

Zoning Permit

Permit Number ZP-2023-002487

LOCATION OF WORK 1440 N FRONT ST, Philadelphia, PA 19122-3902	PERMIT FEE \$1,804.00	DATE ISSUED 6/1/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER ARCHIVE VIII LLC	1440 N FRONT ST PHILADELPHIA, PA 19122-
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OWNER CONTACT 1 Henry Siebert	2929 Walnut Street, Suite 4512, Philadelphia, PA 19104
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY A ROOF ACCESS STRUCTURE (ELEVATOR PENTHOUSE); GREEN ROOF (COVERS FOR MORE THAN 60% OF ROOF AREA), FOR THE ERECTION OF FENCES (8' AND 6' HIGH) BALCONIES FROM SECOND(2ND) FLOORS THROUGH SEVENTH(7TH) FLOORS; FOR THE CREATION OF EIGHTEEN(18) ACCESSORY PARKING SPACES INCLUDING WITH FOUR(4) AUTO SHARE PARKING SPACES, ONE(1) VAN ACCESSIBLE SPACE, ONE(1) RESERVOIR SPACE, ONE(1) ELECTRIC VAN SPACE AND WITH THIRTY-EIGHT(38) 1A CLASS
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APPROVED USE(S) Residential - Household Living - Multi-Family; 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.

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BICYCLE SPACES IN AN ACCESSIBLE AT FIRST FLOOR
SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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- 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:
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 - **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.
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- 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.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1440 N FRONT ST Philadelphia, PA 19122-3902

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY)
WITH MULTI-FAMILY HOUSEHOLD LIVING (114 DWELLING UNITS) ABOVE.

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, 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.

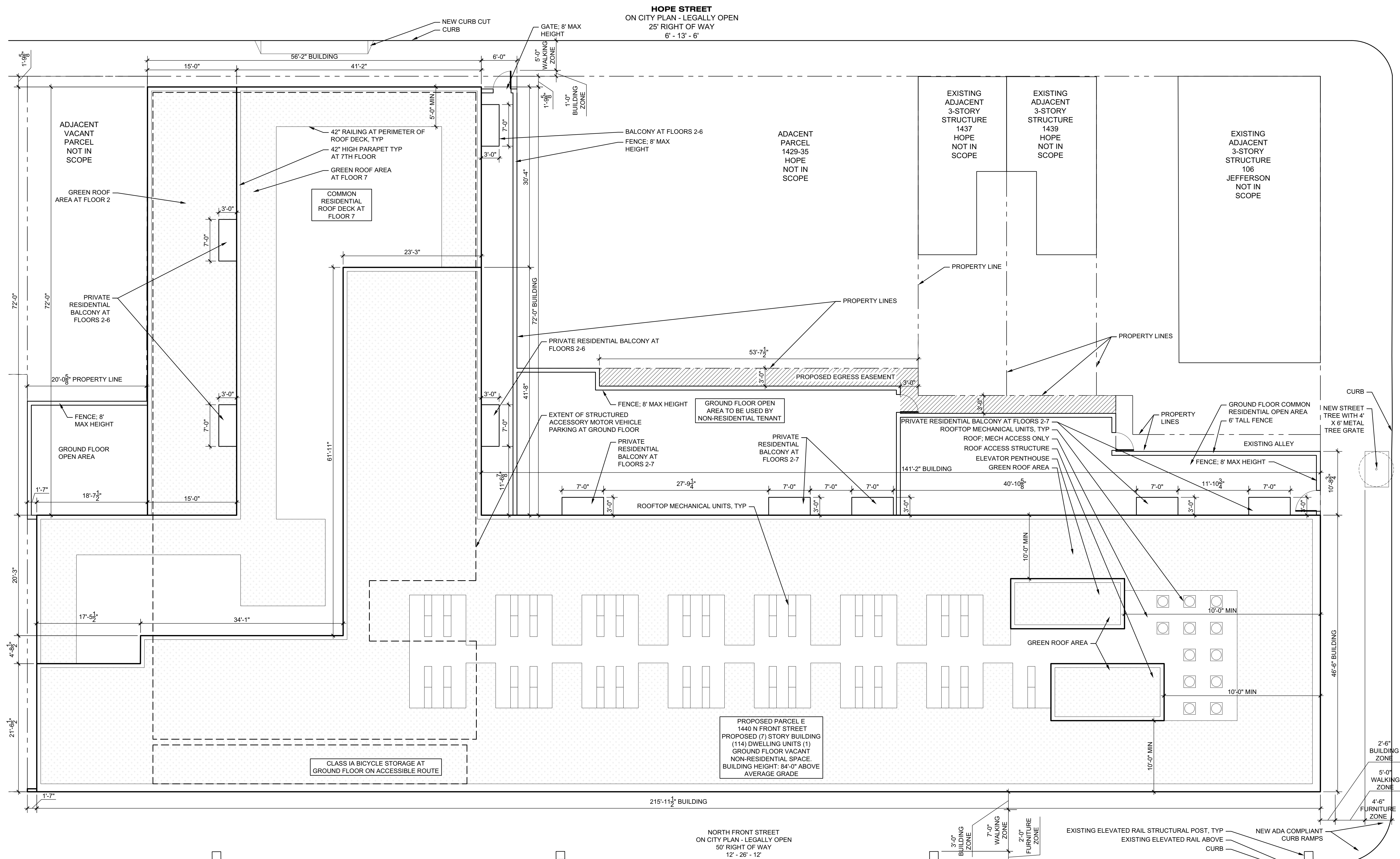
NEW CONSTRUCTION FOR
1440 N FRONT STREET
PHILADELPHIA, PA 19122

GENERAL NOTES

OWNER
ARCHIVE VIII LLC
2929 WALNUT STREET #4512
PHILADELPHIA, PA 19104

ARCHITECT
CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
215.977.7075

CIVIL ENGINEER
COLLIERS ENGINEERING
AND DESIGN
1500 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19102
877.627.3722



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "05/31/23" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENCES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&J User:".

