

# Zoning Permit

Permit Number ZP-2022-012779

<b>LOCATION OF WORK</b>  1935 WASHINGTON AVE, Philadelphia, PA 19146-2653  1935 washington Avenue	<b>PERMIT FEE</b> \$1,205.00	<b>DATE ISSUED</b> 4/5/2023
	<b>ZBA CALENDAR</b> MI-2022-007200	<b>ZBA DECISION DATE</b> 4/5/2023
	<b>ZONING DISTRICTS</b> I2	

<b>PERMIT HOLDER</b>  CIRO JOSEPH, CIRO DOMINIC	1732 JACKSON STREET PO BOX 11919 PHILADELPHIA PA 19145
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<b>OWNER CONTACT 1</b>
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<b>OWNER CONTACT 2</b>
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<b>TYPE OF WORK</b>  Change of Use
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<b>APPROVED DEVELOPMENT</b>  Fitness center/ Gym (Personal Services) in an existing structure
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<b>APPROVED USE(S)</b>  Personal Services
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<b>THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)</b>  NONE
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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-2022-012779

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1935 WASHINGTON AVE Philadelphia, PA 19146-2653

## 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.

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

<b>Application Number:</b> ZP-2022-012779	<b>Zoning District(s):</b> I2	<b>Date of Refusal:</b> <b>12/2/2022</b>
<b>Address/Location:</b> 1935 WASHINGTON AVE, Philadelphia, PA 19146-2653 Parcel (PWD Record) (corner with S 20 <sup>TH</sup> STREET AND LEAGUE ST)		Page Number Page 1 of 1
<b>Applicant Name:</b> Atiya Groomes DBA: OCF Realty, LLC	<b>Applicant Address:</b> 1936 Washington Avenue Philadelphia, PA 19146 USA	<b>Civic Design Review?</b> N

**Application for:**

For a Fitness center/ Gym (Personal Services) in an existing structure.

**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>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-3	uses allowed in Industrial districts.	Proposed use, Personal Services is prohibited in this Industrial Zoning District.

ONE (1) USE REFUSAL

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

NOTES TO THE ZBA:

None

Parcel Owner:

CIRO JOSEPH, CIRO DOMINIC



Varughese Koithottu  
PLANS EXAMINER

12/2/2022  
DATE SIGNED