

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

Application Number: ZP-2021-005662	Zoning District(s): CMX2	Date of Refusal: 6/2/2021
Address/Location: 1943 SNYDER AVE, Philadelphia, PA 19145-2839 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Vincent Mancini DBA: LANDMARK ARCHITECTURAL DESIGN	Applicant Address: 1325 Snyder Ave PHILADELPHIA, PA 19148 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED FROM PILOTHOUSES. AND SIX (6) BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE, SIZE AND LOCATION AS SHOWN ON THE PLANS.

FOR USE AS A VACANT COMMERCIAL SPACE AT THE 1ST FLOOR FRONT (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY (16 DWELLING UNITS) HOUSEHOLD LIVING.

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(3)(a)(.b)	Minimum lot area for number of dwelling unit.	A minimum of 7,680 sqft is required for proposed 16 dwelling units, whereas, the existing lot area is only 3,780 sqft.
Table 14-701-3	Dimensional Standards for Commercial Districts	A maximum building height of 38 ft. is permitted, whereas, 45 ft. building height is proposed.
Table 14-701-3	Dimensional Standards for Commercial Districts	A maximum occupied area of 80% of lot is permitted, whereas, a 100% occupied area is proposed.
Table 14-701-3	Dimensional Standards for Commercial Districts	A minimum 9 ft. rear yard is required, whereas, no rear yard is proposed.

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

Fee to File Appeal: \$ (300)

Parcel Owner:

1943-49 SNYDER LLC



Richard Chen
PLANS EXAMINER

6/2/2021
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-005662

LOCATION OF WORK 1943 SNYDER AVE, Philadelphia, PA 19145-2839	PERMIT FEE \$2,772.00	DATE ISSUED 10/6/2021
	ZBA CALENDAR MI-2021-002461	ZBA DECISION DATE 10/6/2021
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 1943-49 SNYDER LLC	5 RUBY FIELD CT BALTIMORE MD 21209
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED FROM PILOTHOUSES. AND SIX (6) BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE, SIZE AND LOCATION AS SHOWN ON THE 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.

Zoning Permit

Permit Number ZP-2021-005662

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1943 SNYDER AVE, Philadelphia, PA 19145-2839

ADDITIONAL USE DETAILS

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

FOR USE AS A VACANT COMMERCIAL SPACE AT THE 1ST FLOOR FRONT (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY (16 DWELLING UNITS) HOUSEHOLD LIVING.

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.

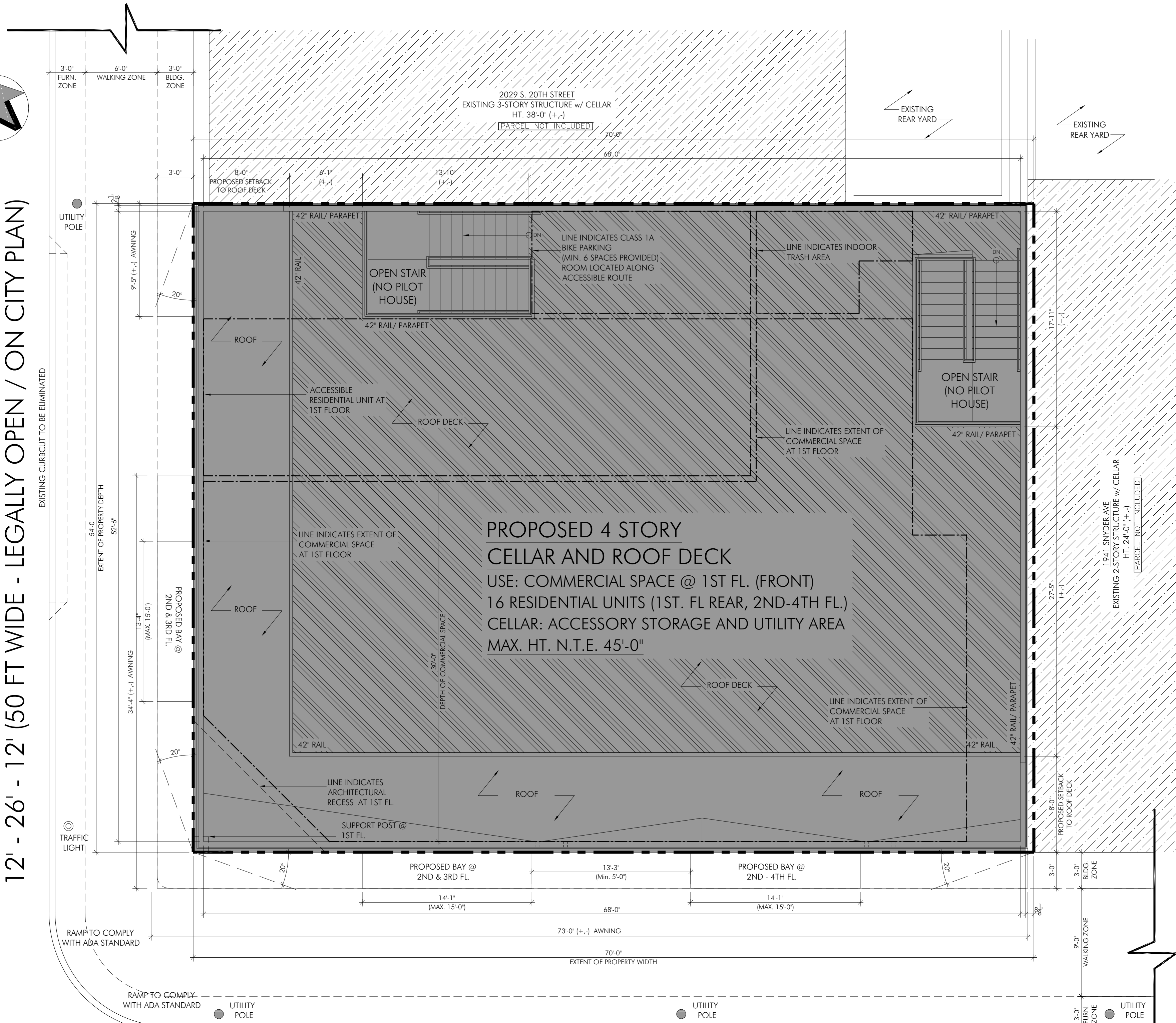
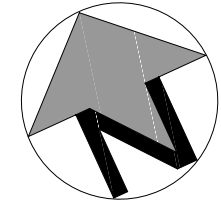
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

