

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 504509	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$250.00	DATE 06/05/14		
LOCATION OF WORK: 05027 SPRUCE ST PHILADELPHIA, PA 19139-4116			ZONING CLASSIFICATION RSA-3		
OWNER WILSON DRAKE DEVELOPMENT 509 S 49TH ST PHILADELPHIA PA, 19143		APPLICANT WILSON DRAKE DEVELOPMENT 509 S 49TH ST PHILADELPHIA PA, 19143		PLAN EXAMINER KEVIN WALSH	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 22058 DATE 05/13/14	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (HEIGHT N.T.E. 42'-0") WITH REAR DECKS AT THE SECOND THROUGH FOURTH FLOOR WITH CELLAR. SIZE AND LOCATION AS SHOWN IN PLANS</p> <p>USE REGISTRATION FOR USE AS A MULTI-FAMILY RESIDENCE (FOUR (4) UNITS).</p>					
OFFICE COPY					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: PER REVISED PLANS (3 PAGES) STAMPED TODAY BY ZBA					
ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.					
IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-688-7660.					
FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495					
<p>LIMITATIONS: IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.</p>					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
<u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u>					

FM

12/15

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(E-File only)

APPLICATION #

504509

ZONING CLASSIFICATION

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details.)

LOCATION OF PROPERTY (LEGAL ADDRESS)

5027 Spruce St. Phila. PA 19104



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19107
For more information visit us at www.phila.gov

PROPERTY OWNER'S NAME

Wilson Drake Development

PHONE #

215-681-0234

FAX #

267-284-1276

PROPERTY OWNER'S ADDRESS:

509 S. 49th St.

Phila PA 19143

LICENSE #

29082

E-MAIL:

tony@drake-takes.net

APPLICANT:

Anthony Drake

FIRM / COMPANY:

Wilson Drake Development

PHONE #

FAX #

ADDRESS:

509 S. 49th St.

Phila PA 19143

LICENSE #

29082

E-MAIL:

tony@drake-takes.net

RELATIONSHIP TO OWNER: TENANT / LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITER

TABULATION OF USES

FLOOR / SPACE #

CURRENT USE OF BUILDING / SPACE

Last Previous Use

Date Last Used

Single Family
Lot

PROPOSED USE OF BUILDING / SPACE

FLOOR / SPACE #

4 Unit Building

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK / CHANGE

To build new construction
4 story 4 unit building

Need New Refusal

Letter. Did not receive
original one in June.

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK / RECEIPT / M.O. NO.

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES

VIOLATION #.

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department from a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

[Signature]

DATE: 11/1/11

SPRUCE
5027

PRE-REQUISITE APPROVALS FOR:

ADDRESS: _____

APPLICATION #: _____

IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2ND FLOOR-1101 MARKET STREET			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

2053 2692

NOTICE OF REFUSAL DATE: _____

NOTICE OF REFERRAL DATE: _____

ZBA CALENDAR NO.	GRANTED BY ZBA <input type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
VIOLATION FOR WORK / CHANGE WITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE) VIOLATION # _____			RE-INSPECTION FEE	
			ZONING FEE	
			USE FEE	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #
----------	--------------	---------

KW

NO 6/23

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 504509

DATE OF DECISION: 05/13/14

CAL #: 22058

ATTORNEY: DARWIN R. BEAUVAIS, ESQUIRE
ZARWIN, BAUM, DEVITO, KAPLAN,
1818 MARKET STREET, 13TH FLOOR
PHILADELPHIA PA 19103

Anthony Drake
tony@drake-taxes.net
215-681-0234

APPLICANT: DARWIN R. BEAUVAIS, ESQUIRE
ZARWIN, BAUM, DEVITO, KAPLAN,
1818 MARKET STREET, 13TH FLOOR
PHILADELPHIA PA 19103

OWNER: WILSON DRAKE DEVELOPMENT
509 S 49TH ST
PHILADELPHIA PA 19143

PREMISES: 5027 SPRUCE ST

THIS IS NOT A PERMIT

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:

GRANTED WITH PROVISOS

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

PER REVISED PLANS (3 PAGES) STAMPED TODAY BY ZBA

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.

