

# Zoning Permit

Permit Number ZP-2022-013239

LOCATION OF WORK 2242-50 N 9TH ST, Philadelphia, PA 19133-1503	PERMIT FEE \$1,257.00	DATE ISSUED 3/13/2024
	ZBA CALENDAR MI-2023-004373	ZBA DECISION DATE 3/13/2024
	ZONING DISTRICTS RM1, RM1, I2, RM1	

PERMIT HOLDER IBNM LLC	PO BOX 679 BALA CYNWYD PA 19004
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OWNER CONTACT 1
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OWNER CONTACT 2
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TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT For the lot adjustment to create one (1) new parcel ("Consolidated Parcel A" on plans) from four (4) existing parcels (2242-50 N 9TH ST, 2251 N DELHI ST, 2252 N 9TH ST, and 2254 N 9TH ST), size and location as shown on plan/application.
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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) Revised plans, 2 pages, stamped by ZBA on March 13, 2024.
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 <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul>
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# Zoning Permit

**Permit Number** ZP-2022-013239

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2242-50 N 9TH ST, Philadelphia, PA 19133-1503

2251 N DELHI ST, Philadelphia, PA 19133-1529

2252 N 9TH ST, Philadelphia, PA 19133-1503

2254 N 9TH ST, Philadelphia, PA 19133-1503

## 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-2022-013239	<b>Zoning District(s):</b> RM-1 & I-2 with overlays /NCP North Central Philadelphia Overlay District - Subarea B & /VDO Fifth District Overlay District	<b>Date of Refusal:</b> <b>8/2/2023</b>
<b>Address/Location:</b> 2242-50 N 9TH ST, Philadelphia, PA 19133-1503 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 2
<b>Applicant Name:</b> Vernon Anastasio, Esq.	<b>Applicant Address:</b> 1315 Walnut Street Suite 1006 Philadelphia, PA 19107 USA	<b>Civic Design Review?</b> Y

**Application for:**

FOR THE RELOCATION OF LOT LINES TO CREATE ONE (1) LOT (CONSOLIDATED PREMISES A) FROM FIVE (5) LOTS (2254 N 9TH ST, 2252 N 9TH ST, 2242-50 N 9TH ST, AND 2251 N DEHI ST). FOR THE ERECTION OF TWO (2) STRUCTURES FOR MULTI-FAMILY HOUSEHOLD LIVING. ONE FOR TWENTY-TWO (22) DWELLING UNITS WITH FOURTEEN (14) ROOF DECKS, EIGHT (8) ROOF DECK ACCESS STRUCTURES, AND FOUR (4) BALCONIES. THE OTHER FOR THIRTY-TWO (32) DWELLING UNITS WITH FIFTEEN (15) ROOF DECKS, NINE (9) ROOF DECK ACCESS STRUCTURES, AND FIVE (5) BALCONIES. FOR TWENTY (20) EXTERIOR OFF-STREET PARKING SPACES INCLUDING TWO (2) VAN-ACCESSIBLE PARKING SPACES AND ONE (1) ELECTRIC VEHICLE CHARGING SPACE AND FOR FORTY-SEVEN (47) EXTERIOR BIKE SPACES AND TWENTY-ONE (21) INTERIOR TYPE IA BIKE SPACES. ALL AS SHOWN ON 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](http://www.phila.gov).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
Note [3] of Table 14-701-4	Dimensional Standards for Industrial Districts	Whereas in the I-2 Zoning district a 12 ft side yard is required along the RM-1 Zoning District and no side yard has been provided.
Table 14-701-2	Dimensional Standards for Higher Density Residential Districts	
Table 14-602-3	Uses Allowed in Industrial Districts	Whereas Multi-Family Household Living is expressly prohibited in the I-2 Zoning District, and fifty-four dwelling units have been proposed.
Section 14-803(1)(c)(.1)	Additional Regulations for RSA-5, RSA-6, RM-1, and CMX-2 Districts	Whereas in the RM-1 zoning district, accessory parking for any multi-family use in an attached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot, and the proposed parking is accessed from North 9th Street, which is the primary frontage.



