

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

Application Number: ZP-2023-006926	Zoning District(s): RSA5 CMX2	Date of Refusal: 8/29/2023
Address/Location: 2000 SOUTH ST, Philadelphia, PA 19146-1321 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Gabriel Deck DBA: Gnome Architects, LLC	Applicant Address: 1901 S 9th Street Room 526 Philadelphia, PA 19148 USA	Civic Design Review? N

Application for:

FOR THE COMPLETE DEMOLITION OF AN EXISTING 3 STORY STRUCTURE. FOR THE CONSTRUCTION OF A NEW 3-STORY+ MEZZANINE STRUCTURE W/ ROOF DECKS ACCESSED VIA (2) PILOT HOUSES. PROPOSED BUILDING TO CONTAIN (1) VACANT COMMERCIAL SPACE @ CELLAR/FIRST FLOOR, AND (5) RESIDENTIAL DWELLING UNITS. SIZE AND LOCATION AS PER PLANS.

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 14-602-2:(4)(a)	Uses Allowed in Commercial Districts[2]	In the CMX-2 district, a minimum of 480 sq. ft. of lot area is required per dwelling unit. (5) Five Proposed (3) Three allowed
Table 14-701-3	Dimensional Standards for Commercial Districts	38" ALLOWED - 45" PROPOSED
Table 14-701-3	Dimensional Standards for Commercial District	Required: Max. Occupied Area (% of lot) - Corner: 80 Proposed: 92.8%
Table 14-701-3:	Dimensional Standards for Commercial Districts	Required: The greater of 9 ft. or 10% of lot depth Proposed: 6 ft.

ONE (1) USE REFUSAL
THREE (3) ZONING REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:



EXAMINER NAME
PLANS EXAMINER

8/29/2023
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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LH SOUTH LLC

**EXAMINER NAME**
PLANS EXAMINER8/29/2023
DATE SIGNED

Zoning Permit

Permit Number ZP-2023-006926

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
2000 SOUTH ST, Philadelphia, PA 19146-1321	\$3,028.00	2/14/2024
	ZBA CALENDAR	ZBA DECISION DATE
	MI-2023-004325	2/14/2024
	ZONING DISTRICTS	
	RSA5 CMX2	
PERMIT HOLDER		
Leonard Hill 1700 Market Street, Suite 3150 Philadelphia Philadelphia, Pennsylvania 19103		
OWNER CONTACT 1		
Leonard Hill 1700 Market Street, Suite 3150 Philadelphia, PA 19103		
OWNER CONTACT 2		
APPROVED USE(S)		
Residential - Household Living - Multi-Family; Vacant		

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

"(1) Revised plans, 2 pages, stamped by ZBA on February 14, 2024. (2) Use registration required prior to occupancy for vacant commercial space at first floor and cellar. (3) Interior trash storage. (4) Commercial trash pickup."

Mezzanine level removed
 building height reduced from 45'-0" to 38'
 Trash enclosure removed from rear yard
 proposed building entrance stairs reconfigured at the 20th street ROW
 2 proposed street trees now included (subject to streets and parks and rec approval)
 2 pilot houses height increased from 4' above roof to 9' above the roof
 Rear yard increased to 9'
 Second and Third floor extended at the rear to match the rear wall of the First Floor



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.

Zoning Permit

Permit Number ZP-2023-006926

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

PERMIT FOR THE COMPLETE DEMOLITION OF AN EXISTING 3 STORY STRUCTURE. FOR THE CONSTRUCTION OF A NEW 3-STORY STRUCTURE W/ ROOF DECKS ACCESSED VIA (2) PILOT HOUSES. SIZE AND LOCATION AS PER PLANS.

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Zoning Permit

Permit Number ZP-2023-006926

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2000 SOUTH ST Philadelphia, PA 19146-1321

ADDITIONAL USE DETAILS

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

(1) VACANT COMMERCIAL SPACE @ CELLAR/FIRST FLOOR, AND (5) RESIDENTIAL DWELLING UNITS.

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.