

Zoning Permit

Permit Number ZP-2023-001152

LOCATION OF WORK 324 N 63RD ST, Philadelphia, PA 19139-1101	PERMIT FEE \$1,877.00	DATE ISSUED 5/11/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER BOXWOOD ESTATES LLC	292 MONTGOMERY AVE BALA CYNWYD PA 19004
--	---

OWNER CONTACT 1 Lionel Love	230 Stoneway LN, Merion Station, Pa. 19066
------------------------------------	--

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON THE PLANS. AMENDMENT#1 TO CHANGE ELEVATION AND ADD WINDOW BAY.
--

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

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



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-2023-001152

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

324 N 63RD ST, Philadelphia, PA 19139-1101

ADDITIONAL USE DETAILS

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

SEVEN (7) DWELLING UNITS

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



SITE PHOTO



SITE PHOTO



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)



PROJECT LOCATION



PROJECT LOCATION

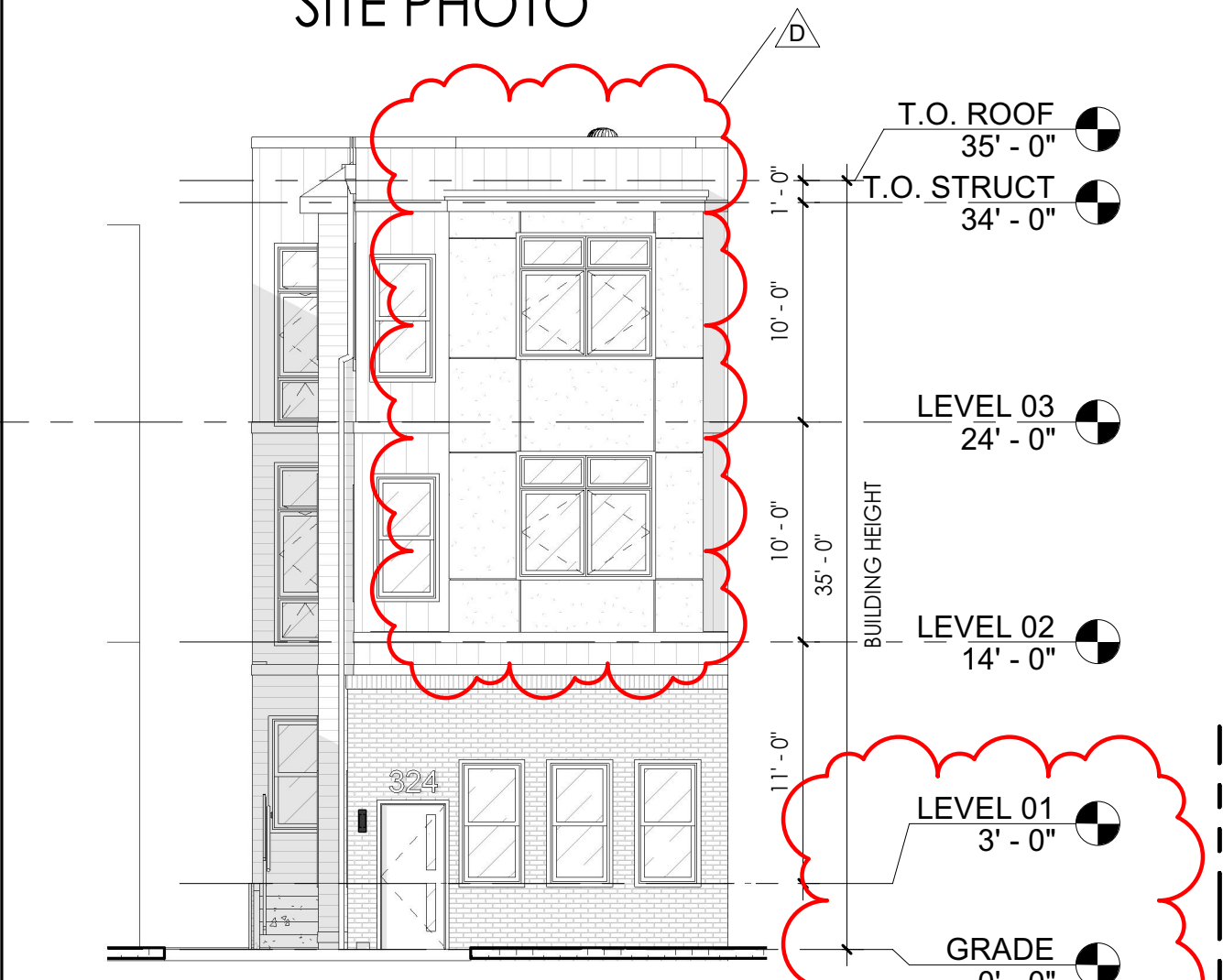
ZONING INFORMATION RM-1

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 21'-8"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 3,250 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 28.4% (924.83 SF)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJUTING LOTS	FRONT YARD DEPTH: 18'-0"	NO
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD. MULTI-FAM. DETACHED: 5 FT. PER SIDE YARD OR 8 FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12 FT.	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 9'-0"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0" MAX	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: N/A	NO
PARKING: 0 REQUIRED	N/A	NO
BIKE PARKING: 0 REQUIRED	N/A	NO
STREET TREES: 0 REQUIRED	N/A	NO

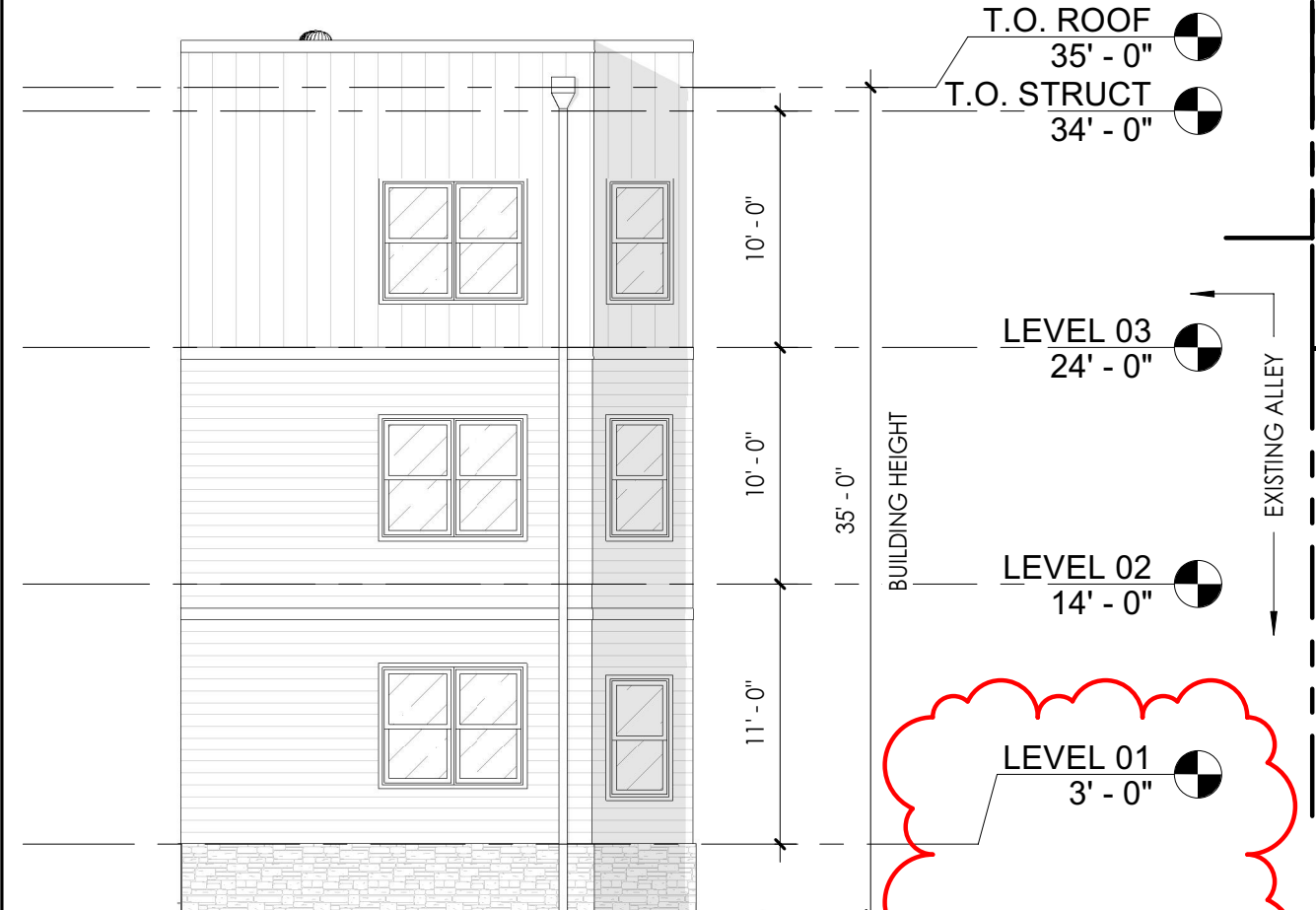
PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION -
NEW CONSTRUCTION 3 STORY MULTI-FAMILY BUILDING CONTAINING 7 UNITS.

