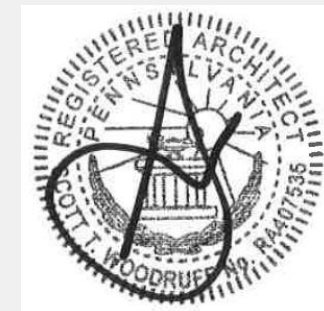
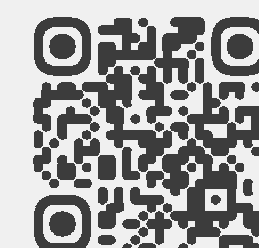
DESCRIPTION	DATE
A ISSUE FOR ZONING	2023.03.10
B ZONING REVISION 01	2023.05.04
C ZONING REVISION 02	2024.01.31
D STREETS REVISION 01	2024.05.28
E PERMIT AMENDMENT 01	2025.09.19



ZONING GROUND FLOOR PLAN

2002

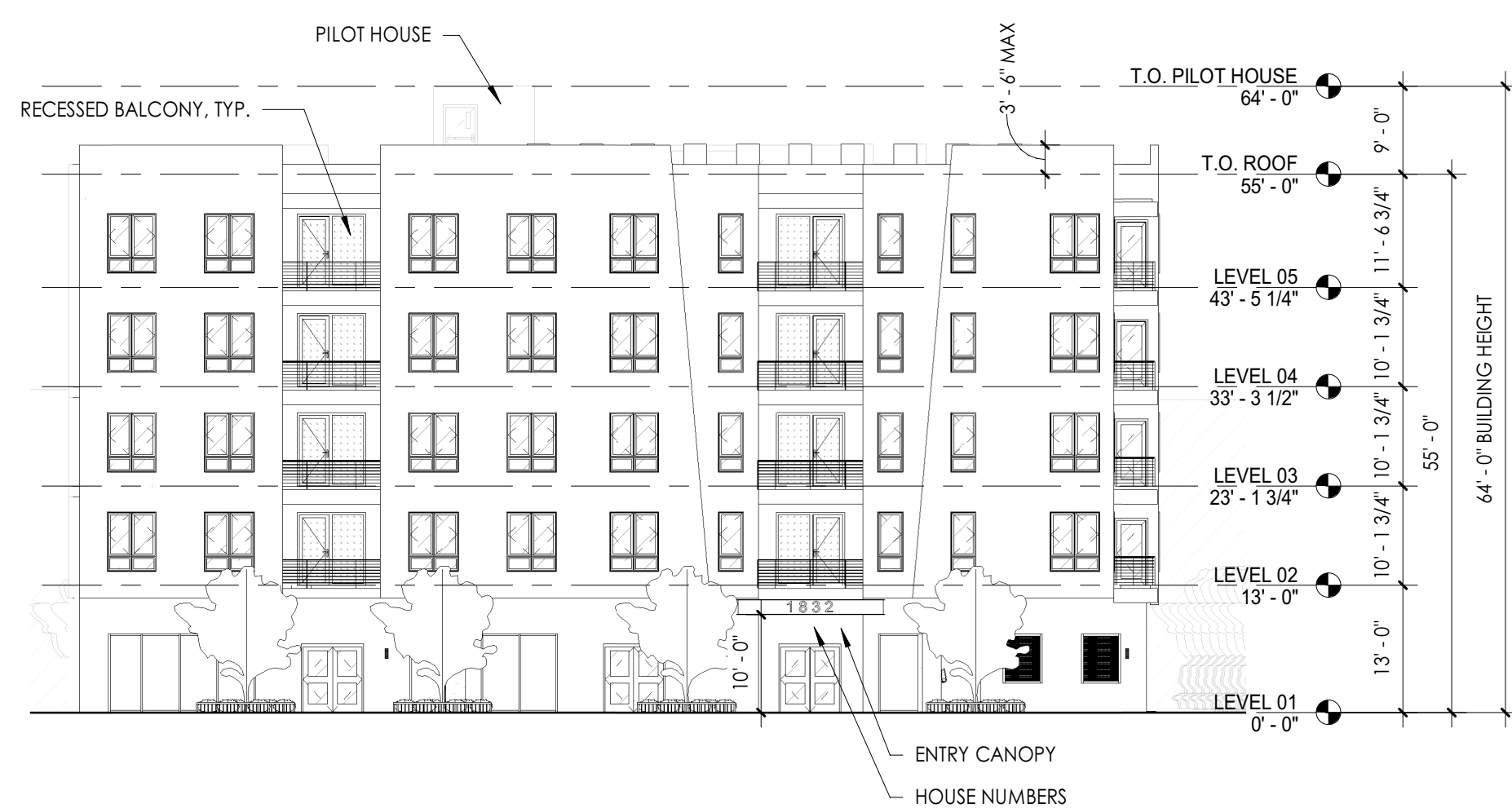
Project Number: 19013105 | Arch E1 - 30' X 42'

