

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

Application Number: ZP-2022-000838	Zoning District(s): CMX2	Date of Refusal: 5/9/2022
Address/Location: 3351 N 19TH ST, Philadelphia, PA 19140-4802 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE AND THE CREATION OF AN EASEMENT. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) DWELLINGS WITH ONE (1) INTERIOR PARKING SPACE. 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>
Section 14-802(5)(b)(.2)	Parking for Persons with Disabilities	For Multi-Family Uses, 2% of the parking spaces, but not less than one parking space, shall be accessible; whereas no accessible parking spaces are proposed.
Table 14-701-3; Note [3]	Ground floor use	In the CMX-2 district, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. Whereas you propose a residential use along 100% of the ground floor.

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

Fee to File Appeal: \$300

NOTES TO THE ZBA:

N/A

Parcel Owner:

SOILED LLC



YANIV GAL
PLANS EXAMINER

5/9/2022
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.



PERMITTED USE TYPE -
HOUSEHOLD LEASE: PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUPED DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EDUCATION; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; VETERINARY; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL; MEDICAL JARUJANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ART STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN MARKET OR COMMUNITY-SUPPORTED FARM

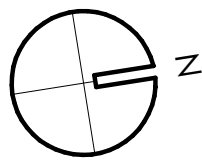
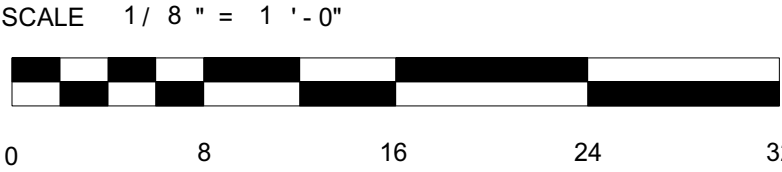
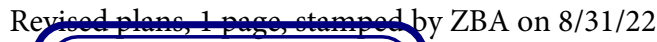
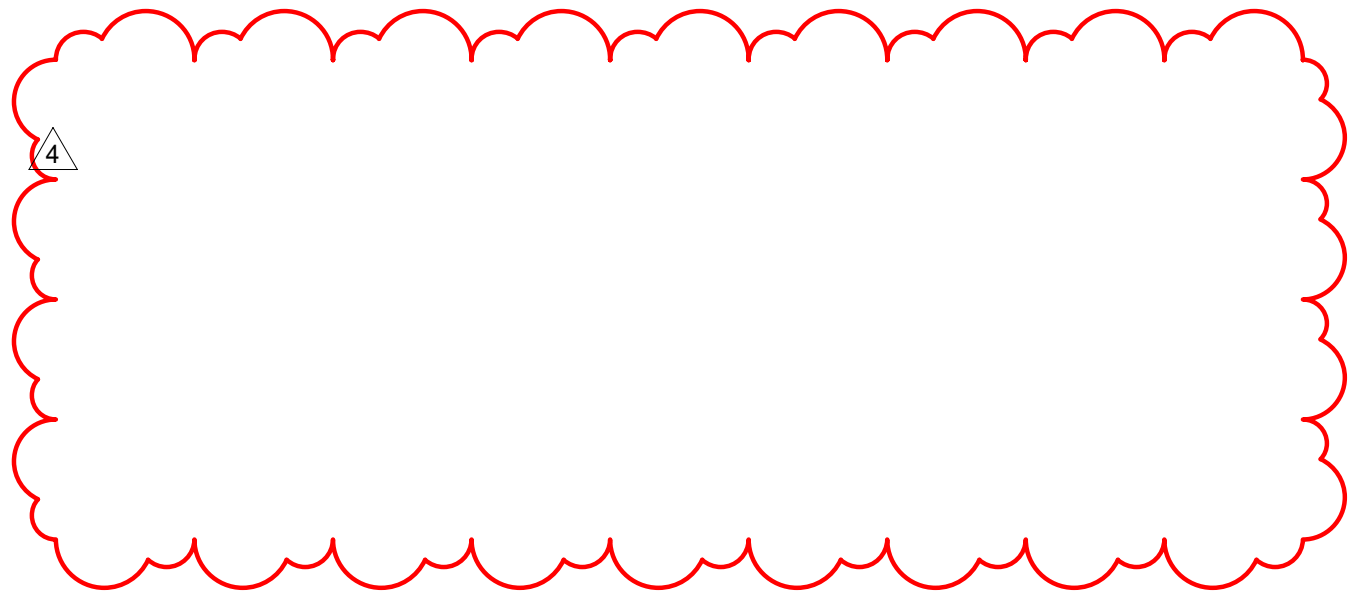
4 DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A 3
STORY, 6 UNIT, RESIDENTIAL MULTI-FAMILY
BUILDING



VICINITY MAP



ZONING MAP



PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
† | 215.995.0228

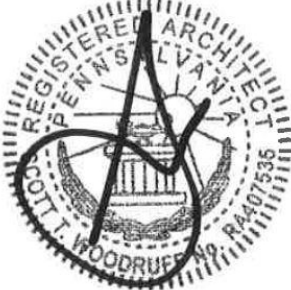
CLIENT

1635 MARKET ST, SUITE 1600
PHILADELPHIA, PA, 19103

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SEAL



PROJECT ADDRESS

351 N 19th ST, PHILADELPHIA, PA, 19140

[illegible]

4	ZONING PROVISIO	JT	SM	2022.08.17
1	ISSUE FOR ZONING	JT	SM	2022.01.06
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.D

PROJECT

N 19th ST DEVELOPMENT

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
21092105	

REVISION

As indicated

ZOO4

Zoning Permit

Permit Number ZP-2022-000838

LOCATION OF WORK 3351 N 19TH ST, Philadelphia, PA 19140-4802	PERMIT FEE \$1,412.00	DATE ISSUED 8/31/2022
	ZBA CALENDAR MI-2022-003507	ZBA DECISION DATE 8/31/2022
	ZONING DISTRICTS CMX2	

PERMIT HOLDER RAM Phila Community 4 LLC	1635 Market Street Ste 1600 Philadelphia, Pennsylvania 19102
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OWNER CONTACT 1 Rachael Pritzker	1521 Locust St #605, Philadelphia, PA 19102
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OWNER CONTACT 2	
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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. SIZE AND LOCATION AS SHOWN IN THE 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) With proviso: "Revised plans, 1 page, stamped by ZBA on August 31, 2022."



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-2022-000838

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3351 N 19TH ST Philadelphia, PA 19140-4802

ADDITIONAL USE DETAILS

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

SIX (6) 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.