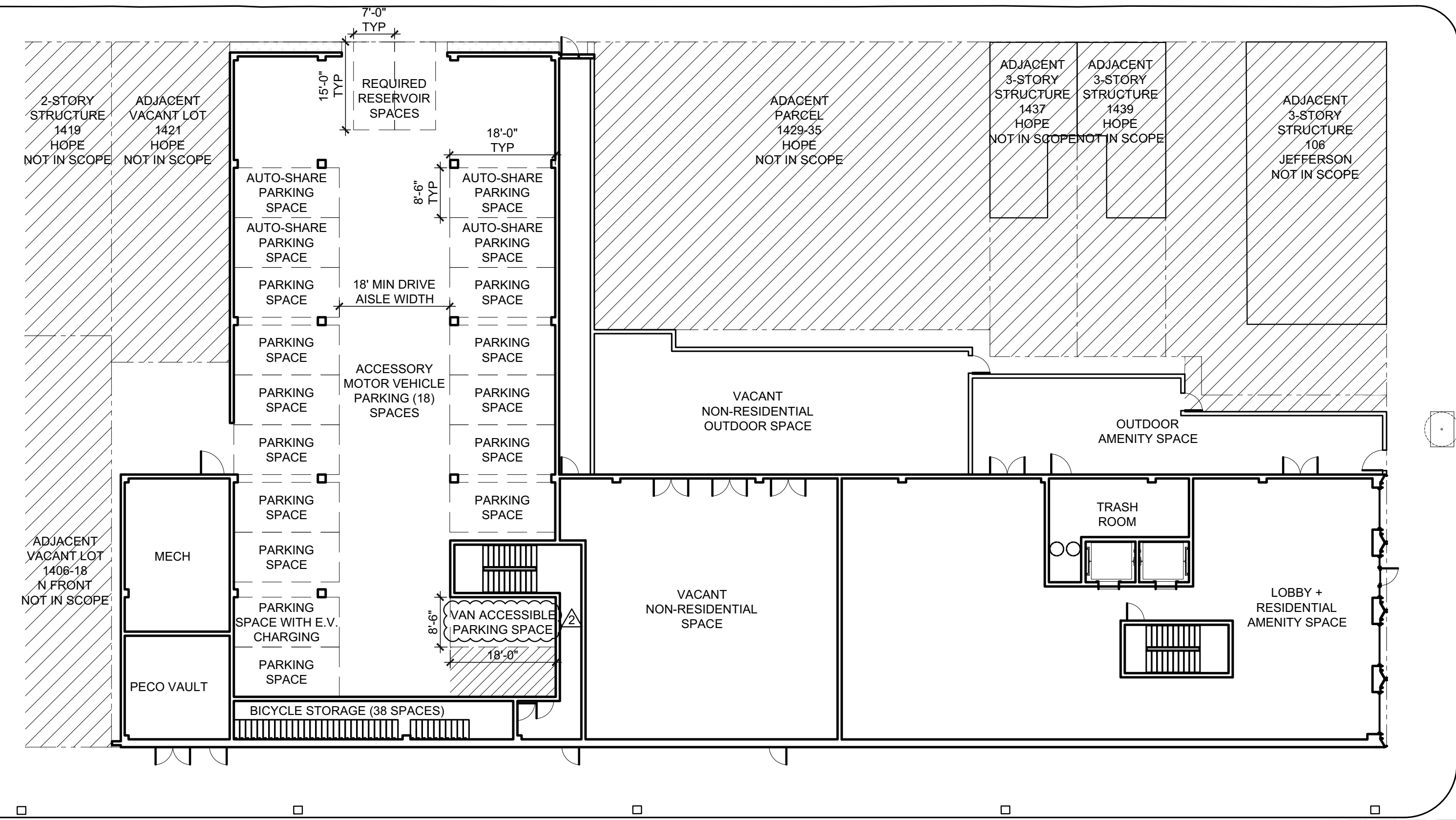
01
Z-01

ARCHITECTURAL SITE PLAN

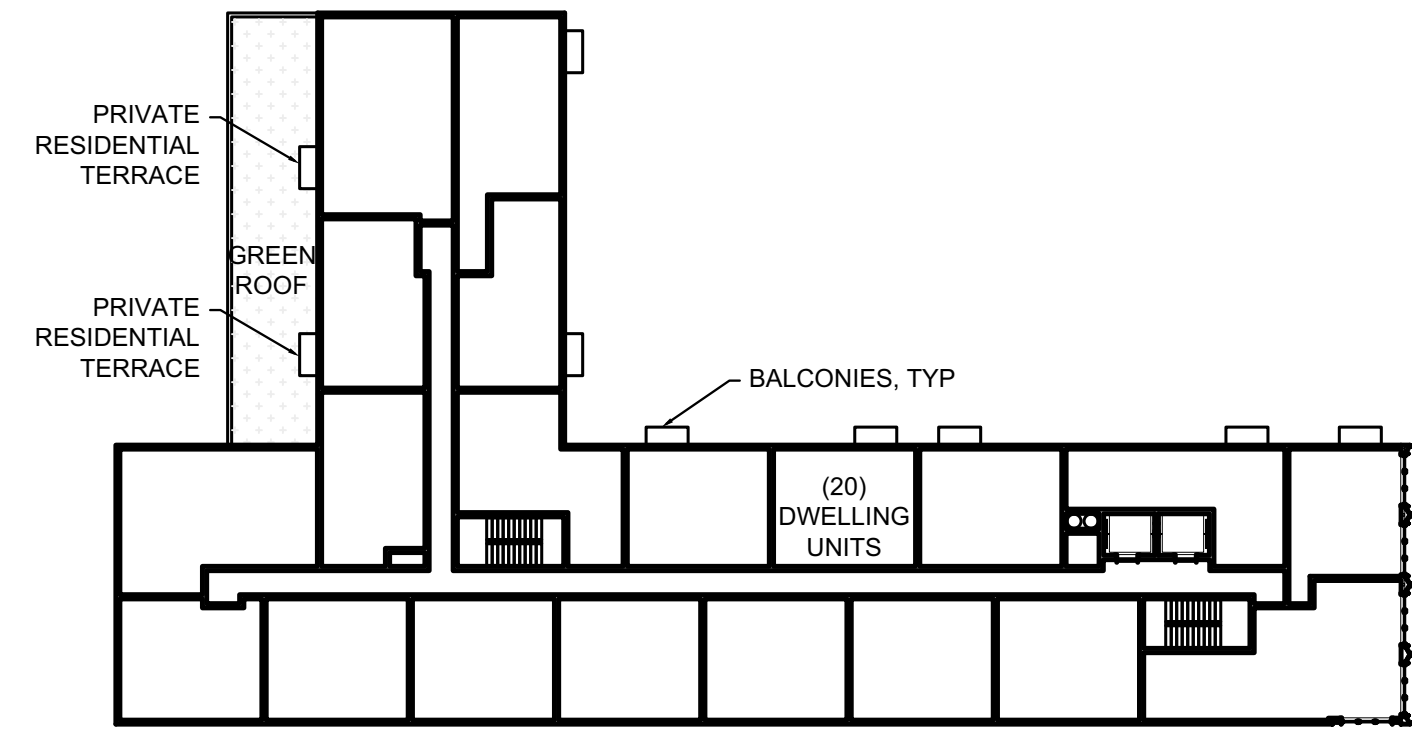
1/8" = 1'-0"

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	Reviewed	Drawing No.