[illegible]

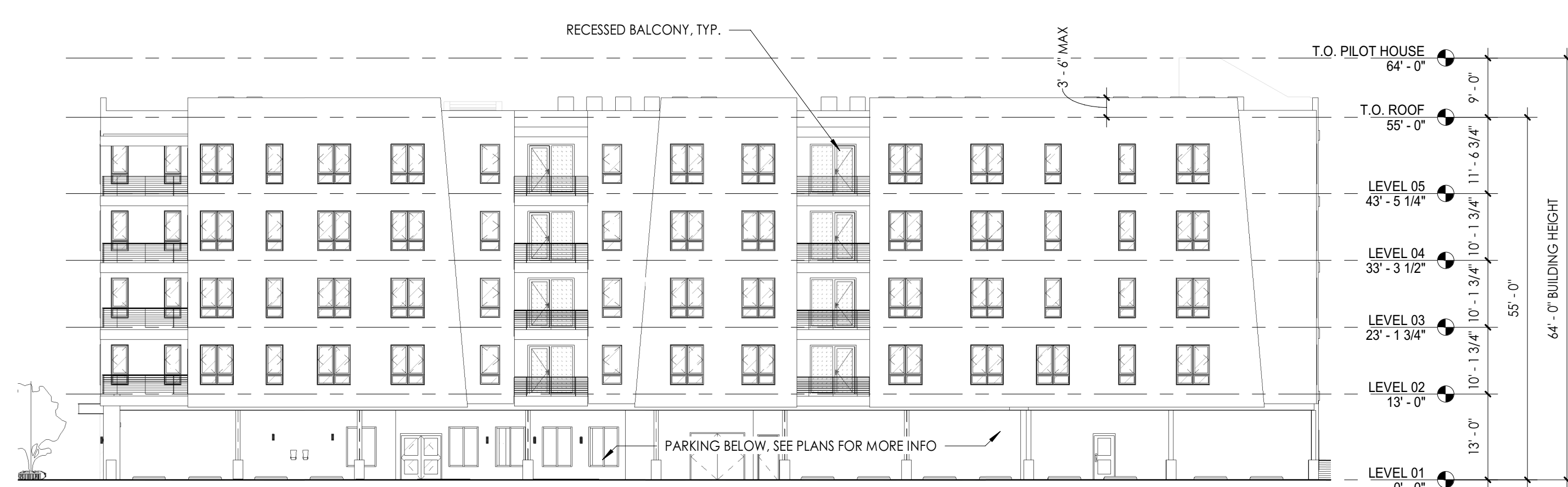
5 | REAR ELEVATION
2003 | 1/16" = 1'-0"