Willow Jessop  
PLANS EXAMINER

8/2/2023  
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**

<b>Application Number:</b> ZP-2022-013239	<b>Zoning District(s):</b> RM-1 & I-2 with overlays /NCP North Central Philadelphia Overlay District - Subarea B & /VDO Fifth District Overlay District	<b>Date of Refusal:</b> <b>8/2/2023</b>
<b>Address/Location:</b> 2242-50 N 9TH ST, Philadelphia, PA 19133-1503 Parcel (PWD Record)		<b>Page Number</b> Page 2 of 2
<b>Applicant Name:</b> Vernon Anastasio, Esq.	<b>Applicant Address:</b> 1315 Walnut Street Suite 1006 Philadelphia, PA 19107 USA	<b>Civic Design Review?</b> Y

Required Parking in Industrial Districts	Section 14-802-3	<b>Accessory Parking Spaces</b>	
		Required	Provided
		27	20
Table 14-806-1	Off-Street Loading	<b>Off-Street Loading Spaces</b>	
		Required	Provided
		4	0

FOUR (4) USE REFUSALS  
ONE (1) ZONING REFUSAL

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

NOTES TO THE ZBA:

Note that in accordance with Section 14-107(2)(b) of the Philadelphia Zoning Code, the most restrictive provisions of both the RM-1 Zoning District and the I-2 Zoning District apply to the consolidated lot.

Parcel Owner:

