



# ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS



PROPERTY ADDRESS:

850-58 Moyer Street

APPLICATION NUMBER:

ZP-2022-003177

CALENDAR NUMBER:

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL):

GABRIEL J DECK - DESIGN PROFESSIONAL

## PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

1. The pilot house of proposed parcel A has been shifted to the east part wall (formerly on the west party wall) to be further away from the neighboring property as to not cast an additional shadow on the neighbor's home.

**APPROVED**

Revised plans, 2 pages, stamped by ZBA  
on November 9, 2022.

*Hilary J. Emerson*

Hilary J. Emerson, Esquire  
Counsel for ZBA

## INSTRUCTIONS AND PLAN REQUIREMENTS:

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES:

ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 80'; 100'

ARCHITECT: 1/16; 1/8; 1/4; 3/16

2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET.

3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

- ☒ IDENTIFICATION OF NORTH POINT;
- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE EXISTING AND PROPOSED FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS;
- ☒ DIMENSIONS OF ALL EXISTING AND PROPOSED SETBACKS FROM THE LOT LINES;
- ☒ THE EXISTING AND PROPOSED TREES, HERITAGE STREET WHERE APPLICABLE;
- ☐ THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

DEPARTMENT OF  
LICENSES & INSPECTIONS

APPROVED  
FOR ZONING ONLY

02/10/23

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR  
DEVIATION FROM THESE APPROVED PLANS IT WILL  
REQUIRE THE APPROVAL OF THE DEPARTMENT OF  
LICENSES & INSPECTIONS.

Applied by L&I: Paulose Issac

NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DECISION LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

DATE:

11.9.22



PROJECT ADDRESS

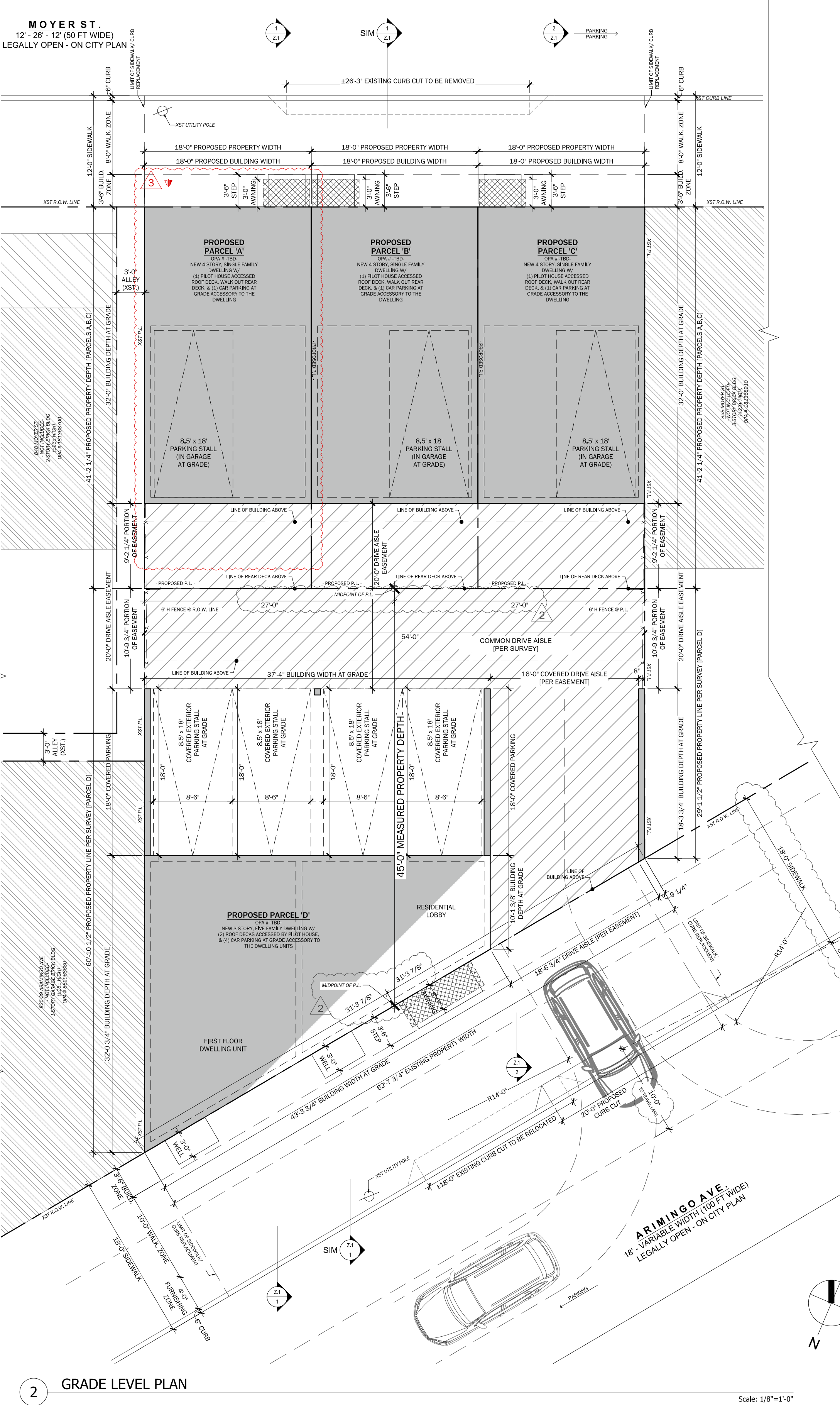
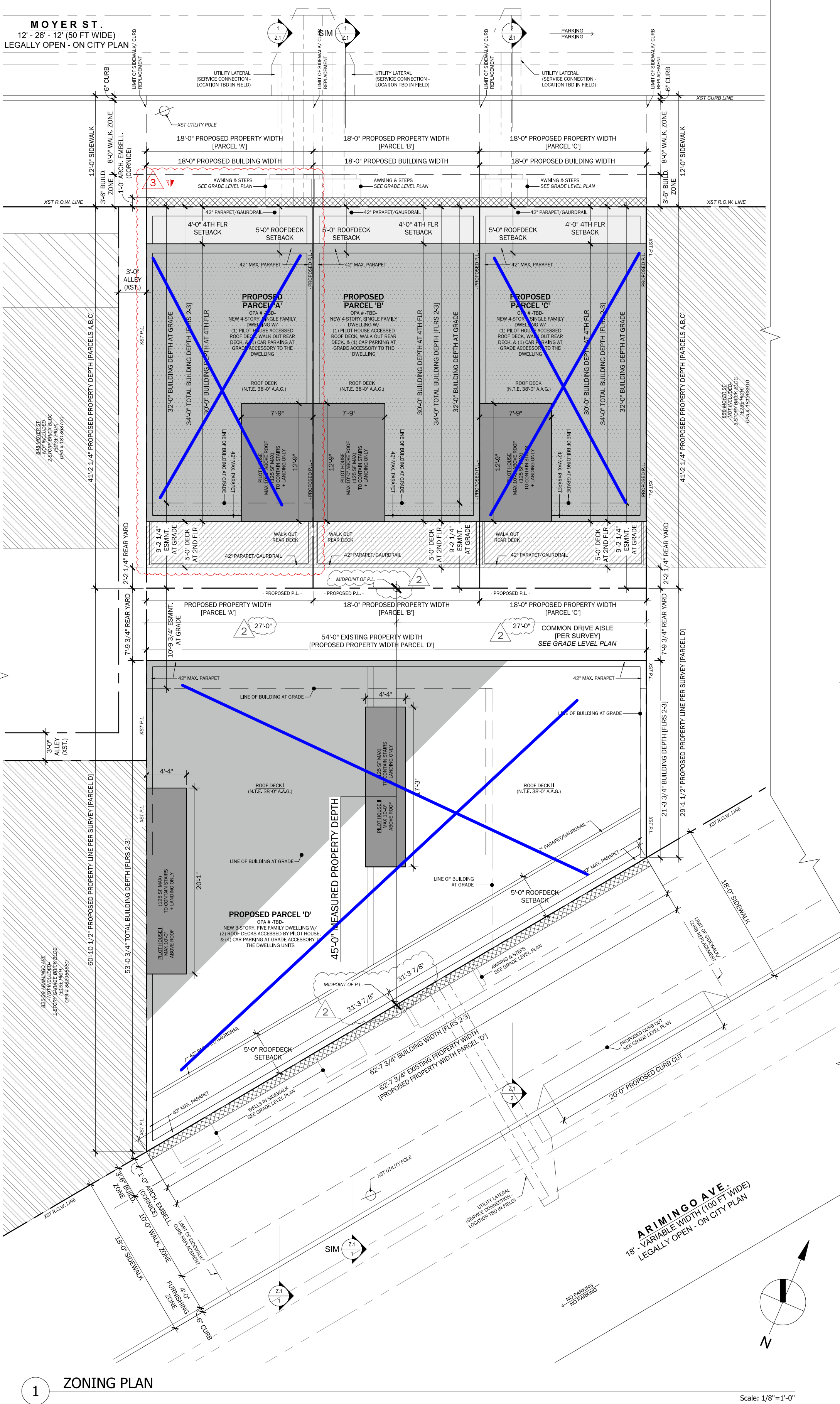
850-56 MOYER ST.  
PHILADELPHIA PA, 19125

