

Zoning Permit

Permit Number ZP-2025-002536

LOCATION OF WORK 2039 S 10TH ST, Philadelphia, PA 19148-2318	PERMIT FEE \$2,060.00	DATE ISSUED 10/29/2025
	ZBA CALENDAR MI-2025-003658	ZBA DECISION DATE 10/29/2025
	ZONING DISTRICTS CA1	

PERMIT HOLDER 2039 SOUTH 10TH STREET LLC	2421 S 17th Street Philadelphia, Pennsylvania 19145
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OWNER CONTACT 1 William Pasquello	2421 S 17th Street, Philadelphia, PA 19145
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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 BUILDING WITH WALK OUT ROOF DECKS AT SECOND FLOOR LEVEL AND BALCONIES AT THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.
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APPROVED USE(S) Parking, Non-Accessory - Structured Parking; Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: "(1) Interior trash storage. (2) Commercial trash pickup."



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2039 S 10TH ST Philadelphia, PA 19148-2318

ADDITIONAL USE DETAILS

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

FOR USE A NON-ACCESSORY STRUCTURED PARKING [THREE (3) GARAGE PARKING SPACES] AND MULTI-FAMILY HOUSEHOLD LIVING [FIVE (5) DWELLING UNITS]. With provisos: "(1) Interior trash storage. (2) Commercial trash pickup."

This permit is subject to the following specific conditions.

CONDITIONS

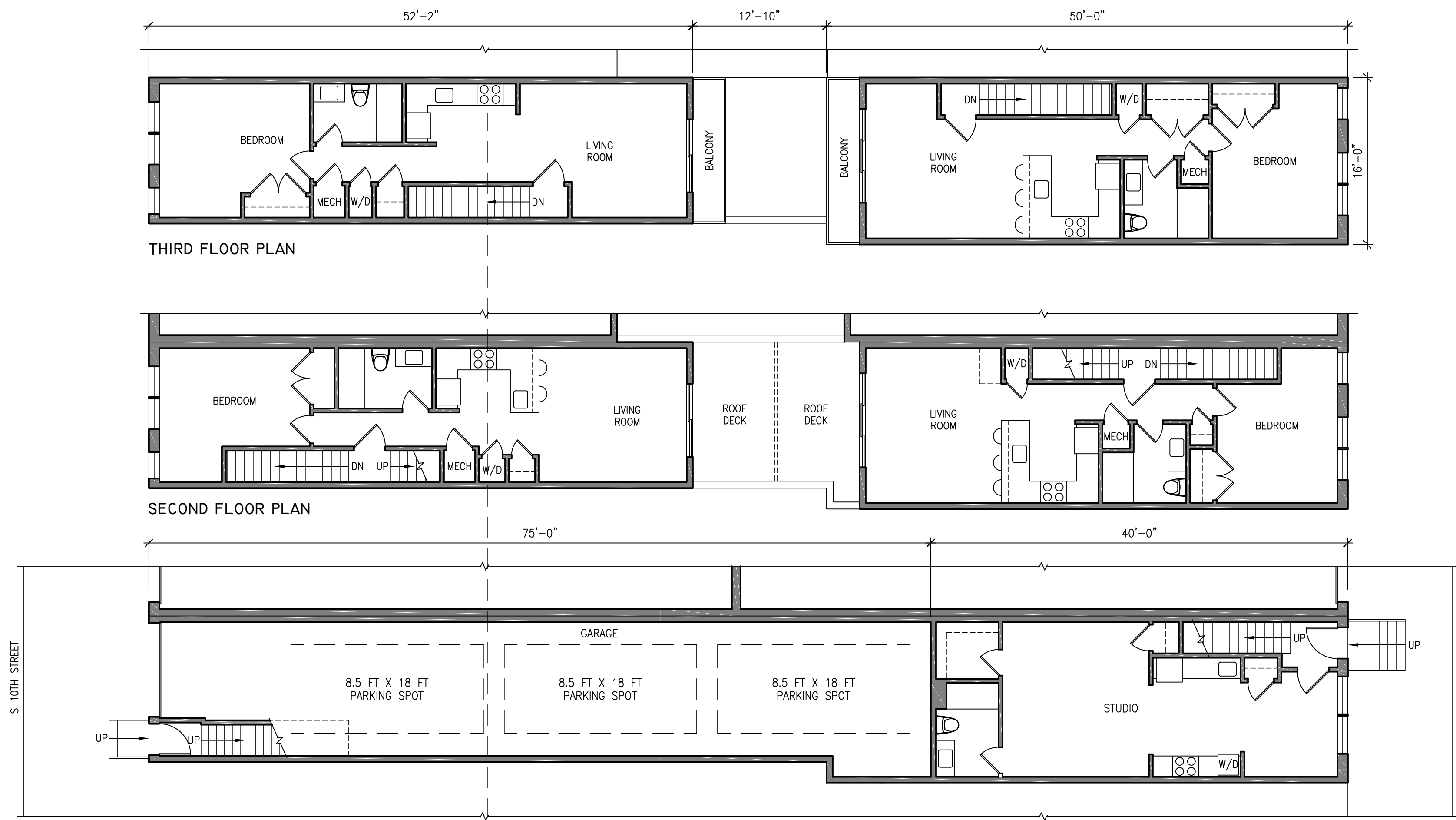
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

