

Zoning Permit

Permit Number ZP-2020-005529

LOCATION OF WORK 6717 CHEW AVE, Philadelphia, PA 19119-1911	PERMIT FEE \$2,772.00	DATE ISSUED 6/30/2021
	ZBA CALENDAR MI-2020-001862	ZBA DECISION DATE 6/30/2021
	ZONING DISTRICTS CA1	

PERMIT HOLDER 6717 Chew Avenue, LLC	1835 Market Street, Suite 1215 Philadelphia, Pennsylvania 19103
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APPLICANT Steve Bertil DBA: KLEHR HARRISON	1835 MARKET ST14 FLPHILADELPHIA, PA 19102USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH GREEN ROOF, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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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) As per revised plans, 2 pages, approved by 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. 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

6717 CHEW AVE Philadelphia, PA 19119-1911

ADDITIONAL USE DETAILS

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

FOR USE AS THIRTY THREE (33) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD), TWENTY ONE (21) PARKING SPACES (TWO (2) ACCESSIBLE SPACES, ONE (1) VAN ACCESSIBLE), AND TWELVE (12) CLASS 1A BICYCLE 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 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-2020-005529	Zoning District(s): CA1	Date of Refusal: 9/17/2020
Address/Location: 6717 CHEW AVE, Philadelphia, PA 19119-1911 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Steve Bertil DBA: KLEHR HARRISON	Applicant Address: 1835 MARKET ST 14 FL PHILADELPHIA, PA 19102 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH GREEN ROOF, ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS THIRTY SEVEN (37) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD), TWENTY ONE (21) PARKING SPACES (TWO (2) ACCESSIBLE SPACES, ONE (1) VAN ACCESSIBLE), AND TWELVE (12) CLASS 1A BICYCLE SPACES. SIZE AND LOCATION AS SHOWN IN PLAN.

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	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, multi-family household living (thirty seven (37) dwelling units), is expressly prohibited in the CA-1 commercial zoning district.
Table 14-701-3	Maximum Occupied Area	Per Table 14-701-3 maximum occupied area shall be 60% (8400 SF) whereas you propose 63.3% (8867 SF).
Table 14-802-5	Parking	Per Table 14-802-5 97 parking spaces are required whereas you propose 21.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

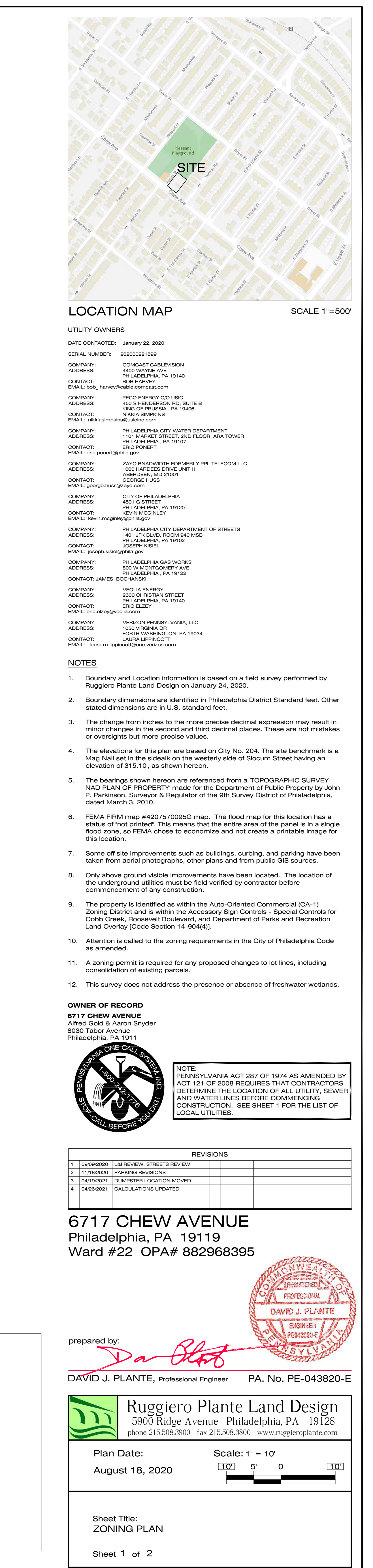
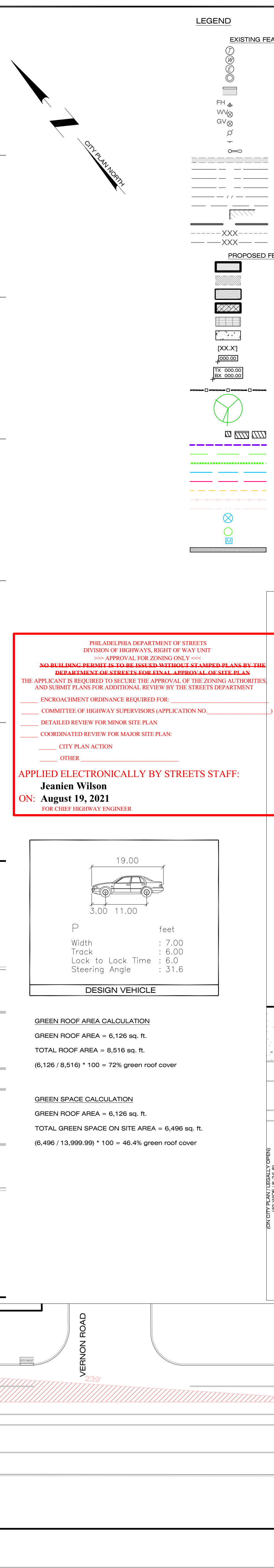
GOLD ALFRED, SNYDER AARON