IBNM LLC



Willow Jessop  
PLANS EXAMINER

8/2/2023  
DATE SIGNED

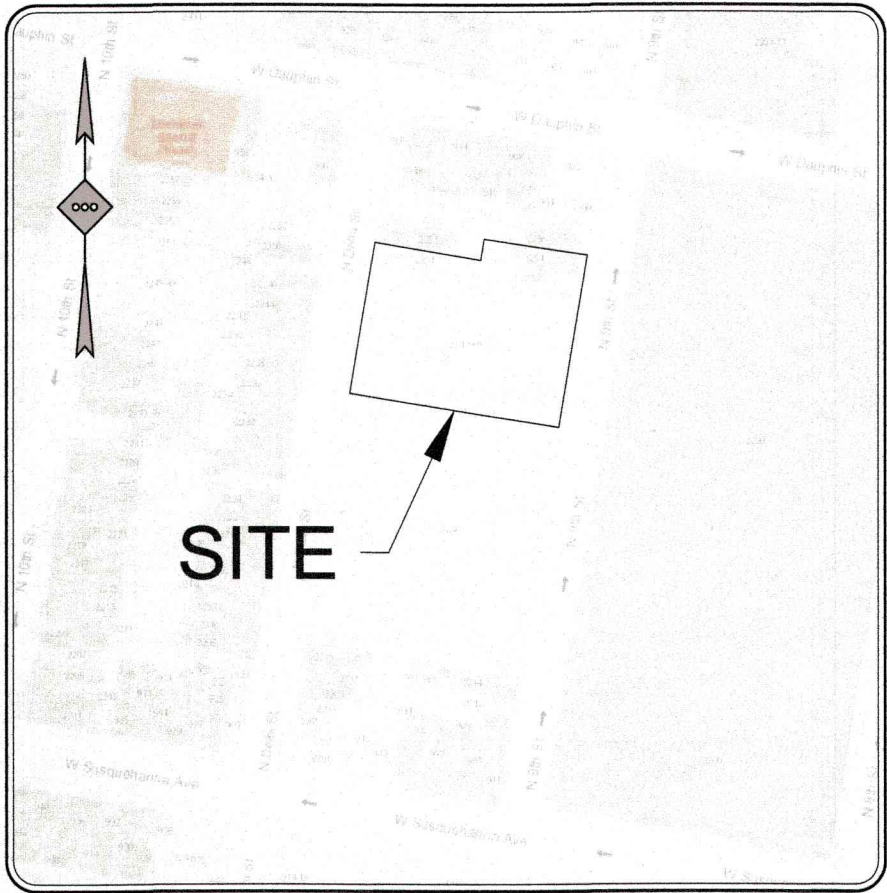
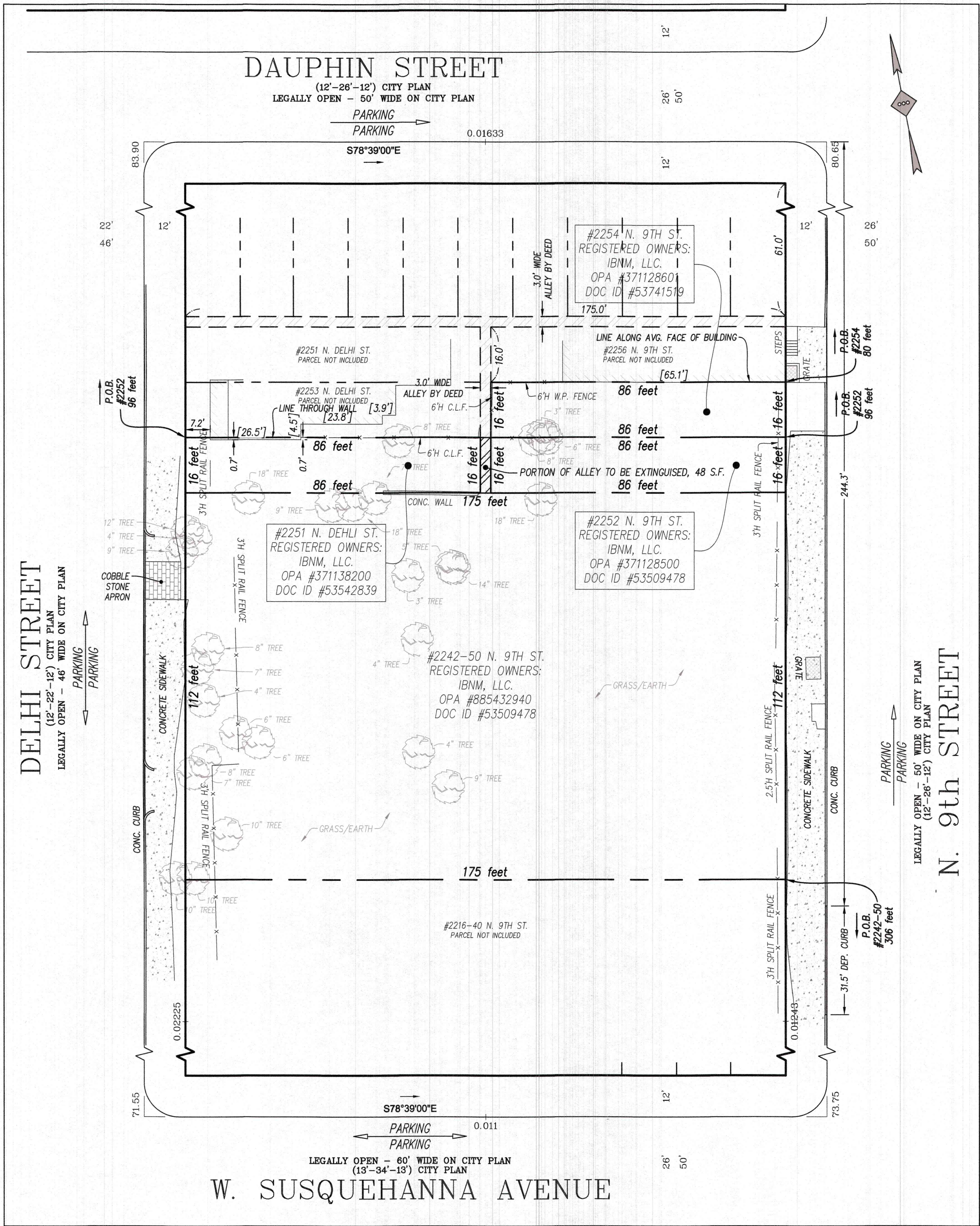
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NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF IBNM, LLC.
- PARCEL ADDRESS: 2242-54 N. 9TH STREET.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS I-2 (MEDIUM INDUSTRIAL) & RM-1 (RESIDENTIAL MULTI-FAMILY-1).
- FIELD WORK PERFORMED ON 12/06/2022.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: IBNM, LLC.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 125.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2022 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

EXISTING CONDITIONS & DEED LINES



LOCATION MAP  
N.T.S.

