

Zoning Permit

Permit Number ZP-2021-007654

LOCATION OF WORK 6237-45 GERMANTOWN AVE, Philadelphia, PA 19144-2033	PERMIT FEE \$2,772.00	DATE ISSUED 1/18/2022
	ZBA CALENDAR MI-2021-003952	ZBA DECISION DATE 1/18/2022
	ZONING DISTRICTS CA-1 (No change)	

PERMIT HOLDER COMER SCOTT, COMER NADINE	6237-45 GERMANTOWN AVE PHILADELPHIA, PA 19144-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR COMPLETE DEMOLITION OF EXISTING STRUCTURE ON THE LOT AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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) Provisos: With Proviso: Revised plans, 1 page. (MI-2021-003952)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6237-45 GERMANTOWN AVE, Philadelphia, PA 19144-2033

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN CA-1, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING FORTY-SEVEN (47) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR PARKING FORTY-ONE (41) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING 2 VAN ACCESSIBLE SPACE), THREE (3) COMPACT PARKING SPACES AND THREE (3) ELECTRIC PARKING SPACE AND TWENTY-ONE (21) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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-2021-007654	Zoning District(s): CA1 <i>Click here to enter text.</i>	Date of Refusal: 9/22/2021
Address/Location: 6237-45 GERMANTOWN AVE, Philadelphia, PA 19144-2033 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Amanda Anderson DBA: CANNOdesign	Applicant Address: 109 S. 13th St. 2nd Floor Philadelphia, PA 19107 USA	


Application for:

FOR COMPLETE DEMOLITION OF EXISTING STRUCTURE ON THE LOT AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES: - FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN CA-1, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING FORTY-SEVEN (47) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR PARKING FORTY-ONE (41) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING 2 VAN ACCESSIBLE SPACE), THREE (3) ELECTRIC PARKING SPACES AND TWENTY-ONE (21) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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>Reason for Refusal:</u>		
Table 14-602-2 Table 14-802-2	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: <i>WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING DWELLING UNITS, IS EXPRESSLY PROHIBITED IN THE CA-1 COMMERCIAL ZONING DISTRICT.</i>		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	MINIMUM ACCESSORY OFF STREET PARKING SPACES	203 SPACES	41 SPACES
Table 701-3 Table 701-3	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>ALLOWED</u>	<u>PROPOSED</u>
	MAXIMUM OCCUPIED AREA (% OF LOT)	60%	79.68%
	MAXIMUM HEIGHT	38 FT	45 FT
Table 14-701-2		<u>REQUIRED</u>	<u>PROPOSED</u>
	MINIMUM FRONT YARD SETBACK	8 FT	0.00 FT



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

9/22/2021
DATE SIGNED

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TWO (2) USE REFUSALS
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

COMER SCOTT, COMER NADINE



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

9/22/2021
DATE SIGNED

