

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

Application Number: ZP-2021-006817	Zoning District(s): CMX2	Date of Refusal: 8/9/2021
Address/Location: 1864 FRANKFORD AVE, Philadelphia, PA 19125-2416 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: David McArthur	Applicant Address: 2315 ALMOND STREET PHILADELPHIA, PA 19125 USA	

Application for:

FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING AND FOR THE ERECTION OF A SEMI-DETACHED BUILDING WITH A ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES FOR THE USE OF SIT-DOWN RESTAURANT (ALONG 100% OF THE GROUND FLOOR FRONTAGE WITHIN THE FIRST 30 FT. OF BUILDING DEPTH) AND MULTI-FAMILY (10 UNITS) HOUSEHOLD LIVING (SIZE AND LOCATION AS SHOWN ON 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>	
\$14-602(4)(a)[2]	Number of Dwelling Units	ALLOWED	PROPOSED
		5	10
Table 14-701-3	Building Height (ft.)	ALLOWED	PROPOSED
		38 ft.	60.125 ft.

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

Parcel Owner:

MONT-ALTO LLC



REEBA MERIN BABU
PLANS EXAMINER

8/9/2021
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.

Zoning Permit

Permit Number ZP-2021-006817

LOCATION OF WORK 1864 FRANKFORD AVE, Philadelphia, PA 19125-2416	PERMIT FEE \$2,509.00	DATE ISSUED 12/22/2021
	ZBA CALENDAR MI-2021-003639	ZBA DECISION DATE 12/22/2021
	ZONING DISTRICTS CMX2 RSA5	

PERMIT HOLDER MONT-ALTO LLC	PO BOX 113 DREXEL HILL PA 19026
--------------------------------	---------------------------------

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT AMENDMENT APPROVED AS OF 08/26/2024: FOR MINOR REDUCTION IN BUILDING GROSS FLOOR AREA AND RECONFIGURATION OF ROOF DECK ACCESS STRUCTURE TO INCLUDE AN ELEVATOR TO THE PREVIOUSLY APPROVED PERMIT. SIZE AND LOCATION AS SHOWN ON AMENDED PLANS FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING AND FOR THE ERECTION OF A SEMI-DETACHED BUILDING WITH
--

APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant; Residential - Household Living - Multi-Family
--

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



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-2021-006817

A ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES (SIZE AND LOCATION AS SHOWN ON PLANS).

****EXTENSION OF ZONING PERMIT ZP-2021-006817 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 01/26/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.****



APPROVED USE(S)

Eating and Drinking Establishments - Sit-Down Restaurant; Residential - Household Living - Multi-Family

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



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-2021-006817

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1864-66 FRANKFORD AVE, Philadelphia, PA 19125-2416

ADDITIONAL USE DETAILS

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

FOR THE USE OF SIT-DOWN RESTAURANT AT THE GROUND FLOOR AND BASEMENT, AND MULTI-FAMILY (7 UNITS) HOUSEHOLD LIVING ABOVE UTILIZING LOW INCOME HOUSING BONUS.**EXTENSION OF ZONING PERMIT ZP-2021-006817 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 01/26/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.**

This permit is subject to the following specific conditions.