	Date	Z-01
	Scale	

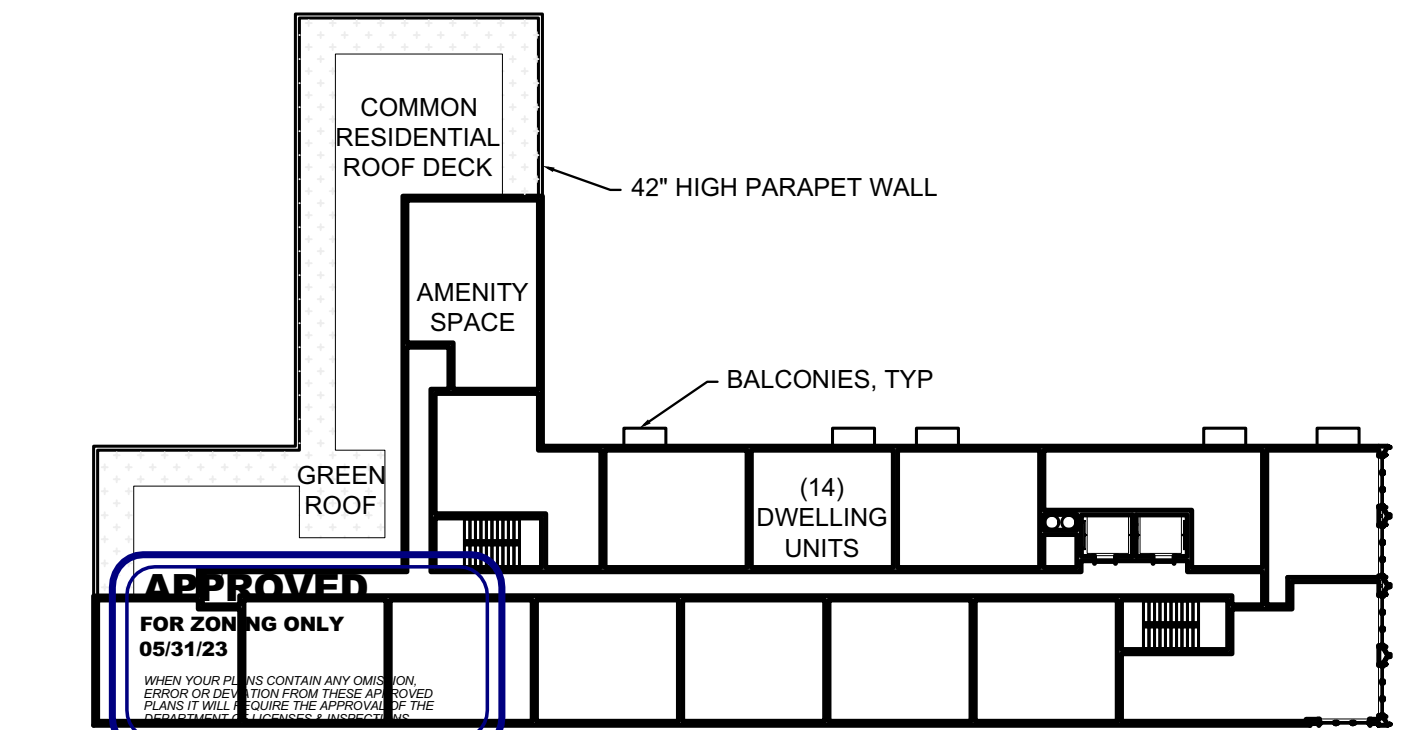
NEW CONSTRUCTION FOR
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PHILADELPHIA, PA 19122



