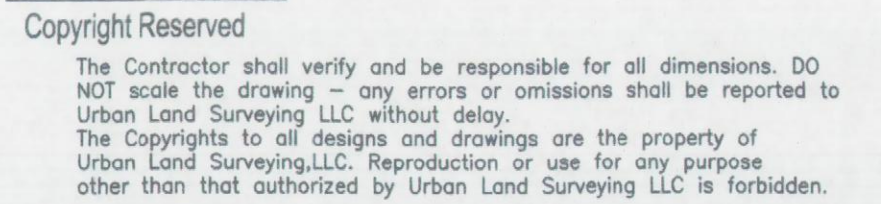
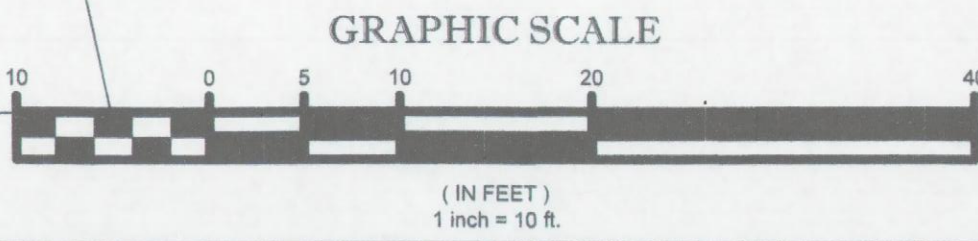
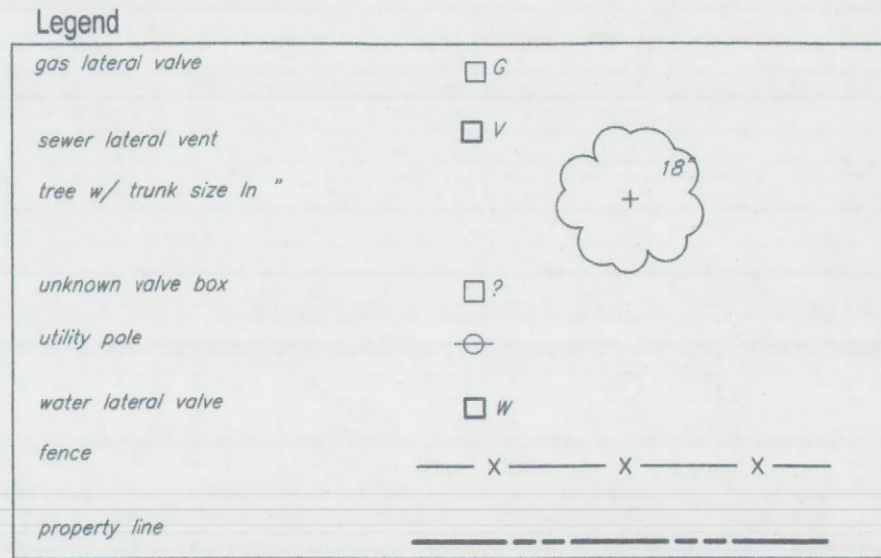


District Name	RSAs	1006 FAIRMOUNT AVE	1008 FAIRMOUNT AVE	1008R FAIRMOUNT AVE	1010 FAIRMOUNT AVE	1012 FAIRMOUNT AVE	LOT-1
See's 14-701(2)(B) NOTES for Table 14-701-1) for information pertaining to Building Type							
Detached	Y	Y	N/A	Y	N/A	N/A	N/A
Semi-Detached	Y	N	N/A	N/A	N/A	N/A	N/A
Attached	Y	N	N/A	N/A	N/A	N/A	N/A
Multiple Buildings on a Lot	N	N	N/A	N	N/A	N/A	N/A
Lot Dimensions							
Min. Lot Width (ft.)	16	17,000	17,000	17,000	17,000	17,000	68
Min. Lot Area (sq. ft.)	1,440 [2]	1,638.20	1003.0	636.1	1,638.2	1,638	6,553
Min. Open Area (% of lot)	Intermediate: 25; Corner: 20 [3]	0.00%	0	0.00%	0		VACANT
Front Setback							
Minimum (ft)	[4][5]	0	0	0.00%	0	0	
Minimum Side Yard Width, Residential [6]							
Detached, Intermediate Lot (ft.)	2/5 each	N/A	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	N/A
Semi-Detached (ft.)	5	N/A	N/A	N/A	N/A	N/A	N/A
Attached (ft.)							
Minimum Side Yard Width, Intermediate Lot (ft.)	2/8 each	N/A	N/A	N/A	N/A	N/A	N/A
Corner Lot (ft.)	8	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard							
Min. Depth (ft.)	9ft [7]	0	0	0	0	N/A	N/A
Height							
Maximum (ft.)	38	N/A	N/A	N/A	N/A		N/A



Consultants  
JAMES E SHOMPER



1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSES ONLY.
2. DIMENSIONS SHOWN ON PLAN ARE IN PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT FOR BUILDING DIMENSIONS.
3. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
4. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES.
5. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
6. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
7. 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.
8. COPYRIGHT 2012-2021 - All Rights Reserved - URBAN LAND SURVEYING LLC No part of this Plan may be reproduced, stored in 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	
	mb	mb	2021.06.20	
Issued	By	Appd.	YY.MM.DD	
1006-12 fairmount ave lot consolidation 2021101.dwg				
File Name:	ab	js	mb	2021.06.20
	Dwn.	Chkd.	Diagn.	YY.MM.DD



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

D. B. [Signature]      9<sup>th</sup>      7/8/2  
**Surveyor & Regulator**      **District**      **Date**

Client/Project	STEVEN KRAVETS
	PROPOSED LOT CONSOLIDATION
	1006-12 FAIRMOUNT AVE PHILA PA 19123 14TH WARD
Title	

## LOT CONSOLIDATION 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 \$507.00	DATE ISSUED 7/24/2024
	ZBA CALENDAR MI-2023-004397	ZBA DECISION DATE 7/24/2024
	ZONING DISTRICTS RSA5, RSA5, RSA5, RSA5, RSA5	

PERMIT HOLDER VEIT LLC	1363 BUTTONWOOD DR SOUTHAMPTON PA 18966
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OWNER CONTACT 1 steve kravets	1363 buttonwood, Holland pa 18966
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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) 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.
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APPROVED USE(S) Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-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](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-2023-001292	<b>Zoning District(s):</b> RSA5, RSA5, RSA5, RSA5, RSA5	<b>Date of Refusal:</b> <b>8/4/2023</b>
<b>Address/Location:</b> 1006 FAIRMOUNT AVE, Philadelphia, PA 19123-1901		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Hyon Kang DBA: KCA Design Associates	<b>Applicant Address:</b> 6525 Tulip Street, Philadelphia, PA 19135	<b>Civic Design Review?</b> 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](http://www.phila.gov).)**

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

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

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

Parcel Owner:

VEIT LLC



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