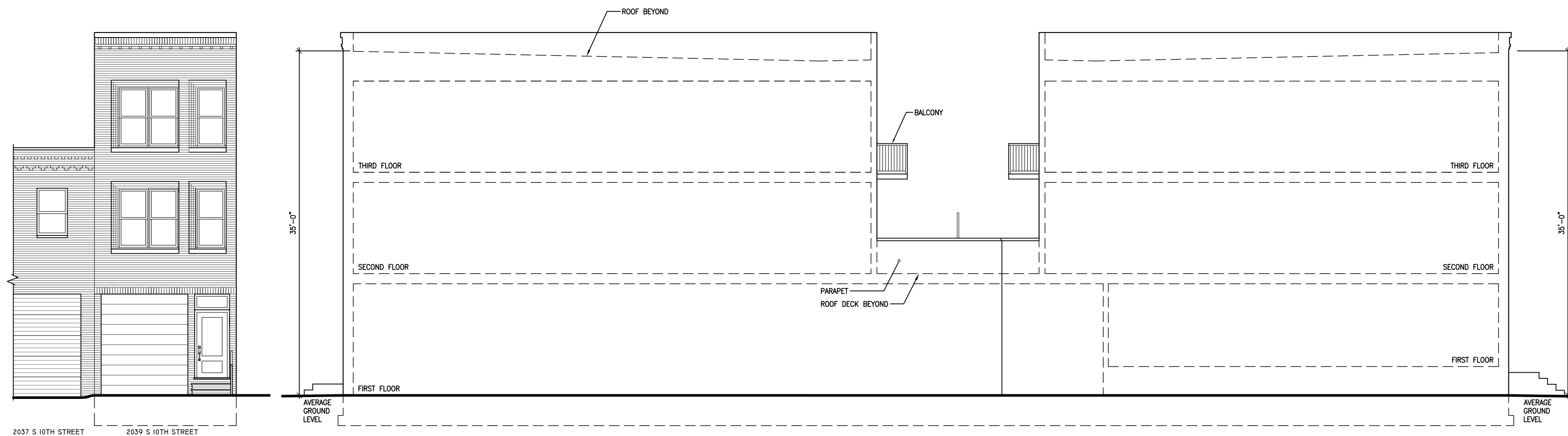
See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



