

Zoning Permit

Permit Number ZP-2020-000561

LOCATION OF WORK 2636 E YORK ST, Philadelphia, PA 19125-3649	PERMIT FEE \$1,720.00	DATE ISSUED 9/15/2020
	ZBA CALENDAR	ZBA DECISION DATE 9/15/2020
	ZONING DISTRICTS CMX2	

PERMIT HOLDER MOM INVESTMENT LLC	1532 HEWSON STREET PHILADELPHIA PA 19125
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th Street Philadelphia, PA 19122USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT APPLICATION IS FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (NTE 71' 6" HIGH) WITH ROOF DECK ACCESSED BY A PILOTHOUSE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION
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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) calendar#MI-2020-000984, no proviso:
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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

2636 E YORK ST, Philadelphia, 19125-3649

ADDITIONAL USE DETAILS

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

FOR A BUSINESS AND PROFESSIONAL OFFICE AT FIRST FLOOR FRONT IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (FOURTY-TWO(42) DWELLING UNITS) FROM SECOND FLOOR THROUGH SIXTH(6TH) FLOORS WITH TWENTY-SIX(26) ACCESSORY PARKING GARAGE WITH TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE; TWO(2) ELECTRIC VAN SPACES, SIXTEEN(16) MECHANICAL PARKING SPACES AT FIRST FLOOR REAR WITH SIXTEEN(16) 1A CLASS BICYCLE SPACES AT FIRST FLOOR AND IN CELLAR IN AN ROUTE.

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-2020-000561	Zoning District(s): CMX2 NCA Neighborhood Commercial Area Overlay District - North Delaware Avenue (14-503(8))	Date of Refusal: 4/9/2020
Address/Location: 2636 E YORK ST, Philadelphia, PA 19125 (THRU TO CABOT ST, THRU TO E YORK ST AND THRU TO THOMPSON ST) Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

APPLICATION IS FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (NTE 71'6" HIGH) WITH ROOF DECK ACCESSED BY A PILOTHOUSE FOR A BUSINESS AND PROFESSIONAL OFFICE AT FIRST FLOOR FRONT IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (FOURTY-TWO(42) DWELLING UNITS) FROM SECOND FLOOR THROUGH SIXTH(6TH) FLOORS WITH TWENTY-SIX(26) ACCESSORY PARKING GARAGE WITH TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE; TWO(2) ELECTRIC VAN SPACES, SIXTEEN(16) MECHANICAL PARKING SPACES AT FIRST FLOOR REAR WITH SIXTEEN(16) 1A CLASS BICYCLE SPACES AT FIRST FLOOR AND IN CELLAR IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE 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 Reference</u>	<u>Proposed Use is Refused for the Following:</u>		
CODE REFER SECTION14-803(1) (c)(1)	IN CMX-2 ZONING DISTRICT, ACCESSORY PARKING SPACES, FOR A MULTI-FAMILY IN A SEMI-DETACHED STRUCTURE, SHALL BE PROHIBITED UNLESS IT CAN BE ACCESSED FROM A SHARED DRIVEWAY, ALLEY OR REAR STREET, PARKING IS ACCESSED BY A FRONT STREET, IS PROHIBITED IN THIS ZONING DISTRICT.		
§14-602(4)(a)[2] (. a)(. b)	DWELLING UNITS LOT AREA (SF)	ALLOWED	PROPOSED
		20 10,505.29	42
<u>Code Reference</u>	<u>Proposed Use is Referred for the Following:</u>		
TABLE 14-803-1	AISLE WIDTH (FT)	REQUIRED	PROPOSED
		24 FT	22 FT
<u>Code Reference</u>	<u>Proposed Zoning is Refused for the Following:</u>		
TABLE 14-701-3		Required	Proposed:
	OPEN AREA (SF)	20% OF LOT 2,101.06 SF	2.9% OF LOT 301.49 SF
		Allowable:	Proposed:
	MAXIMUM HEIGHT (FT)	38 FT	71'6"

Cheli Dahal

CHELI DAHAL
PLANS EXAMINER

4/9/2020
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.

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☒ **Refusal**

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THREE (3) USE REFUSALS
TWO (2) ZONING REFUSALS
Fee to File Appeal: \$300)

NOTES TO THE ZBA:

AMENDED APPLICATION# 1034585; CALENDAR # 39634, FOR THE DEMOLITION OF ALL EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (NTE 72" HIGH) WITH ROOF DECK ACCESSED BY A PILOTHOUSE FOR A BUSINESS AND PROFESSIONAL OFFICE AT FIRST FLOOR FRONT IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (FIFTY (50) DWELLING UNITS) FROM SECOND FLOOR THROUGH SIXTH(6TH) FLOORS WITH SIXTEEN(16) ACCESSORY PARKING GARAGE INCLUDING WITH ONE(1) H/C SPACE AND WITH SIXTEEN(16) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR REAR AT GARAGE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

Cc: Owner:
MOM INVESTMENT LLC
1532 HEWSON ST
PHILADELPHIA, PA 19125

Cheli Dahal

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PLANS EXAMINER

4/9/2020
DATE SIGNED