ZONING

I-2 (MEDIUM INDUSTRIAL)

AREA REGULATIONS LOT AREA  
Minimum District Area - No Requirements

MAXIMUM OCCUPIED AREA

- 100%

YARDS

Minimum Front Yard Depth (ft.): 0 [3]  
Minimum Side Yard Width, Each (ft.): 6 if used [3]  
Minimum Rear Yard Depth (ft.): 8 if used [3]

HEIGHT REGULATIONS

Maximum Height (ft.):  
• 60 if abutting a Residential or SP-PO district;  
otherwise no limit

MAX. FLOOR AREA RATIO

- 500%

ZONING

RM-1 (RESIDENTIAL MULTI-FAMILY-1)

Minimum Lot Width (ft.): 16  
Minimum Lot Area (sq.ft.): 1,440  
Minimum Open Area:  
• Intermediate - 30%  
• Corner - 20% [2]

Minimum Front Setback (ft.):  
• Base on Adjacent [5][6]

Minimum Side Yard Width [8] (ft.):  
• Single Family Detached 5

Minimum Rear Yard Depth (ft.): 9 [9]

Maximum Height (ft.): 38 [5]

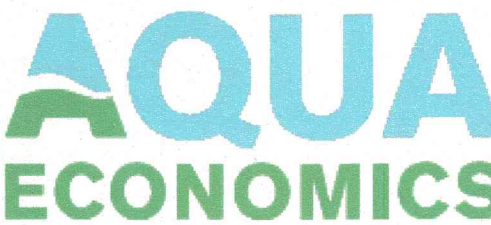
LEGEND

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
—X—X—	CHAINLINK FENCE
---	PROPERTY LINE
[Hatched Box]	BUILDING
[Stippled Box]	CONCRETE
[Dotted Box]	GRASS / EARTH
—X—X—	UTILITY POLE WITH LIGHT
●	BOLLARD
○	WATER VALVE
○	GAS VALVE
○	SEWER VENT
○	LIGHT POLE
○	FIRE HYDRANT
○	PARKING METER
○	TREE
○	MANHOLE (TYP.)
○	LANDSCAPING PLANTER

EXISTING PARCEL AREA						
ADDRESS	SQ. FT.	ACRES	OPA#	REGISTERED OWNERS	DOC ID	RECORDING DATE
#2242-50 N. 9TH ST.	19,600.0 S.F.	0.44995 AC.	885432940	IBNM, LLC.	53509478	05/08/2019
#2252 N. 9TH ST.	1,376.0 S.F.	0.03159 AC.	371128500		53509478	05/08/2019
#2254 N. 9TH ST.	1,376.0 S.F.	0.03159 AC.	371138200		53741519	10/30/2020
#2251 N. DEHLI ST.	1,376.0 S.F.	0.03159 AC.	371138200		53542839	07/25/2019
PORTION OF ALLEY	48.0 S.F.	0.00110 AC.	N/A	N/A	N/A	N/A

Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by the Board of Surveyors

D. Burke  
Surveyor & Regulator  
9<sup>th</sup> District  
2/10/2023 Date



1391 Walton Road Blue Bell, Pa 19422  
(215)990-0678 / paul@aquaeconomics.com

Contact Information:  
GENERAL MANAGER: Trish Lonie  
Phone: (267)885-9875  
Email: trish@aquaeconomics.com

Contact Information:  
SURVEY PROJECT MANAGER:  
Robert Babb  
Email: robert@aquaeconomics.com

PROPOSED CONSOLIDATION & SITE PLAN

2242-54 N. 9TH STREET

37TH WARD PHILADELPHIA PA. 19133

MUNICIPALITY: PHILADELPHIA  
PHILADELPHIA COUNTY, PA

Property Owner(s)

Drawn By:  
JGK

Checked By:  
PL

IBNM, LLC.

