

Zoning Permit

Permit Number ZP-2020-006510

LOCATION OF WORK 2406 N 2ND ST, Philadelphia, PA 19133-3401	PERMIT FEE \$972.00	DATE ISSUED 5/19/2021
	ZBA CALENDAR MI-2020-003245	ZBA DECISION DATE 5/19/2021
	ZONING DISTRICTS CMX2 RSA5	

PERMIT HOLDER 2406 N 2nd St LLC	1448 Anthony Wayne Drive Wayne, Pennsylvania 19087
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH CELLAR AND PILOTHOUSE (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.
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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)
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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.



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

2406 N 2ND ST, Philadelphia, PA 19133-3401

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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR 2406 N 2ND ST*		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE	MIXED USE/MULTI-FAMILY (6 UNITS)
LOT WIDTH	16'-0"	16'-0"
LOT AREA	1,440	1,948 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	384 SQ. FT. = 19.8% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	1,564 SQ. FT. = 80.2% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	19'-3"
HEIGHT REGULATIONS	38'-0" MAX. FROM GRADE TO T.O. ROOF	(32'-9") 38'-0" MAX.
*PER 14.107(2) RSA-5 (MOST RESTRICTIVE ZONING DISTRICT) CONSTITUTES 20% OR MORE OF TOTAL LOT AREA.		