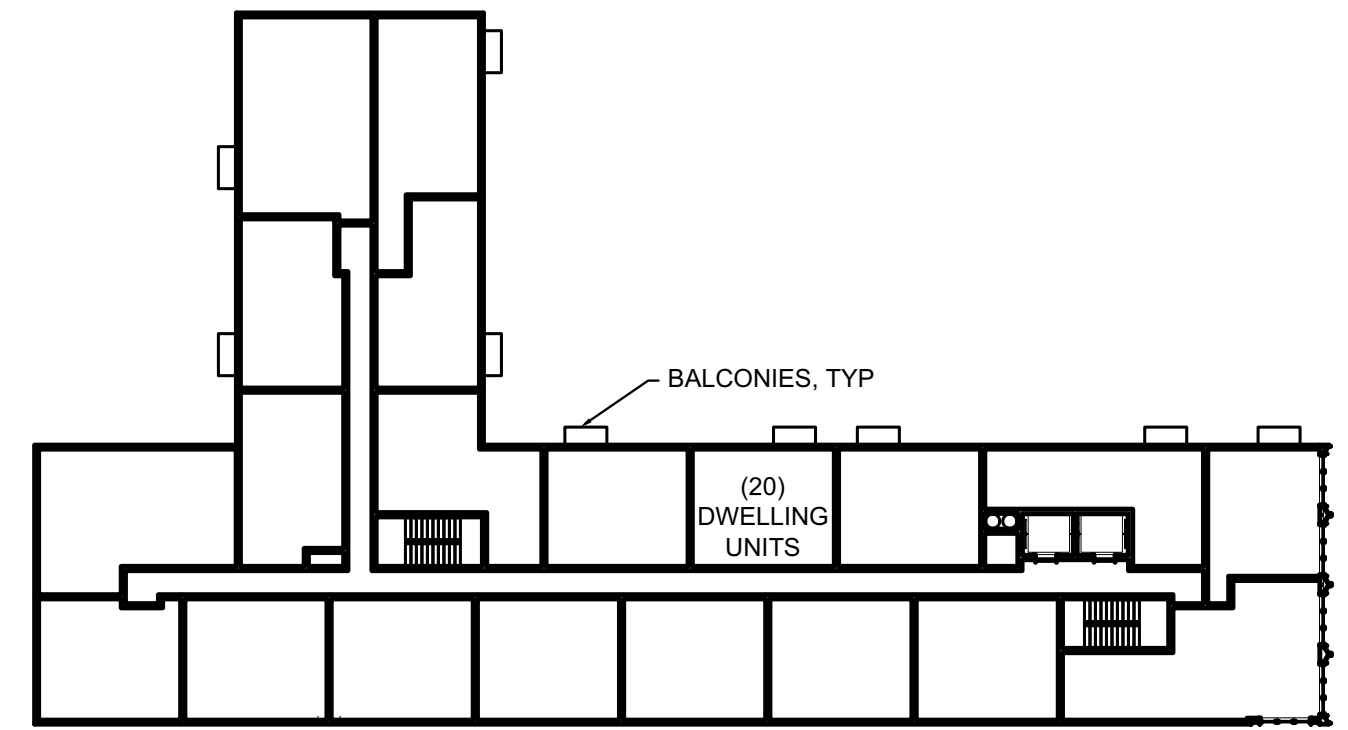
01 FLOOR 01 PLAN
Z-02 1/16" = 1'-0"



