

Zoning Permit

Permit Number ZP-2020-003583

LOCATION OF WORK 2855 JANNEY ST, Philadelphia, PA 19134-4120 Parcel 21 N 10, Lot 257 Parcel Includes properties at 2843 through 2861 Janney Street, and 2842 through 2860 Weikel Street	PERMIT FEE \$2,362.00	DATE ISSUED 12/8/2020
	ZBA CALENDAR MI-2020-002178	ZBA DECISION DATE 12/8/2020
	ZONING DISTRICTS RSA5	

PERMIT HOLDER REDEVELOPMENT AUTHORITY, OF PHILADELPHIA	2855 JANNEY ST PHILADELPHIA, PA 19134-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, SIZE AND LOCATION AS SHOWN PER ZBA APPROVED PLANS. *AMENDED 10-5-22 FOR ADDRESS CHANGE*
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APPROVED USE(S) Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2843 JANNEY ST, Philadelphia, PA 19134

ADDITIONAL USE DETAILS

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

FOR USE AS AGE-RESTRICTED (60 YEARS AND OLDER) MULTI-FAMILY HOUSEHOLD LIVING (47 DWELLING UNITS) WITH FIVE (5) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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-2020-003583	Zoning District(s): RSA5	Date of Refusal: 9/29/2020
Address/Location: 2843 JANNEY ST, Philadelphia, PA 19134 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Peter Tantala	Applicant Address:	

Application for:

FOR NEW CONSTRUCTION OF A FOUR-STORY ATTACHED BUILDING FOR USE AS AGE-RESTRICTED (60-YEARS OR OLDER) MULTI-FAMILY HOUSEHOLD LIVING (47 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 14-602-1	Uses Allowed	The proposed use of multi-family household living (47 age-restricted dwellings units) is expressly prohibited in the RSA-5 zoning district.
Table 14-701-1	Dimensional Standards	The maximum building height shall not exceed 38 feet, whereas the proposed height is 48 feet.
Table 14-701-1	Dimensional Standards	The minimum open area requirement is 20%, whereas the proposed open area is 13.7%.
Table 14-804-1	Required Bicycle Parking	The required number of Class 1A bicycle parking spaces is five (for age-restriction of 60 or older), whereas zero bicycle parking is proposed.

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

n/a

Parcel Owner:

REDEVELOPMENT AUTHORITY, OF PHILADELPHIA



JAMES L. CUNNINGHAM
PLANS EXAMINER

9/29/2020
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.



SOUTHWEST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION

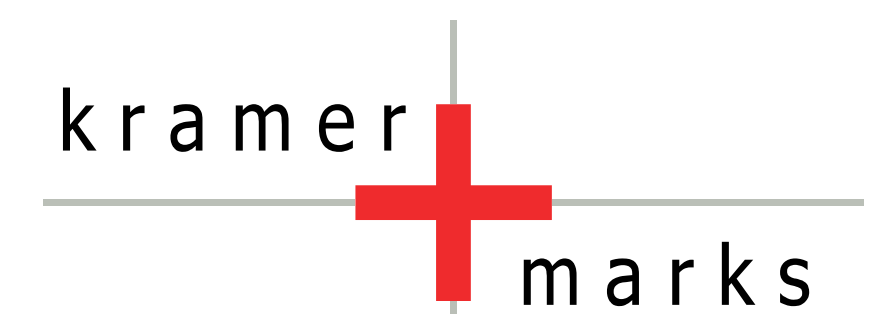
1/8" = 1'-0"

BUILDING ELEVATIONS

JANNEY & E AUBURN ST.



Applied Electronically by L&I User:



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architecture interior design planning

27 s. main street ambler, pa 19002
p.215.654.7722 f.215.654.5353 www.kramermarks.com



NORTHEAST ELEVATION

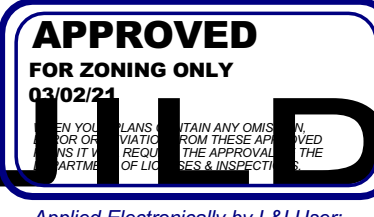
1/8" = 1'-0"



