



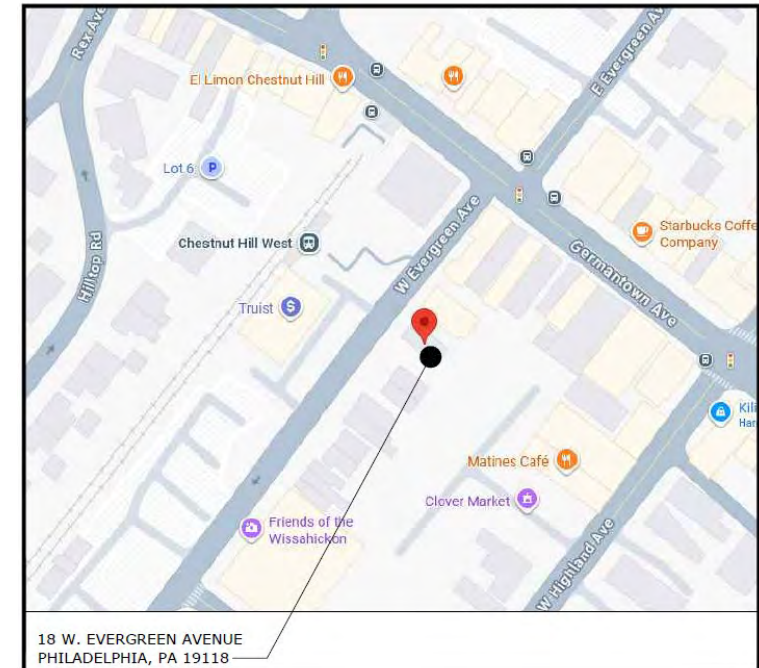
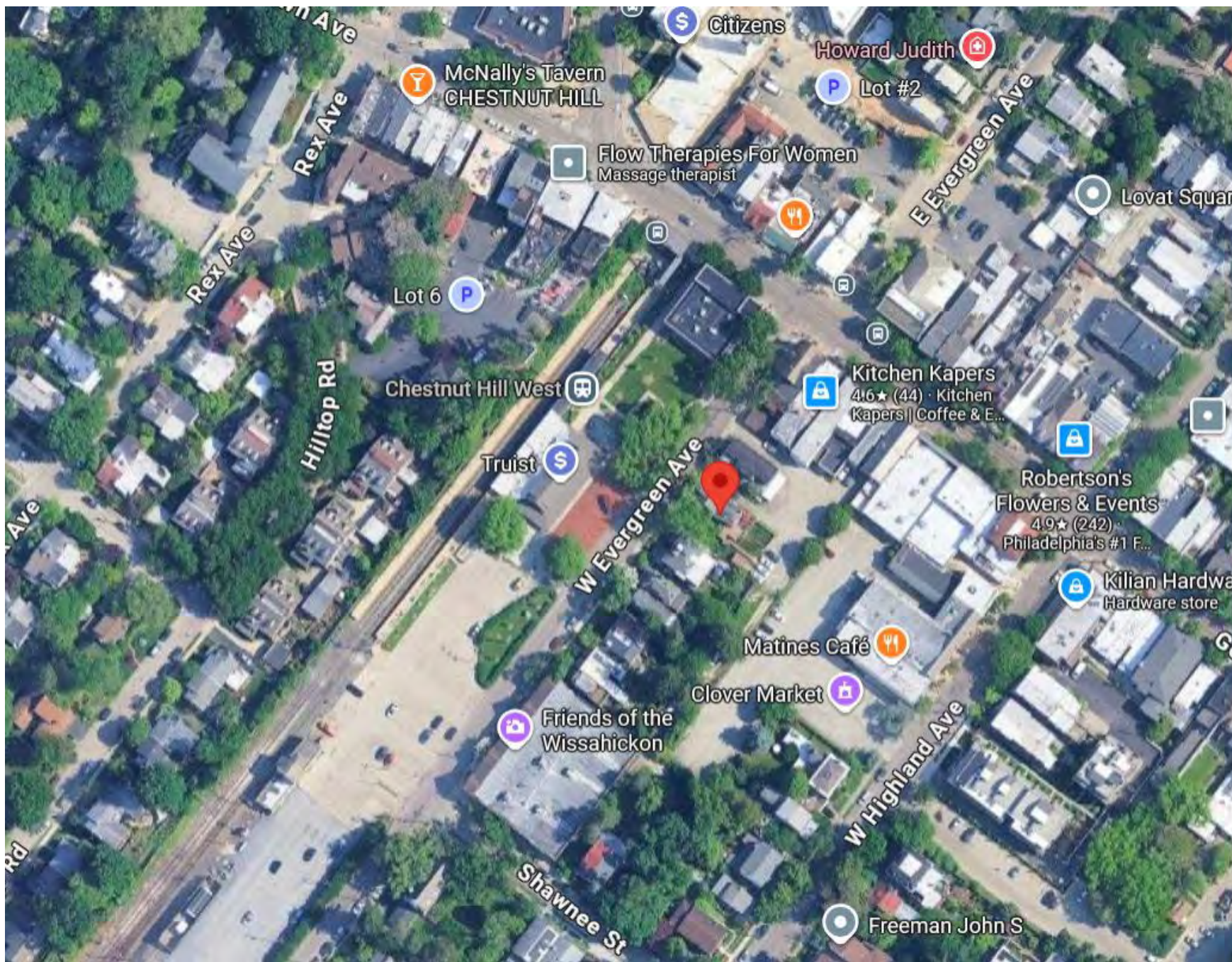
JAIN PROPERTY GROUP