01/26/2023



PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E

SCALE:  
1" = 10'

PROJECT ID:  
2242-54 N 9TH ST. (CONS)(SZR1)

SHEET: 24" x 36"  
Sheet 1 of 2

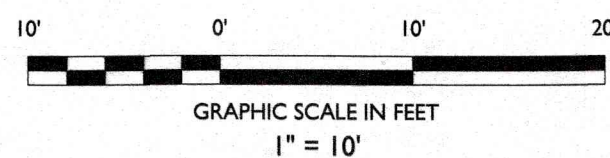


NOTES

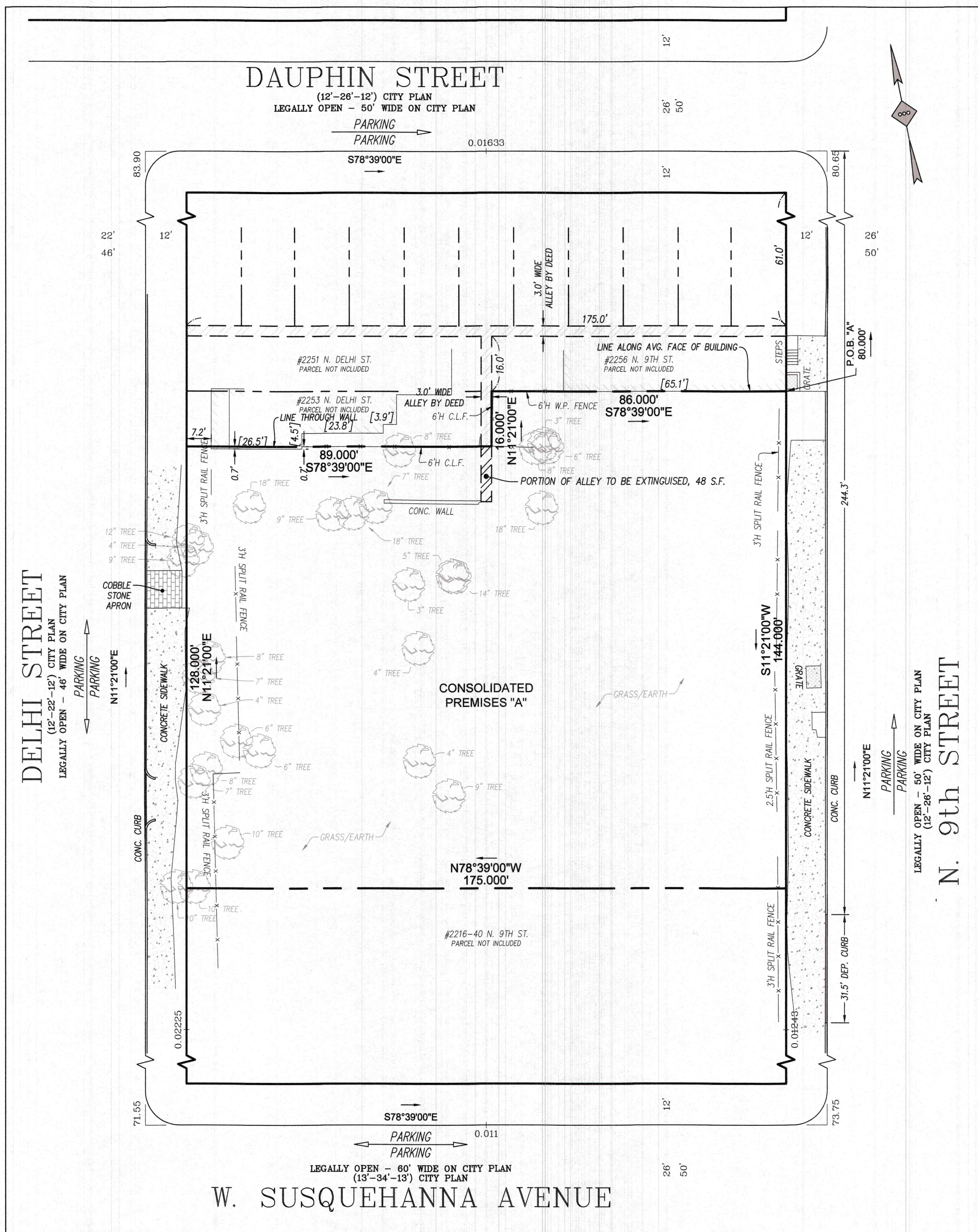
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LEGEND