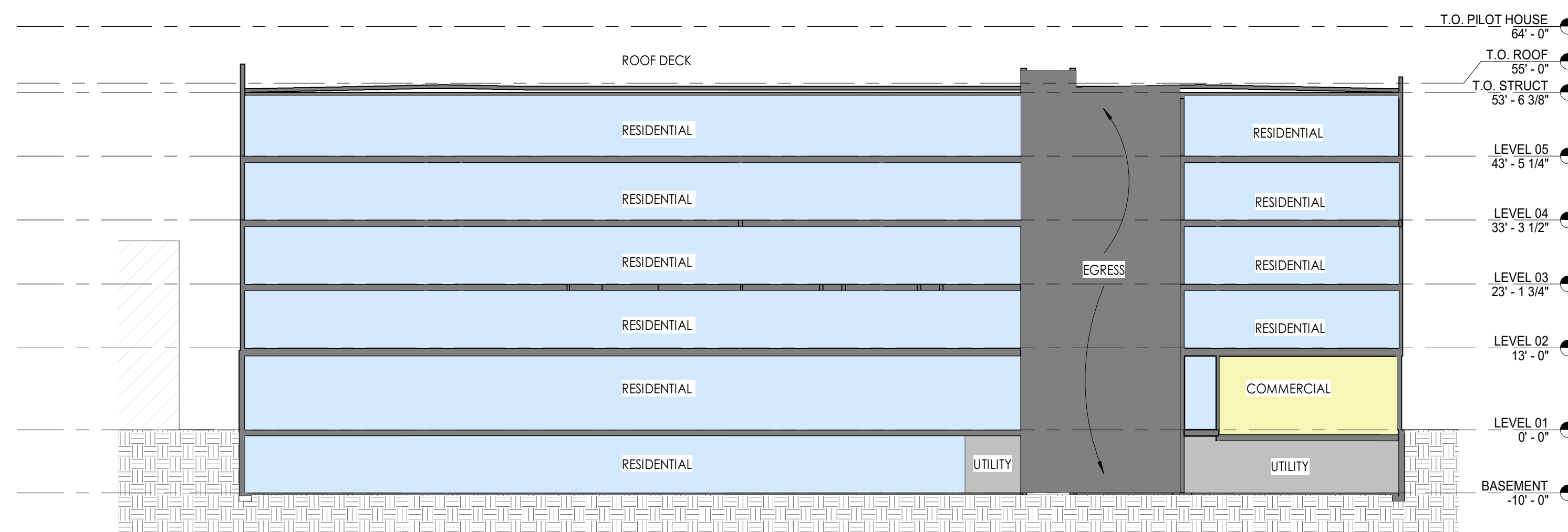
3 | PROPERTY LINE SIDE ELEVATION
Z003 | 1/16" = 1'-0"



4 | GERMANTOWN AVE ELEVATION



2 | DRIVE AISLE ELEVATION



1 | **SECTION**
Z003 | 1/16" = 1'-0"

Zoning Permit

Permit Number ZP-2023-002748

LOCATION OF WORK 1832-46 GERMANTOWN AVE, Philadelphia, PA 19122-2134	PERMIT FEE \$3,072.00	DATE ISSUED 2/21/2024
	ZBA CALENDAR MI-2023-006462	ZBA DECISION DATE 2/21/2024
	ZONING DISTRICTS RSA5	

PERMIT HOLDER MCG GERMANTOWN LLC	1832 GERMANTOWN AVE PHILADELPHIA, PA 19122-
-------------------------------------	---

OWNER CONTACT 1 Andres Rolon	1939 E Sergeant St Philadelphia, PA 19125
---------------------------------	---

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

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

APPROVED DEVELOPMENT For the erection of a semi-detached structure with a roof deck and roof deck access structures (2). Sizes and locations as
--

APPROVED USE(S) Business Support; Commissaries and Catering Services; Eating and Drinking Establishments - Prepared Food Shop; Eating and Drinking Establishments - Take-Out Restaurant; Personal Services; Residential - Household Living - Multi-Family; Visitor Accommodations
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: "(1) Revised plans, 3 pages, stamped by ZBA on February 21, 2024. (2) ii. Approved uses for commercial space are: Business Support, Prepared Food Shop, Take-Out Restaurant, Personal Services, Visitor Accommodations, and Commissaries and Catering Services."

 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-2023-002748

shown in the plan. For use as Multi-family household living for eighty-nine (89) dwelling units, one (1) vacant commercial space (separate use registration permit required prior to occupancy) and thirty-four (34) parking spaces to include one (1) accessible parking space, one (1) van accessible parking space and two (2) electric parking spaces. Thirty (30) class 1a bicycle parking spaces to be provided.

****Amended as of 9/30/2025 for the removal of the roof deck previously proposed****



APPROVED USE(S)

Business Support; Commissaries and Catering Services; Eating and Drinking Establishments - Prepared Food Shop; Eating and Drinking Establishments - Take-Out Restaurant; Personal Services; Residential - Household Living - Multi-Family; Visitor Accommodations

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

With provisos: "(1) Revised plans, 3 pages, stamped by ZBA on February 21, 2024. (2) ii. Approved uses for commercial space are: Business Support, Prepared Food Shop, Take-Out Restaurant, Personal Services, Visitor Accommodations, and Commissaries and Catering Services."