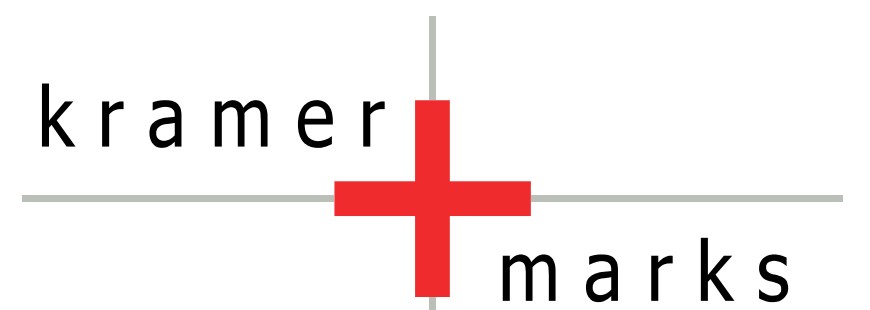
SOUTHEAST ELEVATION

1/8" = 1'-0"

BUILDING ELEVATIONS
JANNEY & E AUBURN ST.



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**VIEW FROM JANNEY STREET
JANNEY & E AUBURN ST.**



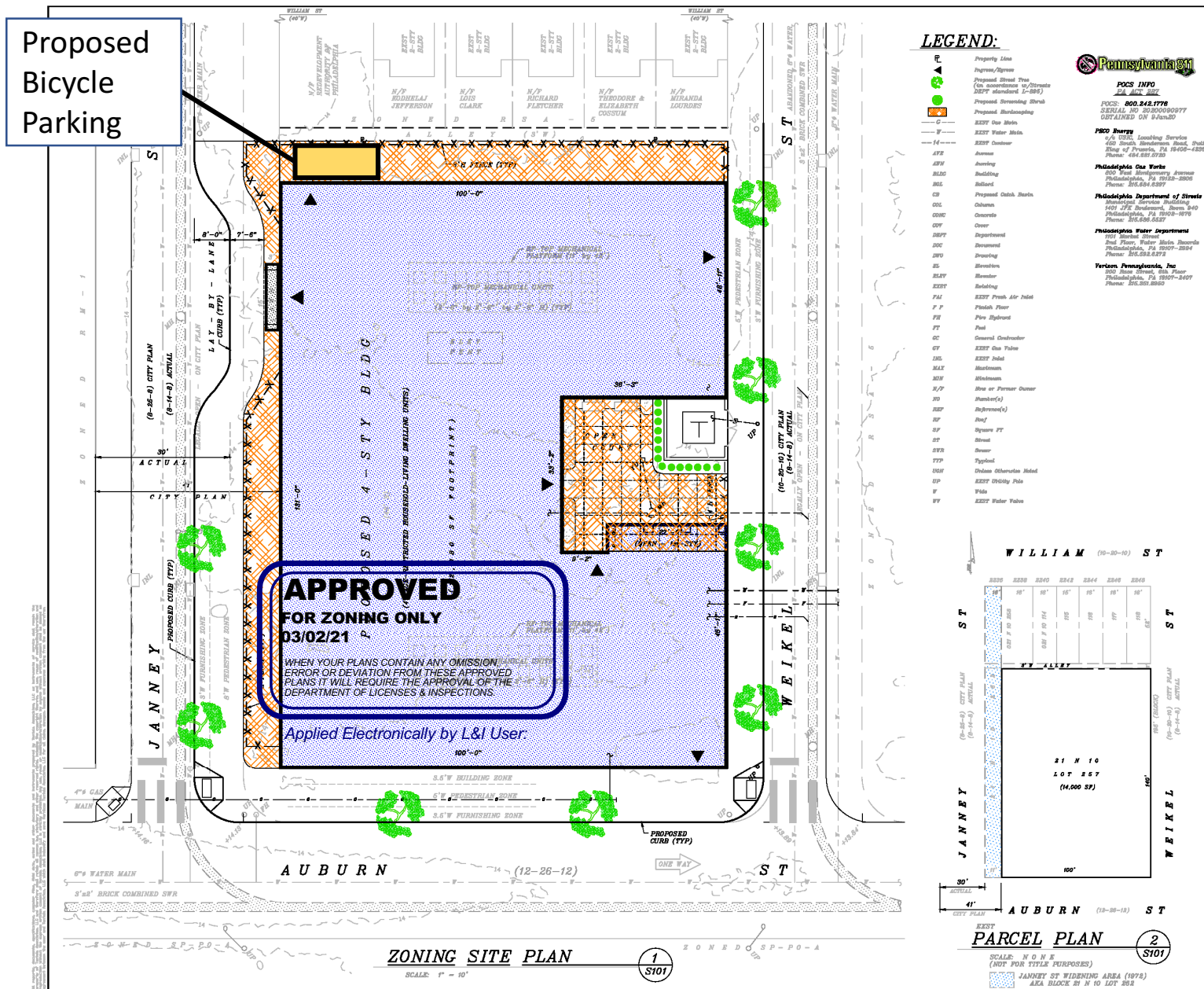
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RECAP OF ZONING CONTROLS			
CONTROLS (RSA-5, RESIDENTIAL) SECTION 14-700-(1)	REQUIRED	EXIST	PROPOSED
LOT WIDTH (FT)	16 MIN	140	140
LOT AREA (SF)	14,400 MIN	14,000	14,000
OPEN AREA (%)	20 MIN	100.0	13.7
FRONT SETBACK (FT)	ZERO	ZERO	ZERO
SIDE YARD WIDTH (FT)	5 MIN	14.0	ZERO
REAR YARD DEPTH (FT)	9 MIN	14.0	9
HEIGHT (FT)	38 MAX	ZERO	48