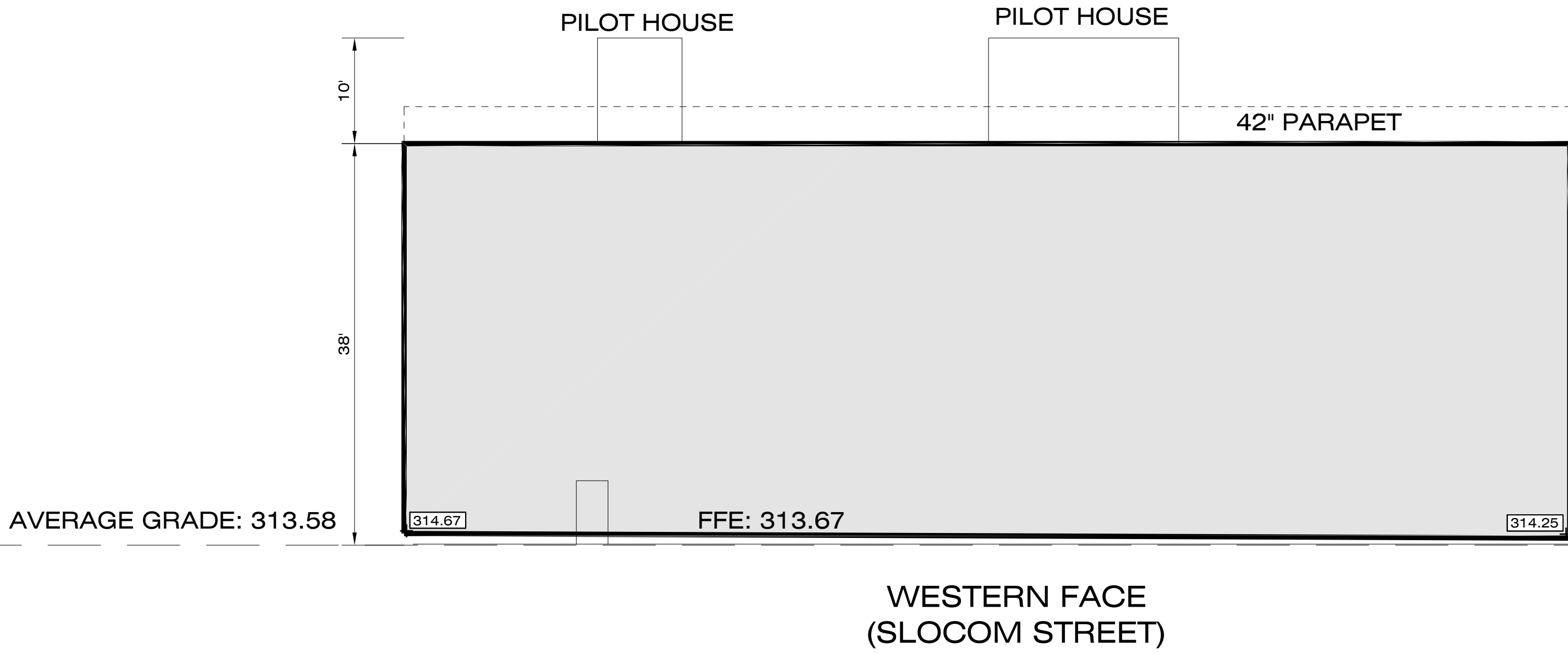