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-2023-002748

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1832 GERMANTOWN AVE, Philadelphia, PA 19122-2134

ADDITIONAL USE DETAILS

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

Multi-family household living for eighty-nine (89) dwelling units, one (1) vacant commercial space (separate use registration permit required prior to occupancy ~unless part of the approved uses by the proviso) and thirty-four (34) parking spaces to include one (1) accessible parking space, one (1) van accessible parking space and two (2) electric parking spaces. Thirty (30) class 1a bicycle parking spaces to be provided.**With provisos: "(1) Revised plans, 3 pages, stamped by ZBA on February 21, 2024. (2) ii. Approved uses for commercial space are: Business Support, Prepared Food Shop, Take-Out Restaurant, Personal Services, Visitor Accommodations, and Commissaries and Catering Services."**

This permit is subject to the following specific conditions.

CONDITIONS

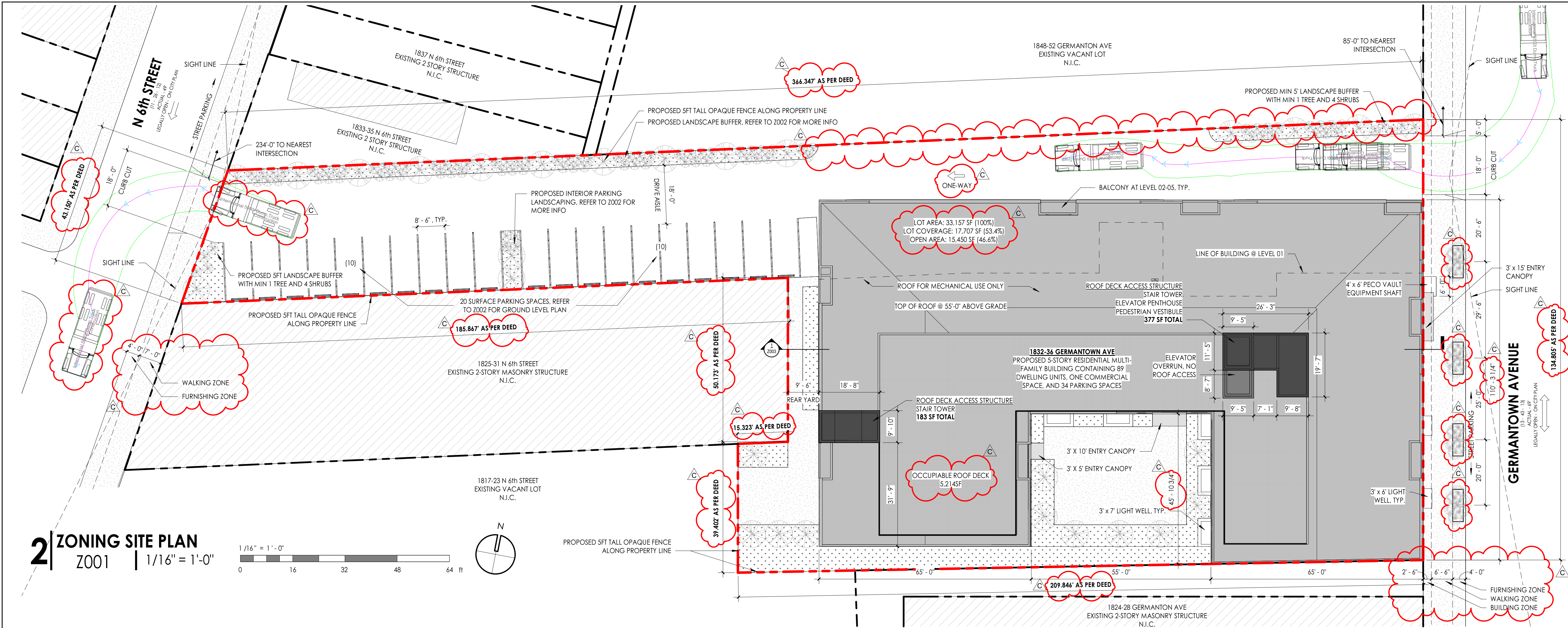
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

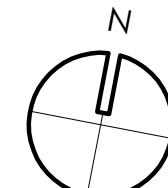
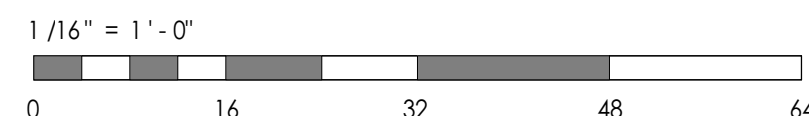