ZONING CLASSIFICATION

.MIXED- GMX-2 & RSA-5

SCOPE OF WORK

FOR THE SUBDIVISION OF A SINGLE PARCEL TO CREATE 4 PARCELS NEW PARCELS, 'A', 'B', 'C', & 'D'.  
  
FOR THE PROPOSED COMMON DRIVE AISLE AS DESCRIBED IN THE PROPOSED EASEMENT AGREEMENT BETWEEN THE PROPOSED PARCELS 'A', 'B', 'C', & 'D'.  
  
(REFER TO SUBDIVISION PLAN).  
  
FOR EACH PROPOSED PARCEL 'A', 'B' & 'C': THE ERECTION OF (3) THREE, NEW 4-STORY, SINGLE FAMILY DWELLING W/ (1) PILOT HOUSE ACCESSED ROOF DECK, WALK OUT REAR DECK, & (1) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING LOCATED WITHIN A REAR LOADED GARAGE ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS).  
  
FOR PROPOSED PARCEL 'D': THE ERECTION OF A NEW 3-STORY PLUS CELLAR, FIVE FAMILY DWELLING W/ (2) ROOF DECKS ACCESSED BY PILOT HOUSE & (4) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING UNITS ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS).



APPROVALS STAMPS

APPROVED

Revised plans, 2 pages, stamped by ZBA on November 9, 2022.