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P:215-248-1244

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AERIAL NEIGHBORHOOD CONTEXT PHOTO – LOCATION MAP



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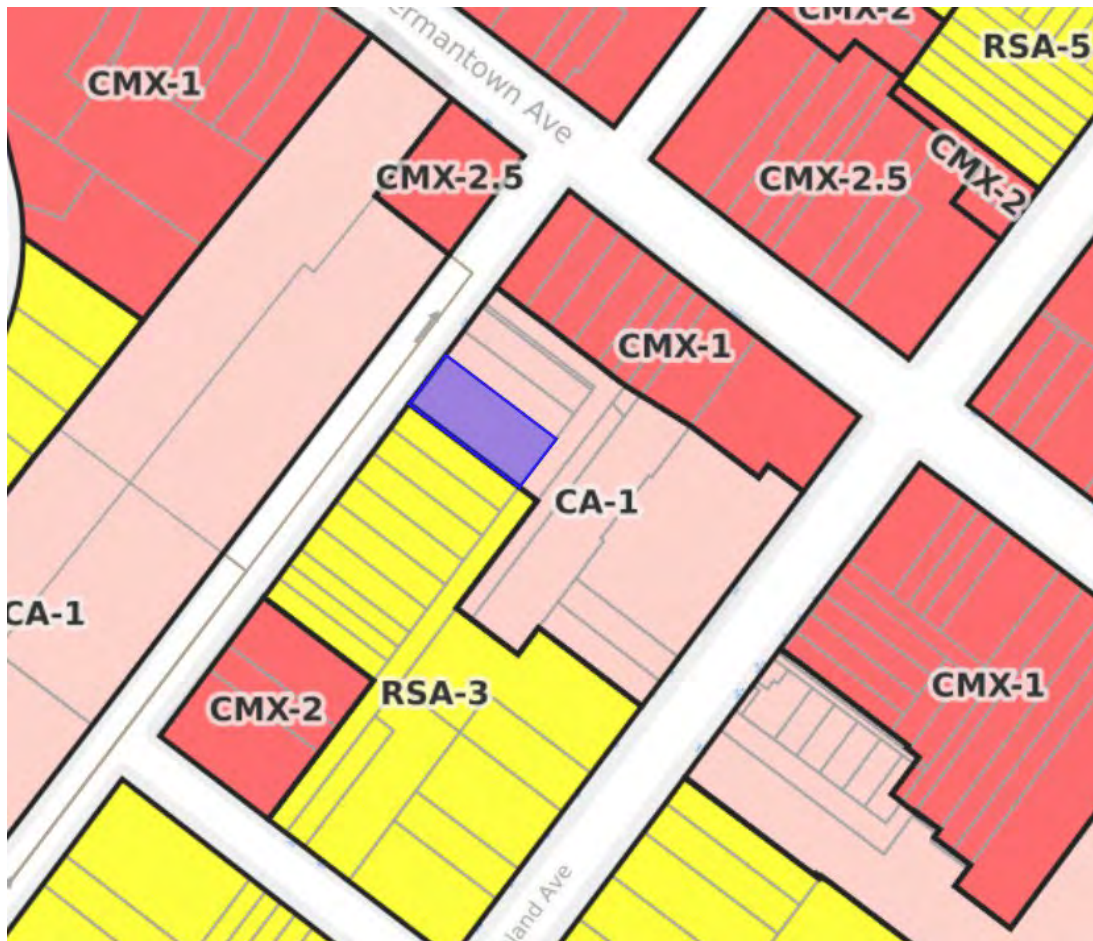
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AERIAL NEIGHBORHOOD CONTEXT PHOTO 2





ZONING CODE INFORMATION 18 W EVERGREEN AVE PHILADELPHIA, PA 19118			
ZONING DISTRICT:	CA-1 AUTO ORIENTED COMMERCIAL-1		
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.	50 FT.
MIN. LOT AREA (SF):	5,000 SF	5,788 SF	5,788 SF
MAX. OCCUPIED AREA (% OF LOT)	60 %	1,470 SF 25.4%	2,072 SF 35.8%
MIN. FRONT YARD SETBACK (FT.)	0 FT.	0 FT. ±	0 FT.
MIN. SIDE YARD SETBACK (FT.)	5 FT.*	0, 14.6 FT. ±	0, 11.52 FT.
MIN. REAR YARD SETBACK (FT.)	5 FT.*	50 FT. ±	46.15 FT.
MAX. BUILDING HEIGHT (FT.)	38 FT. (MAX.)	29.04 FT. ±	29.04 FT.
PARKING REQUIREMENT	9 SPACES	5 SPACES**	5 SPACES**
(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.			
* DENOTES SETBACK IF USED			
** DENOTES EXISTING NON-CONFORMING CONDITION.			
REQUIRED PARKING: FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF. FOR OTHER FLOORS: 50% OF RESULT OF 1ST FLOOR FORMULA.			
WWO OVERLAY DISTRICT: CATEGORY 5, NO LIMITS FOR IMPERVIOUS COVERAGE.			

