

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

Application Number: ZP-2023-006362	Zoning District(s): RSA5	Date of Refusal: 7/25/2023
Address/Location: 817 N 41ST ST, Philadelphia, PA 19104-4846 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: LEV YAKUBOV	Applicant Address: 614 SOUTH 4TH STREET #510 PHILADELPHIA, PA 19147 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITHOUT ROOF DECK, SIZE AND LOCATION AS SHOWN ON THE PLANS.

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

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	The proposed use, multi-family household living (6 dwelling units), is not allowed in this zoning district.
Table 14-701-1	Height	The proposed building height of 45 ft (including the penthouse) is exceeding the maximum allowed building height of 38 ft in this zoning district.

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

Fee to File Appeal: \$ (300)

Parcel Owner:

THOMAS RODGER



RICHARD CHEN
PLANS EXAMINER

7/25/2023
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.

Scale	As indicated
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Zoning Permit

Permit Number ZP-2023-006362

LOCATION OF WORK 817 N 41ST ST, Philadelphia, PA 19104-4846	PERMIT FEE \$1,054.00	DATE ISSUED 1/8/2025
	ZBA CALENDAR MI-2023-004403	ZBA DECISION DATE 1/8/2025
	ZONING DISTRICTS RSA5	

PERMIT HOLDER THOMAS RODGER	706 N 37TH ST PHILADELPHIA PA 19104
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OWNER CONTACT 1 Mr. German Yakubov	614 s 4th st box 510, philadelphia, pa 19147
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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 FOR THE ERECTION OF AN ATTACHED STRUCTURE WITHOUT ROOF DECK, SIZE AND LOCATION AS SHOWN ON THE 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 proviso: "Revised plans, 1 page, stamped by ZBA on January 8, 2025."



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-2023-006362

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

817 N 41ST ST Philadelphia, PA 19104-4846

ADDITIONAL USE DETAILS

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

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

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.