<p align="center">NOTICE OF:</p> <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	<p>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	DATE OF REFUSAL 11/21/2013	APPLICATION # 504509
		ZONING DISTRICT(S): RSA-3 "RES. SINGLE-FAM. ATTACHED"	

ADDRESS/LOCATION:
5027 SPRUCE STREET

APPLICANT: ANTHONY DRAKE, CONTRACTOR	ADDRESS: 509 S. 49 TH STREET, PHILADELPHIA, PA, 19143
-----------------------------------------	---------------------------------------------------------------------

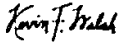
APPLICATION FOR:
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (HEIGHT N.T.E. 42'-0") WITH REAR DECKS AT SECOND THROUGH FOURTH FLOOR WITH CELLAR FOR USE AS A FOUR-FAMILY DWELLING. SIZE AND LOCATION AS SHOWN IN PLANS.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
TABLE 14-602-1 §14-604(4)(d)(.3)(.a)	THE PROPOSED USE, MULTI-FAMILY RESIDENCE, IS PROHIBITED IN THIS ZONING DISTRICT.		
	THE PROPOSED USE, DECKS LOCATED IN THE REQUIRED REAR YARD, IS PROHIBITED IN THIS ZONING DISTRICT.		
	MAXIMUM BUILDING HEIGHT (FT.)	REQUIRED	PROPOSED
		38'-0"	42'-0"
TABLE 14-701-1	MINIMUM OPEN AREA (% OF LOT)	REQUIRED	PROPOSED
		50% (1,000 SQ. F.T)	32% (640 SQ. FT.)
	MINIMUM REAR YARD DEPTH (FT.)	REQUIRED	PROPOSED
		20'-0"	12'-0"
	MINIMUM SIDE YARD WIDTH (FT.)	REQUIRED	PROPOSED
		8'-0"	3'-0"

FOUR (4) USE REFUSALS
FOUR (4) ZONING REFUSALS
FEE TO FILE AN APPEAL: \$250.00

CC: OWNER
PAULA C. CONNELL
P.O. BOX 1203
PHILADELPHIA, PA, 19105


Kevin F. Walsh
PLANS EXAMINER

11/21/2013
DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

May 22, 2014

City Of Philadelphia
Zoning Board of Adjustment
1401 JFK Blvd 11th Floor
Philadelphia, PA 19102-2097

To Whom it May Concern:

The attached plans differ from those originally submitted to the ZBA. In the new plans, the structure of the roof was changed, the building was set back further on the lot to line up with the existing structures. and the building was also shortened by several feet. If you have questions, please call me at 267-312-5720.

Regard,

A handwritten signature in black ink, appearing to read "Lorraine Wilson-Drake". The signature is fluid and cursive, with a large initial "L" and "W".