CONDITIONS

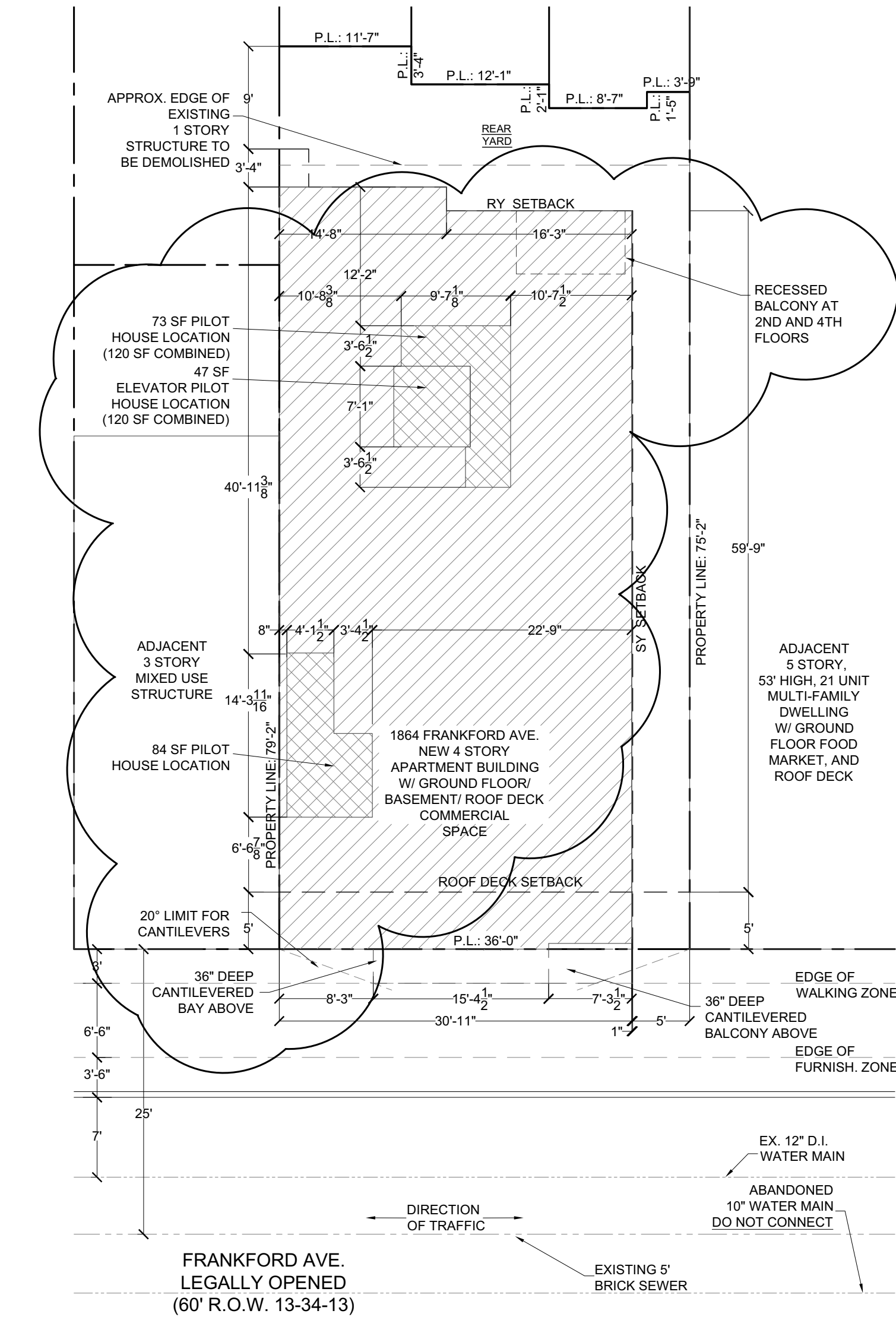
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

