





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

<b>Application Number:</b> ZP-2021-007905	<b>Zoning District(s):</b> ICMX, ICMX	<b>Date of Refusal:</b> <b>11/15/2021</b>
<b>Address/Location:</b> 635 N 5TH ST, Philadelphia, PA 19123-2831 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 2
<b>Applicant Name:</b> Eclipse Phila	<b>Applicant Address:</b>	

**Application for:**

FOR THE RELOCATION OF LOT LINE TO CREATE ONE (1) LOT (PARCEL A) FROM TWO (2) DEEDED LOTS (633 N 5TH ST & 635 N 5TH ST). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND ROOF ACCESS STAIR AND PV ARRAY / SOLAR SUPPORT STRUCTURE ABOVE ROOF. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN

USES: - FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN ICMX, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING FIFTEEN (15) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR PARKING FIVE (5) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE) AND SIX (6) 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](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>		
Table 14-802-2  Table 14-602-3	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
		<u>PERMITTED</u>	<u>PROPOSED</u>
	ACCESSORY OFF STREET PARKING SPACES	8 SPACES	5 SPACES
	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING FIFTEEN (15) DWELLING UNITS IS EXPRESSLY PROHIBITED IN THE ICMX INDUSTRIAL ZONING DISTRICT.		

TWO (2) USE REFUSALS

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA:

Parcel Owner:

635FAIRMOUNTVENTURE LLC



PAULOSE ISSAC  
PLANS EXAMINATION ENGINEER

11/15/2021  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

**Notice of:**



**Refusal**



**Referral**

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PAULOSE ISSAC  
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# Zoning Permit

Permit Number ZP-2021-007905

LOCATION OF WORK  635 N 5TH ST, Philadelphia, PA 19123-2831  635 N 5TH ST, Philadelphia, PA 19123-2831	PERMIT FEE \$2,200.00	DATE ISSUED 11/16/2021
	ZBA CALENDAR MI-2021-003390	ZBA DECISION DATE 11/16/2021
	ZONING DISTRICTS ICMX, ICMX	

PERMIT HOLDER 635FAIRMOUNTVENTURE LLC	619 WASHINGTON AVE PHILADELPHIA PA 19147
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OWNER CONTACT 1
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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 RELOCATION OF LOT LINE TO CREATE ONE (1) LOT (PARCEL A) FROM TWO (2) DEEDED LOTS (633 N 5TH ST & 635 N 5TH ST). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.
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APPROVED USE(S)
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: Maximum 16 units, as per refusal for amended application ZP-2021-007905. (MI-2021-003390).
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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-2021-007905

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

633 N 5TH ST, Philadelphia, PA 19123-2831

635 N 5TH ST, Philadelphia, PA 19123-2831

## ADDITIONAL USE DETAILS

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

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](http://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.