

Zoning Permit

Permit Number ZP-2022-002314

LOCATION OF WORK 3460 J ST, Philadelphia, PA 19134-1411	PERMIT FEE \$1,205.00	DATE ISSUED 2/1/2023
	ZBA CALENDAR MI-2022-002549	ZBA DECISION DATE 2/1/2023
	ZONING DISTRICTS RM1 2	

PERMIT HOLDER 3450 J STREET LLC	3460 J ST PHILADELPHIA, PA 19134-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Change of Use

APPROVED DEVELOPMENT

APPROVED USE(S) Office - Business and Professional; Personal Services
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) CALENDAR NUMBER; MI-2022-002549



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3460 J ST, Philadelphia, PA 19134-1411

ADDITIONAL USE DETAILS

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

FOR THE CREATION OF FOUR (4) TENANT SPACES FOR A BUSINESS AND PROFESSIONAL OFFICES, PERSONAL SERVICES, AND WITH ACCESSORY STORAGE AT BASEMENT ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

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.

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

Application Number: ZP-2022-002314	Zoning District(s): RM1 I2	Date of Refusal: 3/24/2022
Address/Location: 3460 J ST, Philadelphia, PA 19134-1411 (NWC TIOGA ST) Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Ian Smith DBA: IAN SMITH DESIGN GROUP LLC	Applicant Address: 322 E THOMPSON ST PHILADELPHIA, PA 19125 USA	

APPLICATION IS FOR THE CREATION OF FOUR (4) TENANT SPACES FOR A BUSINESS AND PROFESSIONAL OFFICES, PERSONAL SERVICES, AND WITH ACCESSORY STORAGE AT BASEMENT ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

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 DISTRICT	THE PROPOSED, BUSINESS AND PROFESSIONAL OFFICE, IS PROHIBITED, IN THIS ZONING DISTRICT THE PROPOSED, PERSONAL SERVICE, IS PROHIBITED, IN THIS ZONING DISTRICT

TWO (2) (1) USE REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

SEE APPLICATION# 925332; CALENDAR# 34104; ZBA GRANTED FOR THE ERECTION OF TWO(2) SEMI-DETACHED STRUCTURES(BUILDING B & BUILDING C);WITH ONE STRUCTURE(BUILDING B) TO INCLUDE A ROOF DECK AND ROOF DECK ACCESS STRUCTURES(NOT EXEMPT APPURTENANCES) FOR USE AS PERSONAL SERVICES (GYMNASIUM) IN STRUCTURE C, MULTI-FAMILY HOUSEHOLD LIVING [TWENTY-FOUR(24) DWELLING UNITS] AND A COMMERCIAL SPACE AT THE GROUND FLOOR LEVEL IN STRUCTURE B, ALL IN THE SAME LOT AS AN APPROVED MULTI-FAMILY HOUSEHOLD LIVING[THIRTY-NINE(39) DWELLING UNITS] IN AN EXISTING STRUCTURE(BUILDING A) ON 1/16/2019

SEE ZONING/USE PERMIT 732514; CAL #29285; ZBA GRANTED FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 60' HIGH) ROOF DECK ACCESSED BY A PILOT HOUSE (BUILDING # B); FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 60' HIGH) (BUILDING # C) FOR A MULTI-FAMILY HOUSEHOLD LIVING (18 DWELLING UNITS) ON BUILDING "B". FOR THE CREATION OF MULTI-FAMILY HOUSEHOLD LIVING (38 DWELLING UNITS) IN AN EXISTING BUILDING # "A"; (TOTAL 56 DWELLING UNITS ON BUILDING# A & BUILDING # B); FOR A PERSONAL SERVICE ACCESSORY TO MULTI-FAMILY HOUSEHOLD LIVING ON LOT ON 1/11/2017

Parcel Owner:

3450 J STREET LLC



CHELI DAHAL
PLANS EXAMINER

3/24/2022
DATE SIGNED