ZONING DISTRICT – ZONING CODE INFORMATION



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18 W Evergreen Avenue, Philadelphia, PA 19118



EXISTING SITE PHOTOS - FRONT



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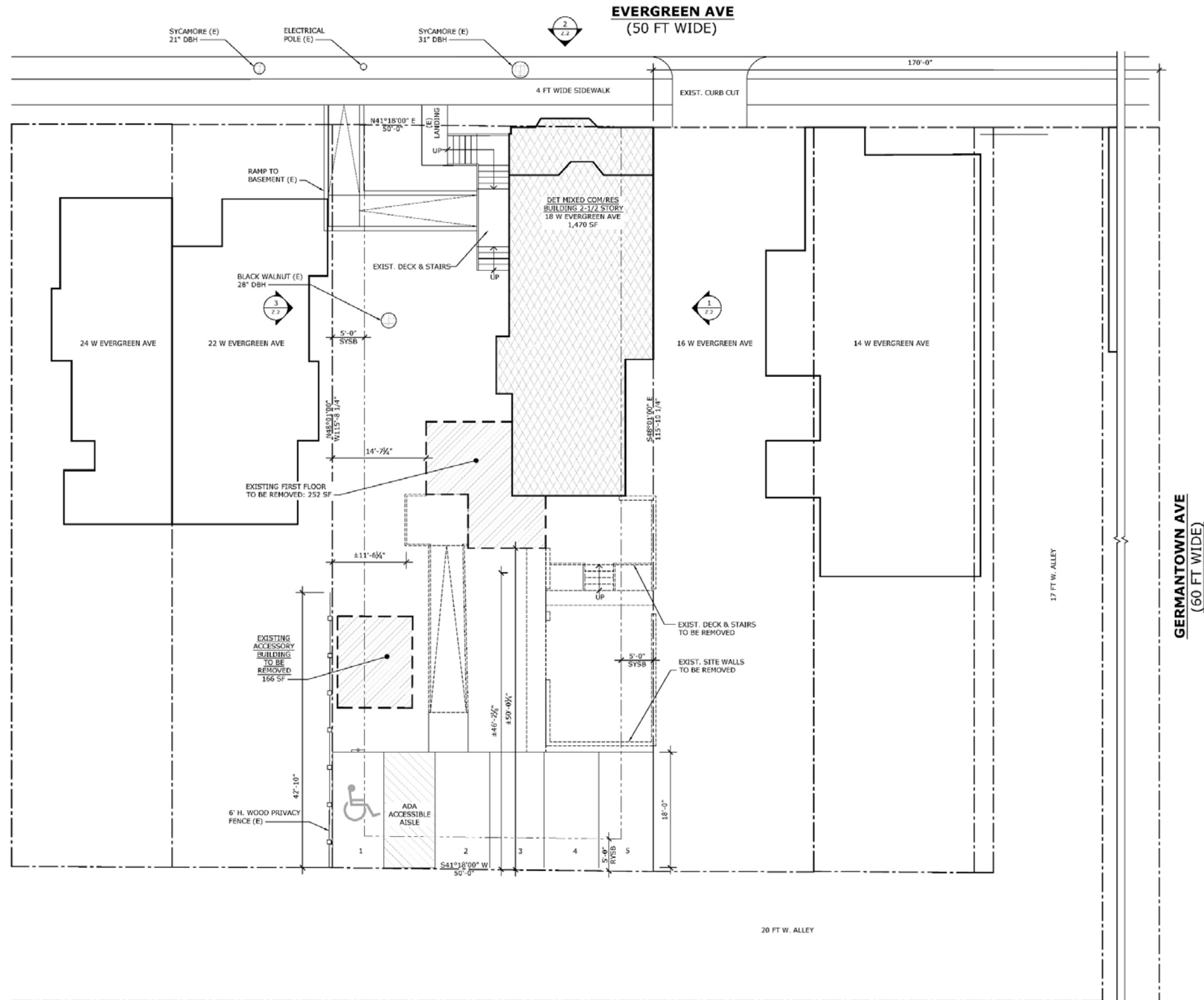
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EXISTING SITE PHOTOS - REAR