1 PLANS
SCALE: 1/8" = 1'-0"

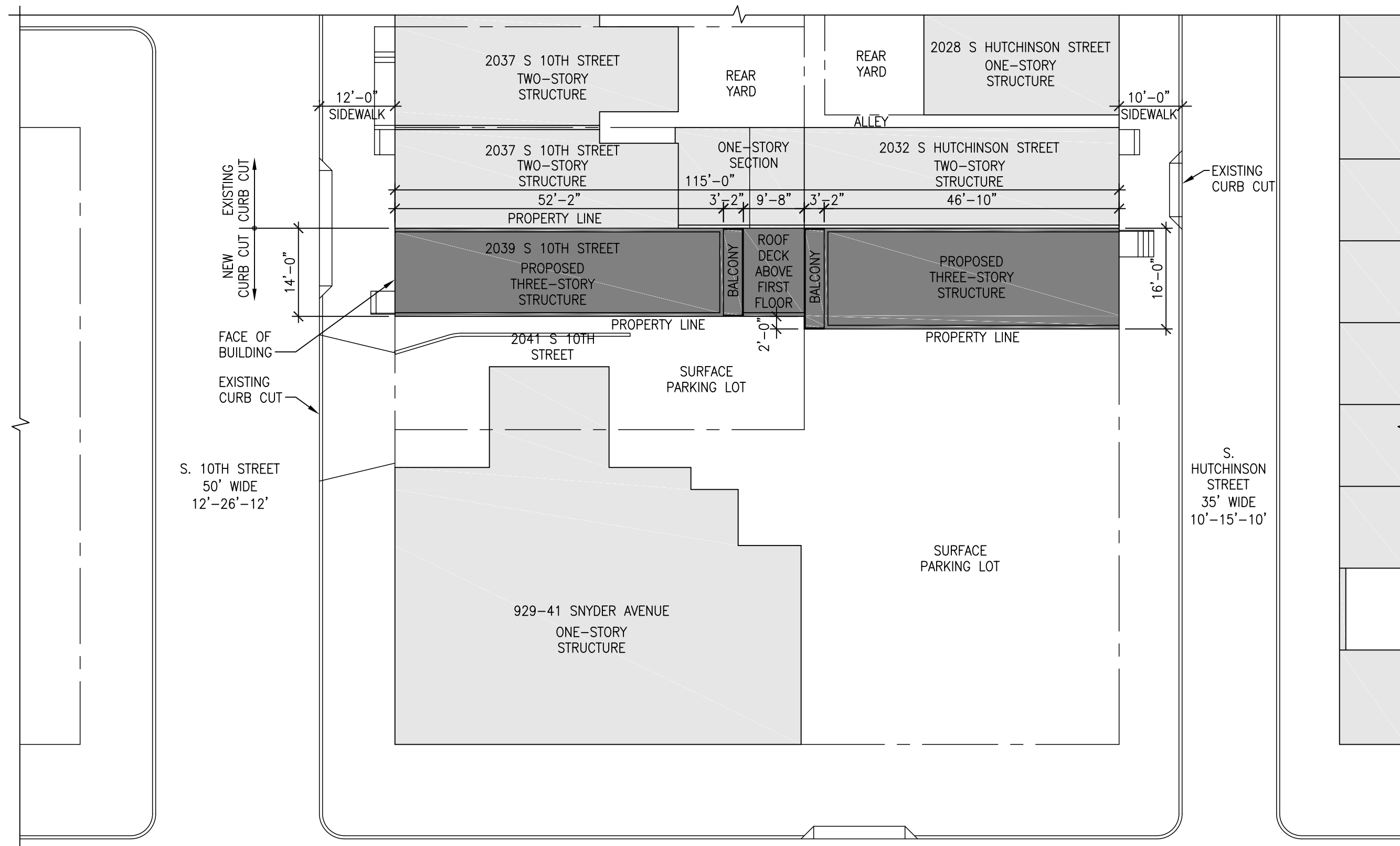


3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

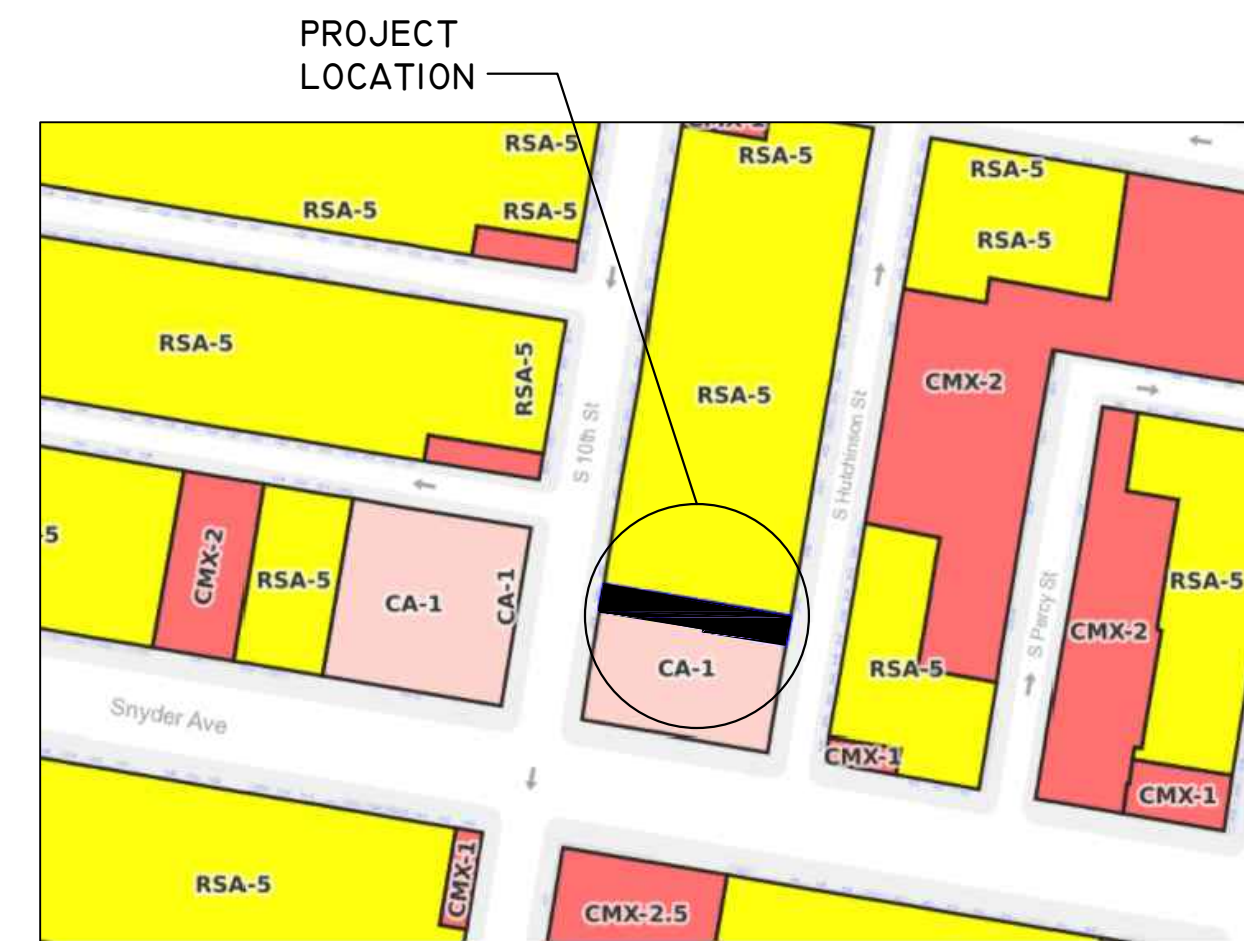


5 EAST ELEVATION
SCALE: 3/16" = 1'-0"

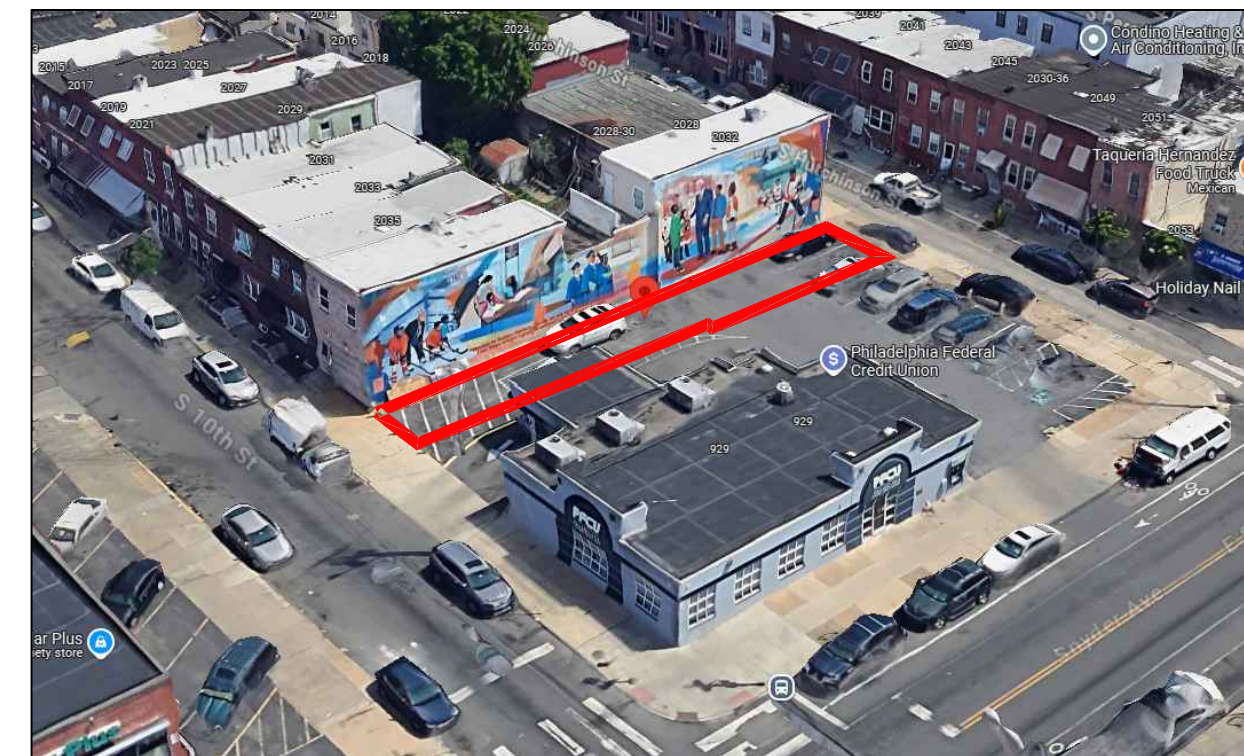


2 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING INFORMATION - CA-1			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 SF	1,710 SF	NO CHANGE
USE	SEE TABLE 14-602-2	SURFACE LOT	MULTI-FAMILY RESIDENTIAL WITH NON-ACCESSORY STRUCTURED PARKING
OCCUPIED AREA	60% MAX	0%	100%
SIDE YARD WIDTH	5' MIN IF USED	NOT USED	NOT USED
REAR YARD DEPTH	5' MIN IF USED	NOT USED	NOT USED
BUILDING HEIGHT	38'-0" MAX	0'-0"	35'-0"



6 ZONING MAP



7 AERIAL VIEW LOOKING NORTHEAST

TERRA
STUDIO
ARCHITECTURE
1420 WALNUT STREET
SUITE 1400
PHILADELPHIA PA 19102
215 546 1648

10TH STREET APARTMENTS
2039 SOUTH 10TH STREET
PHILADELPHIA PENNSYLVANIA
19148

ZONING
PERMIT
APPLICATION

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Z1
MARCH 14, 2025
REV: APRIL 8, 2025

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

Application Number: ZP-2025-002536	Zoning District(s): CA1	Date of Refusal: 5/2/2025