Hilary J. Emerson  
Hilary J. Emerson, Esquire  
Counsel for ZBA

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE



Gnome Architects LLC  
1901 S. 9th St. Rm.526  
Philadelphia PA 19148  
  
O: 215 279 7531  
  
www.gnomearch.com

CONSULTANTS

PROJECT

ARIMOYER COURT

850-856 MOYER ST.,  
PHILADELPHIA, PA 19125

OWNER

PETER CHROYIAK  
WASYL CHROYIAIK

REV #	DATE	DESCRIPTION
1	03.28.2022	ZONING SUBMISSION
2	04.14.2022	RFI SUBMISSION
3	05.05.2022	RFI SUBMISSION
4	11.09.2022	ZBA PROVISIO

SEALS



Gnome Architects LLC  
All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

Job No: 0371  
Drawn By: JP  
Checked By: DS  
DRAWING TITLE:  
ZONING PLAN

DRAWING No:  
Z.0



PROJECT ADDRESS

850-56 MOYER ST.  
PHILADELPHIA PA, 19125

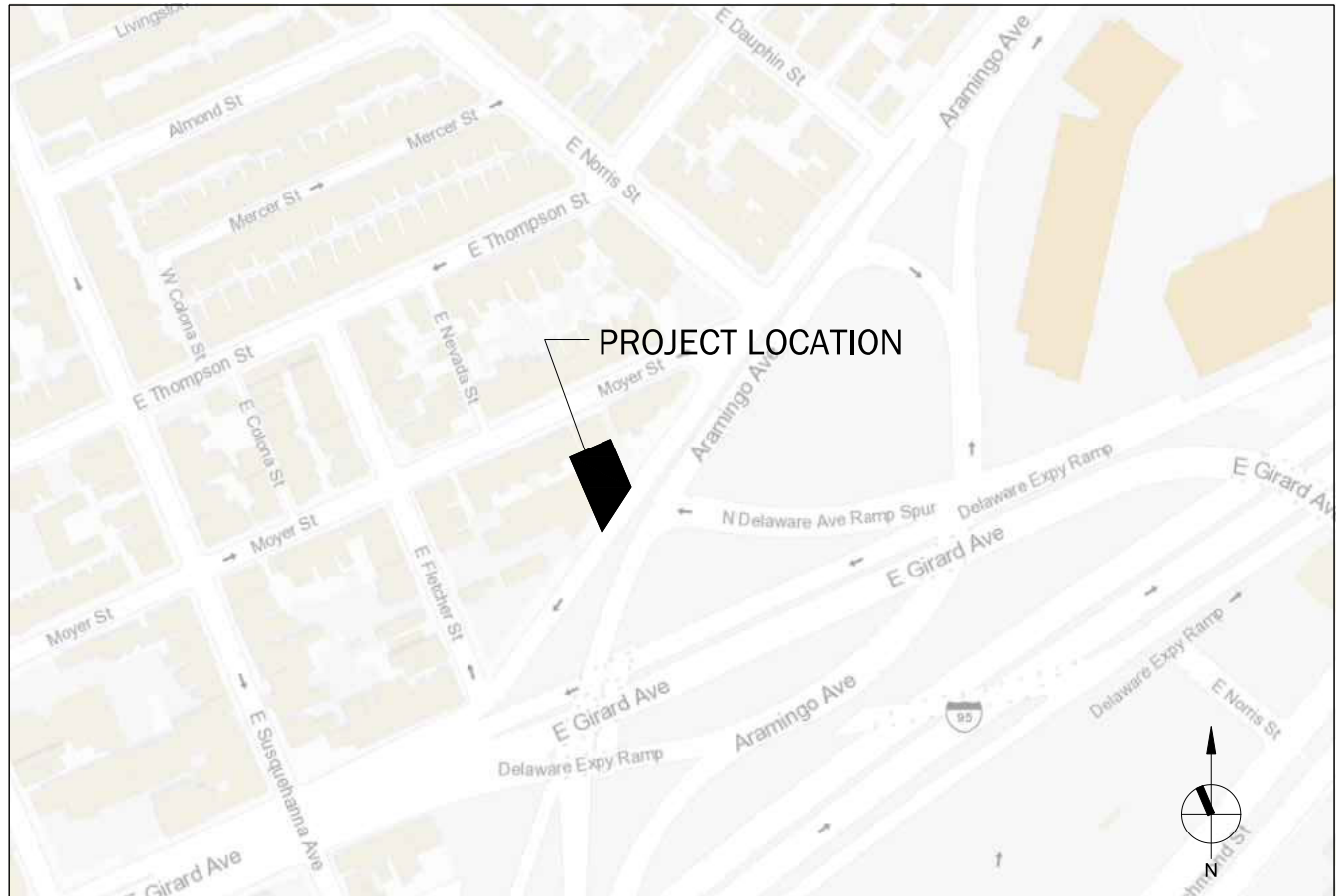
ZONING CLASSIFICATION

.IMIXED- GMX-2 & RSA-5

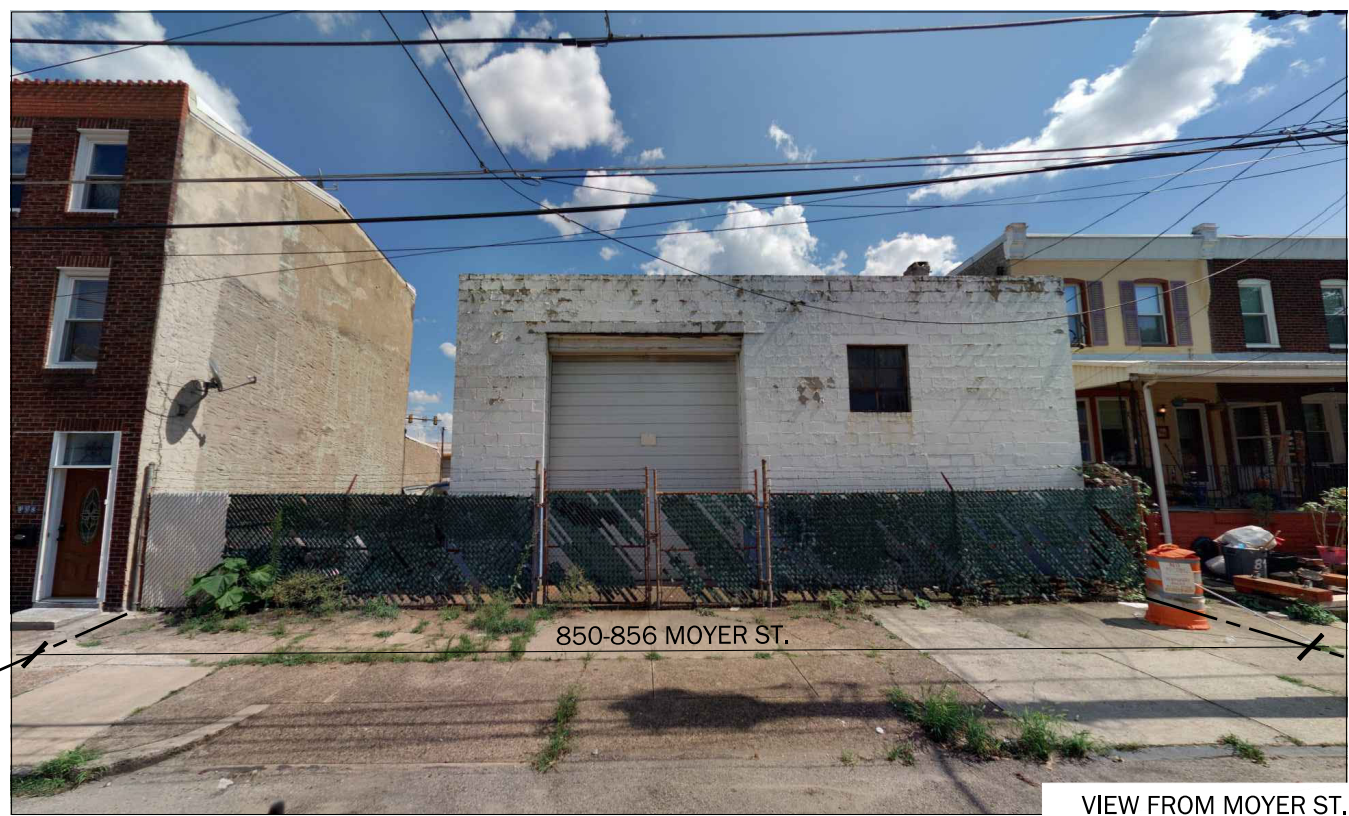
2

SCOPE OF WORK