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EXISTING SITE PLAN

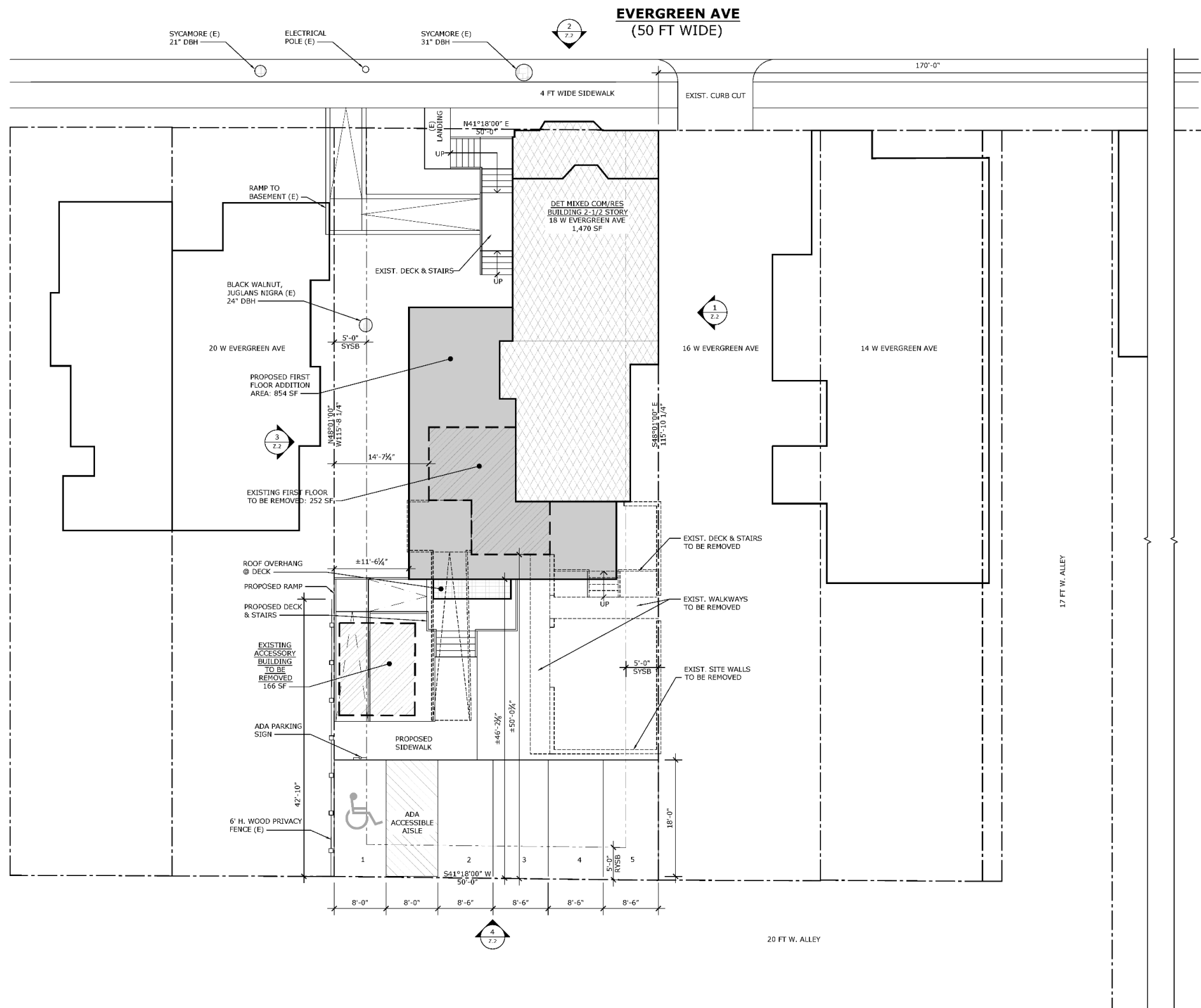


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18 W Evergreen Avenue, Philadelphia, PA 19118



PROPOSED SITE PLAN



GERMANTOWN AVE
(60 FT WIDE)

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JAIN PROPERTY GROUP
18 W Evergreen Avenue, Philadelphia, PA 19118



Notice of: ☒ Refusal ☐ Referral

Application Number: ZP-2026-004169	Zoning District(s): CA1	Date of Refusal: 5/28/2026
Address/Location: 18 W EVERGREEN AVE, Philadelphia, PA 19118-3315 Parcel (PWD Record)		Page Number: Page 1 of 2
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	Civic Design Review? N

Application for:

For the partial demolition of the existing structure, and the complete demolition of the existing detached accessory structure.

For the erection of an addition onto the existing detached structure. Size and location per plan.

For the proposed use of Group Medical Practitioner on the first floor level. No change the existing Single-Family Household Living on the second and third floors.

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:						
Section 14-305(9)	Nonconforming Parking or Site Improvements.	Where the amount, design, or location of off-street parking or site improvements (for example, landscape area) does not meet the requirements of this Zoning Code, the nonconformity may remain and be used notwithstanding those nonconformities. However, all provisions of § 14-705 (Landscape and Trees) and Chapter 14-800 (Parking and Loading) shall apply to the entire lot for any development or changes to structures or uses on the lot.						
Table 14-802-5	CA-1 and CA-2 Required Parking	<table><tr><th></th><th>REQUIRED</th><th>EXISTING/PROPOSED</th></tr><tr><td>4 Spaces per 1000 sq. ft. of Net Leasable Area</td><td>9 Spaces</td><td>5 Spaces</td></tr></table>		REQUIRED	EXISTING/PROPOSED	4 Spaces per 1000 sq. ft. of Net Leasable Area	9 Spaces	5 Spaces
	REQUIRED	EXISTING/PROPOSED						
4 Spaces per 1000 sq. ft. of Net Leasable Area	9 Spaces	5 Spaces						

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A

 Andrew DiDonato PLANS EXAMINER	5/28/2026 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.



Notice of: ☒ Refusal ☐ Referral

Application Number: ZP-2026-004169	Zoning District(s): CA1	Date of Refusal: 5/28/2026
Address/Location: 18 W EVERGREEN AVE, Philadelphia, PA 19118-3315 Parcel (PWD Record)		Page Number: Page 2 of 2
Applicant Name: Matthew Millan	Applicant Address: 15 W Highland Avenue Philadelphia, PA 19118 USA	Civic Design Review? N

Parcel Owner:

GPW MANAGEMENT LLC

Zoning Overlay District:
/WWO Wissahickon Watershed Overlay District/ Open Space and Natural Resources - Steep Slope Protection/ NIS Narcotics Injection Sites Overlay District/ EDO Eighth District Overlay District

 Andrew DiDonato PLANS EXAMINER	5/28/2026 DATE SIGNED
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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.

