

Zoning Permit

Permit Number ZP-2020-005727

LOCATION OF WORK 1421 E COLUMBIA AVE, Philadelphia, PA 19125-2601 1421 E. Columbia Ave	PERMIT FEE \$1,955.00	DATE ISSUED 11/3/2020
	ZBA CALENDAR MI-2020-001515	ZBA DECISION DATE 11/3/2020
	ZONING DISTRICTS RSA5 IRMX	

PERMIT HOLDER 1421 EAST COLUMBIA AVE	30 N 41ST ST STE 571 PHILA PA 19104
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU	1835 Market Street14th FloorPhiladelphia, PA 19103USA
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TYPE OF WORK Change of Use

APPROVED DEVELOPMENT

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) MI-2020-001515; PROVISIO: MAXIMUM 17 UNITS
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 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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1421 E COLUMBIA AVE, Philadelphia, PA 19125-2601

ADDITIONAL USE DETAILS

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

APPLICATION IS FOR A MULTI-FAMILY HOUSEHOLD LIVING (17 DWELLING UNITS) FROM FIRST FLOOR THROUGH FIFTH (5TH) FLOORS WITH INTERIOR PARKING GARAGE FOR FIVE (5) CARS WITH ONE (1) ACCESSIBLE SPACE AS PREVIOUSLY APPROVED STRUCTURE. NO SIGN ON THIS PERMIT

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

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

Application Number: ZP-2020-005727	Zoning District(s): RSA5/IRMX	Date of Refusal: 8/31/2020
Address/Location: 1421 E COLUMBIA AVE, Philadelphia, PA 19125-2601 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBURG	Applicant Address: 1835 Market Street 14th Floor Philadelphia, PA 19103 USA	

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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>
Click here to enter text.		
SECTION 14-602(5)(a)[3]	Industrial district	In the IRMX district, an industrial use must account at least fifty percent (50%) of the total ground floor area of all buildings or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least sixty percent (60%) of the total ground floor area of all buildings on the lot, only residential use is proposed, is prohibited in this zoning district

ONE (1) USE REFUSAL

Fee to File Appeal: \$300



Cheli dahal
PLANS EXAMINER

8/31/2020
DATE SIGNED

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NOTES TO THE ZBA:

SEE APP# 748062; CAL# 29840, ZBA GRANTED FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY A PILOTHOUSE FOR USE AS VACANT INDUSTRIAL USE (61.7% GROSS FLOOR AREA OF GROUND FLOOR INDUSTRIAL USE) AS PERMITTED IN THE IRMX ZONING DISTRICT(USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) WITH INTERIOR PARKING GARAGE FOR FIVE(5) CARS WITH ONE(1) ACCESSIBLE SPACE AND WITH SEVEN(7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (16 DWELLING UNITS) FROM SECOND FLOOR THROUGH FIFTH FLOORS ON 3/8/2017

See application# 477732, calendar# 21037: RELOCATION OF LOT LINE TO CREATE ONE LOT FROM EIGHT LOTS. INTERIOR RENOVATION OF THE EXISTING STRUCTURE TO INCLUDE FITNESS CENTER (PERSONAL SERVICES) ON A PORTION OF FIRST & SECOND FLOOR AND FIFTY-SEVEN (57) FAMILY DWELLING, ON FIRST TO FIFTH FLOOR WITH THIRTY (30) INDOOR OFF-STREET ACCESSORY PARKING INCLUDING SIX (6) MECHANICAL PARKING SPACES, TWO (2) H/C PARKING SPACES; AND 57 BICYCLE SPACES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION On 10/1/2013

Parcel Owner:

1421 EAST COLUMBIA AVE
1655 FOULKROD ST
PHILADELPHIA PA 19124



Cheli dahal
PLANS EXAMINER

8/31/2020
DATE SIGNED