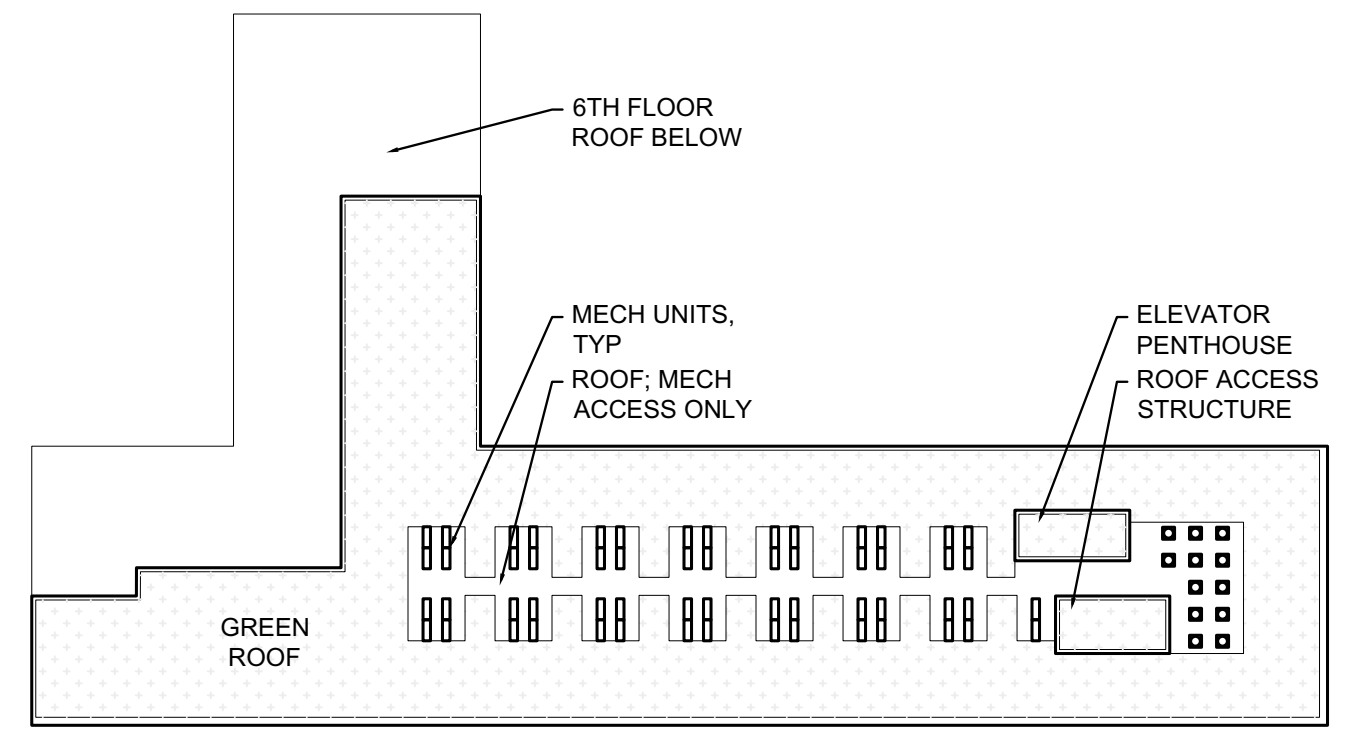
03 FLOOR 02 PLAN
Z-02 1/32" = 1'-0"