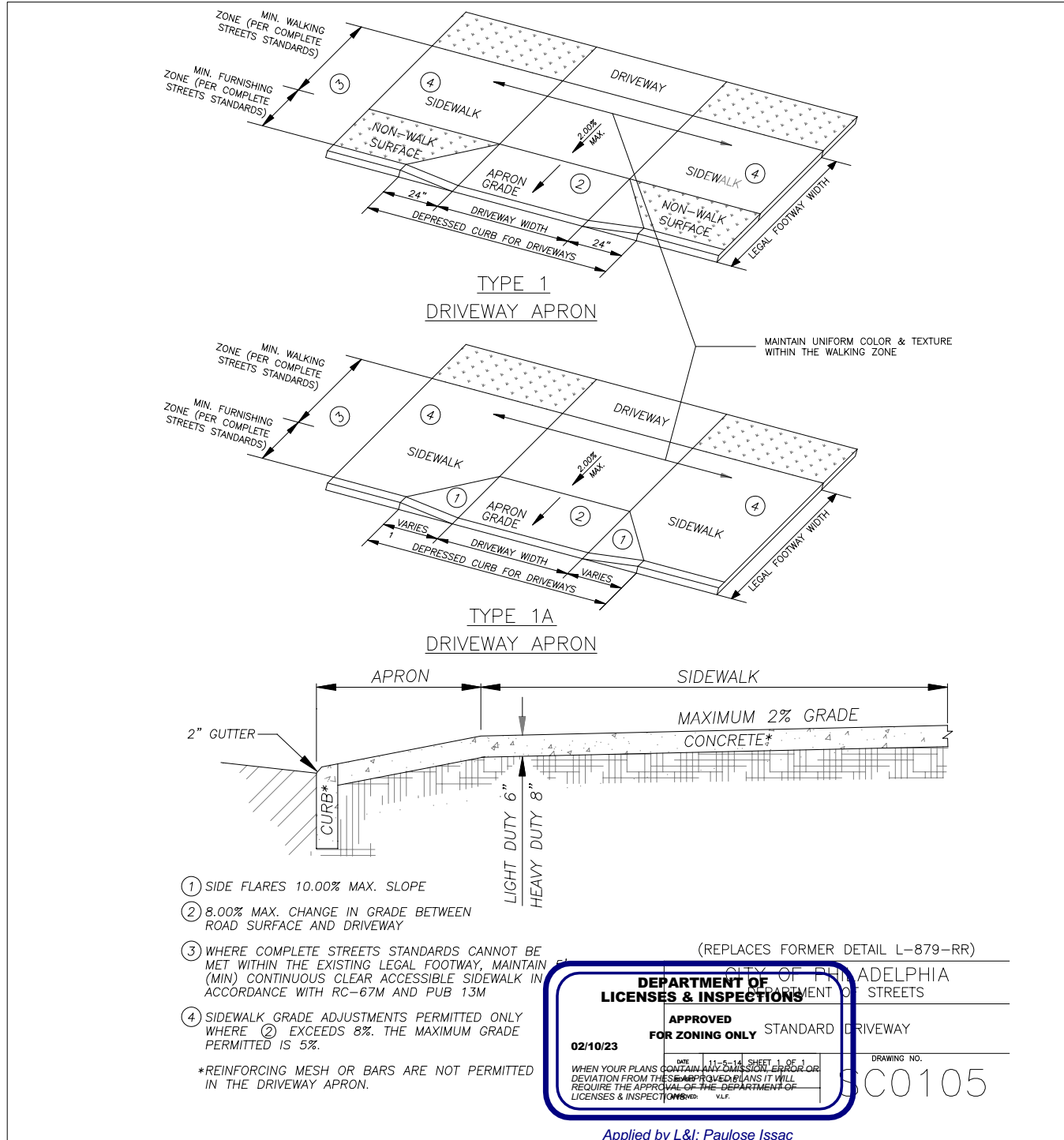
FOR THE SUBDIVISION OF A SINGLE PARCEL TO CREATE 4 PARCELS NEW PARCELS, 'A', 'B', 'C', & 'D'.  
FOR THE PROPOSED COMMON DRIVE AISLE AS DESCRIBED IN THE PROPOSED EASEMENT AGREEMENT BETWEEN THE PROPOSED PARCELS 'A', 'B', 'C', & 'D'.  
(REFER TO SUBDIVISION PLAN).  
FOR EACH PROPOSED PARCEL 'A', 'B' & 'C': THE ERECTION OF (3) THREE, NEW 4-STORY, SINGLE FAMILY DWELLING W/ (1) PILOT HOUSE ACCESSED ROOF DECK, WALK OUT REAR DECK, & (1) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING LOCATED WITHIN A REAR LOADED GARAGE ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS).  
FOR PROPOSED PARCEL 'D': THE ERECTION OF A NEW 3-STORY PLUS CELLAR, FIVE FAMILY DWELLING W/ (2) ROOF DECKS ACCESSED BY PILOT HOUSE & (4) CAR PARKING AT GRADE ACCESSORY TO THE DWELLING UNITS ACCESSED BY A COMMON DRIVE AISLE (SIZE & LOCATION AS PER PLANS).



