

Zoning Permit

Permit Number ZP-2020-001550

LOCATION OF WORK 2301-13 N 8TH ST, Philadelphia, PA 19133-1543	PERMIT FEE \$1,450.00	DATE ISSUED 1/21/2021
	ZBA CALENDAR MI-2020-001577	ZBA DECISION DATE 1/13/2021
	ZONING DISTRICTS CMX2 I2	

PERMIT HOLDER 2301 N 8 LLC	2301-13 N 8TH ST PHILADELPHIA, PA 19133-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE CONSOLIDATION OF LOT LINES TO CREATE ONE(1) LOT FROM FIVE(5)[2301-13 N. 8TH ST] LOTS WITH THE SAME OPA ACCT # 37-1-0990-10 AS PER SURVEY DRAWING #V20-0009. FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZES AND LOCATION AS SHOWN IN SCANNED PLANS. FOR USE AS A VACANT COMMERCIAL SPACE AT THE GROUND FLOOR AND 39 DWELLING UNITS W/ ROOF ACCESS STRUCTURE AND ELEVATOR OVERRUN. AND 12 PARKING SPACES TO INCLUDE ONE(1) ACCESSIBLE PARKING SPACE AND FOURTEEN(14) CLASS 1A BIKE PARKING.**APPROVED PER ZBA

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

Zoning Permit

Permit Number ZP-2020-001550

DECISION**PROVISOS AS FOLLOW;CREATING A FACADE ARTICULATION ON DAUPHIN STREET AND RELOCATION/MODIFICATION OF STREET FURNITURE EGRESS WELLS/PECO VAULT WELL AND STREETS TREES- **

EXTENSION OF ZONING PERMIT ZP-2020-001550 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 1/13/2025) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PERMIT LANGUAGE.



APPROVED USE(S)

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2301 N 8TH ST, Philadelphia, PA 19133-1543

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

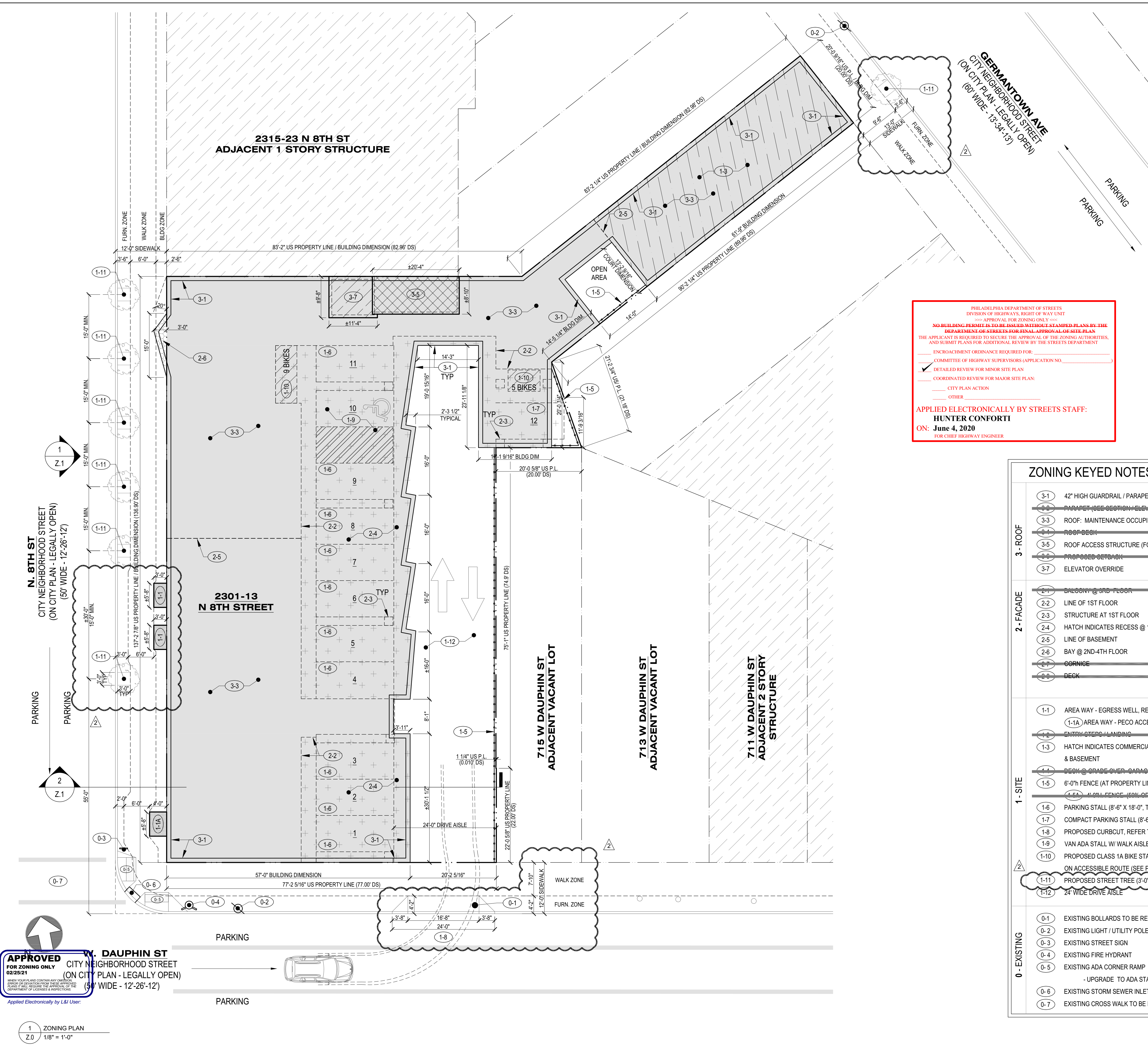
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



