ZONING TABLE

District Name	RSA5	1006 FAIRMOUNT AVE	1008 FAIRMOUNT	1008R FAIRMOUNT AVE	1010 FAIRMOUNT AVE	1012 FAIRMOUNT A
See 9 14-701(2)(b) (Notes						
for Table 14-701-1) for						
information pertaining to Building Type	1 martine and					
Detached	Y	Y	N/A	Y	N/A	• N/A
Semi-Detached	Y	N	N/A	N/A	N/A	N/A
Attached	Y	N	N/A	N/A	N/A	N/A
Multiple Buildings on a Lot	N	N	N/A	N	N/A	N/A
Lot Dimensions						
Min. Lot Width (ft.)	16	17.000	17.000	17.000	17.000	17.000
Min. Lot Area (sq. ft.)	1,440 [2]	1,638.20	1003.0	636.1	1,638.2	1,638
Min. Open Area (% of lot)	Intermediate: 25; Corner: 20 [3]	0.00%	D	0.00%	0	
Front Setback						
Minimum (ft)	[4][5]	0	0	0.00%	0	
Minimum Side Yard Width, Residential [6]						
Detached, Intermediate Lot (ft.)	2/5 each	N/A	N/A	N/A	N/A	N/A
Detached, Corner Lot (ft.)	5	N/A	N/A	N/A	N/A	N/A
Semi-Detached (ft.)	5	N/A	N/A	N/A	N/A	N/A
Attached (ft.)						
Minimum Side Yard Width,	Contraction of States					
Intermediate Lot (ft.)	2/8 each	N/A	N/A	N/A	N/A	N/A
Corner Lot (fL)	8	N/A	N/A	N/A	N/A	N/A
Rear Yard						
Min. Depth (ft.)	9ft [7]	0	0	0	0	N/A
Height						
Maximum (ft.)	38	N/A	N/A	N/A	N/A	N/A



ORIGINAL SHEET - ARCH D





92 12' 26', 12' 26',	URBAN LAND SURVEYING LLC 479 Pinewood Rd Philadelphia PA 19116 Tel. 215.834.3199 Copyright Reserved
STHEFT	The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing — any errors or omissions shall be reported to Urban Land Surveying LLC without delay. The Copyrights to all designs and drawings are the property of Urban Land Surveying,LLC. Reproduction or use for any purpose other than that authorized by Urban Land Surveying LLC is forbidden. Consultants JAMES E SHOMPER
10TH 10TH	Legend gas lateral valve sewer lateral vent tree w/ trunk size ln " unknown valve box utility pole water lateral valve moter property line
SIONS GRAPHIC SCALE 20 0 10 20 40 (IN FEET) 1 inch = 20 ft.	 Notes THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSES ONLY. DIMENSIONS SHOWN ON PLAN THE PLAN ARE IN PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT FOR BUILDING DIMENSIONS. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ATTENTION IS CALLED TO THE ZONING
In accordance with the terms and provisions of Section 14-304 (6) of the Philadelphia Code pertaining to LOT ADJUSTIMENT REVIEW APPROVED DISAPPROVED for DISAPPROVED for DICT AREA STREET FRONTAGE DICT WIDTH OCCUPIED AREA Applied Electronically By: DAVID FECTEAU February 9, 2023 SD No.: <u>E-4218</u> DISAPPROJED FEDER	 ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS. ANY ELECTRONIC REPRODUCTION of this Survey and Plan is to be for the use of the Client only. URBAN LAND SURVEYING LLC 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 URBAN LAND SURVEYING LLC from any and all claims for damages as a result of said discrepancies. COPYRIGHT 2012-2021 - All Rights Reserved - URBAN LAND SURVEYING LLC 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 URBAN LAND SURVEYING LLC.
	Revision By Appd. YY.MM.DD
Image: Description of the second s	mb mb 2021.06.20 By Appd. YY.MM.DD 1006-12 fairmount ave lot consolidation 2021101.dwg 1006-12 fairmount ave lot consolidation 2021101.dwg File Name: ab js mb 2021.06.20 Dwn. Chkd. Dsgn. YY.MM.DD Permit-Seal NEA January Chkd. Dsgn. YY.MM.DD MUHAMET BICI Supression January Chkd. January Chkd.
Heviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors DR Ar Transformer Surveyor & Regulator District Date	Client/Project STEVEN KRAVETS PROPOSED LOT CONSOLIDATION 1006-12 FAIRMOUNT AVE PHILA PA 19123 14TH WARD
GRAPHIC SCALE 10 0 5 10 20 40 (IN FEET) 1 inch = 10 ft.	LOT CONSOLIDATION PLANProject No.Scale2021101VARIESDrawing No.Sheet20211011 of 10