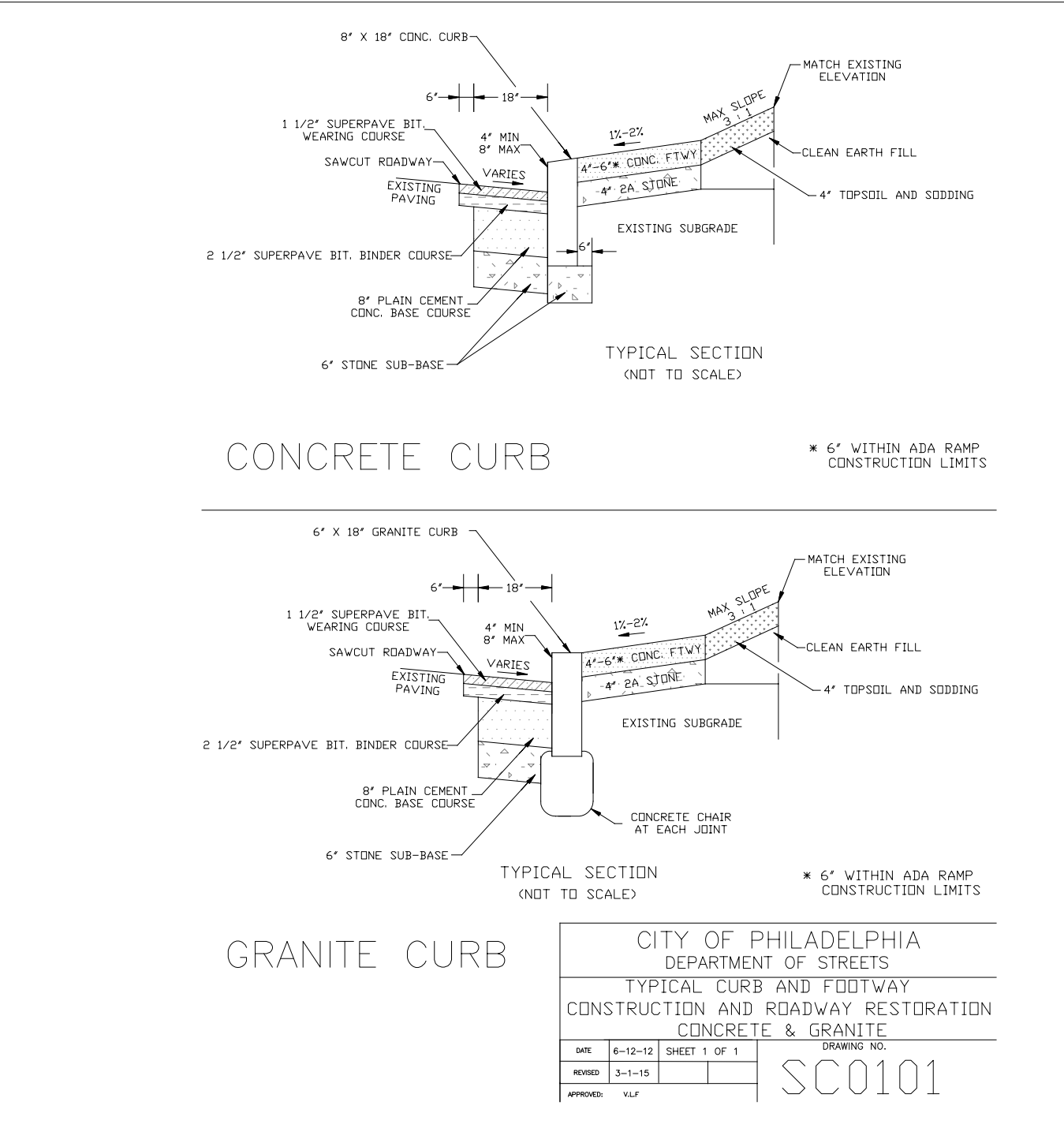
1 LOCATION MAP



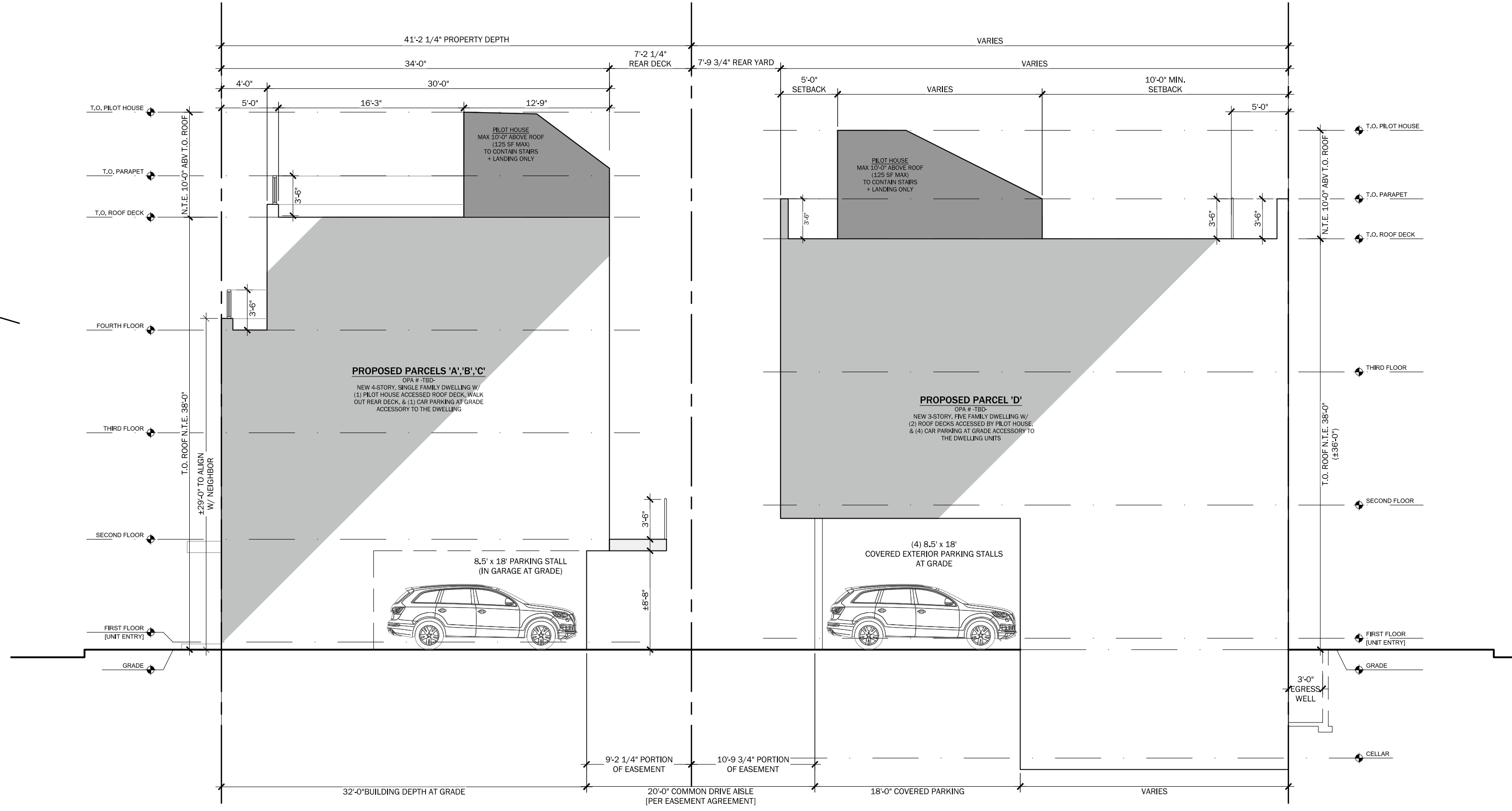
1 EXISTING SITE PHOTOS



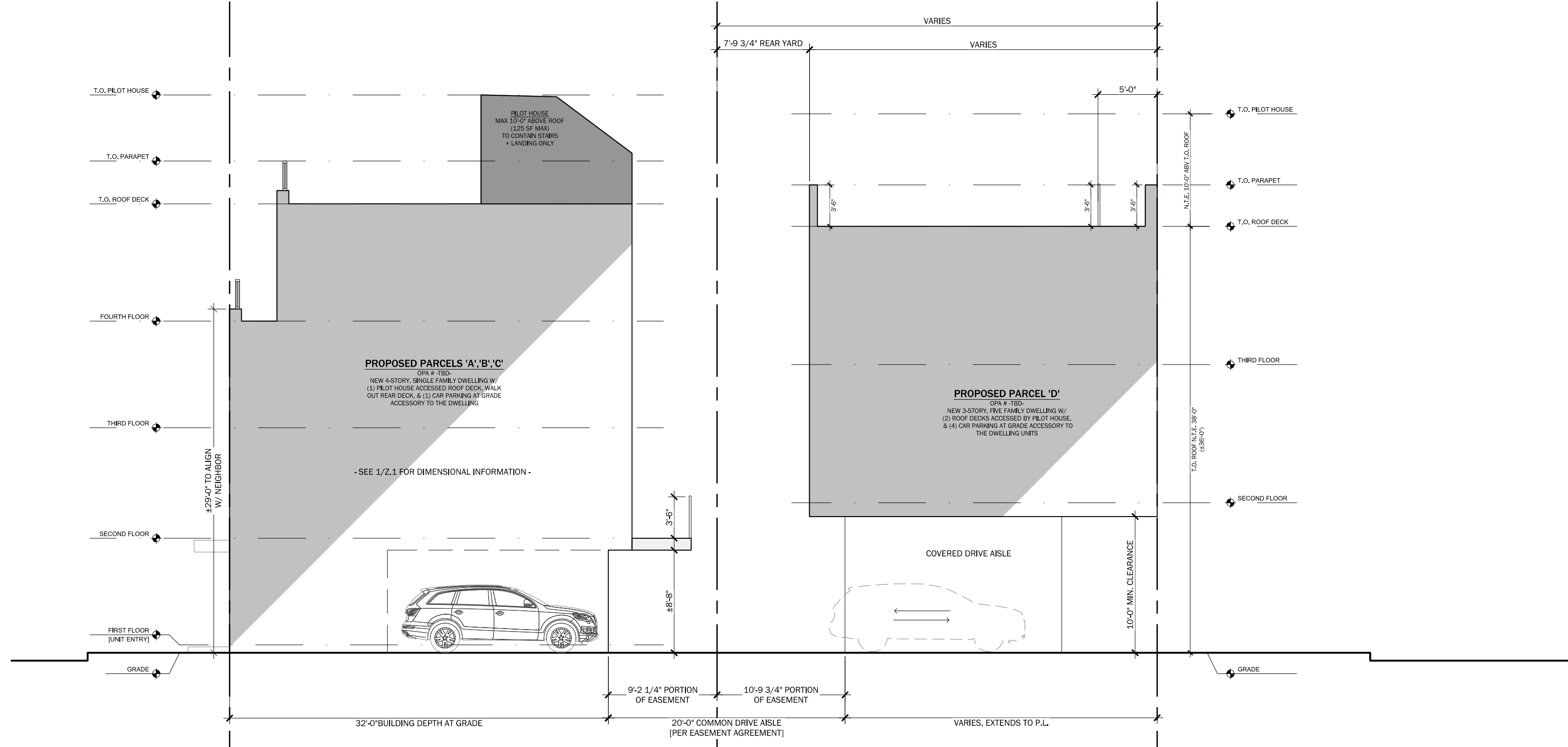
1 STANDARD STREET WORKS DETAILS



1 N.T.S.



1 COMPOSITE ZONING ELEVATION/SECTION - AT COVERED PARKING



2 COMPOSITE ZONING ELEVATION/SECTION - AT COVERED DRIVE AISLE

ZONING DATA	RSA-5 ZONING	REQ'D/ALLOWED		PROPOSED - PARCEL 'A'	PROPOSED - PARCEL 'B'	PROPOSED - PARCEL 'C'	PROPOSED - PARCEL 'D'
	LOT DEPTH	LOT DEPTH > 45'-0"	LOT DEPTH ≤ 45'-0"	LOT DEPTH 41'-2 1/4" < 45'-0"	LOT DEPTH 41'-2 1/4" < 45'-0"	LOT DEPTH 41'-2 1/4" < 45'-0"	LOT DEPTH 45'-0" ≤ 45'-0"
	LOT AREA	1,440 SF		741.30 SF	741.30 SF	741.30 SF	2430.00 SF
	USE	SINGLE FAMILY DWELLING		SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	(5) FAMILY DWELLING