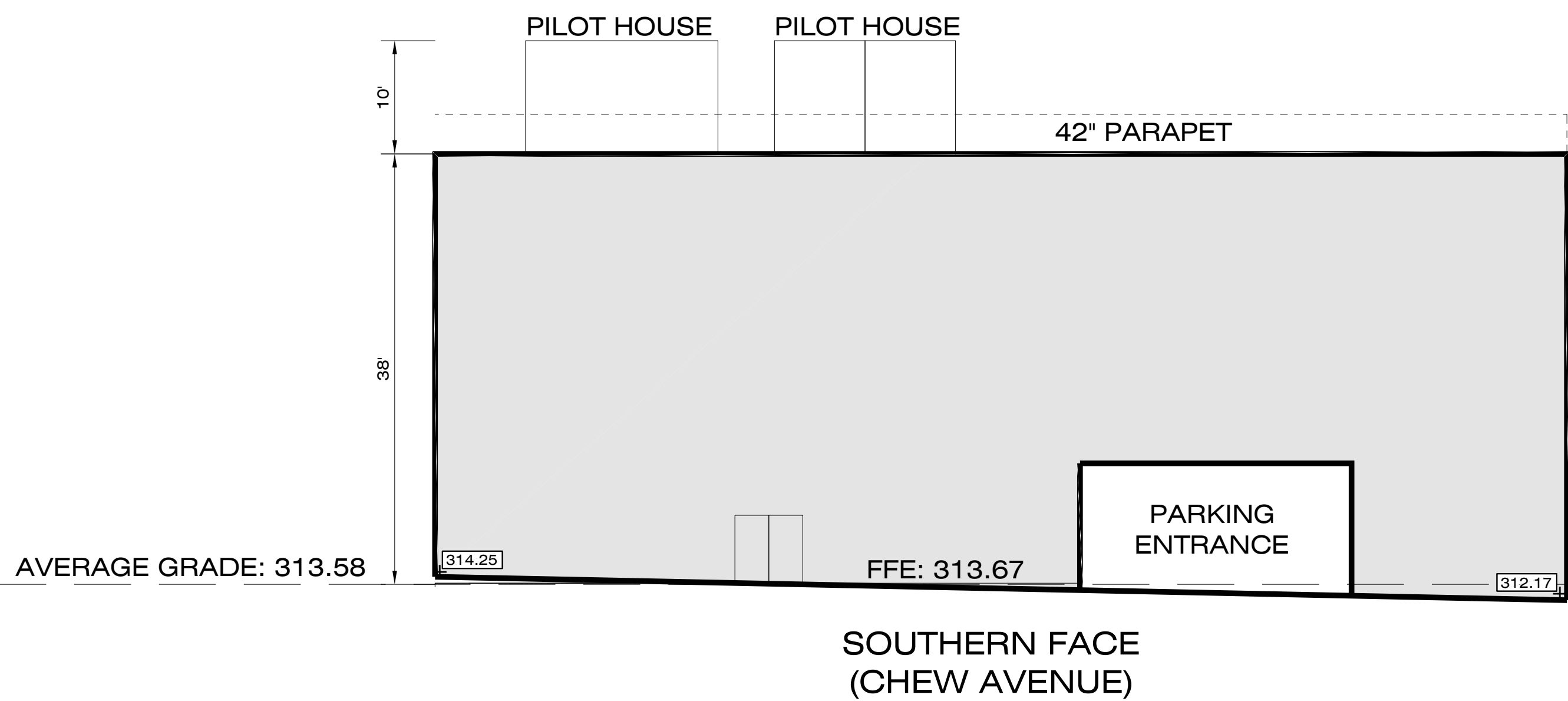