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit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



ZONING SITE PLAN

2001 | 1/16" = 1'-0"



ZONING INFORMATION RSA-5			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602.1	MIXED-USE C	YES
MINIMUM LOT WIDTH:	16' - 0"	134' - 9" C	NO
MINIMUM LOT AREA:	960 SQ.FT	33,157 SF C	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%	17,707 SF (53.4%) C	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ADJUTING LOTS	0'-0" C	NO
MINIMUM SIDE YARD WIDTH:	(PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	5' - 0"	NO
MINIMUM REAR YARD DEPTH:	9' - 0"	9' - 6"	NO
MAXIMUM HEIGHT:	38' - 0"	64' - 0"	YES
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	8' - 0"	N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5' - 0"	35' - 0"	NO
VEHICLE PARKING:	0 REQUIRED	34 SPACES	YES
BICYCLE PARKING:	0 REQUIRED	30 SPACES (1/3 UNITS)	NO
STREET TREES:	0 REQUIRED	4 TREES (1 / 35' FRONTAGE)	NO

OVERLAY DISTRICTS - /MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION - NEW CONSTRUCTION 5-STORY MIXED-USE BUILDING CONTAINING 89 RESIDENTIAL DWELLINGS UNITS AND 1 VACANT COMMERCIAL SPACE, 34 VEHICULAR PARKING SPACES, 30 BICYCLE PARKING SPACES, AND OCCUPIABLE ROOF DECK PER PLANS. AFFORDABLE DWELLING UNITS TO BE PROVIDED AS NOTED.

14-533 / MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

14-533.(3)(i) 15% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE

14-533.(3)(b) AN ADDITIONAL 5% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE, OR

14-533.(b)(1)(i)(b) A WAIVER FOR THE ADDITIONAL 5% CAN BE GRANTED WITH A BINDING AGREEMENT WITH THE CITY FOR A PAYMENT IN-LIEU OF THE SUM NUMBER OF DWELLING UNITS x \$10,900

14-533.(6)(c) AFFORDABLE RENTAL UNITS SHALL HAVE TOTAL MONTHLY COSTS THAT DO NOT EXCEED 30% OF GROSS MONTHLY INCOME FOR HOUSEHOLDS EARNING UP TO 40% OF THE AREA MEDIAN INCOME.

20% = PROPOSED 18 AFFORDABLE DWELLING UNITS.
UNITS WILL BE OF EQUIVALENT DESIGN, QUALITY, AND CONSTRUCTION AS MARKET-RATE UNITS.



1 | PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

2001

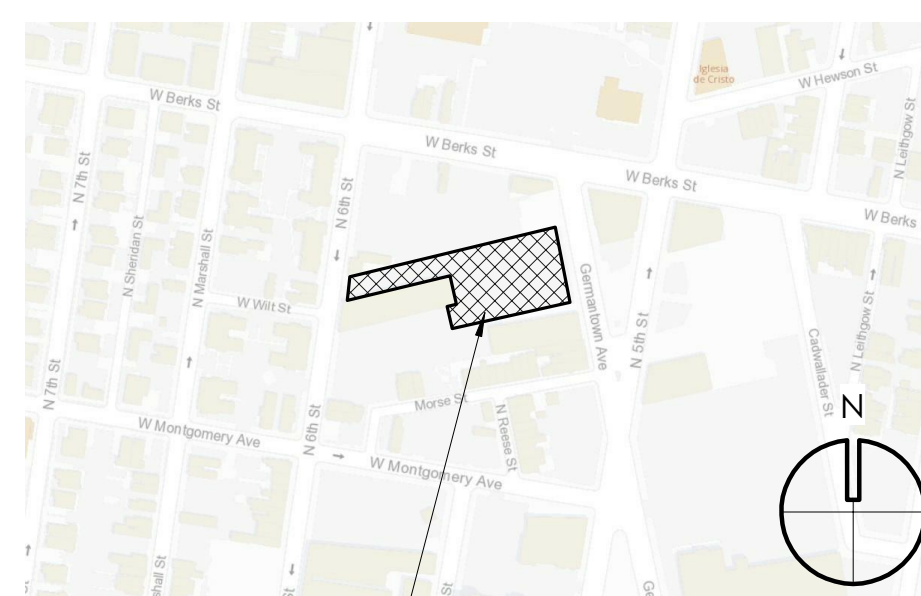
APPROVED

Revised plans, 3 pages, stamped by ZBA
on February 21, 2024.