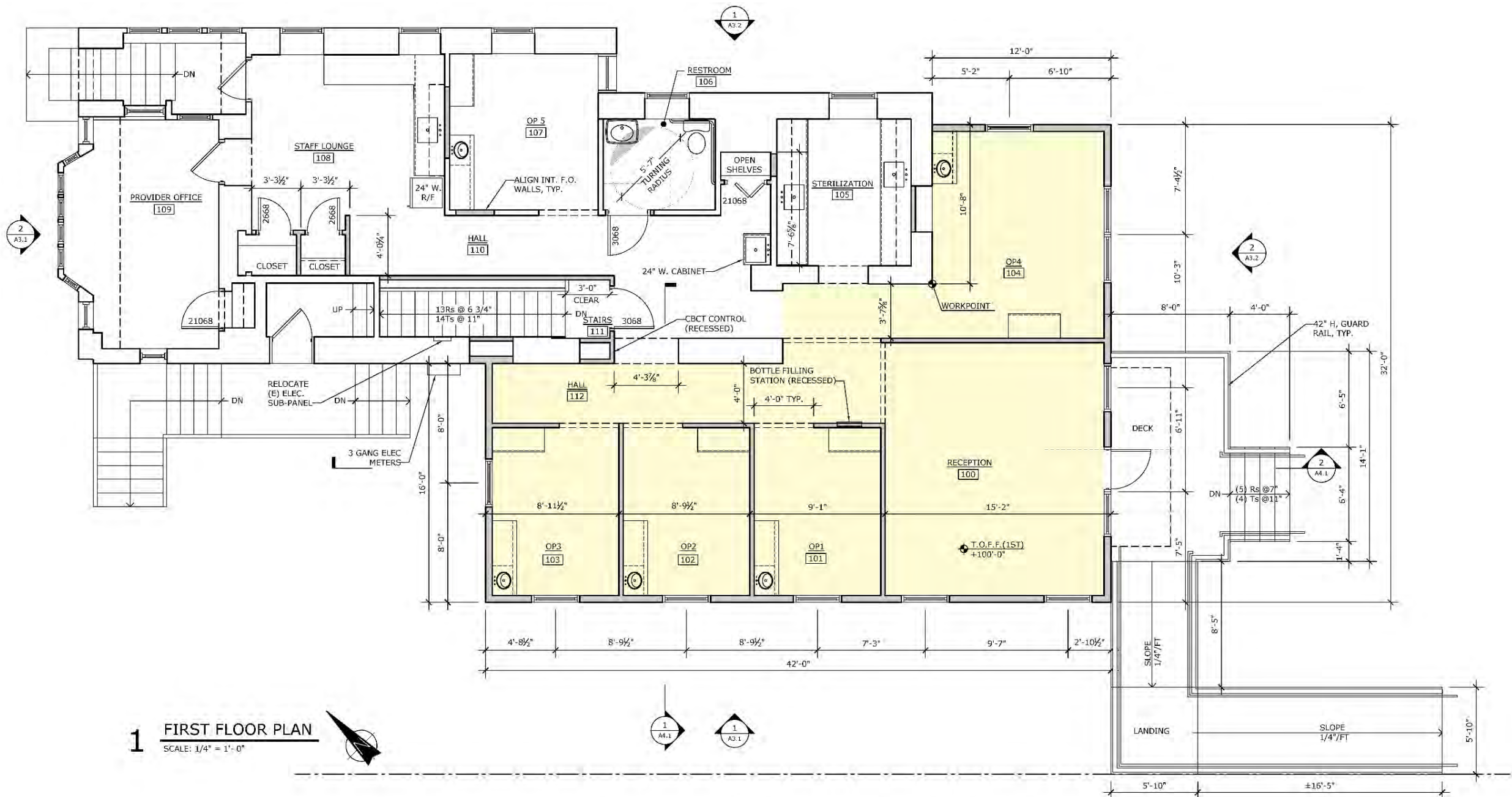


NOTICE OF REFUSAL

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PROPOSED 1st FLOOR PLAN



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EXTERIOR ELEVATION – EAST
(FACING 16 W EVERGREEN AVE)



EXTERIOR ELEVATION – NORTH
(FACING EVERGREEN AVE)



EXTERIOR ELEVATION – WEST
(FACING 20 W EVERGREEN AVE)