Address/Location: 2039 S 10TH ST, Philadelphia, PA 19148-2318		Page Number Page 1 of 2
Applicant Name: Timothy Kerner DBA: Terra Studio, llc	Applicant Address: 1420 Walnut Street, Suite 1400 Philadelphia, PA 19102	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING WITH WALK OUT ROOF DECKS AT SECOND FLOOR LEVEL AND BALCONIES AT THIRD FLOOR LEVEL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

FOR USE A NON-ACCESSORY STRUCTURED PARKING [THREE (3) GARAGE PARKING SPACES] AND MULTI-FAMILY HOUSEHOLD LIVING [FIVE (5) DWELLING UNITS].

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, non-accessory structured parking, is expressly prohibited in the CA-1 commercial zoning district.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, multi-family household living, is expressly prohibited in the CA-1 commercial zoning district.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the maximum occupied area in the CA-1 Zoning District is 60% (1,026 sf) and 100% (1,710 sf) is proposed.
Table 14-802-4	Required Parking for Persons with Disabilities	Whereas one (1) accessible parking spaces is required for the proposed three (3) parking spaces and zero (0) accessible parking spaces are proposed.
Table 14-802-5	CA-1 and CA-2 Required Parking	Whereas four (4) accessory parking spaces are required for the first 100,000 sq. ft. of Net Leasable Area in the CA-1 Zoning District and zero (0) accessory parking spaces are proposed.
Section 14-803(2)(a) and Table 14-803-1	Minimum Area for Driveways and Aisles - Dimensional Standards for Parking Spaces and Aisles	Whereas twenty-five percent (25%) of the total area of the parking garage is required for access driveways and aisles, which is not provided and no aisle is provided for the rear two (2) parking spaces.

FIVE (5) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300



ANDREW KULP
PLANS EXAMINER

5/2/2025
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.

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NOTES TO THE ZBA:

NONE

Parcel Owner:

CARTISANO S JAMES, BARBEAU JOSEPHINE

Zoning Overlay District: /NIS Narcotics Injection Sites Overlay District
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ANDREW KULP
PLANS EXAMINER5/2/2025
DATE SIGNED

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