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- STED ON THE PREMISES. ON THIS PLAN IS FOR THE RON AND IS NOT VALID TO
- TO THE ZONING PHILADELPHIA CODE AS
- RED FOR ANY PROPOSED LUDING CONSOLIDATION
- UCTION of this Survey and Client only. URBAN LAND onsible for any discrepancies, TRONIC REPRODUCTION of parties utilizing said copy do SURVEYING LLC from any
- a result of said discrepancies. I Rights Reserved URBAN part of this Plan may be mation storage and retrieval y form, or by any means, pying recording or otherwise ission of URBAN LAND -----

Revision		By	Appd.	YY.MM.DD
Issued		mb By	mb Appd.	2021.06.20 YY.MM.DD
1006-12 fairmount ave lot File Name:	ab	js	01.dwg mb	2021.06.20
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MUHAMET BICL PLS PA LIC. NO SU075330		3.	9'	
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MUHAMET BICI MUHAMET BICI MUHAMET BICI PA LIC. NO SU075330 Client/Project				

ON PLAN

Project No.	Scale	
2021101	VARIES	
Drawing No.	Sheet	Revision
2021101	1 ^{of} 1	0



Zoning Permit

Permit Number ZP-2023-001292

LOCATION OF WORK

1006 FAIRMOUNT AVE, Philadelphia, PA 19123-1901

PERMIT FEE	DATE ISSUED
\$507.00	7/24/2024

ZBA DECISION DATE

7/24/2024

MI-2023-004397

ZBA CALENDAR

ZONING DISTRICTS

RSA5, RSA5, RSA5, RSA5, RSA5

PERMIT HOLDER

VEIT LLC

1363 BUTTONWOOD DR SOUTHAMPTON PA 18966

OWNER CONTACT 1

steve kravets

1363 buttonwood, Holland pa 18966

OWNER CONTACT 2

TYPE OF WORK

Combined Lot Line Relocation and New Development

APPROVED DEVELOPMENT

For the lot adjustment to create one (1) lot ("Lot 1") from five (5) existing lots (1006 FAIRMOUNT AVE, 1008 FAIRMOUNT AVE, 1008 FAIRMOUNT AVE, and 1012 FAIRMOUNT AVE), size and location as shown on plan/application.

APPROVED USE(S)

Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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-2023-001292

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1006 FAIRMOUNT AVE Philadelphia, PA 19123-1901 1008 FAIRMOUNT AVE, Philadelphia, 19123-1901 1008R FAIRMOUNT AVE, Philadelphia, PA 19123-1901 1010 FAIRMOUNT AVE, Philadelphia, 19123-1901 1012 FAIRMOUNT AVE Philadelphia, PA 19123-1901

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, 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:	Zoning District(s):	Date of Refusal:
ZP-2023-001292	RSA5, RSA5, RSA5, RSA5, RSA5	8/4/2023
Address/Location: 1006 FAIRMOUNT AVE, Philadelphia, PA	19123-1901	Page Number Page 1 of 1
Applicant Name:	Applicant Address:	Civic Design Review?
Hyon Kang DBA: KCA Design Associates	6525 Tulip Street, Philadelphia, PA 19135	N

Application for:

For the lot adjustment to create one (1) lot ("Lot 1") from five (5) existing lots (1006 FAIRMOUNT AVE, 1008 FAIRMOUNT AVE, 1008R FAIRMOUNT AVE, 1010 FAIRMOUNT AVE, and 1012 FAIRMOUNT AVE), size and location as shown on plan/application. For the erection of an attached structure (w/roof deck above the fourth story roof accessed by pilot houses enclosing access stairs only, and balconies at the 2nd-4th floors), size and location as shown on plan/application. For use as Multi-Family Household Living (Eighteen (18) Dwelling Units), with six (6) Class 1A bicycle parking spaces (located along an accessible route); no signs on this permit.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-602-1	Uses Allowed in	The proposed use of Multi-Family Household Living is expressly
	Residential Districts	prohibited in the RSA-5 Residential District.
Table 14-701-1	Dimensional Standards	The maximum height is 38 feet in the RSA-5 Residential District,
	for Lower Density	whereas the proposed building has a height of 42 feet.
	Residential Districts	

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

Parcel Owner:

VEIT LLC

200	
19	Menna
	1100010110

MATTHEW WOJCIK PLANS EXAMINER

8/4/2023 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., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.