

Zoning Permit

Permit Number ZP-2023-012949

LOCATION OF WORK 620 N 37TH ST, Philadelphia, PA 19104-1950	PERMIT FEE \$1,224.00	DATE ISSUED 4/24/2024
	ZBA CALENDAR MI-2023-007093	ZBA DECISION DATE 4/24/2024
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 666 N 33RD ST LP	3000 CHESTNUT ST UNIT 42613 PHILADELPHIA PA 19101
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OWNER CONTACT 1 c/o Waleska Standke	3000 Chestnut St. Unit 42613 Philadelphia, PA 19101
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OWNER CONTACT 2	
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TYPE OF WORK Change of Use

APPROVED DEVELOPMENT To increase the number of dwelling units from fifteen (15) to a total of Nineteen (19) family (multi-family) household living in a previously approved structure, With proviso: "Green roof eliminated."
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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: "Green roof eliminated."
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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.
- 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

620 N 37TH ST, Philadelphia, PA 19104-1950

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with 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 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-2023-012949	Zoning District(s): RSA5	Date of Refusal: 12/11/2023
Address/Location: 620 N 37TH ST, Philadelphia, PA 19104-1950 Parcel (PWD Record) corner with Mt. Vernon St.		Page Number Page 1 of 1
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? N

Application for:

To increase the number of dwelling units from fifteen (15) to a total of Nineteen (19) family (multi-family) household living in a previously approved structure.

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.	Proposed use, multi-family household living prohibited in this residential district and any increase in dwelling units requires variance by Zoning Board of adjustments.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

None

Parcel Owner:

666 N 33RD ST LP



Varughese Koithottu
PLANS EXAMINER

12/11/2023
DATE SIGNED