20TH STREET

12' - 26' - 12' (50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)



SNYDER AVENUE

15' - 45' - 15' (75 FT WIDE - LEGALLY OPEN / ON CITY PLAN)

1 Zoning Plan

Scale: 3/16" = 1'-0"

HATCH KEY	
	PROPOSED STRUCTURE
	ADJACENT STRUCTURE

DRAWING LEGEND	
	PROPERTY LINE
	GAS MAIN
	WATER MAIN
	SEWER PIPE
	OVERHEAD WIRES
	EXISTING 6'-0" PERIMETER FENCE
	EXISTING PARTY WALL
	JERSEY BARRIER
	EXISTING MANHOLE
	EXISTING UTILITY LIGHT
	EXISTING STORMWATER INLET
	P.O.B. POINT OF THE BEGINNING
	EXISTING UTILITY POLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING UTILITY VENT
	EXISTING SIGN
	TRAFFIC LIGHT

ZONING INFORMATION:				CMX-2
PROPERTY:	1943-49 SNYDER AVE	REQUIREMENTS OF CMX-2	EXISTING	PROPOSED
USE:		1 UNIT PER 480 SQ. FT. OF THE LOT	VACANT LOT	MIXED USE COMMERCIAL AT 1ST FL (FIRST 30'-0" OF THE LOT DEPTH) 16 RESIDENTIAL UNITS (1ST FL. REAR, 2ND-4TH FL.)
LOT AREA:	N/A		3,780 SQ. FT.	3,780 SQ. FT.
LOT WIDTH:	N/A		70'-0"	70'-0"
OCCUPIED AREA:	75%, 80% CORNER LOTS		0 SQ. FT. (0%)	3,780 SQ.FT. (100%)
OPEN AREA:	25%, 20% CORNER LOTS		3,780 SQ. FT. (100%)	0 SQ.FT. (0%)
REAR YARD DEPTH:	9'-0" MIN. OR 10% OF LOT DEPTH		N/A	0'-0"
# OF STORIES:	N/A		N/A	4
HEIGHT:	38'-0"		N/A	MAX.45'-0"
BICYCLE PARKING:	1/ 3 RESIDENTIAL UNITS		N/A	MIN. 6 BICYCLE PARKING PROVIDED

NOTES:

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
PENNSYLVANIA ONE CALL SYSTEM:
20211402219
UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.

ANY OVERHEAD ELECTRICAL AND UTILITY WIRES SHALL BE COVERED TO AVOID POTENTIAL INJURY.CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WIRE COVERING WITH UTILITY COMPANY.

