

Zoning Permit

Permit Number ZP-2020-004405

LOCATION OF WORK 620 MOORE ST, Philadelphia, PA 19148-1716	PERMIT FEE \$200.00	DATE ISSUED 7/27/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER MOORE ST REALTY INC	6302 FORT HAMILTON PKWY BROOKLYN NY 11219
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APPLICANT Nicole Cabezas DBA: CANNO DESIGN	109 S. 13th Street2nd FloorPhiladelphia, PA 19107USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **CORRECTION TO A PREVIOUSLY APPROVED PERMIT-AP#937832 ISSUED IN ERROR BY THE DEPARTMENT** FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BALCONIES, ROOF DECK AND ROOF DECK ACCESS STRUCTURES(4).SIZE AND LOCATION AS SHOWN IN APPLICATION AND STAMPED PLANS. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING[FIFTY-TWO(52 DWELLING UNITS] AND THIRTY-TWO(32) ACCESSORY PARKING SPACES TO INCLUDE TWO(2) ACCESSIBLE PARKING SPACES[ONE(1) VAN ACCESSIBLE SPACE], TWO(2) ELECTRIC VEHICLE PARKING SPACES AND SEVENTEEN(17) CLASS 1A BICYCLE PARKING SPACES **SEE AP#937832 FOR APPROVED ZBA PLANS**AMENDED AS OF 2/22/2021 FOR AN INCREASE IN PARKING SPACES, TO PROVIDE A TOTAL OF 31 VEHICLE PARKING SPACES TO INCLUDE (2) ACCESSIBLE SPACES, (1) VAN ACCESSIBLE,(7) COMPACT PARKING SPACES,(2) ELECTRIC VEHICLE PARKING SPACE

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)
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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.

Zoning Permit

Permit Number ZP-2020-004405

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

620 MOORE ST, Philadelphia, PA 19148-1716

ADDITIONAL USE DETAILS

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

52 DWELLING UNITS AND THIRTY-TWO(32) ACCESSORY PARKING SPACES TO INCLUDE TWO(2) ACCESSIBLE PARKING SPACES[ONE(1) VAN ACCESSIBLE SPACE], TWO(2) ELECTRIC VEHICLE PARKING SPACES AND SEVENTEEN(17) CLASS 1A BICYCLE PARKING SPACES

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-2020-004405	Zoning District(s): RM1	Date of Refusal: 7/14/2021
Address/Location: 620 MOORE ST, Philadelphia, PA 19148-1716 Building 1372411		Page Number Page 1 of 1
Applicant Name: Nicole Cabezas DBA: CANNO DESIGN	Applicant Address: 109 S. 13th Street 2nd Floor Philadelphia, PA 19107 USA	

Application for:

****CORRECTION TO A PREVIOUSLY APPROVED PERMIT-AP#937832 ISSUED IN ERROR BY THE DEPARTMENT****

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BALCONIES, ROOF DECK AND ROOF DECK ACCESS STRUCTURES (4). SIZE AND LOCATION AS SHOWN IN APPLICATION AND STAMPED PLANS. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING[FIFTY-TWO(52 DWELLING UNITS] AND THIRTY-TWO(32) ACCESSORY PARKING SPACES TO INCLUDE TWO(2) ACCESSIBLE PARKING SPACES[ONE(1) VAN ACCESSIBLE SPACE], TWO(2) ELECTRIC VEHICLE PARKING SPACES AND SEVENTEEN(17) CLASS 1A BICYCLE PARKING SPACES.**SEE AP#937832 FOR APPROVED ZBA PLANS**AMENDED AS OF 2/22/2021 FOR AN INCREASE IN PARKING SPACES, TO PROVIDE A TOTAL OF 31 VEHICLE PARKING SPACES TO INCLUDE (2) ACCESSIBLE SPACES, (1) VAN ACCESSIBLE,(7) COMPACT PARKING SPACES,(2) ELECTRIC VEHICLE PARKING SPACE. **AMENDED AS OF 7/14/2021 FOR A BUILDING HEIGHT REDUCTION.**

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 14-701-2	Dimensional Standards for Higher Density Residential Districts	Whereas, 42'-9" of building height is prohibited in the RM-1 zoning district.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

AMENDED FOR BUILDING HEIGHT REDUCTION.

AP#937832 HEIGHT REFUSAL GRANTED BY VARIANCE.

Parcel Owner:



ROLAND NGABA
PLANS EXAMINER

7/14/2021
DATE SIGNED