05 FLOOR 07 PLAN
Z-02 1/32" = 1'-0"

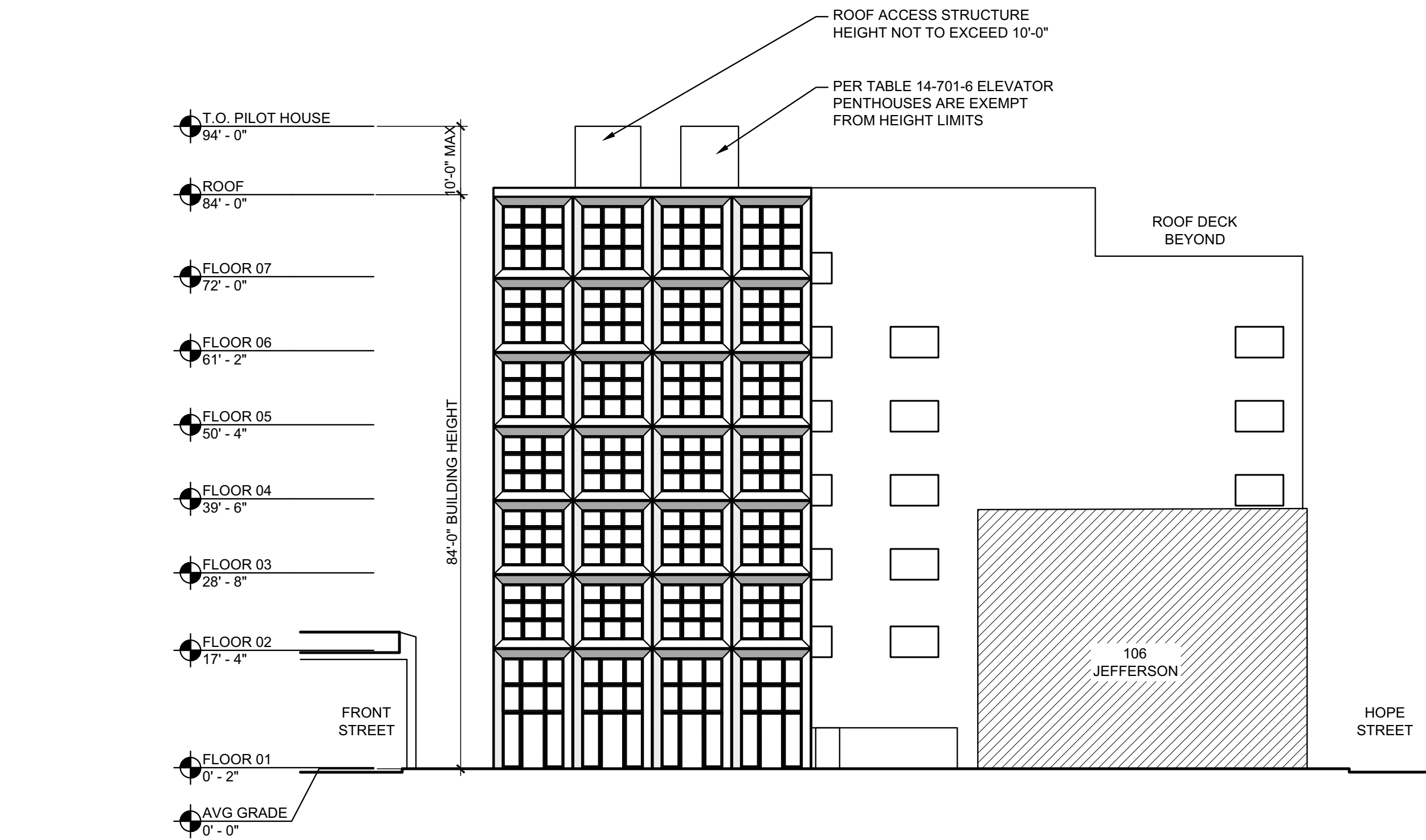


04 FLOOR 03 - 06 PLAN
Z-02 1/32" = 1'-0"



06 ROOF PLAN
Z-02 1/32" = 1'-0"

02 ELEVATION
Z-02 1/16" = 1'-0"



1440 N FRONT (PREMISES E) NEW CONSTRUCTION ZONING ANALYSIS			
DISTRICT NAME	CMX-3 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA*	N/A	17,700 SF*	CONFORMING
OCCUPIED AREA*	80% (14,160 SF*) MAX	80.0% (14,153 SF*)	CONFORMING
TOTAL GROSS FLOOR AREA*	500% (88,500 SF*)	500% (88,497 SF*)	CONFORMING
FLOOR 01		14,007 SF*	
FLOOR 02		12,932 SF*	
FLOOR 03		12,932 SF*	
FLOOR 04		12,932 SF*	
FLOOR 05		12,932 SF*	
FLOOR 06		12,932 SF*	
FLOOR 07		9,830 SF*	
FRONT YARD SETBACK	N/A	0'	CONFORMING
SIDE YARD SETBACK	8' IF USED	0'	CONFORMING
REAR YARD SETBACK	N/A	N/A	CONFORMING
BUILDING HEIGHT	N/A	84'	CONFORMING
MIN CORNICE HEIGHT	N/A	N/A	CONFORMING
MOTOR VEHICLE PARKING	18**	18	CONFORMING
CLASS 1A BICYCLE PARKING	38***	38 PROVIDED ON GROUND FLOOR	CONFORMING
RESIDENTIAL UNITS	N/A	114	CONFORMING
*PER PHILADELPHIA SURVEY DISTRICT STANDARD (PDS)			
**MOTOR VEHICLE PARKING CALCULATION: 3 SPACES PER 10 DWELLING UNITS.			
REDUCED PER 14-802(8)(b)		35 SPACES	
4 AUTO SHARE SPACES PROVIDED			
TOTAL SPACES REDUCED BY 40% TO		21 SPACES	
REDUCED PER 14-802(8)(e)			
36 CLASS 1A BICYCLE PARKING SPACES PROVIDED			
TOTAL SPACES REDUCED BY 10% TO		18 SPACES	
***BICYCLE PARKING CALCULATION: 1 SPACES PER 3 DWELLING UNITS.			
		38 SPACES	

GENERAL NOTES

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ZONING PERMIT REV 2 03.09.2023
ZONING PERMIT REV 1 11.29.2022
ZONING PERMIT SUBMISSION 09.27.2022

No. REVISIONS/SUBMISSIONS Date

ONE JEFFERSON
1440 N FRONT STREET
PHILADELPHIA, PA 19122

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING PLANS

Seal Drawn Project No.
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Reviewed Drawing No.
Date
Scale **Z-02**