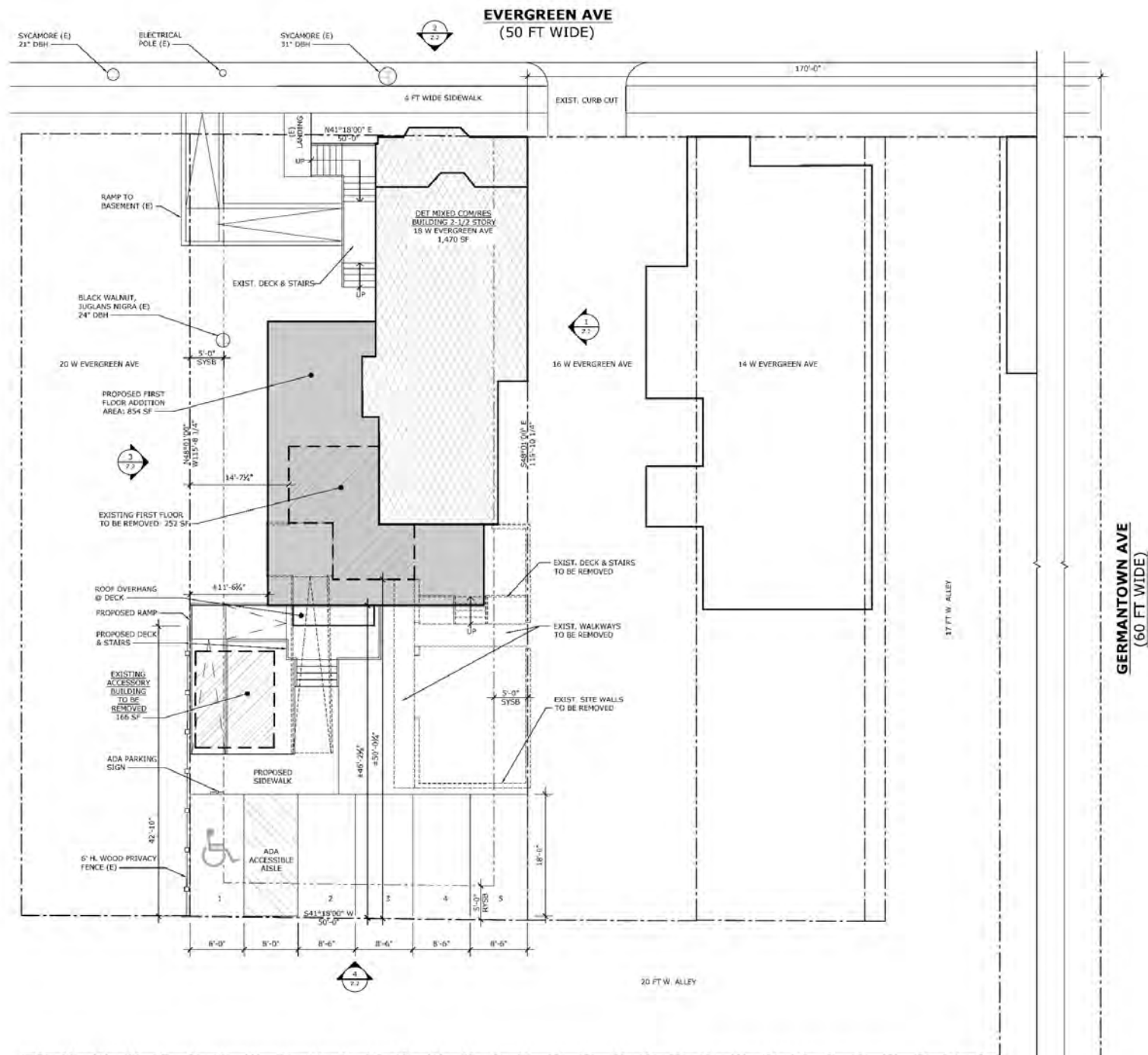


EXTERIOR ELEVATION – SOUTH
(FACING REAR PARKING)

PROPOSED EXTERIOR ELEVATION(S)



JAIN PROPERTY GROUP
18 W Evergreen Avenue, Philadelphia, PA 19118



LEGEND	
	EXISTING ENVELOPE TO REMAIN
	EXISTING ENVELOPE TO REMOVE
	PROPOSED ENVELOPE
	PROPOSED OVERHANG
	EXISTING SITE
	FEATURE TO REMOVE



NO SIGNS ARE PART OF THIS PERMIT APPLICATION.

ZONING CODE INFORMATION 18 W EVERGREEN AVE PHILADELPHIA, PA 19118			
ZONING DISTRICT:	CA-1	AUTO ORIENTED COMMERCIAL-1	
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.	50 FT.
MIN. LOT AREA (SF):	5,000 SF	5,788 SF	5,788 SF
MAX. OCCUPIED AREA (% OF LOT):	60 %	1,470 SF 25.4%	2,072 SF 35.8%
MIN. FRONT YARD SETBACK (FT.):	0 FT.	0 FT.	0 FT.
MIN. SIDE YARD SETBACK (FT.):	5 FT.*	0, 14.6 FT. #	0, 11.52 FT.
MIN. REAR YARD SETBACK (FT.):	5 FT.*	50 FT. #	46.15 FT.
MAX. BUILDING HEIGHT (FT.):	38 FT. (MAX.)	29.04 FT. #	29.04 FT.
PARKING REQUIREMENT	9 SPACES	5 SPACES**	5 SPACES**
(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.			
* DENOTES SETBACK IF USED			
** DENOTES EXISTING NON-COMFORMING CONDITION.			
REQUIRED PARKING: FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF. FOR OTHER FLOORS: 50% OF RESULT OF 1ST FLOOR FORMULA.			
WWD OVERLAY DISTRICT: CATEGORY 3, NO LIMITS FOR IMPERVIOUS COVERAGE.			