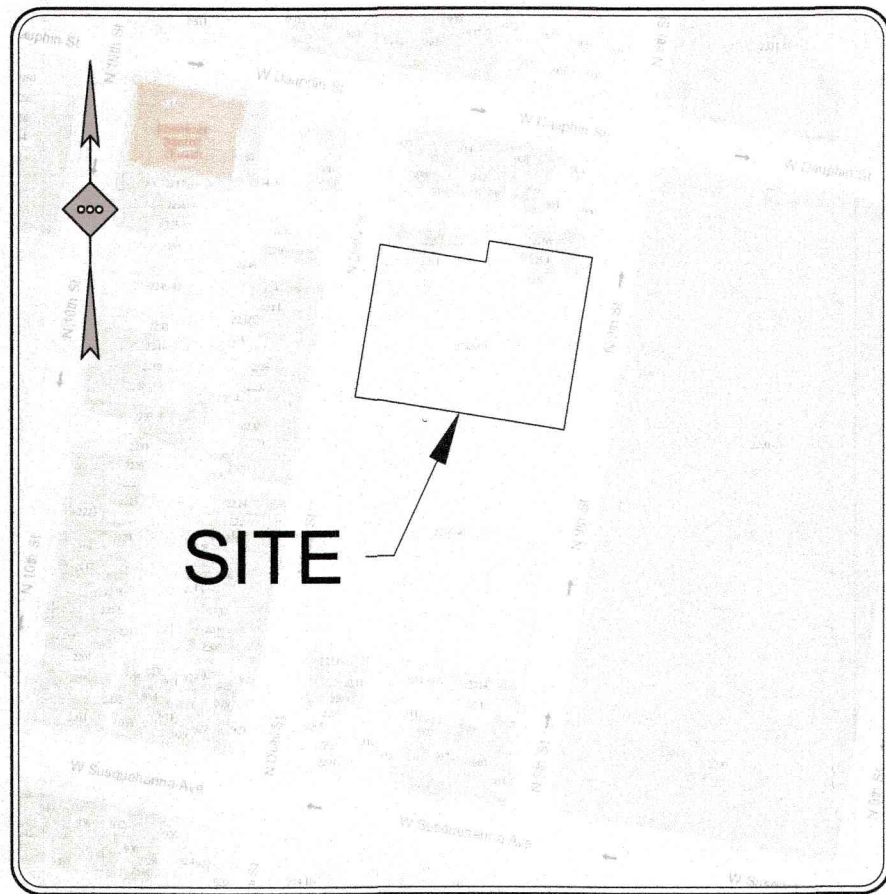
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—X—X—	LANDSCAPING PLANTER



PROPOSED SUBDIVISION



PROPOSED PARCEL AREA		
PREMISES	SQ. FT.	ACRES
"A"	23,776.0 S.F.	0.54582 AC.



LOCATION MAP  
N.T.S.

ZONING

I-2 (MEDIUM INDUSTRIAL)

AREA REGULATIONS LOT AREA  
Minimum District Area - No Requirements

MAXIMUM OCCUPIED AREA  
• 100%

YARDS

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ZONING

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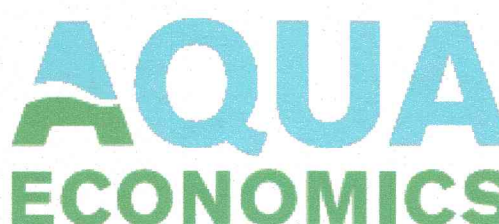
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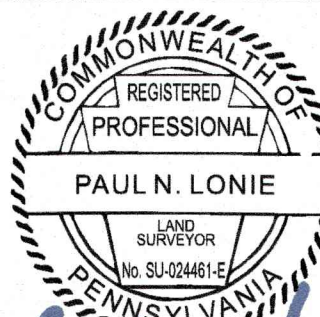
Drawn By:  
JGK

Checked By:  
PL

IBNM, LLC.

NO.	DATE	BY	DESCRIPTION
1	02/08/2023	RB	ORIGINAL SURVEY

01/26/2023



PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E

SCALE: 1" = 10'	PROJECT ID: 2242-54 N 9TH ST. (CONS)(S2R1)	SHEET: 24" x 36" Sheet 2 of 2
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Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by the Board of Surveyors

D.B.L. 9th 2/10/2023  
Surveyor & Regulator District Date