Per 14-701(1)(d).(1), the City Planning Commission has determined that:

Snyder Ave is the primary street;

Opposite of Snyder Ave Street is the rear;

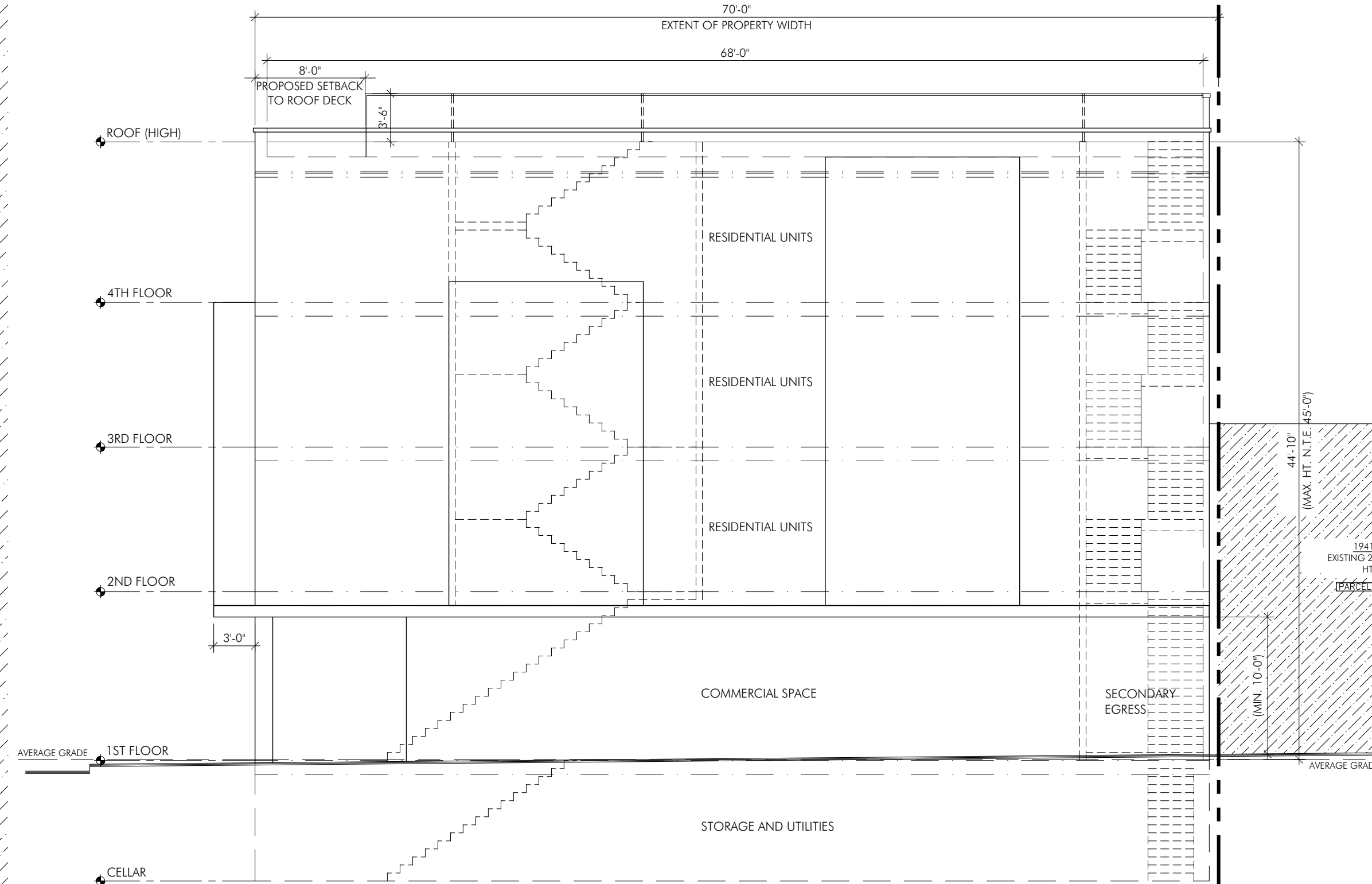
Street is the rear street

Applied Electronically by: Ariel Diliberto

May 27, 2021

PHILADELPHIA CITY PLANNING COMMISSION

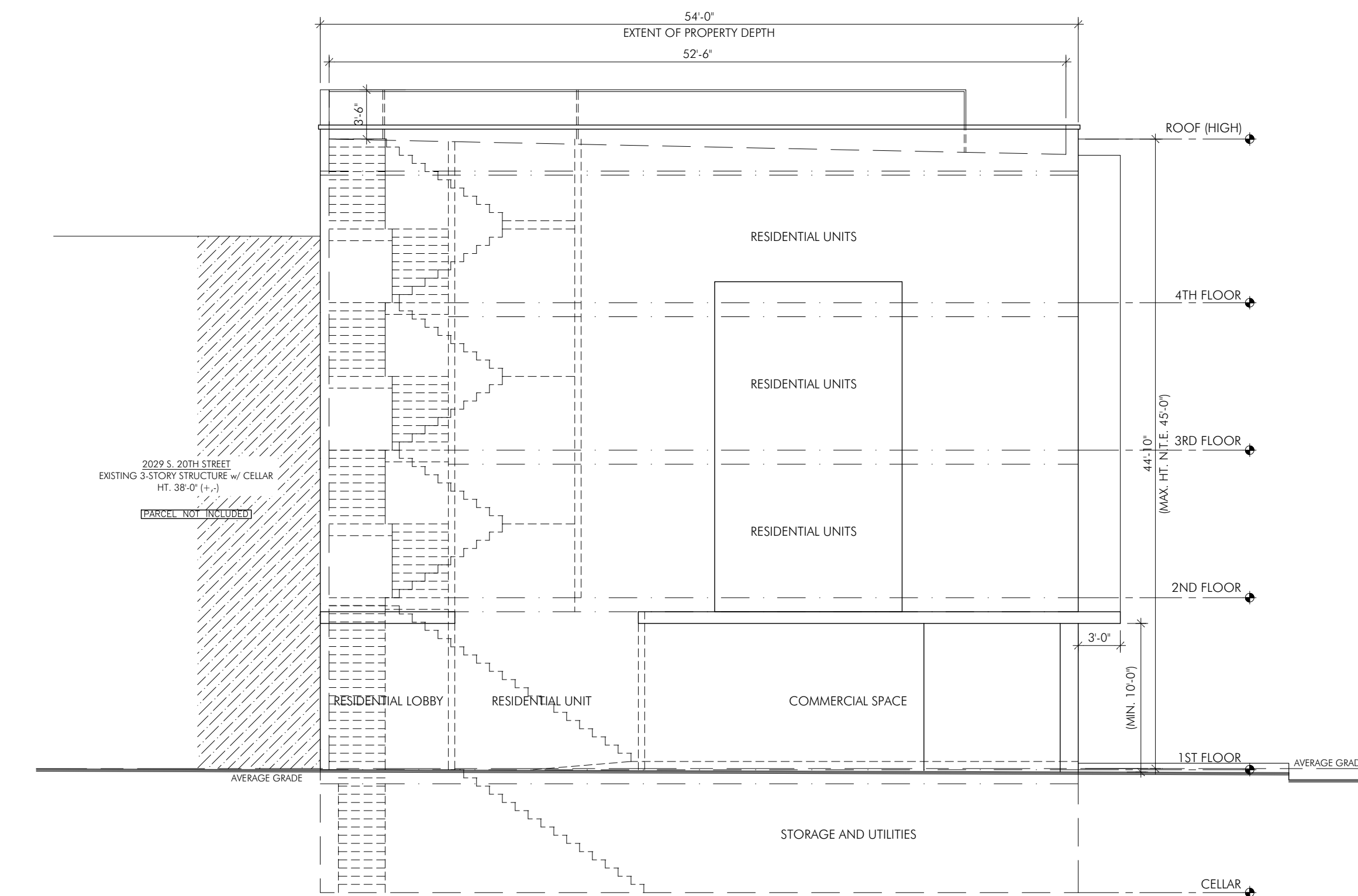
CITY APPROVAL STAMP



2 Zoning Profile 1

Scale: 1/8" = 1'-0"

15' - 45' - 15' (75 FT WIDE - LEGALLY OPEN / ON CITY PLAN)

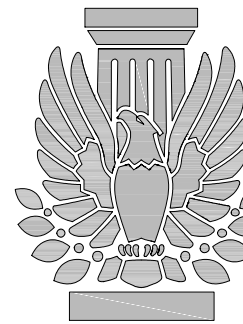


3 Zoning Profile 2

Scale: 1/8" = 1'-0"

20TH STREET

12' - 26' - 12' (50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)



LANDMARK
ARCHITECTURAL DESIGN, L.L.C.

PENNSYLVANIA
Pennsylvania License No. RA011382X
Pennsylvania Firm Authorization X010629
Phila. Business Privilege License No. 4533

NEW JERSEY
New Jersey License No. 21A101396000
New Jersey Firm Authorization No. 21AC00029100

NEW YORK
New York License No. 028788-1
A.I.A. Member No. 30135052

1325 Snyder Avenue
Philadelphia, PA 19148
TEL: (215) 755-9050
Vince@landmarkaia.com



IF THIS DOCUMENT IS NOT SIGNED AND SEALED, IT IS PRELIMINARY AND NOT FOR CONSTRUCTION

CONSULTANTS:

PROJECT NAME:
1943-49 Snyder Ave
Philadelphia, PA 19145

Owner:
1943-49 Snyder, LLC
588 Field Court
Baltimore, MD 21209

REVISION DESCRIPTION	Issued for Zoning Permit Application Submission
DATE ISSUED	5-20-2021

PROJECT NO:	v21-133
DATE:	5-14-21
SCALE:	As Noted
DRAWN BY:	AMR

Z-1.0

DRAWING NO.