

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

Application Number: ZP-2022-011294	Zoning District(s): RSA5	Date of Refusal: 10/24/2022
Address/Location: 1682 N 54TH ST, Philadelphia, PA 19131 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Christopher Johnson DBA: Expediter	Applicant Address: 2713 W. Sedgley Avenue Philadelphia, PA 19121 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING THREE (3) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

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 14-602-1	THE PROPOSED USE IS REFUSED FOR: WHEREAS THE PROPOSED USE OF MULTI-FAMILY HOUSEHOLD LIVING IS PROHIBITED IN THE RSA-5 ZONING DISTRICT.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

Parcel Owner:
HHS REALTY LLC



MARK GRIFFENBERG
PLANS EXAMINER

10/24/2022
DATE SIGNED



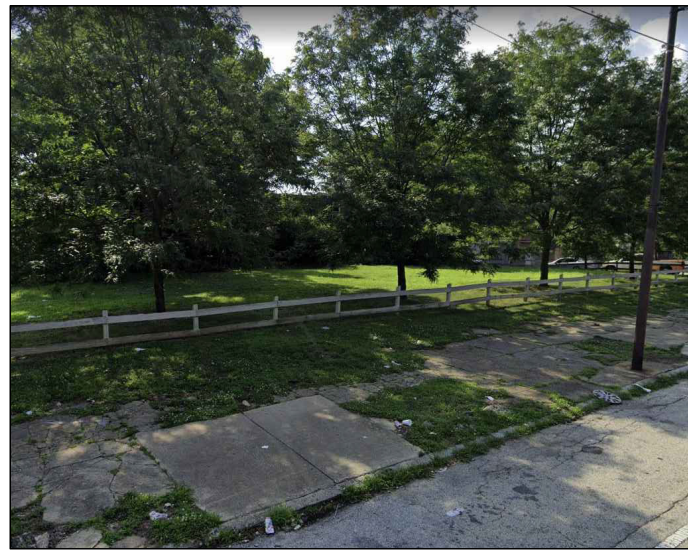
4 LOCATION MAP
Z1.0 Scale: N.T.S.

APPROVED

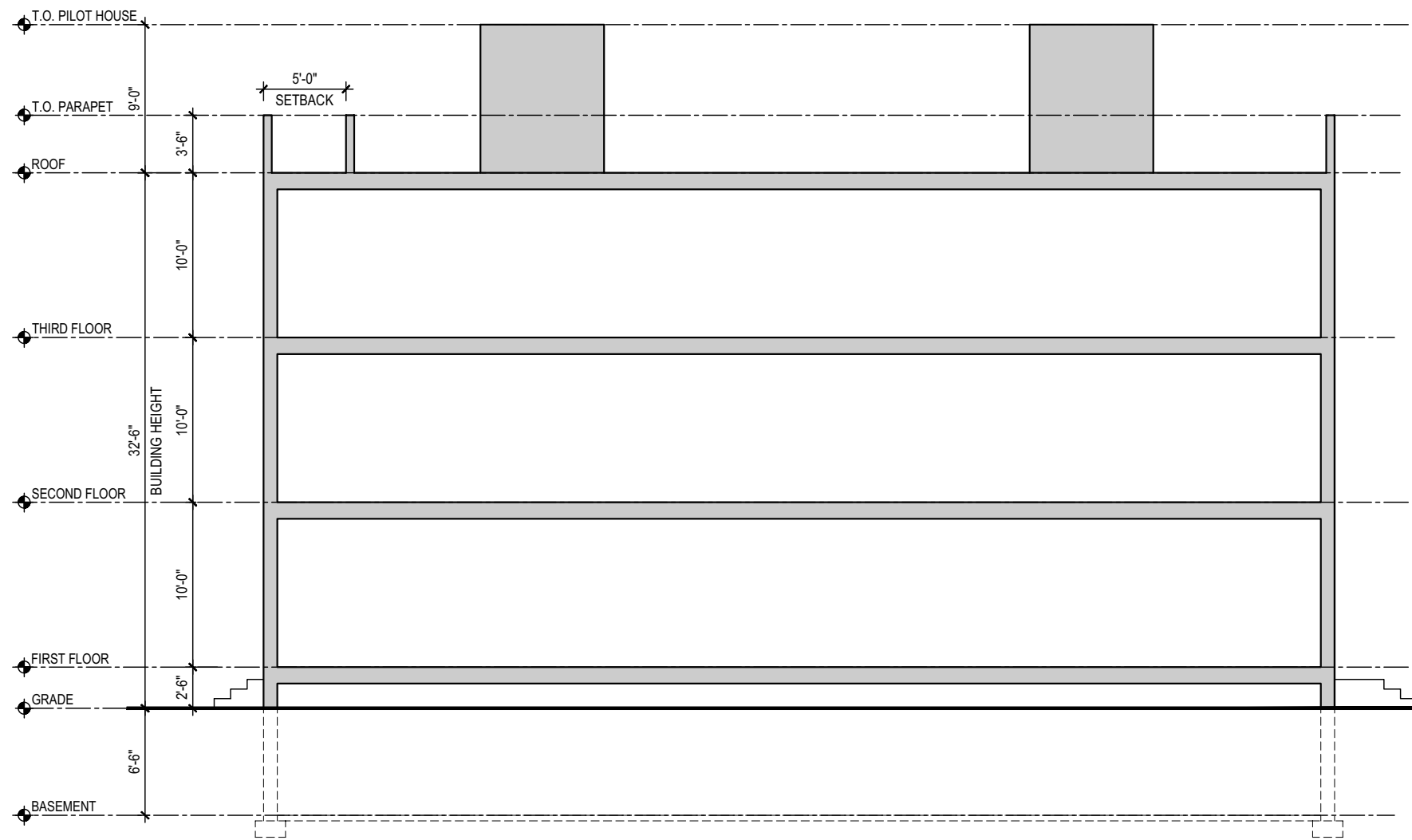
Revised plans, 1 page, stamped by ZBA on April 26, 2023.