PROJECT SUMMARY: 2301-13 N 8TH STREET ZONING: CMX-2, 6,492 (50.5%) / I-2, 26,351 SF (49.5%) ABUTTING ZONING DISTRICT: CMX-2 ZONING DISTRICT ACROSS STREET: I-2 / CMX-2 LOT AREA: 12,843 SF (294 AC)			
USE: PROPOSED MULTI UNIT DEVELOPMENT AND VACANT COMMERCIAL SPACE			
DWELLING UNITS DIMENSIONAL STANDARDS	PER CMX-2 ALLOWED 25 + COMMERCIAL SP	PER I-2 ALLOWED 0	PROPOSED 39 + COMMERCIAL SP
	PER CMX-2 REQUIRED / ALLOWED 2568.6 SF (20%) 10,274.4 SF (80%)	PER I-2 REQUIRED / ALLOWED 0 SF (0%) 12,843 SF (100%)	PROPOSED 2,596 SF (20.2%) 10,247 SF (79.8%)
OPEN AREA	0	0	0
OCCUPIED AREA	10,274.4 SF (80%)	12,843 SF (100%)	10,247 SF (79.8%)
FRONT YARD SETBACK	0' IF USED	0' IF USED	0' NOT USED
SIDE YARD	NA (ATTACHED)	NA (ATTACHED)	NA (ATTACHED)
REAR YARD	38'	60'	48' (FROM AVG GRADE)
HEIGHT	38'	60'	48' (FROM AVG GRADE)

- ZONING NOTES:**
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
 - GUARD RAIL/TYPICAL PARAPETS ARE 42" AFF
 - 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS			
	N 8TH ST	W DAUPHIN ST	GERMANTOWN AVE
FURNISHING ZONE	2'-0" TO 3'-6"	4'-2"	3'-6"
PEDESTRIAN ZONE	6'-0"	7'-10"	9'-6"
BUILDING ZONE	2'-6" TO 4'-0"	NA	NA
STAIR ENCROACHMENTS - NA			
EGRESS WELLS (TYP. THROUGHOUT): 3'-0" (4'-0" @ PECO WELL)			
EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.			

- STREETS DEPARTMENT NOTES:**
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- PENNSYLVANIA ONE CALL SYSTEM #2019 315 1606
- WARD #37
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

- STREETS DEPARTMENT NOTES:**
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
 - NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
 - MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
 - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTORS BID.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 686-4363.
 - ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
 - SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
 - STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
 - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 9TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
 - PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

PARKING SUMMARY			
AUTO PARKING	PER CMX-2 REQUIRED 0 SP (0) ADA	PER I-2 REQUIRED 20 SP (1) ADA	PROPOSED 12 SP (1) ADA
BICYCLE PARKING (39/3)	13	13	14
LANDSCAPING SUMMARY			
STREET TREES (234' 3 5/16" / 35)	REQUIRED 7	PROPOSED 7	
LANDSCAPE NOTES:			
1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.			
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.			
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.			
4. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF. USED FOR MORE THAN A 1.2 FAMILY DWELLING.			
5. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.			