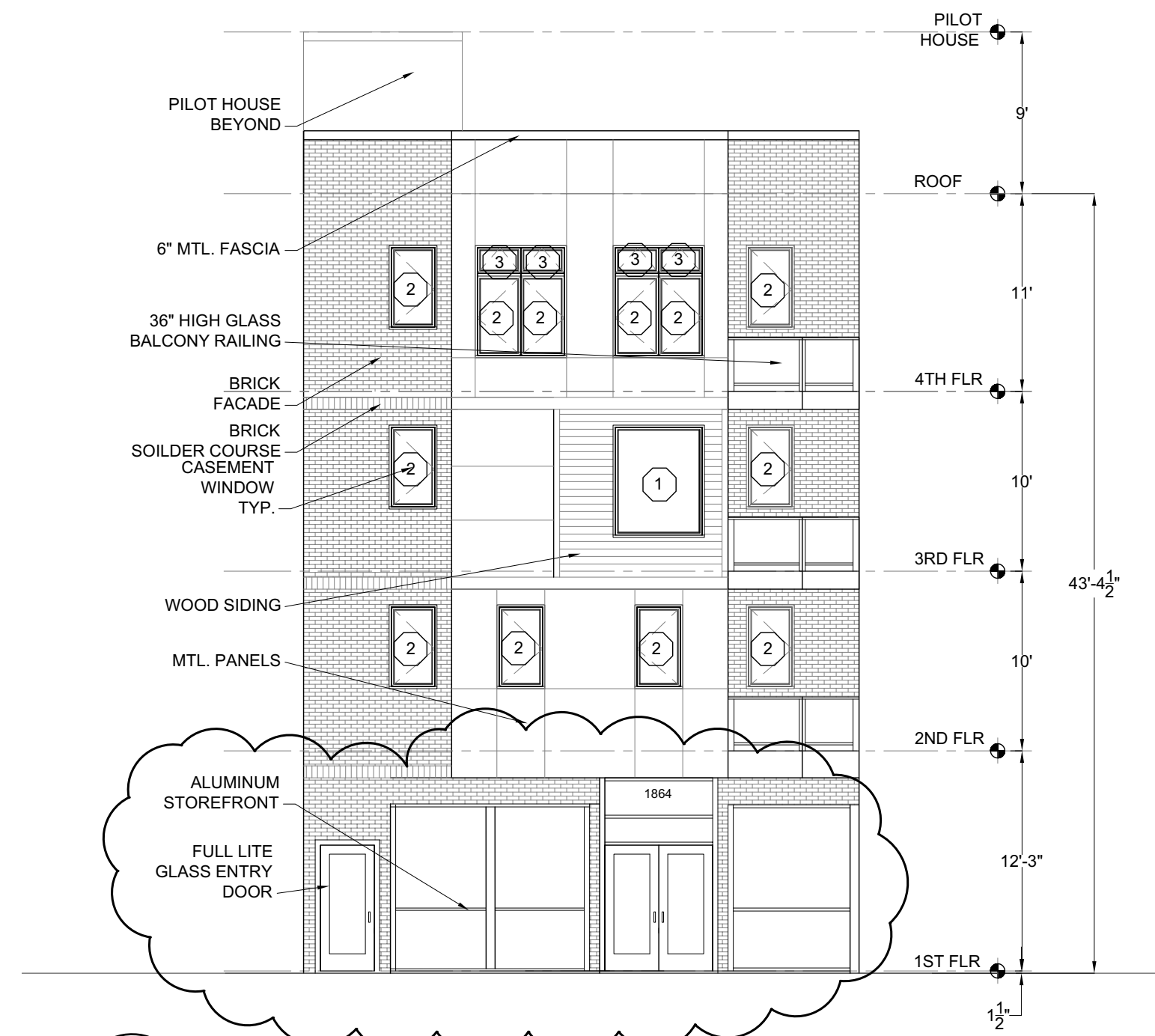
See § 14-303 of the Philadelphia Zoning Code for more information.



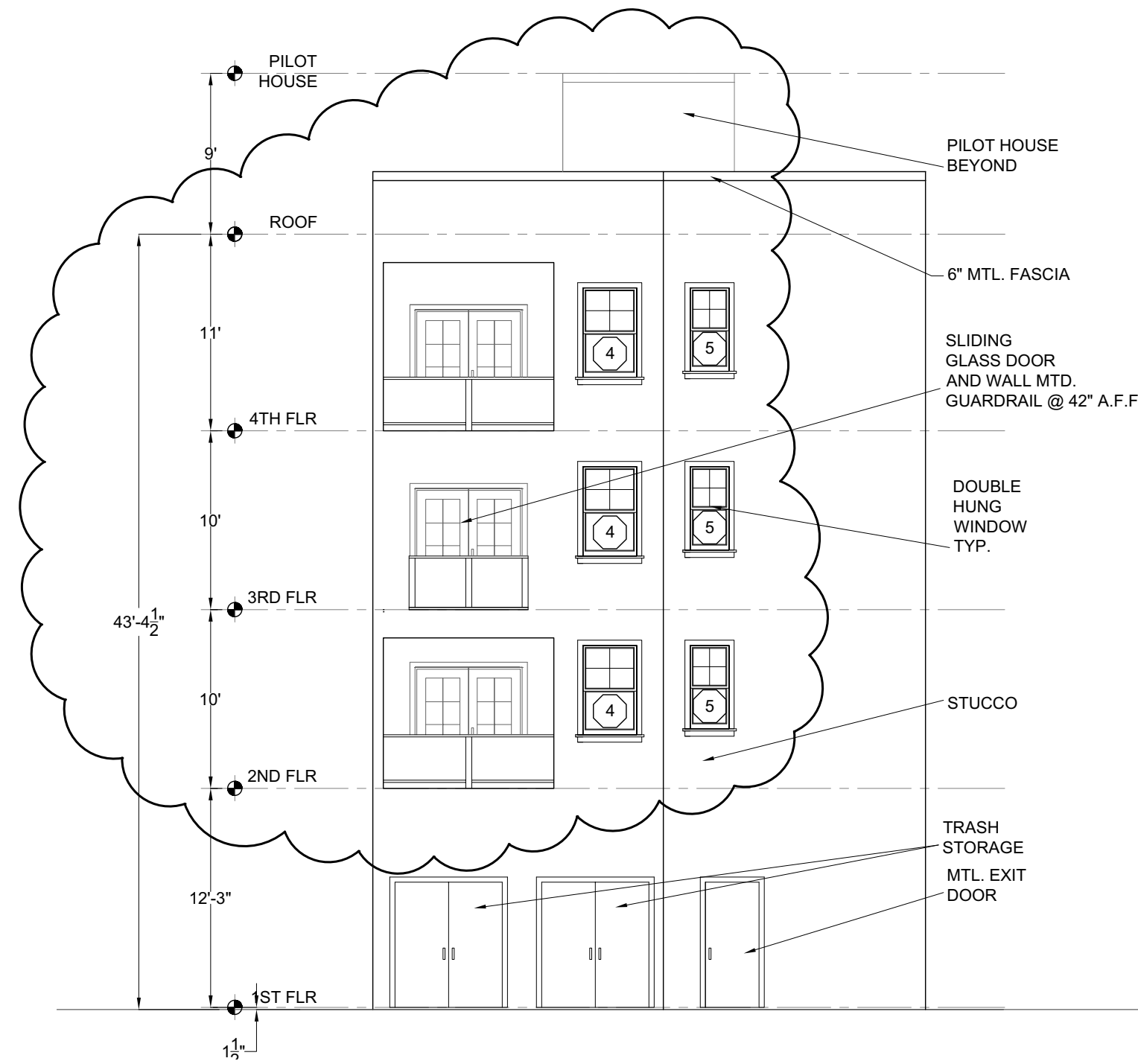
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