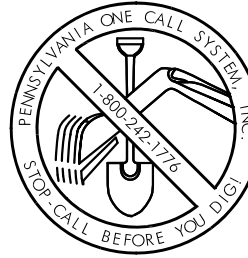
ZONING MAP - RSA-5 & CMX-2 ZONING
PROJECT ADDRESS:
2406 N 2ND STREET



PHOTO 1



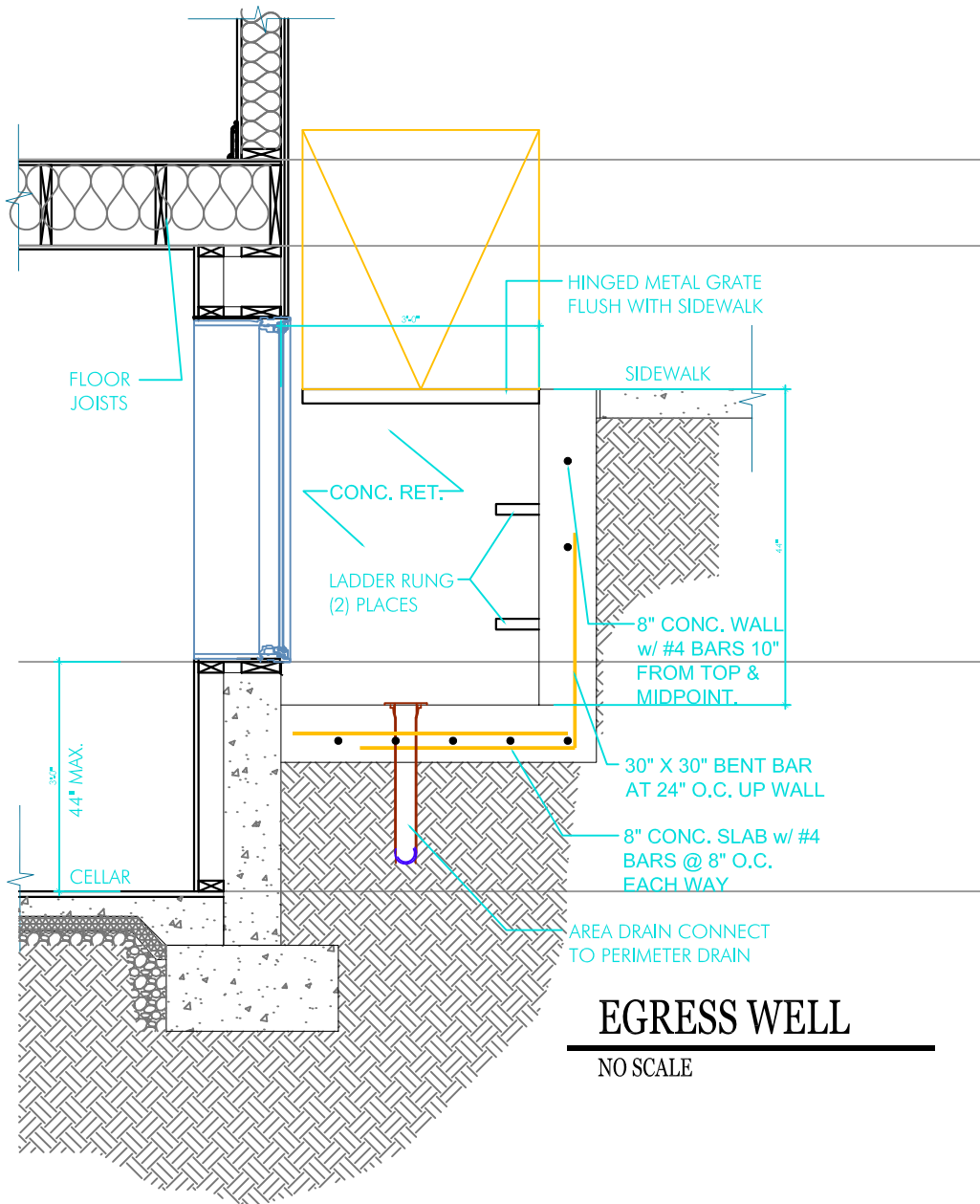
PHOTO 2



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20202592160 (ward 19)

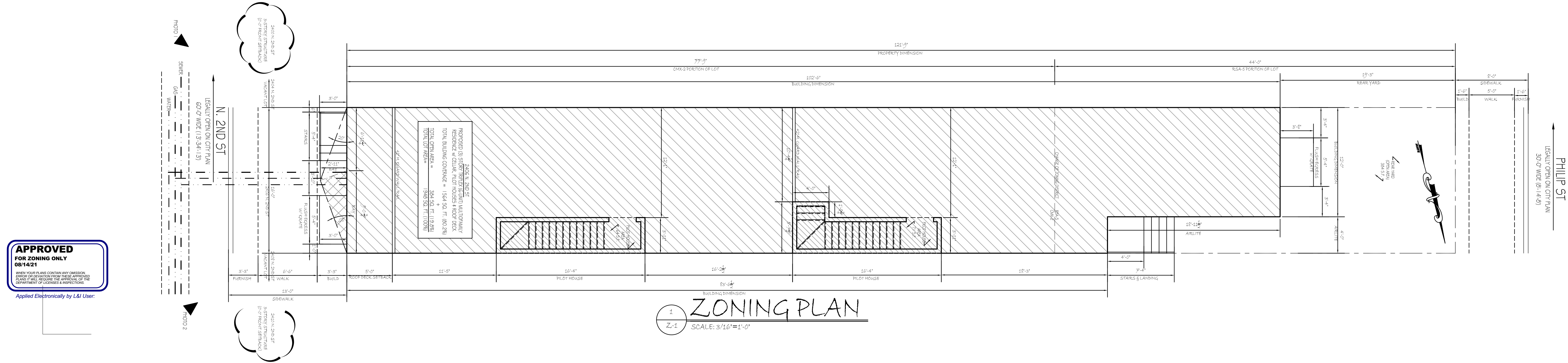
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THE
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. IN ACCORDANCE WITH
REQUIREMENTS OF ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTING FACILITY MARKERS
THROUGH THE ONE-CALL SYSTEM (800-482-2424) PRIOR TO EXCAVATION OR DEMOLITION WORK.



PROPOSED 6 UNIT RESIDENCE

PROPOSED 3- STORY 6 UNIT MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSES& ROOF DECK

2406 N 2ND ST, PHILADELPHIA PA



PROJECT	PROPOSED MULTI-FAMILY RESIDENCE 2406 N 2ND ST PHILADELPHIA, PENNSYLVANIA
	ZONING PLAN & ELEVATIONS
DWG. TITLE	

REVISIONS:	
RFI COMMENTS	

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	08/01/2020
SCALE:	AS NOTED

JOB NO:	2206 N 2ND
FILE:	2206 N 2ND

Z-1

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

Application Number: ZP-2020-006510	Zoning District(s): CMX2 RSA5	Date of Refusal: 11/9/2020
Address/Location: 2406 N 2ND ST, Philadelphia, PA 19133-3401 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Logan Dry DBA: KCA Design Associates	Applicant Address: 6525 Tulip Street Philadelphia, PA 19135 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH CELLAR AND PILOTHOUSE (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS, FOR USE AS HOUSEHOLD LIVING (SIX (6) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, six-family dwelling, is expressly prohibited in the RSA-5 residential zoning district.
Table 14-701-1	Dimensional Standards- Open Area	Whereas, a minimum of 25% open area is required, while plans propose approximately 19.8%, therefore, prohibited in the RSA-5 zoning district.

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

Fee to File Appeal: \$300

Parcel Owner:

MARRERO HECTOR



ANA GINDHART
PLANS EXAMINER

11/9/2020
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.