Hilary J. Emerson

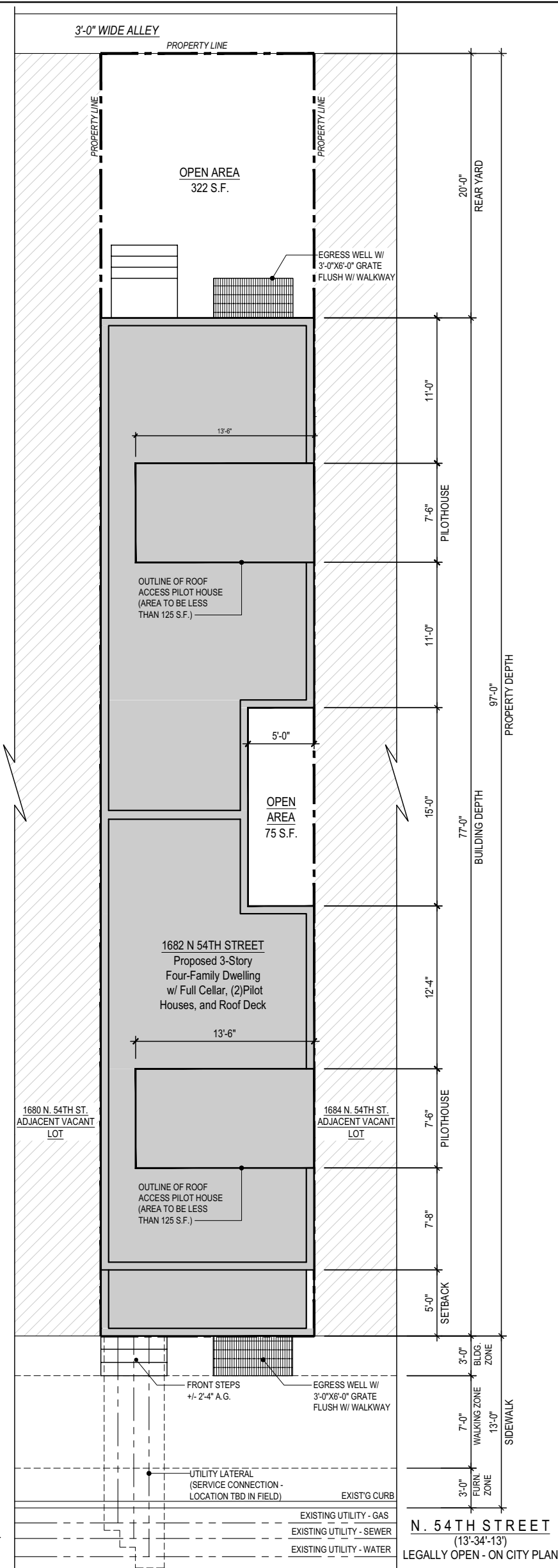
Hilary J. Emerson, Esq.
Counsel for ZBA



3 EXISTING CONDITIONS (FRONT)
Z1.0 Scale: N.T.S.



2 ZONING SECTION
Z1.0 Scale: 3/16"=1'-0"



1 SITE PLAN
Z1.0 Scale: 3/16"=1'-0"

STREET DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. 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 #20221141104-000 AND WARD #15.
3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
4. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
6. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF #345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
7. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
8. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY FOUR-FAMILY DWELLING WITH BASEMENT, (2) PILOT HOUSES AND ROOF DECK

ZONING ANALYSIS
ZONING BASE DISTRICT: RSA-5
TOTAL BUILDING AREA: 1,167 SQ. FT.
LOT AREA: APPROX.: 1,565 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	16'-11"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	1,565 SQ. FT.	NO CHANGE
MAX. OCCUPIED AREA	75% LOT AREA	-	1,167 SQ. FT. (74.7%)
MIN. FRONT SETBACK	-	-	-
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	20'-0"
MAX. BUILDING HEIGHT	36'-0"	-	32'-6"



Applied Electronically by L&I User:

1682 N 54th Street
New Four-Family Dwelling
Philadelphia, PA