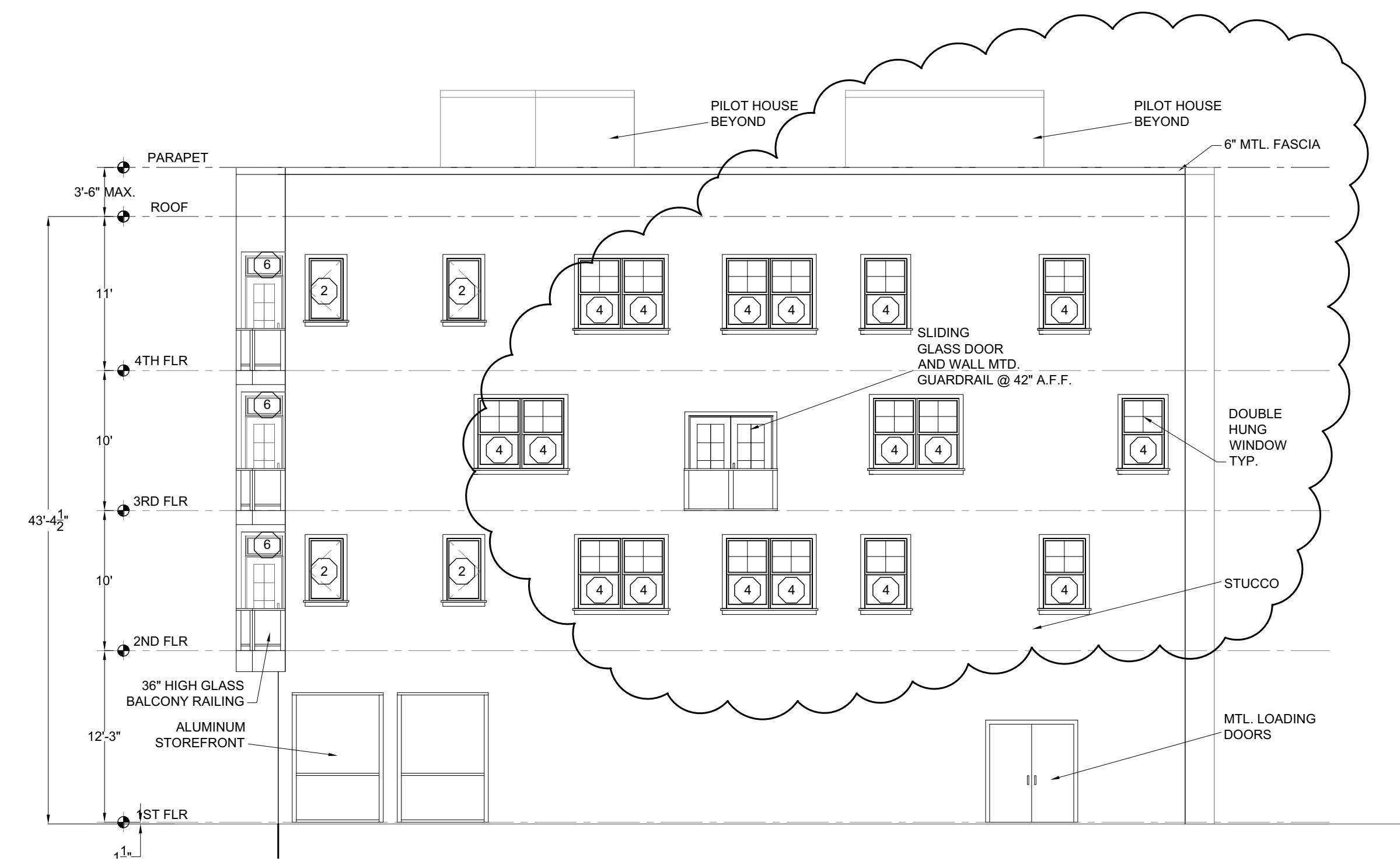
1 SITE PLAN
Zn-1 SCALE: 1/10" = 1'-0"