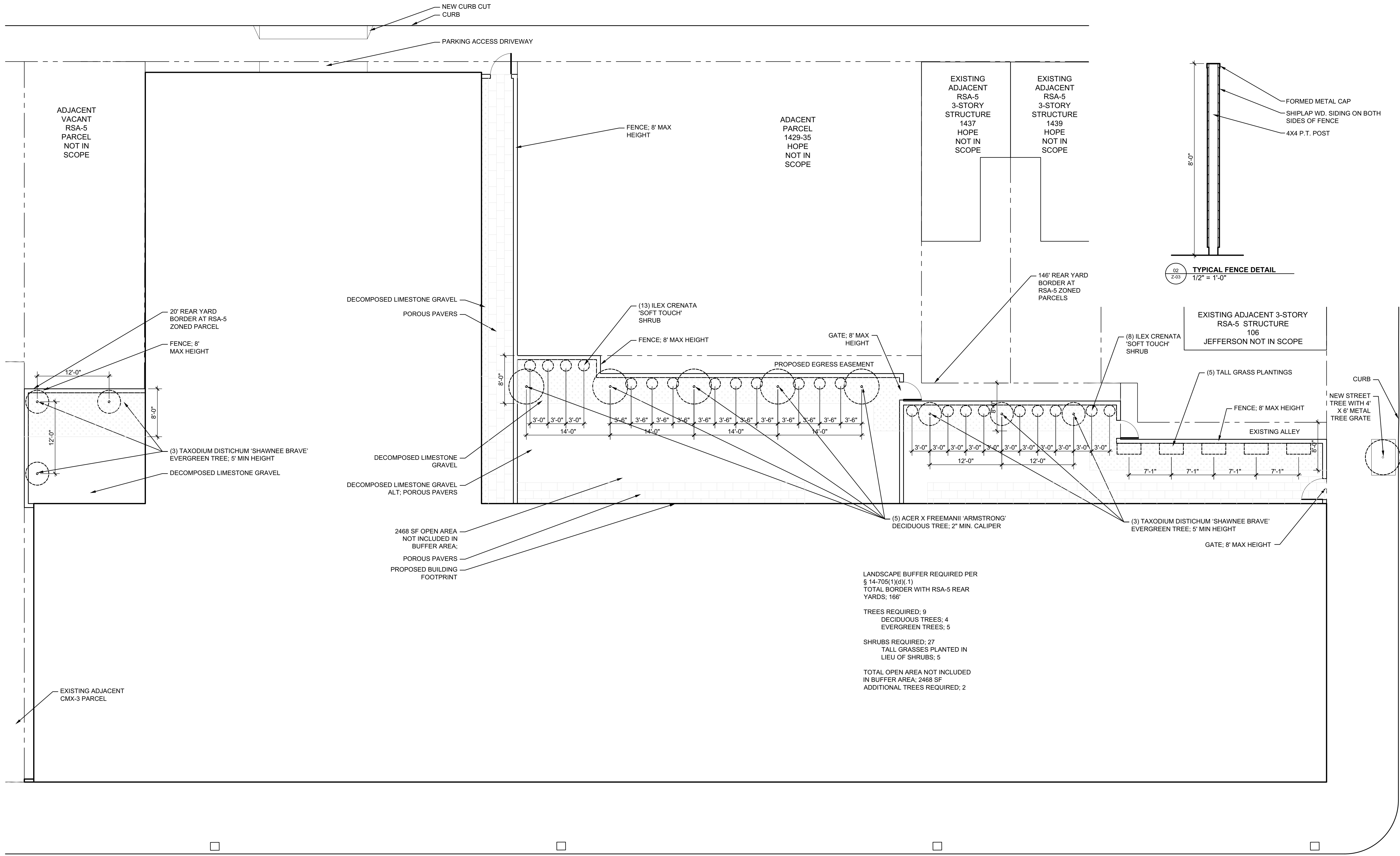
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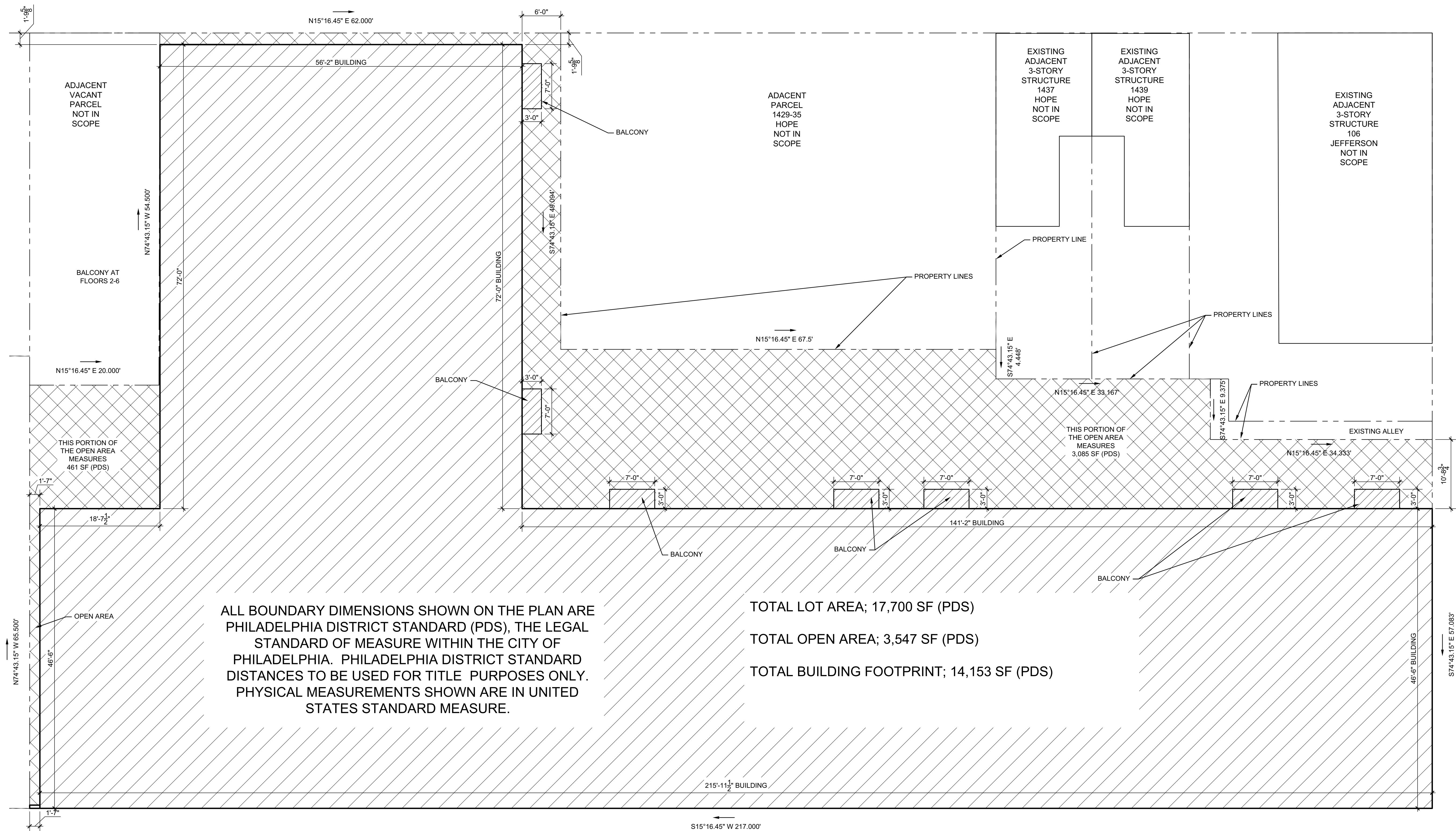
Drawing Title
LANDSCAPE PLAN