Lorraine Wilson-Drake
Owner Wilson-Drake Development

CONGRATULATIONS

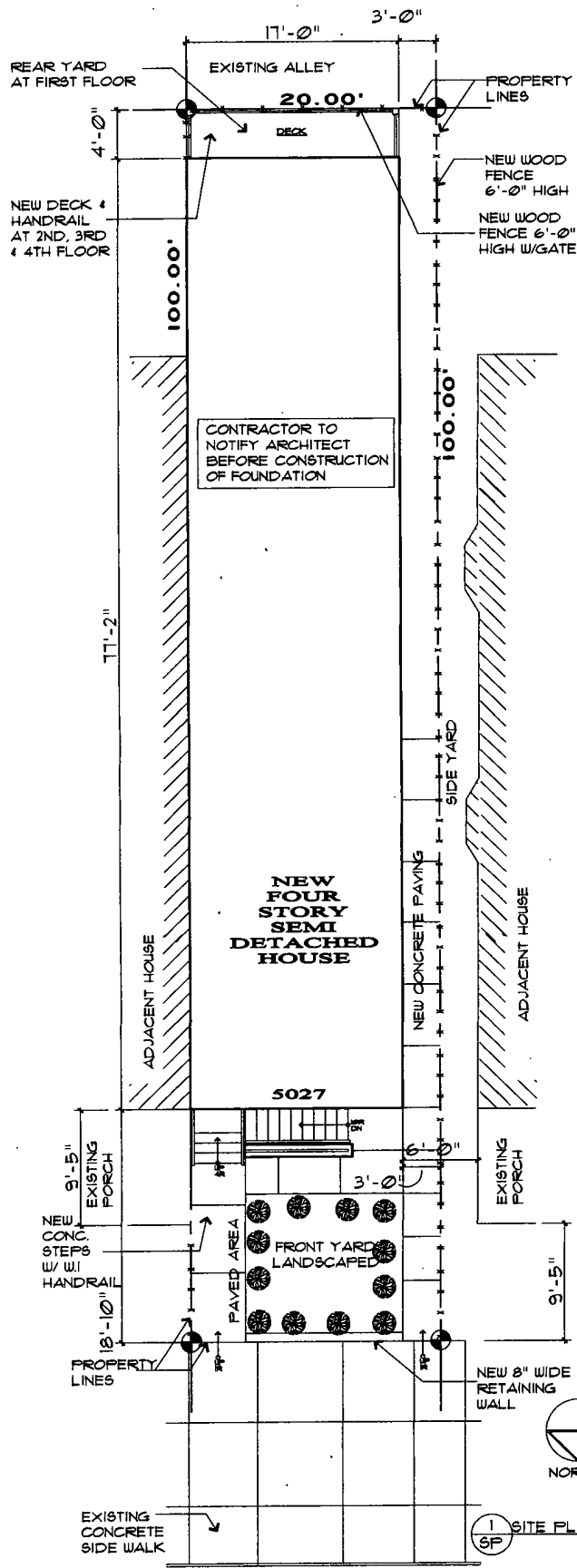
Your request for an approval by the zoning board of adjustment has been granted -with a proviso: as per plans stamped by the ZBA.

Next steps

Return to the permit control unit of the Department of Licenses & Inspections in the Concourse of the Municipal Services Building (1401 JFK Blvd.) with the notice of decision. **Along with the decision letter, you will be required to provide:**

- Six (6) copies of the stamped plan(s) approved by the zoning board of adjustment.
- A statement signed by the design professional (if plans were prepared by a design professional) or the owner (if plans were not sealed by a design professional) **indicating all changes/revisions made to the plan approved by the zoning board of adjustment that differ from the plan reviewed by the examiner at the time of the refusal. Any changes not included in this statement will not be considered as approved and a new review may be required with additional permit fees.**
- If the application includes signage not requested on the original application, current photos, a rendering of the sign(s) and a plot plan drawn to scale indicating the size & location of the sign(s) will also be required.

Also, please note that the plans stamped by the zoning board must contain all required prerequisite approvals on them as they will now become the approved plan of record.



CONTRACTOR TO NOTIFY ARCHITECT BEFORE CONSTRUCTION OF FOUNDATION

NEW FOUR STORY SEMI DETACHED HOUSE

5027

FRONT YARD LANDSCAPED

APPLICATION NO. 504509
 APPROVED *SP* DATE 06/03/14
 WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR INCONSISTENCY FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSING & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL BUILDING