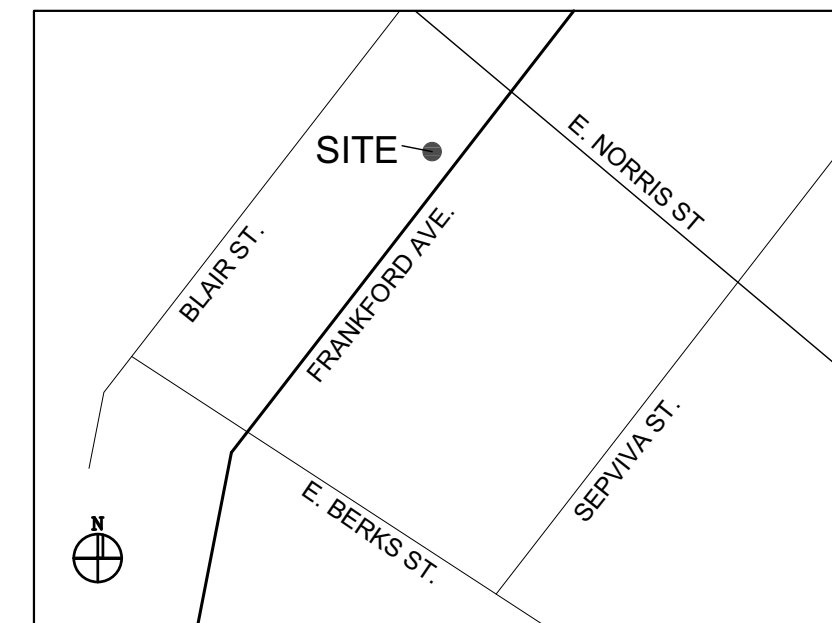
2 FRONT ELEVATION
Zn-1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
Zn-1 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
Zn-1 SCALE: 1/8" = 1'-0"



LOCATION PLAN

CODE NOTES:

- ZONING:**
- DISTRICT: CMX-2
- SETBACKS:
 FRONT YARD: STREET
 SIDE YARD: 5' IF USED
 REAR YARD: 5'
- LOT AREA: 2,758 SF
- BUILDING COVERAGE:
 PERMITTED: 2,068 SF (75%)
 PROPOSED: 2,032 SF (73.8%)
- BUILDING HEIGHT:
 PERMITTED: 38' (45' W/ LOW INCOME BONUS)
 PROPOSED: 43'-4 1/2'
- TYPE OF CONSTRUCTION:**
- 4 STORY STRUCTURE W/ STEEL FRAMED.
- BUILDING USE:**
CURRENT: PRIVATE SOCIAL CLUB
PROPOSED: 4-2 SIT DOWN RESTAURANT.
FOOD WILL BE SERVED ON NON-DISPOSABLE WARE, AND PAID FOR AFTER DINING (NON TAKE-OUT)
GROUND FLOOR BASEMENT/ ROOF DECK:
W/ R-2-7 UNIT MULTI-FAMILY DWELLING ON FLOORS 2-4
- BUILDING AREA:**
BASEMENT: 1,240 SF
1ST FLOOR: 2,032 SF
2ND FLOOR: 2,018 SF
3RD FLOOR: 2,074 SF
4TH FLOOR: 2,018 SF
TOTAL: 9,382 SF
- LINKED INCOME HOUSING BONUS:**
- 17' HEIGHT BONUS EARNED: +5'-4 1/2" USED
- 50% UNIT INCREASE: 2,758 SF / 480 = 5 UNITS PERMITTED X .5 = (+2 UNIT) EARNED/ USED
- PAYMENT MADE TO CITY OF PHILADELPHIA IN LIEU OF PROVIDING AFFORDABLE HOUSING
- ESTIMATED PAYMENT TO BE GREATER OF:
 - (\$30,000 X 2 UNITS EARNED) = \$60,000 OR
 - (1/2) 258SF / LOT AREA X \$24 = \$68,160.00 ESTIMATED PAYMENT