Seal
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Reviewed
Date
Scale
Project No.
CAD File No.
Drawing No.
Z-03

APPROVED
FOR ZONING ONLY
05/31/23
WHEN YOUR PLANS CONTAIN ANY OVERSIGHT,
ERROR OR OMISSION, YOU ARE RESPONSIBLE FOR
THESE APPROVED PLANS. IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User

01
Z-03
OPEN AREA DIAGRAM
1/8" = 1'-0"

NEW CONSTRUCTION FOR
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ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD (PDS), THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.

✓ TOTAL LOT AREA; 17,700 SF (PDS)

✓ TOTAL OPEN AREA; 3,547 SF (PDS)

✓ TOTAL BUILDING FOOTPRINT; 14,153 SF (PDS)

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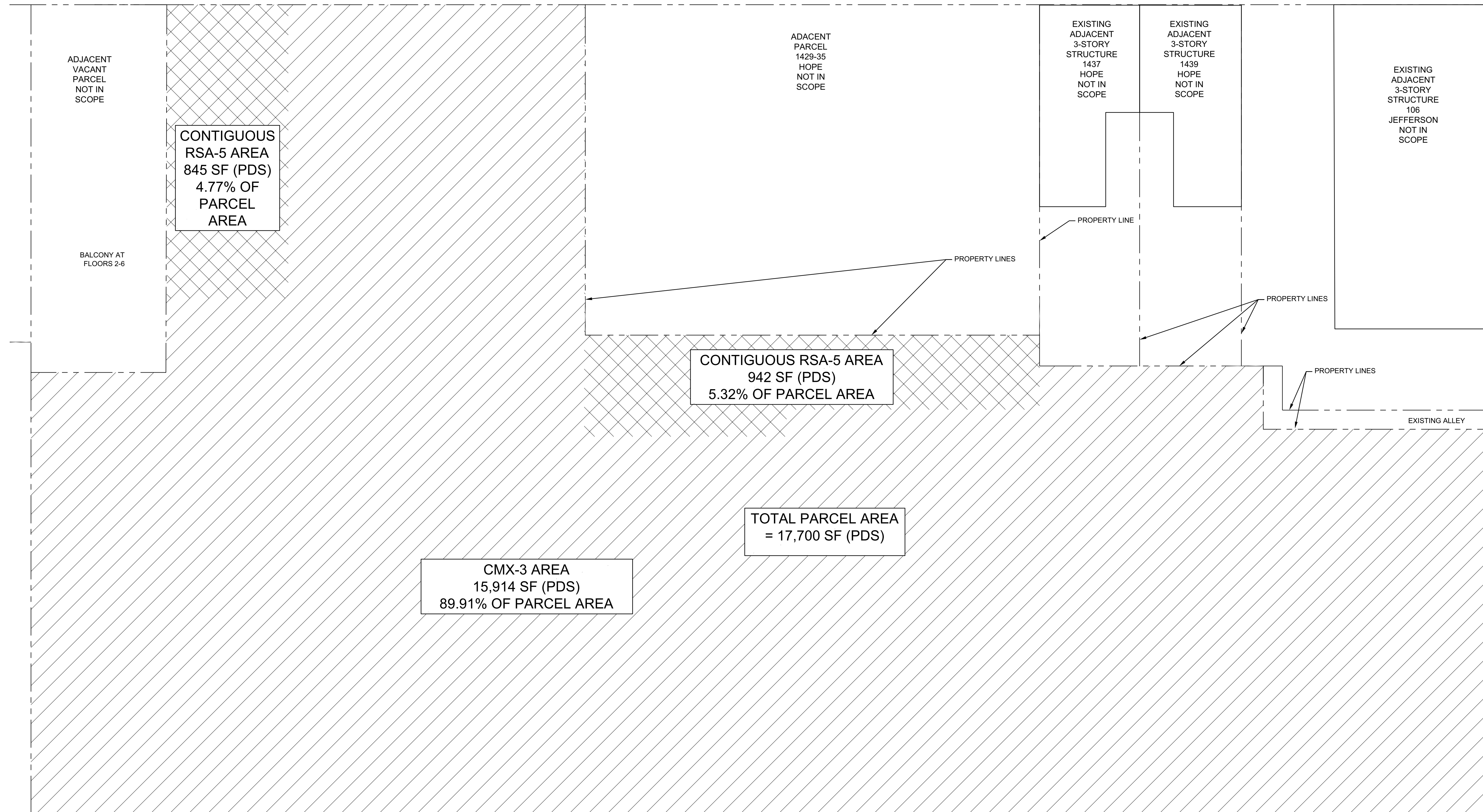
Drawing Title
OPEN AREA CALCULATION

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	Checked	CAD File No.
	Reviewed	Drawing No.
	Date	Z-04
	Scale	



01 OPEN AREA DIAGRAM
Z-03 1/8" = 1'-0"

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01 ZONING DISTRICT AREAS
Z-03 1/8" = 1'-0"

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Drawing Title

ZONING DISTRICT AREAS

Seal	Drawn	Project No.
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	Date	Z-05
	Scale	