APPROVED

Revised plans, 1 pg., approved
by ZBA 12/08/20



REFERENCES:

- A. *Review of Compendium*, in accordance with section 404 of the *Brandyen Domain Code*, dated 8Feb77, Recorded in Deed Book D198 Page 412, Philadelphia Department of Records
- B. *Plot No 21-N-10*, Philadelphia Department of Records [Lot 258]
- C. *Compilation of City Plan No 196*, dated 18May05, by Philadelphia Streets Department, Sheet 2 of 4
- D. *Boring Map*: www.phila.gov/maps/phiid=757b0db2d7704a3b84a4a580ca588f0c
- E. *FIRM, Flood Insurance Rate Map No 42076702H*, Revised 18Nov01, Panel

ZONING NOTES:

1. Do not locate DWG.
2. **Property Developer:**
Presty's Inspired Life
3000 Parkway Road
Laurelton NJ, PA 19444
- Owner:**
Administrative Authority of
Philadelphia
1202 Market Street
Philadelphia, PA 19107
3. GC shall determine locations of all underground utilities and conduct a survey and shall phone Public Works Department at 215-686-1234 to determine if there are any utilities in the area which are not members of POCOS, then the GC is responsible to locate these utilities.
4. Property is not located within the 100-year food plain, as noted from the FEMA (REF 1).
5. GC shall confirm all dimensions, quantities, and site conditions, and shall be solely responsible for them.
6. The properties are zoned RSA-6, Residential Single-Family Attached-6 (REF 2).
7. Proposed sidewalk and curb replacement shall be completed in accordance with Philadelphia Streets Department Curb and Footway Restoration Standard (REF 3).
8. Landscaping design by others. All proposed landscaping shall conform with Section 14-203(c) of the Philadelphia Zoning Code, and shall conform with Philadelphia Code Planning Commission's Recommended Planting List for Off-Street Parking.
- All perimeter landscaping screening shall include
trees, shrubs, or a combination of trees and shrubs, and
- shrubs, at an interval of three shrubs per 25 feet of frontage, and

Seale: AS NOTED	 TANTALA ASSOCIATES, LLC ENGINEERS & ARCHITECTS 6200 FRANKFORD AVENUE PHILADELPHIA, PA 19135-3400 215.269-6650 www.TANTALA.com	
Drawn by: jsr		
Checked by: jsr		
Date: 16 Jun 20	<i>Proposed</i> SENIOR LIVING APARTMENTS for & at:  Jannetty & Auburn Street Senior Apartments 2945 - 2961 Jannetty Street 2945 - 2950 Walnut Street PHILADELPHIA, PA 19134	
Rev "B" 21 Aug 20 jsr		
Comm NO 20003.001	ZONING SITE PLAN	Drawing NO S101
P E T E R J. T A N T A L A P. E. PROFESSIONAL ENGINEER CT NO 36404 NJ NO 2462034441000 DE NO 24655 NY NO 1002970 MI NO 6201050945 PA NO 050641 DATE:		