1864 FRANKFORD AVE.. PHILADELPHIA, PA 19125

SEAL:



SIGNATURE

DAVID P. MCARTHUR
REGISTERED ARCHITECT

2315 ALMOND ST., PHILADELPHIA PA 19125
Tele: (267) 273-8578 E-MAIL dpm879@gmail.com

Project Number:

270

Date:

6-10-21

Scale:

AS NOTED

Drawn By:

DPM

#	DATE	REVISION
	12-31-21	- BONUS CALC ADDED
	1-13-22	- BIKE RACKS/ TREES REMOVED
	7-29-24	- SF REDUCTION
	8-21-24	- PILOT HOUSE CLARIFICATION

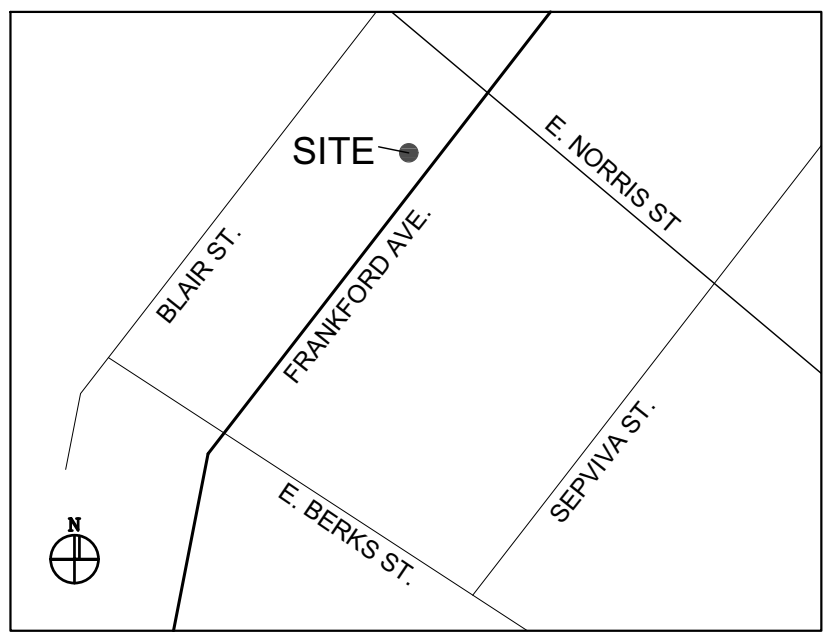
SITE PLAN/ ELEVATIONS

DRAWING TITLE:

ZN-1



Applied by L&I: Resha Babu



CODE NOTES:

