

USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 929036	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$150.00	DATE 03/01/19		
LOCATION OF WORK: 00090 ROCHELLE AVE PHILADELPHIA, PA 19128-3808 BLDG # 1			ZONING CLASSIFICATION RSA-3		
OWNER CSW ROCHELLE ASSOCIATES L 1300 VIRGINIA DR STE 215 FORT WASHINGTON, PA 19034		APPLICANT ALAN NOCHUMSON, ESQ. 123 S BROAD ST PHILADELPHIA, PA 19109		PLAN EXAMINER BINDU MATHEW	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 35968 DATE 01/30/19			

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR
Use Registration
 PER ZBA PROVISO - FIVE (5) YEAR TEMPORARY TO EXPIRE 01/31/2024; FOR DAYCARE AND GROOMING FOR CANINE ANIMALS, BOARDING AND TRAINING FACILITY AND RETAIL SALE OF PET SUPPLIES IN BUILDING # 1 ON THE SAME LOT WITH EXISTING STORAGE AND ALL OTHER USES AS PREVIOUSLY APPROVED IN BUILDING # 2 WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS PERMIT.

OFFICE

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
 5 YEAR TEMPORARY TO EXPIRE 1/31/2024; COMMERCIAL TRASH PICK-UP 3 TIMES A WEEK

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 215-686-7660.

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

LIMITATIONS:
 IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES
POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.
WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.

Matthew 5-DAY

11/28

90 Rochelle Ave.

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

EXAMINER'S APPLICATION # 929036

ZONING CLASSIFICATION RSA-3

PREVIOUS APPLICATION NO. NCO (10) + Steep slope

LOCATION OF PROPERTY (LEGAL ADDRESS)
90 Rochelle Avenue, Philadelphia, Pennsylvania 19128

PROPERTY OWNER'S NAME
CSW 90 Rochelle Associates, L.P.

PHONE # _____ **FAX #** _____

PROPERTY OWNER'S ADDRESS:
1300 Virginia Drive, Suite 215
Fort Washington, PA 19034

LICENSE # _____ **E-MAIL:** _____

APPLICANT:
Alan Nochumson, Esquire AC2629096

PHONE # 215-399-1346 **FAX #** 215-399-1347

PRECEDENT COMPANY:
Nochumson P.C.

ADDRESS:
123 South Broad Street, Suite 1600
Philadelphia, Pennsylvania 19109

LICENSE # 386835 **E-MAIL:** alan.nochumson@nochumson.com

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

TABULATION OF USES						
FLOORSPACE #	CURRENT USE OF BUILDINGSPACE	Last Previous Use	Date Last Used			
First Floor	Vacant					
Second Floor	Vacant					
PROPOSED USE OF BUILDINGSPACE						
First Floor	Facility for canine animals (dogs), including daycare, and a break room for employees					
Second Floor	Facility for canine animals (dogs), including daycare, grooming, and boarding					
STORES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT IN FEET	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR

BRIEF DESCRIPTION OF WORK/CHANGE
To use the the subject property as a daycare as well as a boarding and training facility for canine animals (dogs), the sale at retail of dog-related items, and for ancillary office and administrative space.

NO SIGNS ON THIS APPLICATION.

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ___ ACCELERATED REVIEW CHECK/RECEIPT/LO 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 form 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: Alan Nochumson **DATE:** 11 / 20 / 2018

Form 91-45

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 12/13/18	APPLICATION # 929036
		ZONING DISTRICT(S) RSA-3 RESIDENTIAL DISTRICT, NCO (WISSAHICKON WATERSHED) AND STEEP SLOPE PROTECTION AREA	

ADDRESS/LOCATION: 90 ROCHELLE AVE

APPLICANT: ALAN NOCHUMSON
(ATTORNEY FOR OWNER)

ADDRESS: 123 S. BORAD STREET, STE # 1600, PHILADELPHIA, PA 19109

APPLICATION IS FOR DAYCARE AND GROOMING FOR CANINE ANIMALS (ANIMAL SERVICE), BOARDING AND TRAINING FACILITY (BOARDING AND OTHER SERVICES) AND RETAIL SALE OF PET SUPPLIES IN BUILDING # 1 ON THE SAME LOT WITH EXISTING STORAGE AND ALL OTHER USES AS PREVIOUSLY APPROVED IN BUILDING # 2 WITH ALL OTHER USES AS PREVIOUSLY APPROVED.

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)

<u>CODE REFERENCE</u>	<u>PROPOSED</u>
	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-1	THE PROPOSED USE, ANIMAL SERVICE, IS PROHIBITED IN THIS ZONING DISTRICT.
TABLE 14-602-1	THE PROPOSED USE, BOARDING AND OTHER SERVICES, IS PROHIBITED IN THIS ZONING DISTRICT.
TABLE 14-602-1	THE PROPOSED USE, RETAIL SALE OF PET SUPPLIES, IS PROHIBITED IN THIS ZONING DISTRICT.

THREE (3) USE REFUSALS
FEE TO FILE APPEAL: \$300.00

NOTE TO ZBA: NO SIGN ON THIS APPLICATION. NO PERMIT FOUND FOR THE SHED SHOWN ON THE PLAN AND IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.

SEE A/P # 980831046, CAL # 99-0382, ZBA GRANTED FOR THE LEGALIZATION OF THE ERECTION OF 6' AND 8' HIGH FENCE AS PART OF AN OFFICE FOR SOCIAL SERVICE AGENCY IN BLDG # 1 AND STORAGE IN BUILDING # 2 WITH ACCESSORY PARKING, 05/27/99.

SEE A/P # 124611, CAL # 87-1154, ZBA DECISION NOT AVAILABLE FOR AN ADMINISTRATIVE OFFICES, STORAGE OF SKIS, BOOTS, POLES AND COMPANY OWNED EXCURSION VEHICLES OVERNIGHT.



BINDU MATHEW
PLANS EXAMINER

12/13/18
DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET, 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF THE DATE OF REFUSAL.

Binder

RRD 3/1

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
One Parkway Building
1515 Arch Street - 18th Floor
Philadelphia, Pennsylvania 19102

APPLICATION #: 929036

DATE OF DECISION: 01/30/19

CAL #: 35968

ATTORNEY: ALAN NOCHUMSON, ESQ.
NOCHUMSON P.C.
123 S BROAD STREET, SUITE 1600
PHILADELPHIA PA 19109

Nicholas Staloff

*nicholas.staloff@nochumson.com
(215) 399-1346*

APPLICANT: ALAN NOCHUMSON, ESQ.
NOCHUMSON P.C.
123 S BROAD STREET, SUITE 1600
PHILADELPHIA PA 19109

OWNER: CSW ROCHELLE ASSOCIATES L
1300 VIRGINIA DR STE 215
FORT WASHINGTON PA 19034

PREMISES: 90 ROCHELLE AVE

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 THREE CALENDAR YEARS 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:
5 YEAR TEMPORARY TO EXPIRE 1/31/2024; COMMERICAL TRASH PICK-UP 3 TIMES A WE

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.