	COVERAGE	75% MAX	NOT REQ'D	612.00 SF 82.6%	612.00 SF 82.6%	612.00 SF 82.6%	2008.00 SF 82.6%
	OPEN AREA	25% MIN	NOT REQ'D	129.30 SF 17.4%	129.30 SF 17.4%	129.30 SF 17.4%	422.00 SF 17.4%
	FRONT YARD	NOT REQ'D	NOT REQ'D	NONE	NONE	NONE	NONE
	SIDE YARD	NOT REQ'D	NOT REQ'D	NONE	NONE	NONE	NONE
	REAR YARD	9'-0" DEEP MIN	7'-0" DEEP MIN	0'-0"	0'-0"	0'-0"	0'-0"
	HEIGHT	38'-0" A.G. MAX		NTE 38'-0"	NTE 38'-0"	NTE 38'-0"	±36'-0"
PROPOSED BUILDING INFORMATION				3'-0" ENTRY AWNING	3'-0" ENTRY AWNING	3'-0" ENTRY AWNING	3'-0" ENTRY AWNING
STREET ENCROACHMENTS				1'-6" ARCH. EMBELLISHMENT	1'-6" ARCH. EMBELLISHMENT	1'-6" ARCH. EMBELLISHMENT	1'-6" ARCH. EMBELLISHMENT
				3'-6" ENTRY STAIR	3'-6" ENTRY STAIR	3'-6" ENTRY STAIR	3'-6" ENTRY STAIR
							3'-0" EGRESS WELL
							20' CURB CUT