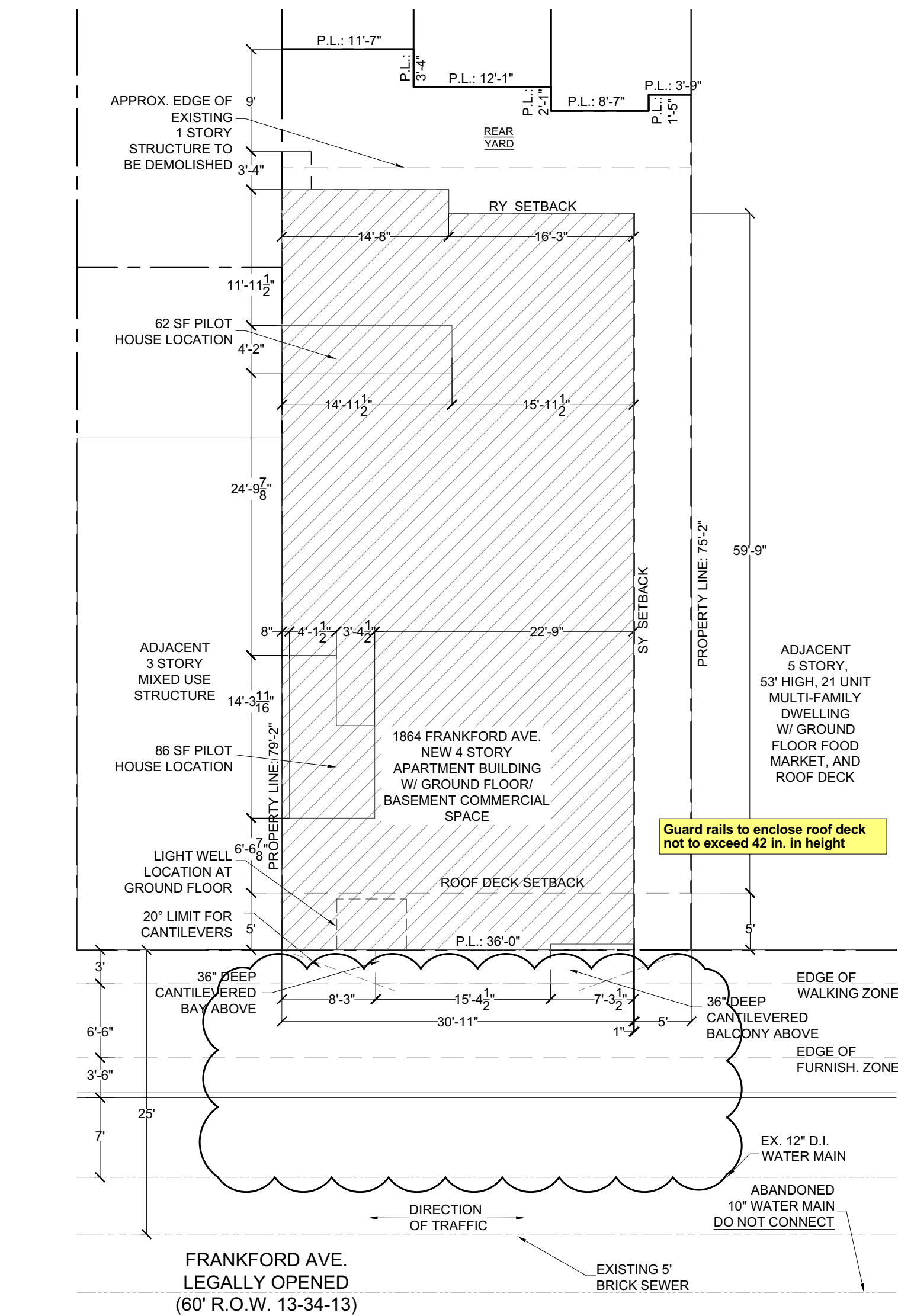
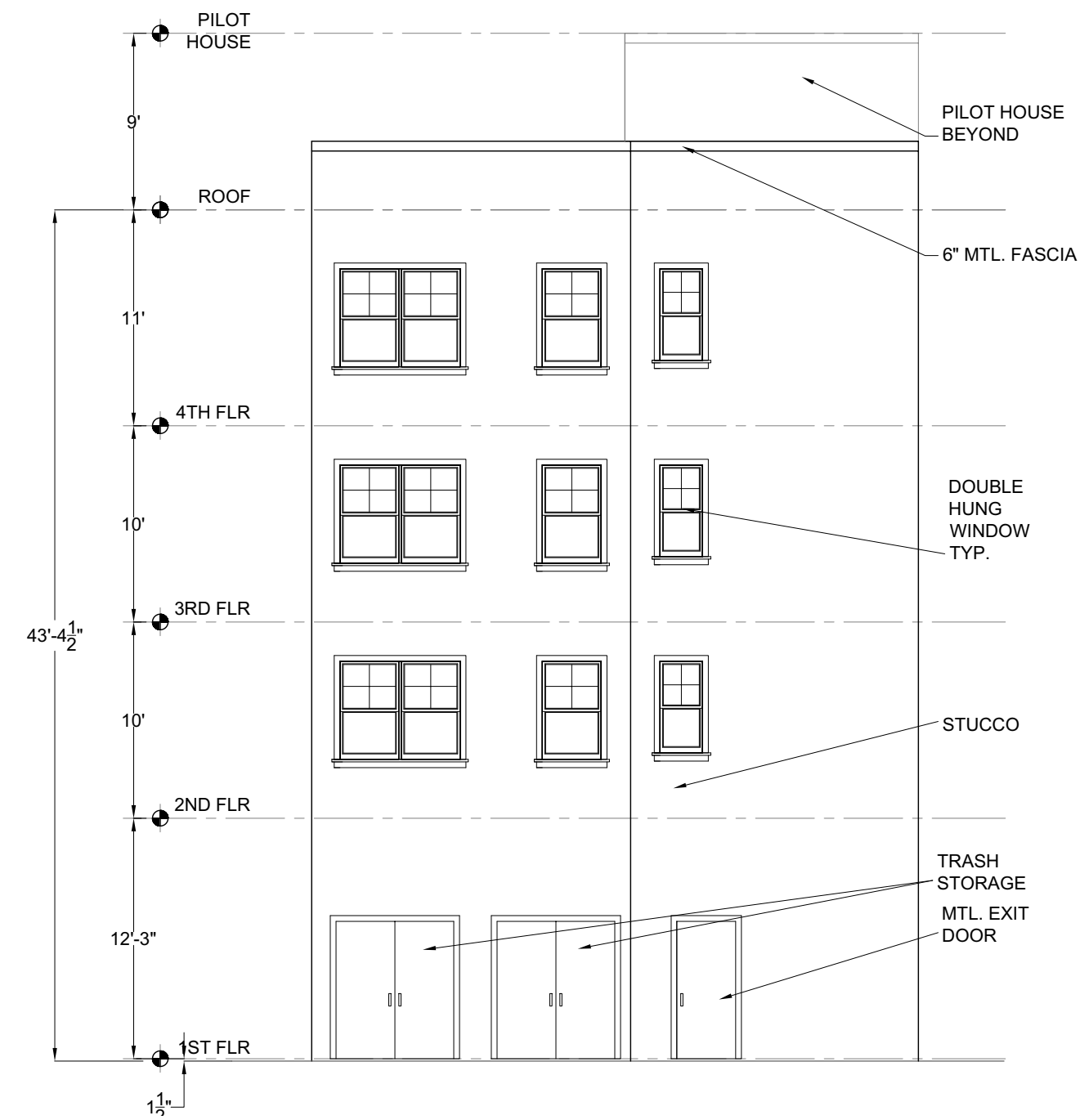
ZONING
 - DISTRICT: OAK-2
 - SETBACKS:
 FRONT YARD: STREET
 SIDE YARD: 5' FT (USED)
 REAR YARD: 0'
 - LOT AREA: 2,738 SF
 - BUILDING COVERAGE:
 PERMITTED: 2,068 SF (75%)
 PROPOSED: 2,052 SF (73.8%)
 - BUILDING HEIGHT:
 PERMITTED: 3F (45' W/ LOW INCOME BONUS)
 PROPOSED: 4F 4'-10"