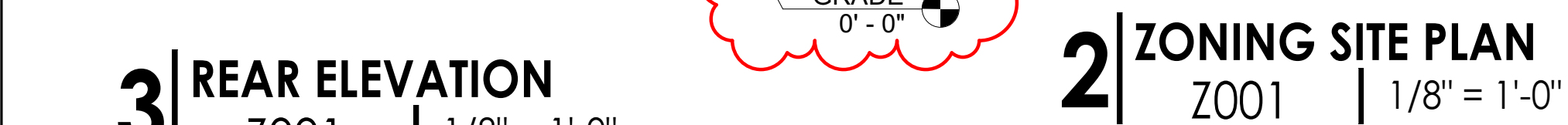
PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULTI-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER;
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM



4 FRONT ELEVATION
Z001 | 1/8" = 1'-0"



3 REAR ELEVATION
Z001 | 1/8" = 1'-0"



2 ZONING SITE PLAN
Z001 | 1/8" = 1'-0"



1 LEFT ELEVATION
Z001 | 1/8" = 1'-0"



DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA
4001 MAIN ST, SUITE 203
PHILADELPHIA, PA 19127
t | 215.995.0228

CLIENT
LIONEL LOVE
230 STONEWAY LN.
MERION STATION, PA 19066
845.423.3336

COPYRIGHT RESERVED
COPYRIGHT 2024 BY DESIGNBLENDZ ARCHITECTURE, LLP, 4001 MAIN ST, SUITE 203, PENNSYLVANIA, PA 19127. PHONE NUMBER 215-995-0228. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBLENDZ ARCHITECTURE, LLP, AND MAY NOT BE REPRODUCED EITHER IN OR WHOLLY, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY. WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGNBLENDZ ARCHITECTURE, LLP, WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENDZ ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
324 N 63rd St
PHILADELPHIA, PA. 19139

D	ISSUE FROM ZONING AMENDMENT	2P	SW	2024.01.03
A	ISSUED FOR ZONING	SK	SM	2023.01.24
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
324 N.63RD ST

SHEET TITLE
ZONING PLAN

PROJECT NO
22062104

REVISION
D

SCALE
As indicated

Z001



PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULTI-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER;
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM

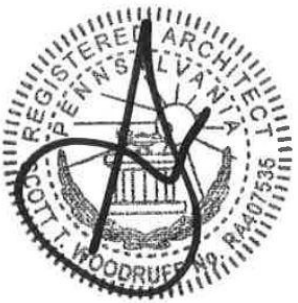


CLIENT

LIONEL LOVE
230 STONEWAY LN.
MERION STATION, PA 19066
845.423.3336

COPYRIGHT RESERVED

COPYRIGHT 2025 BY DESIGNBLEND ARCHITECTURE, LLP, 4001 MAIN ST, SUITE 310, CHESTNUT LAWN, PA 19122. PHONE NUMBER 215-978-1928. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBLEND ARCHITECTURE, LLP, AND MAY NOT BE REPRODUCED EITHER IN OR WHOLLY, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE EXPRESS OR WRITTEN PERMISSION OF DESIGNBLEND ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ANY DISCREPANCIES AND/OR OMISSIONS AND/OR CONFLICTS. ANY DISCREPANCY OR CONFLICT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS, ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLEND ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS

324 N 63rd St
PHILADELPHIA, PA. 19139

[illegible]

A	ISSUED FOR ZONING	SK	SM	2023.01.24
	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.D

PROJECT
324 N.63RD ST

SHEET TITLE

ZONING PLAN

PROJECT NO. _____ DRAWING NO. _____

REVISION A **7001**

SCALE

As indicated