Hilary J. Emerson

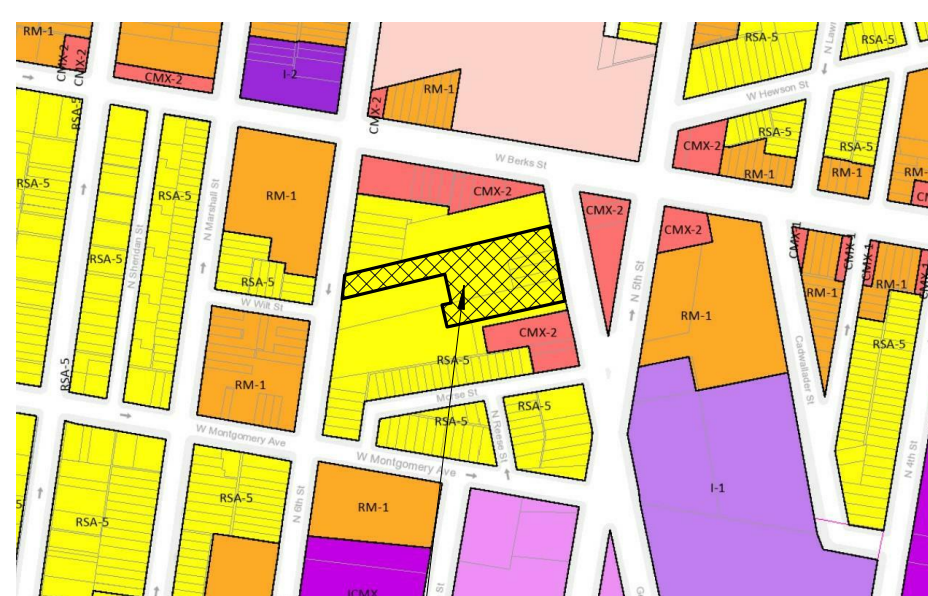


Applied by L&I: Roland Ngaba



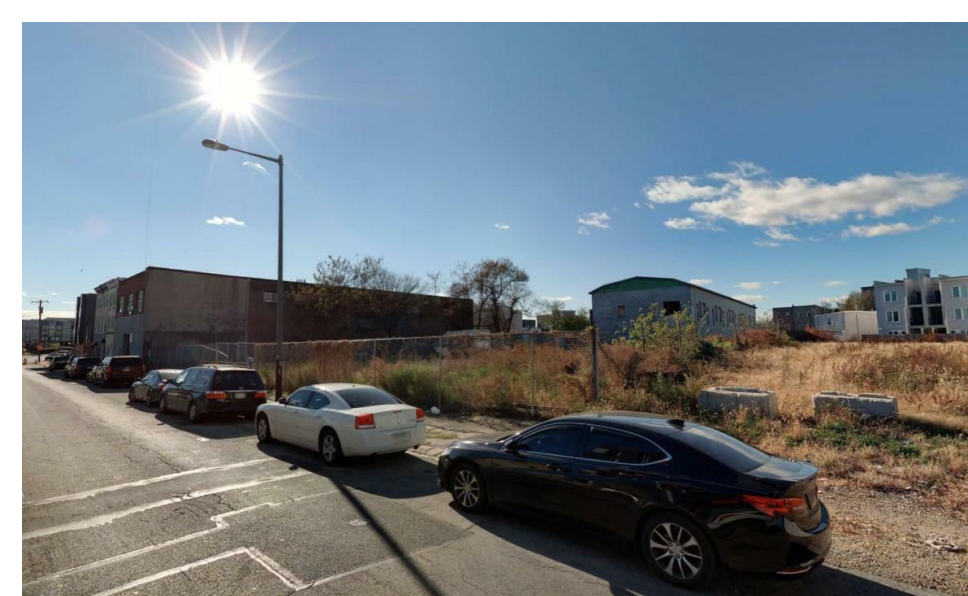
PROJECT LOCATION

VICINITY MAP

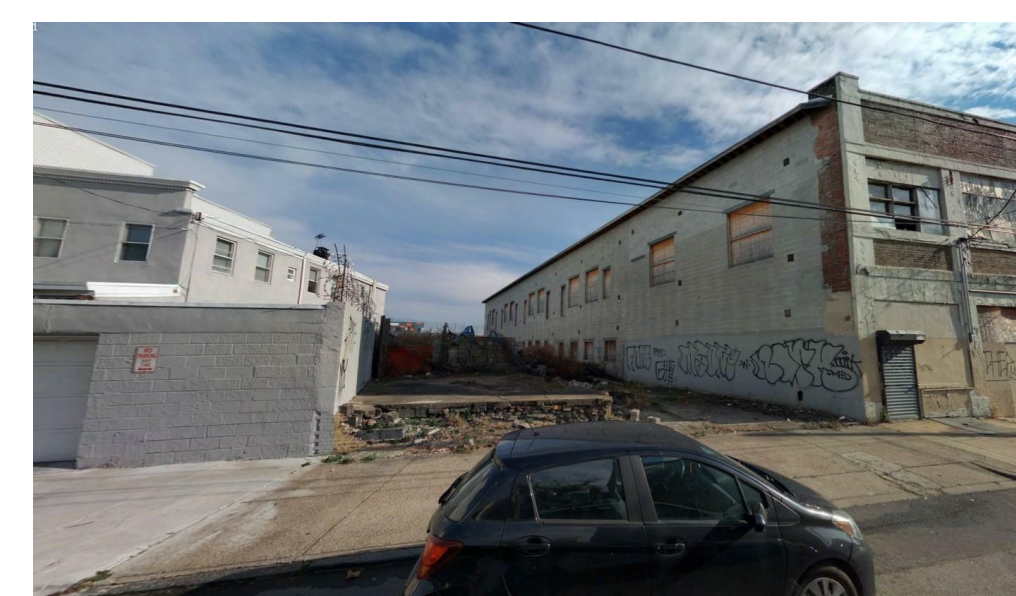


PROJECT LOCATION

ZONING MAP



SITE PHOTO (GERMANTOWN AVE)



SITE PHOTO (N 6th STREET)

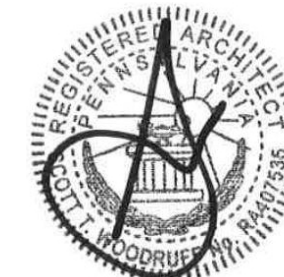
DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

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

CLIENT
MODERN CONSTRUCTION GROUP

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SEAL



PROJECT ADDRESS
1832-46 GERMANTOWN AVENUE,
PHILADELPHIA, PA, 19122

C - ZONING REVISION 02	SK	CC	2024.01.31
B - ZONING REVISION 01	SK	CC	2023.05.04
A - ISSUE FOR ZONING	JT	CC	2023.03.10
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
1832-46 GERMANTOWN AVENUE

SHEET TITLE
ZONING SITE PLAN

PROJECT NO
19013105

REVISION
C

SCALE
As indicated

2001

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

Application Number: ZP-2023-002748	Zoning District(s): RSA5, RSA5	Date of Refusal: 10/10/2023
Address/Location: 1832-46 GERMANTOWN AVE T-F-203431, Philadelphia, PA 19122-2134 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	Civic Design Review? Y

Application for:

For the erection of a semi-detached structure with a roof deck and roof deck access structures (2). Sizes and locations as shown in the plan. For use as multi-family household living for eighty-nine (89) dwelling units, one (1) vacant commercial space (separate use registration permit required prior to occupancy) and thirty-four (34) parking spaces to include one (1) accessible parking space, one (1) van accessible parking space and two (2) electric parking spaces. Thirty (30) class 1a bicycle parking spaces to be provided.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-803(1)(c)(.1)	Additional Parking Regulations for RSA-5, RM-1 and CMX-2.	In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living for eighty-nine (89) dwelling, is expressly prohibited in the RSA-5 residential zoning district.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, commercial space for business support, eating and drinking establishment, personal services, visitor accommodations, commissaries and catering services is expressly prohibited in the RSA-5 residential zoning district.



Roland Ngaba
PLANS EXAMINER

10/10/2023
DATE SIGNED

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Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the proposed building height of 64 ft is expressly prohibited in the RSA-5 residential zoning district.
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EIGHT (8) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

N/A

Parcel Owner:



Roland Ngaba
PLANS EXAMINER

10/10/2023
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.