TYPE OF CONSTRUCTION
 - 4 STORY STRUCTURE W/ STEEL FRAMED,
 - AND STOOD FLOOR ROOF FRAMING.

BUILDING USE
 CURRENT: PRIVATE SOCIAL CLUB
 PROPOSED: A-2 ST. DOWN RESTAURANT -
 FOOD WILL BE SERVED ON NON-DISPOSABLE WARE, AND PAID FOR AFTER DINING (NON TAKE-OUT)
 GROUND FLOOR BASEMENT
 W/ 6-2 UNIT MULTIFAMILY DWELLING ABOVE

BUILDING AREA
 BASEMENT: 1,810 SF
 1ST FLOOR: 2,005 SF
 2ND FLOOR: 2,074 SF
 3RD FLOOR: 2,074 SF
 4TH FLOOR: 2,074 SF

TOTAL: 7,963 SF



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in bold letters, and "01/26/22" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&I User:".

Philadelphia City
Planning Commission

January 19, 2022
M Wysong
Development Planning

Mixed-Income
Housing Bonus

#	DATE	REVISION
	11-3-21	- REV FOR RCO
	12-15-21	- REV FOR 7 UNITS
	12-31-21	- BONUS CALC ADDED
	1-13-22	- BIKE RACKS/ TREES REMOVED

SITE PLAN/ ELEVATIONS

DRAWING TITLE:

ZN-1