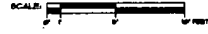
1 of 3

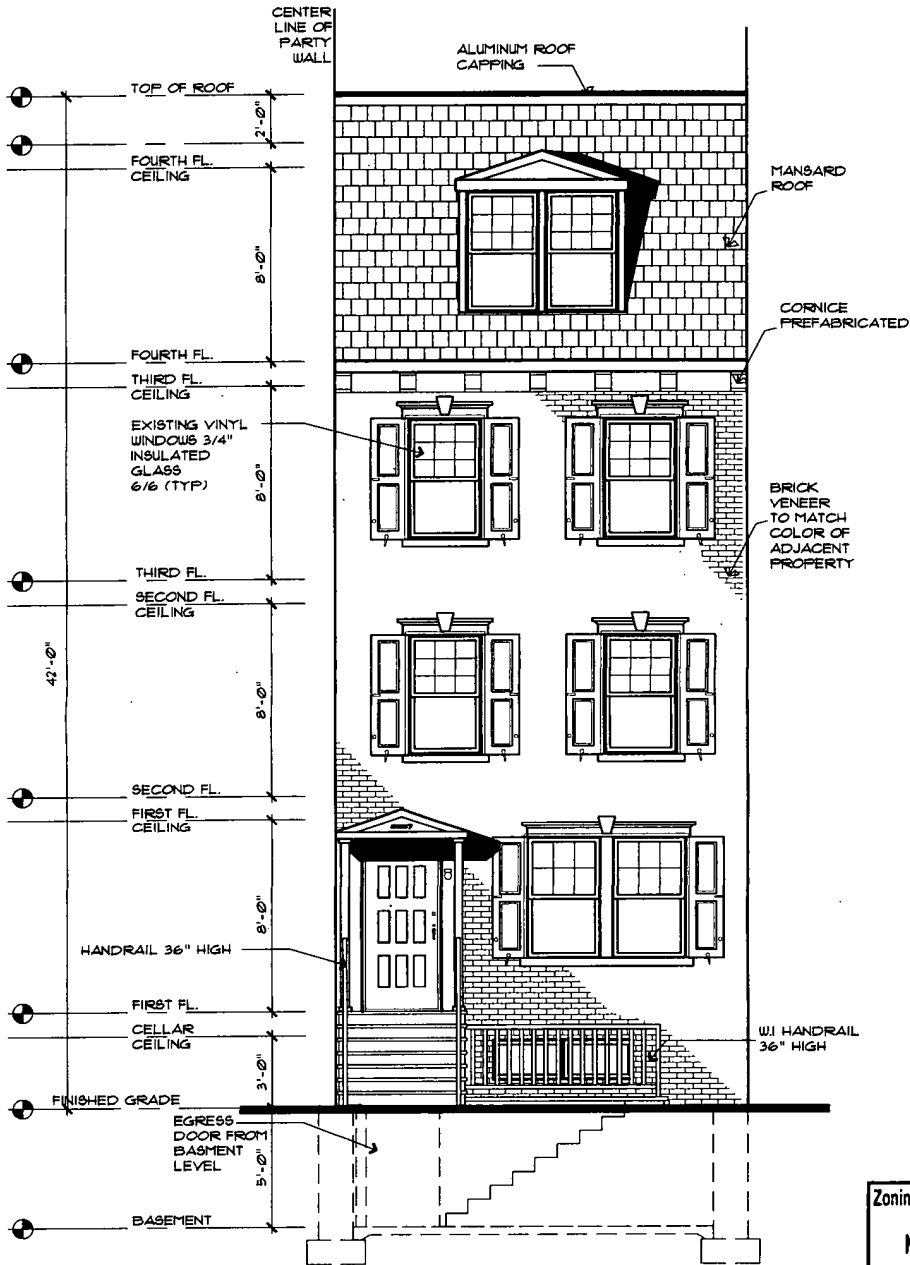
Zoning Board of Adjustment
 MAY 13 2014
 APPROVED

tmh associates inc.
 1410 Wharton Street
 Philadelphia PA 19146
 P: 215.462.3085
 www.tmhassociatesinc.com