APPROVALS STAMPS

APPROVED

Revised plans, 2 pages, stamped by ZBA on November 9, 2022.  
Hilary J. Emerson  
Hilary J. Emerson, Esquire  
Counsel for ZBA



Gnome Architects LLC  
1901 S. 9th St. Rm.526  
Philadelphia PA 19148  
O: 215 279 7531  
www.gnomearch.com

CONSULTANTS

PROJECT

ARIMOYER COURT

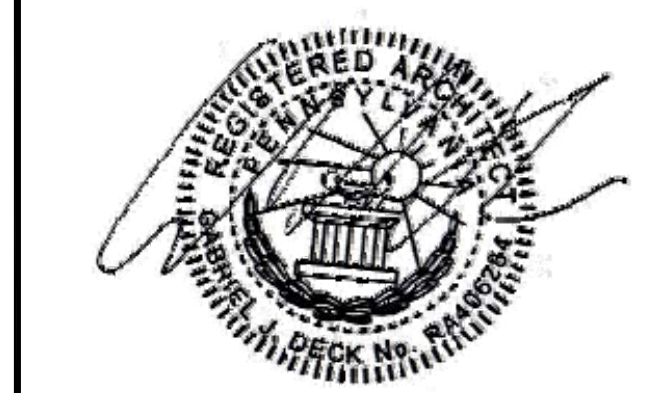
850-856 MOYER ST.,  
PHILADELPHIA, PA 19125

OWNER

PETER CHROYIAK  
WASYL CHROYIAIK

REV #	DATE	DESCRIPTION
1	03.28.2022	ZONING SUBMISSION
2	04.14.2022	RFI SUBMISSION
3	05.05.2022	RFI SUBMISSION
3	11.09.2022	ZBA PROVISIO

SEALS



Gnome Architects LLC  
All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

Job No: 0371  
Drawn By: JP  
Checked By: DS  
DRAWING TITLE:

ZONING SECTION  
& TABLE

DRAWING No:

Z.1



# Zoning Permit

Permit Number ZP-2023-001727

LOCATION OF WORK 850-56 MOYER ST T-B-342017, Philadelphia, PA 19125	PERMIT FEE \$155.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE . SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN

APPROVED USE(S)  
Residential - Household Living - Single-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)  
With proviso: "Revised plans, 2 pages, stamped by ZBA on November 9, 2022. (MI-2022-003724).



## 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-2023-001727

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

850-56 MOYER ST T-B-342017, Philadelphia, PA 19125

## ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR HOUSEHOLD LIVING SINGLE FAMILY DWELLING WITH ONE (1) ACCESSORY INTERIOR OFF STREET PARKING SPACE ON EACH PARCEL ACCESSED BY A COMMON DRIVE AISLE.

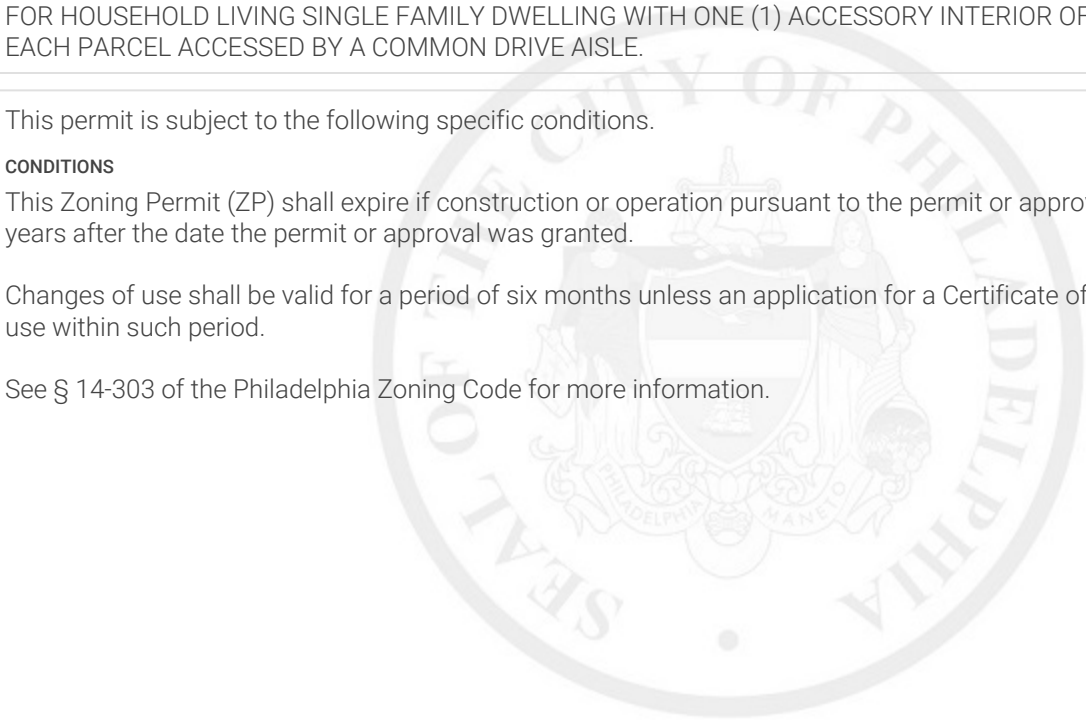
This permit is subject to the following specific conditions.

## 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.