EXAMINER NAME
PLANS EXAMINER

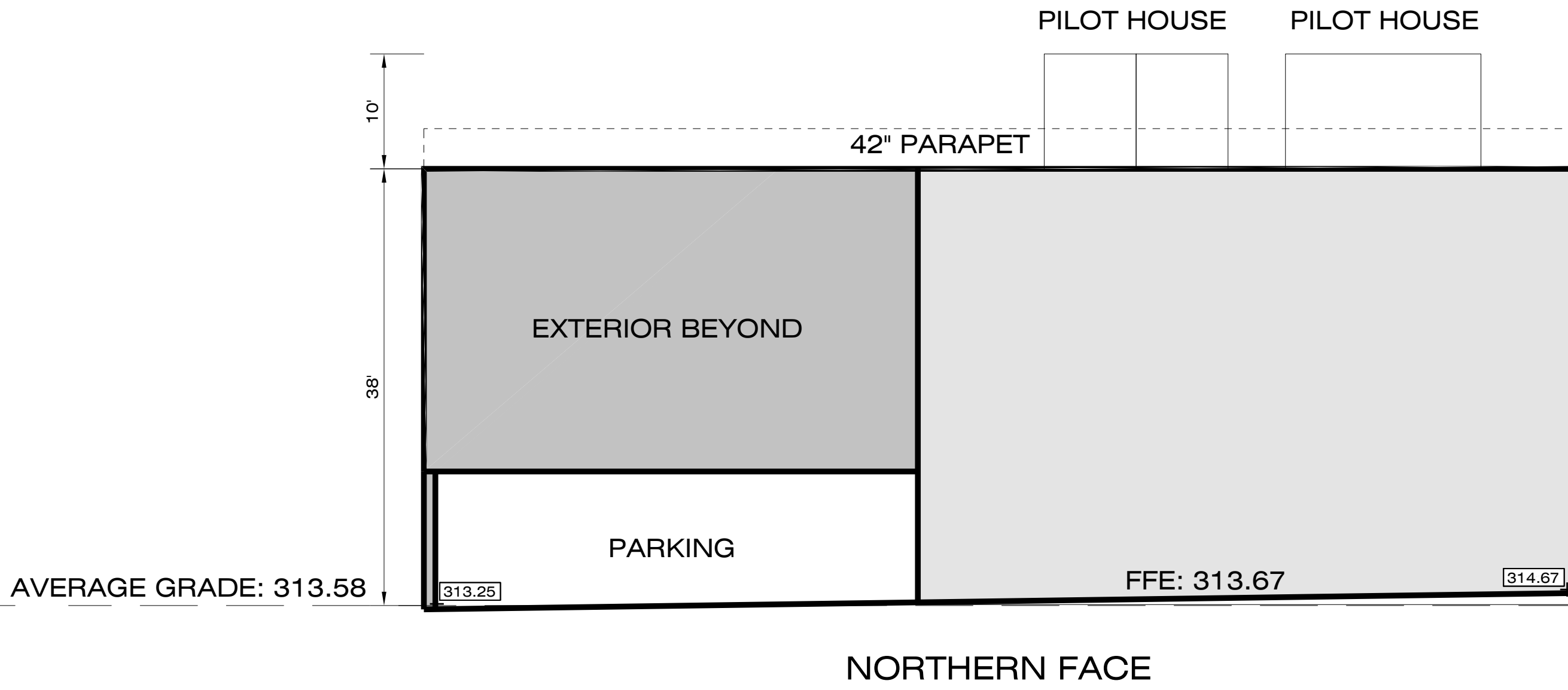
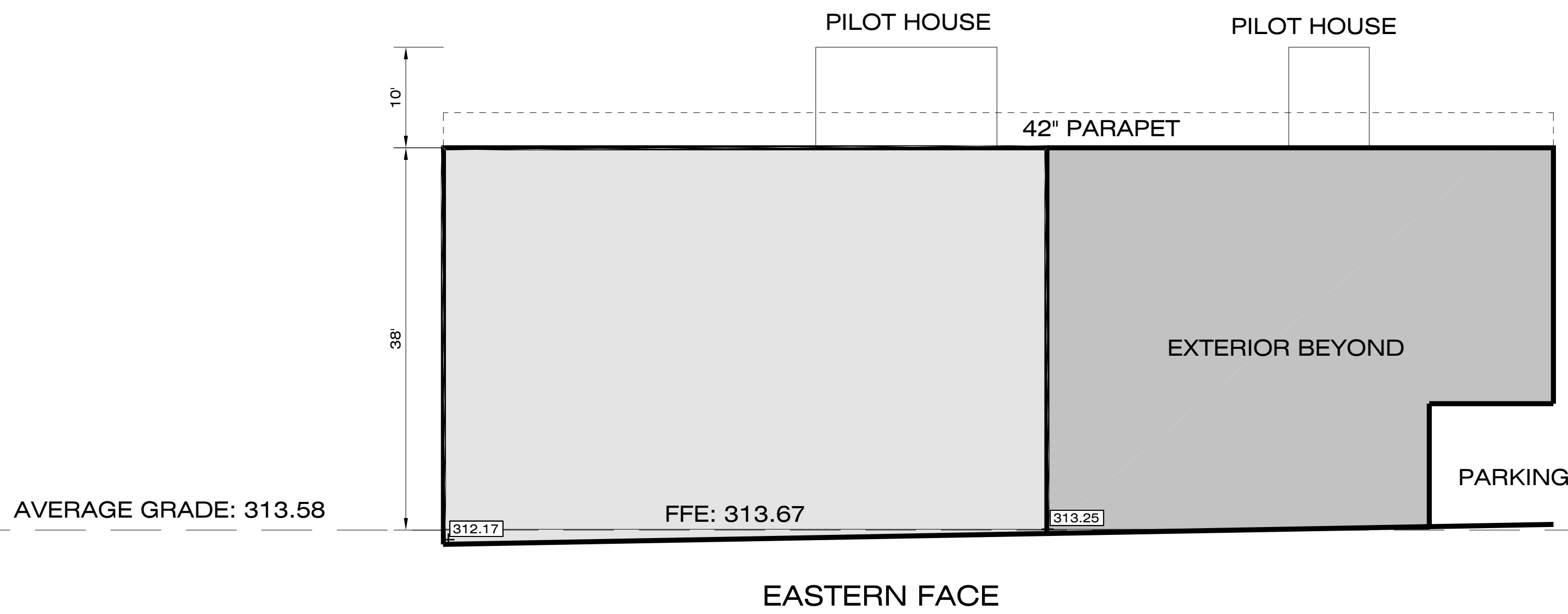
9/17/2020
DATE SIGNED

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.





AVERAGE GRADE CALCULATION
 $(314.67' + 314.25' + 313.25' + 312.17') / 4 = 313.58'$





NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.

REVISIONS			

6717 CHEW AVENUE
Philadelphia, PA 19119
Ward #22 OPA# 882968395



prepared by: *David J. Plante*
DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

 **Ruggiero Plante Land Design**
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3800 fax 215.508.3800 www.ruggieroplante.com

Plan Date: August 18, 2020 Scale: 1" = 10'
[10'] 5' 0' [10']

Sheet Title:
BUILDING ELEVATIONS

Sheet 2 of 2

APPROVED
FOR ZONING ONLY
08/24/21
APPROVED ELECTRONICALLY BY L&L USER

APPROVED
Revised plans, 2 pages, approved
by ZBA 6/30/21
Sharon Suleta
Sharon Suleta, Esq.

STAMP AREA