SPRUCE STREET (18-44-18)
 MARCH 11, 2014

1 SITE PLAN
 SP





Zoning Board of Adjustment
MAY 13 2014
APPROVED

SCALE: 0' 1' 5' 10' FEET

FLOOR PLANS	
PROPOSED FOUR FAMILY DWELLING	
5027 SPRUCE STREET PHILADELPHIA, PA 19139	OWNER: WILSON DEVELOPER

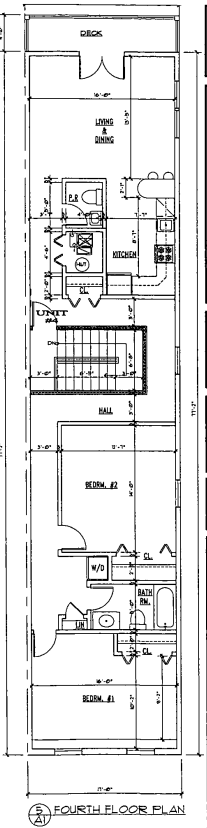
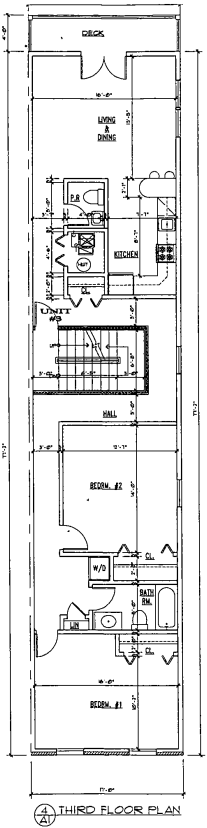
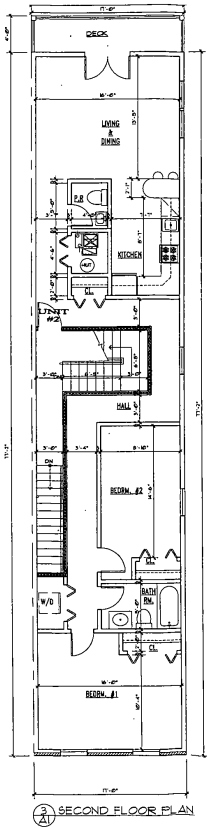
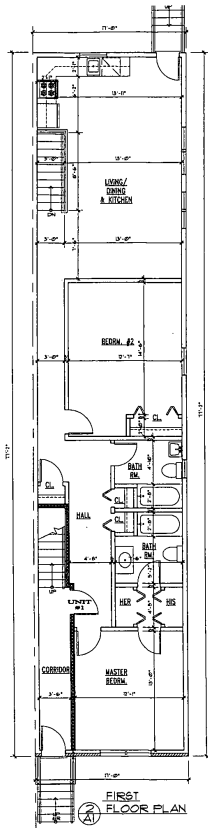
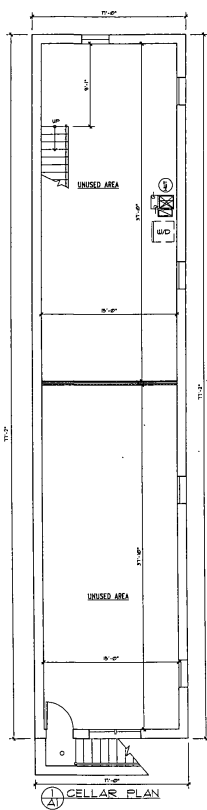
REVISIONS:	SEAL:	SEAL:

tmh associates inc. ARCHITECTS PLANNERS ENGINEERS		
1410 WEARTON STREET PHILADELPHIA, PA 19146	PH: 215-462-3088 FX: 215-462-3086	TMHASPO@AOL.COM
Mod.J DRAWN BY:	3/4/14 DATE:	201337-3027 PROJECT NUMBER:

PANEL NO.:
A1
SHEET 2 OF 10

APPLICATION NO. 504509
APPROVED *KV* DATE 06/02/14
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL BUILDING

2 of 3



tmh associates inc.
 ARCHITECTS PLANNERS ENGINEERS
 1818 N. 15TH STREET, PHILADELPHIA, PA 19104
 PH: 215-592-1100 FAX: 215-592-1101
 P: 200910-2018
 DESS: 200910-2018

APPROVED **DATE** **BY**
 5/13/14 05/13/14
 Zoning Board of Adjustment
 MAY 13 2014
 APPROVED

APPLICATION NO. 504503
 PROPOSED FOUR FAMILY DWELLING
 307 SPRUCE STREET
 PHILADELPHIA, PA 19109

FLOOR PLANS
 3 OF 3