1 SITE PLAN
SCALE: 1/8" = 1'-0"

Millan Architects
215.248.1244
MILLANARCHITECTS.COM

JAIN PROPERTY GROUP

18 W EVERGREEN AVE
PHILADELPHIA, PA 19118

234.01

PROJECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

DATE



2026-03-12

MATTHEW MILLAN RA-014879-B

NOTES

ZONING SITE PLAN

SCALE: 1/8" = 1'-0" DATE: 03/20/2026

PROJECT NUMBER: Z.1

18 W Evergreen Avenue, Philadelphia, PA 19118



MAIN PROPERTY
GROUP

138 W EVERGREEN AVE
PHILADELPHIA, PA 19118

234.01

10

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1



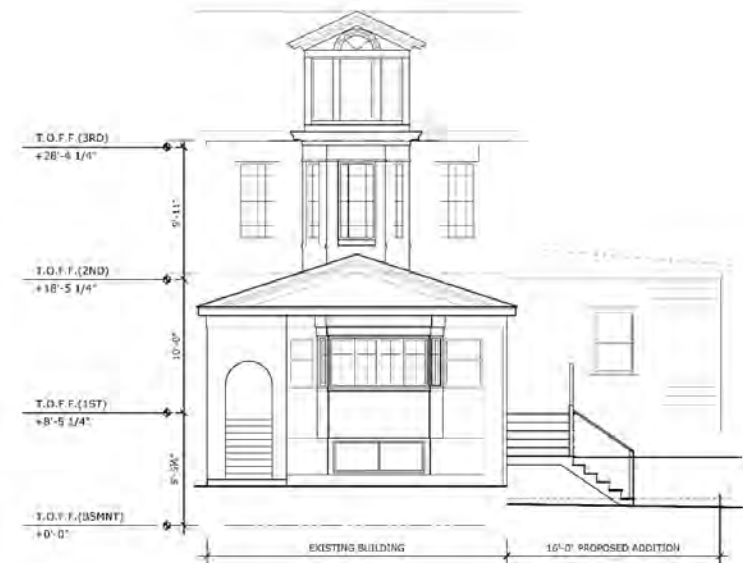
2026-03-12

THREW NICLAN KA-014879-B

1



1 EAST ELEVATION
SCALE: $\frac{3}{16}'' = 1' - 0''$



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

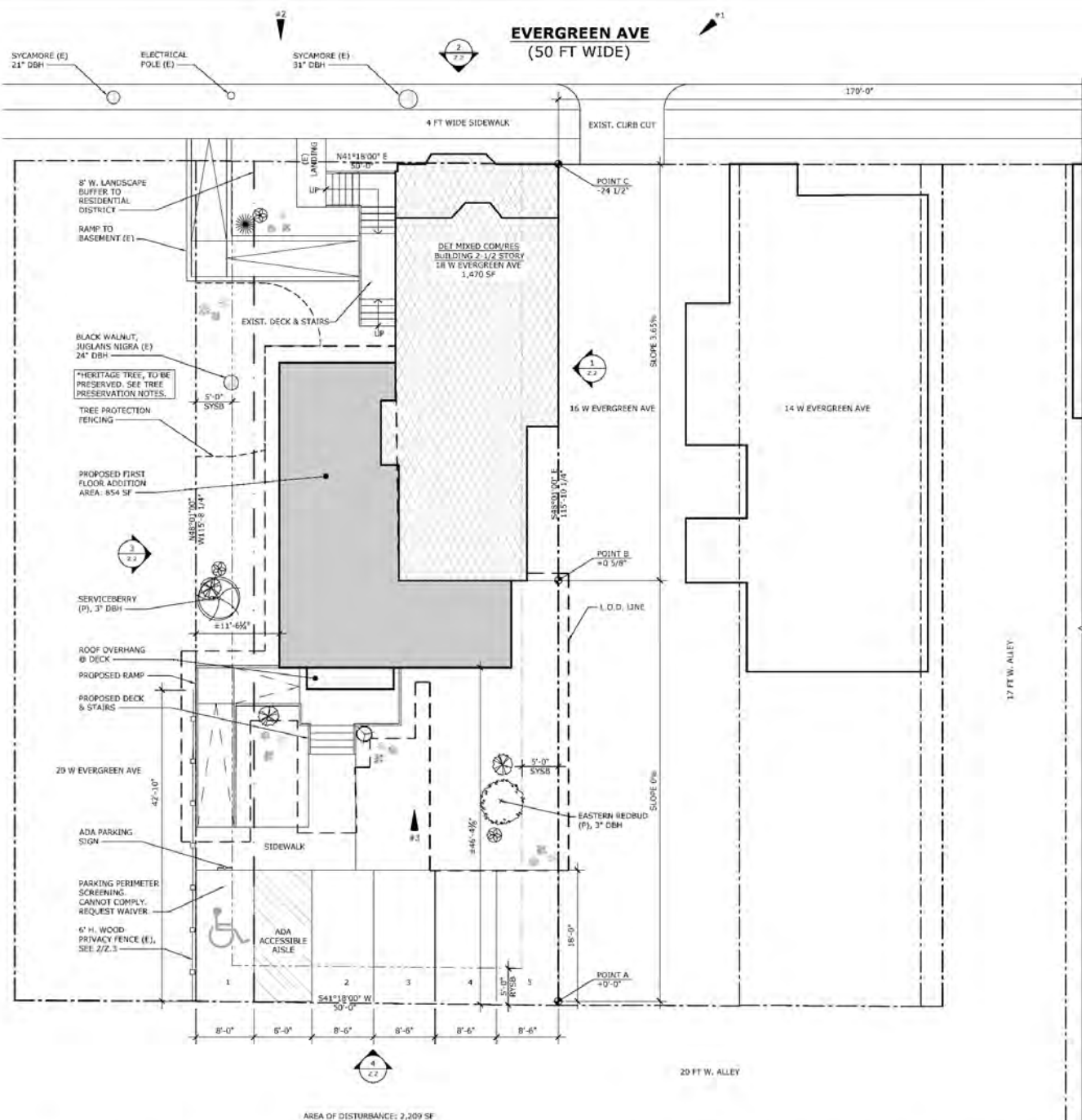
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ZONING ELEVATIONS

SCALE	DATE
3/16" = 1'-0"	04/30/2026

Z.2

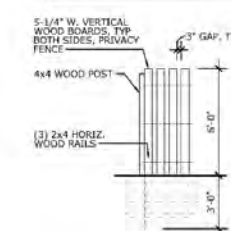
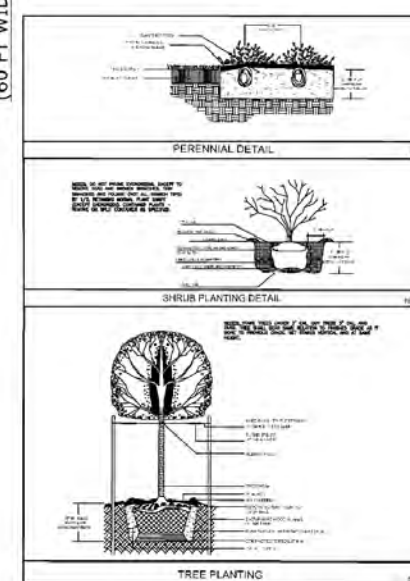
18 W Evergreen Avenue, Philadelphia, PA 19118



EXISTING & PROPOSED GROSS FLOOR AREA	
Existing Gross Floor Area (SF)	2,885
Proposed Gross Floor Area (SF)	3,487
Percentage Increase	21%
No Change in # of Dwelling Units	
EXISTING LANDSCAPE BUFFERING	
DOES NOT APPLY (<25% Floor Area Increase)	
14-705(e) YARD TREE REQUIREMENTS	
DOES NOT APPLY (<25% Floor Area Increase)	
14-705(f)(1) EXISTING TREE CREDITS	
to be preserved	1
Total credit of existing trees	12
14-803(c)(5) PARKING LOT SCREENING, RESID. DIST.	
Length of Parking 20' to 20'	
# of Trees Req'd per 20 LF	1
# of Shrubs Req'd per 20 LF	4
# of trees proposed in buffer	0*
# of shrubs proposed in buffer	0*
14-803(c)(5) INTERIOR LANDSCAPE REQUIREMENTS	
Total parking area (SF)	300
15% of parking area (SF)	90
Total Trees Required	1
Total Shrubs Required	3
Total Perennial/Ground cover*	15
LANDSCAPE PLANTINGS	
Required Trees, 3" caliper	2
Required Shrubs	7
Required Perennials	15
PROPOSED TREE PLANTINGS	
Total 3" trees > 2 x 3"	8*
Total credit of existing trees	12
Total required tree caliper 0"	0*
*DUE TO EXISTING PARKING, CAN'T PROVIDE 8" PLANTING LOT SCREENING ALONG SIDE PARKING LINE	
EXISTING IMPERVIOUS COVERAGE CALC	
Bldg. Area (SF)	1,470
Accessory Bldg. Area (SF)	900
Parking Area (SF)	300
Walkways Area (SF)	333
Site Walls Area (SF)	49
Deck/Ramp Area (SF)	782
Total Imperv. Area (SF)	3,769
PROPOSED IMPERVIOUS COVERAGE CALC	
Bldg. Area (SF)	2,072
Parking Area (SF)	300
Walkways Area (SF)	340
Deck/Ramp Area (SF)	548
Total Prop. Impervious Area (SF)	4,180
Impervious Coverage Net Increase	450

PLANT SCHEDULE

QTY TREES	CODE	BOTANICAL NAME	COMMON NAME	NOTES
	1 Cc	Cercis Canadensis	Eastern Redbud	3" Cal. B&B
	1 Aj	Amelanchier x Grandiflora	Serviceberry	3" Cal. B&B
SHRUBS				
	3 Vb	Viburnum Dentatum	Arrowwood Viburnum	#3 Cont.
	3 Ca	Clethra Alnifolia	Sweet Pepperbush	#3 Cont.
	1 Cs	Cornus Sericea	Red Cluster Dogwood	#1 Cont.
PERENNIALS				
	5 Hv	Hibiscus Virginica	Virginia Bluebells	#5 Cont.
	5 Mf	Monarda fistulosa	Wild Bergamot	#5 Cont.
	5 Ep	Echinacea Purpurea	Purple Coneflower	#5 Cont.



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"

TREE PRESERVATION NOTES:

- ### TREE PRESERVATION NOTES:
1. ERECT TREE PRESERVATION FENCING, MIN 5' HIGH AROUND PERIMETER OF DRIP LINE OF TREES TO BE PRESERVED.
 2. REDUCE EXTENT OF EXCAVATION TO MINIMUM REQUIRED FOR CONCRETE FOOTINGS WITHIN DRIP LINE OF TREES TO BE PRESERVED.
 3. REPAIR EXISTING EXCAVATION, USE AIR SPADE TO REMOVE SOIL AND IDENTIFY MAJOR ROOTS WITHIN EXCAVATION ZONE.
 4. IF POSSIBLE, MODIFY FOOTINGS USING GRADE BEAM METHODS TO AVOID REMOVAL OF MAJOR ROOTS.
 5. CUT ALL EXPOSED ROOTS CLEANLY WITHIN EXCAVATION ZONE.
 6. AT COMPLETION OF BACKFILL AND ROUGH GRADING, PROVIDE ROOT FERTILIZATION FOR ALL EXPOSED ROOTS.

LEGEND

-  EXISTING ENVELOPE TO REMAIN
-  EXISTING ENVELOPE TO REMOVE
-  PROPOSED ENVELOPE
-  PROPOSED OVERHANG
-  EXISTING SITE FEATURE TO REMOVE

ZONING CODE INFORMATION		18 W EVERGREEN AVE PHILADELPHIA, PA 19115	
ZONING DISTRICT:		CA-1 AUTO ORIENTED COMMERCIAL-1	
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH (FT.):	50 FT.	50 FT.	50 FT.
MIN. LOT AREA (SQF):	5,000 SF	5,788 SF	5,788 SF
MAX. OCCUPIED AREA (% OF LOT)	60 %	1,470 SF	2,072 SF
MIN. FRONT YARD SETBACK (FT.)	0 FT.	0 FT. ±	0 FT.
MIN. SIDE YARD SETBACK (FT.)	5 FT.*	0, 14.6 FT. ±	0, 31.52 FT.
MIN. REAR YARD SETBACK (FT.)	5 FT.*	50 FT. ±	46.15 FT.
MAX. BUILDING HEIGHT (FT.)	38 FT. (MAX.)	29.04 FT.	29.04 FT.
FASBN REQUIREMENT	0 SPACES	5 SPACES**	5 SPACES **
(A) DENOTES EXISTING, PROP. DENOTES PROPOSED. * DENOTES SETBACK IF USED ** DENOTES EXISTING NON-CONFORMING CONDITION. REQUIRED PARKING FOR 1ST FLOOR: 4/1,000 SF FOR FIRST 100,000 SF. FOR OTHER FLOORS: 50% OF TOTAL OF 1ST FLOOR FORMULA.			
WWO DEVELOPMENT DISTRICT: CATEGORY 5, NO LIMITS FOR IMPERVIOUS COVERAGE.			

2 EXISTING SITE FENCE

2 EXISTING
SCALE 1/4" = 1'-0"


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FUNCTION TWO



2026-03-1

MATTHEW MILLAN KA-014879

2785

[illegible]

LANDSCAPE PLAN

DATE	DATE
AS NOTED	03/20/2020

SAFETY NUMBER

32

4.3