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
HUNTER CONFORTI
ON: June 4, 2020
FOR CHIEF HIGHWAY ENGINEER

ZONING KEYED NOTES	
3 - ROOF	3-1 42" HIGH GUARDRAIL / PARAPET
	3-2 PARAPET (SEE SECTION - ELEV. FOR HEIGHTS)
	3-3 ROOF: MAINTENANCE OCCUPIED ONLY
	3-4 ROOF DECK
	3-5 ROOF ACCESS STRUCTURE (FOR MAINTENANCE)
	3-6 PROPOSED DETACH
	3-7 ELEVATOR OVERRIDE
2 - FACADE	2-1 BALCONY @ 3RD FLOOR
	2-2 LINE OF 1ST FLOOR
	2-3 STRUCTURE AT 1ST FLOOR
	2-4 HATCH INDICATES RECESS @ 1ST FLOOR
	2-5 LINE OF BASEMENT
	2-6 BAY @ 2ND-4TH FLOOR
	2-7 CORNICE
1 - SITE	1-1 AREA WAY - EGRESS WELL, REFER TO DETAIL
	1-1A AREA WAY - PECO ACCESS WELL
	1-2 ENTRY STEPS / LANDING
	1-3 HATCH INDICATES COMMERCIAL SPACE @ 1ST FLR & BASEMENT
	1-4 DECK @ GRADE OVER GARAGE PARKING
	1-5 6'-0" FENCE (AT PROPERTY LINE, TYPE)
	1-6 4'-0" FENCE (FOR ORANGE MAX.)
0 - EXISTING	0-1 PARKING STALL (8'-6" X 18'-0", TYP.)
	0-2 COMPACT PARKING STALL (8'-6" X 16'-0", TYP.)
	0-3 PROPOSED CURBCUT, REFER TO DETAIL
	0-4 VAN ADA STALL W/ WALK AISLE ((2)8'-0" X 18'-0")
	0-5 PROPOSED CLASS 1A BIKE STALLS @ 1ST FLOOR ON ACCESSIBLE ROUTE (SEE PLAN FOR COUNT)
	0-6 PROPOSED STREET TREE (3'-0" X 3'-0" TYP PIT)
	0-7 24' WIDE DRIVE AISLE
0 - EXISTING	0-1 EXISTING BOLLARDS TO BE REMOVED
	0-2 EXISTING LIGHT / UTILITY POLE
	0-3 EXISTING STREET SIGN
	0-4 EXISTING FIRE HYDRANT
	0-5 EXISTING ADA CORNER RAMP
	- UPGRADE TO ADA STANDARDS
	0-6 EXISTING STORM SEWER INLET
	0-7 EXISTING CROSS WALK TO BE REPAINTED

APPROVED
FOR ZONING ONLY
02/25/21
WHEN YOUR PLANS CONTAIN ANY DIMENSIONS, DIMENSIONS SHOWN ON THIS SHEET ARE NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH OHLER ARCHITECTS.
Applied Electronically by L&I User.

1 ZONING PLAN
Z.0 1/8" = 1'-0"

**harman
deutsch
ohler
architecture**

1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

**2301-13 N 8TH STREET
PHILADELPHIA, PA**

SEAL:

© 2020 HARMAN DEUTSCH OHLER ARCHITECTURE
ALL RIGHTS RESERVED.

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	05.18.2020	ZONING SUBMISSION
2	05.27.2020	ZONING RFI

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DRAWINGS PREPARED BY:
BL

DRAWINGS CHECKED BY:
RS

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

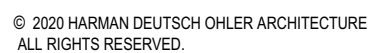
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ZONING ONLY



PROJECT ADDRESS:

SEAL



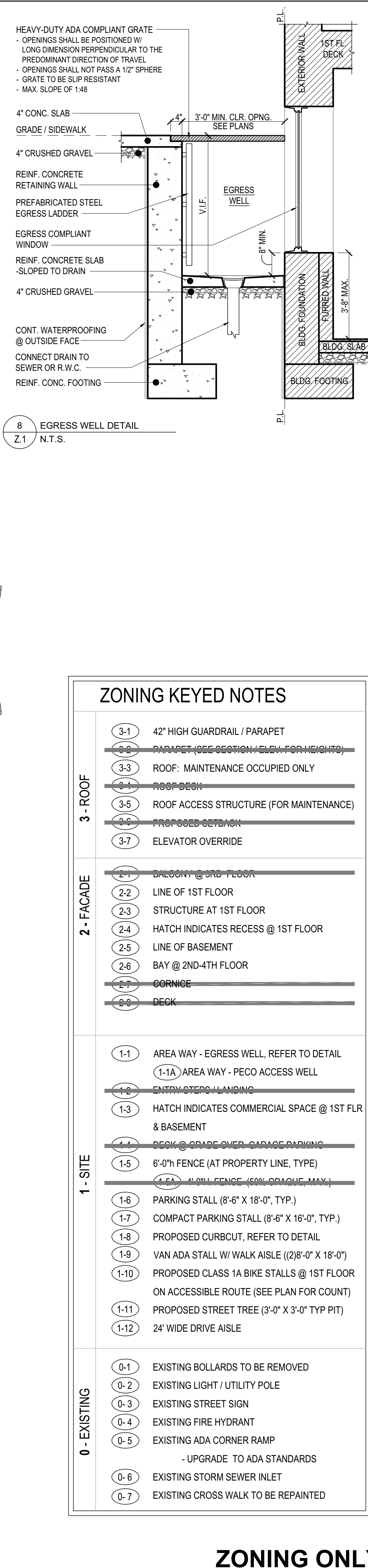
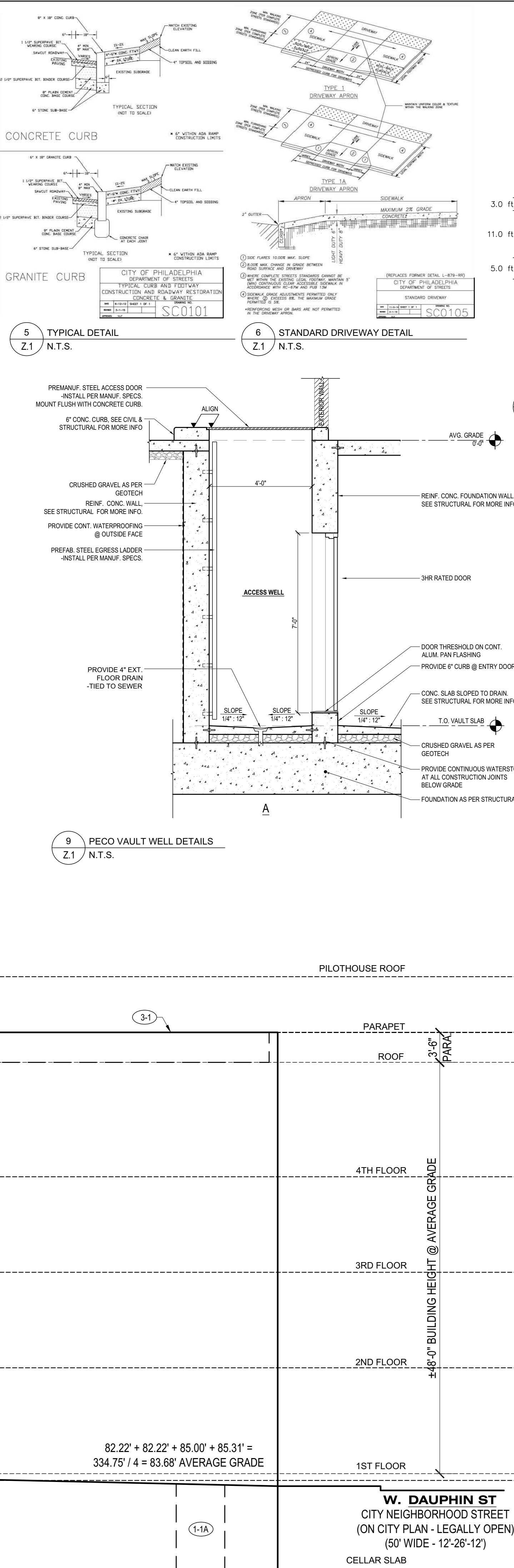
CONSULTANTS:

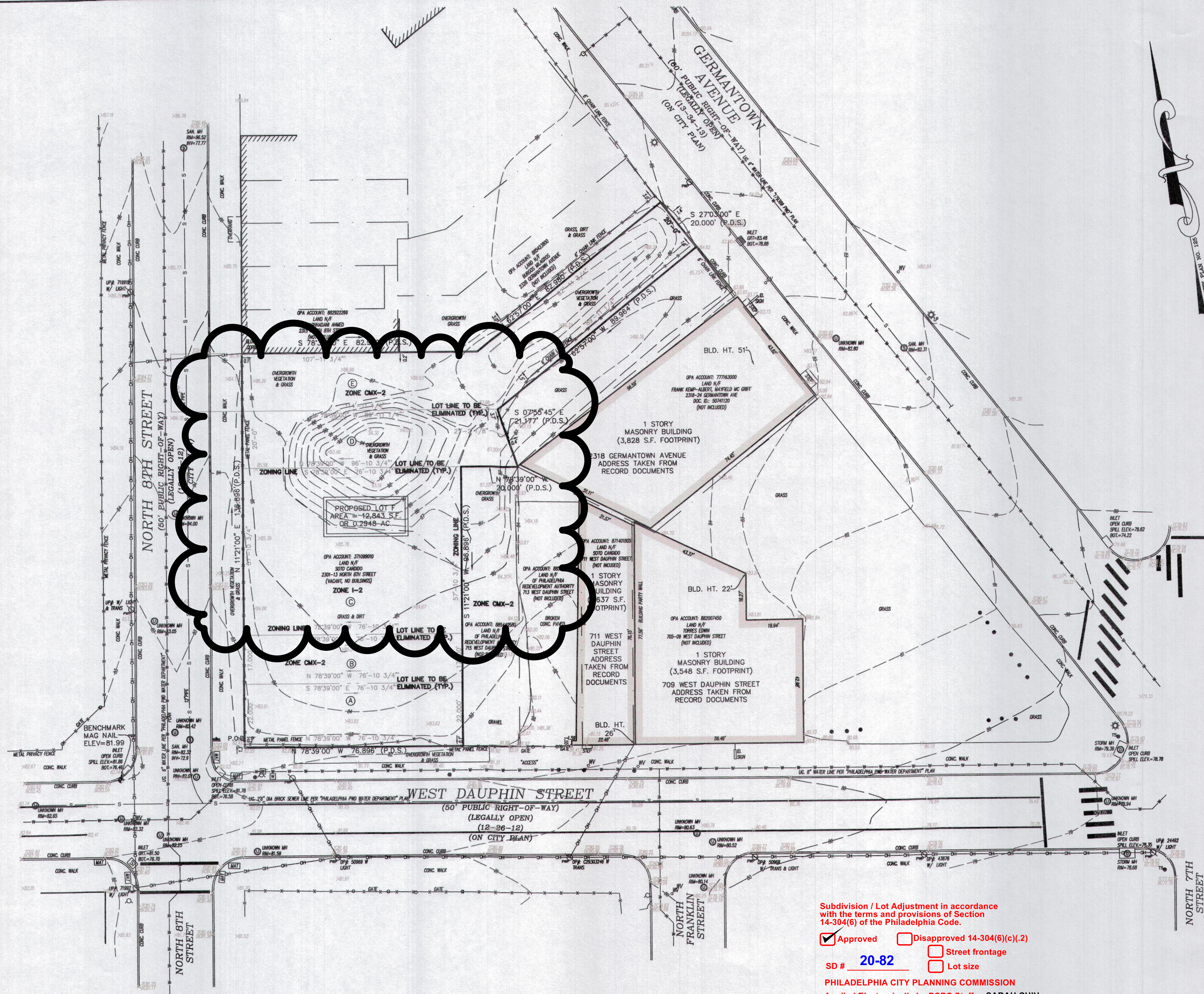
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DRAWING TITLE:

DRAWING NUMBER:

ZONING ONLY





SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- | | | |
|-------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ SPOT LIGHT | ⊕ WATER MANHOLE |
| ○ MONUMENT TO BE SET | ⚡ POWERPOLE | ⚡ WATER VALVE |
| ⊕ BENCHMARK TOPO | ⚡ GUY WIRE | ⊕ WATER METER |
| (R) RECORD DATA | ⚡ LIGHT POLE | ⊕ HYDRANT / FDC |
| (S) SURVEYED DATA | ⚡ STREET LIGHT POLE | ⊕ GAS MANHOLE |
| R/W RIGHT OF WAY | ⚡ ELEC. TRANSFORMER | ⊕ GAS VALVE |
| SBL SET BACK LINE | ⚡ AIR CONDITIONER | ⊕ GAS METER |
| RCP REINFORCED CONC PIPE | ⊕ ELEC. MANHOLE | ⊕ UNDERGROUND GAS MARKER |
| CMP CORRUGATED METAL PIPE | ⊕ ELEC. METER | ⊕ TELEPHONE MANHOLE |
| PVC PLASTIC PIPE | ⊕ CABLE BOX | ⊕ PAY PHONE |
| HDP HIGH DENSITY POLYETHYLENE | ⊕ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX |
| CIP CAST IRON PIPE | ⊕ TRAFFIC POLES | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE | ⊕ TRAFFIC SIGNAL | ⊕ FLAG POLE |
| LANDSCAPING | ⊕ TRAFFIC MANHOLE | ⊕ BOLLARD |
| DECIDUOUS TREE | ⊕ TRAFFIC SIGNAL BOX | ⊕ BORE HOLE |
| EVERGREEN TREE | ⊕ SEWER MANHOLE | ⊕ MONITORING WELL |
| UNDERGROUND | ⊕ CLEAN OUT | ⊕ MAIL BOX |
| UNDER GROUND | ⊕ STORM DRAIN MANHOLE | ⊕ SIGN |
| TELEVISION LINE | ⊕ STORM INLET | ⊕ METAL TANK COVER |
| ELECTRIC LINE | ⊕ CURB INLET | ⊕ AIR COMPRESSOR |
| GAS LINE | ⊕ ROUND STORM INLET | ⊕ UNKNOWN MANHOLE |
| TELEPHONE LINE | ⊕ WATER LINE | |
| WATER LINE | ⊕ OVERHEAD ELECTRIC WIRE | |

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

D. Burke 9th District
Surveyor & Regulator Date 4/22/2020

UTILITY NOTES

ONE CALL TICKET NUMBER 20200190121 CALL DATE 1-19-2020.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

- | | |
|-------------------------------|--------------|
| COMCAST CABLE | 800-934-6489 |
| PECO | 800-494-4000 |
| PHILADELPHIA WATER DEPARTMENT | 215-685-6300 |
| PHILADELPHIA CITY | 215-685-4216 |
| POW PHILADELPHIA GAS WORK | 215-235-1000 |
| SEPTA | 215-580-7800 |
| VERIZON | 800-492-3100 |

ZONING DATA

CMX-2 NEIGHBORHOOD COMMERCIAL MIXED-USE-2
USES: REFERENCE TABLE 14-602-2. USES ALLOWED IN COMMERCIAL DISTRICTS

MIN. DISTRICT AREA (SQ. FT.)
MIN. STREET FRONTAGE, AS TAKEN FROM THE FRONT LOT LINE (FT.)
MIN. LOT AREA (SQ. FT.)
MAX. OCCUPIED AREA (% OF LOT)
MIN. FRONT YARD DEPTH (FT.)
MIN. SIDE YARD DEPTH, EACH (FT.)
MIN. REAR YARD DEPTH (FT.)
MAX. HEIGHT (FT.)
MIN. CORNICE HEIGHT (FT.)
MAX. FLOOR AREA (% OF LOT AREA)
PARKING: REFERENCE TABLE 14-802-3. REQUIRED PARKING IN COMMERCIAL DISTRICTS (EXCEPT CMX-1, CA-1, AND CA-2)

1-2 MEDIUM INDUSTRIAL
USES: MANUFACTURING, WAREHOUSING, WHOLESALE AND INDUSTRIAL USES

MAX. OCCUPIED AREA
MIN. FRONT YARD DEPTH
MIN. SIDE YARD DEPTH
MIN. REAR YARD DEPTH (FT.)
MAX. HEIGHT (FT.)
MAX. FLOOR AREA RATIO

[3] WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT, FRONT YARDS, SIDE YARDS, AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SIDES ABUTTING THE RESIDENTIAL DISTRICTS. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT, OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ABUTTING SIDE, WHICHEVER IS LARGER.

Subdivision / Lot Adjustment in accordance
with the terms and provisions of Section
14-304(6) of the Philadelphia Code.

☒ Approved ☐ Disapproved 14-304(6)(c)(2)

SD # **20-82** ☐ Street frontage ☐ Lot size

PHILADELPHIA CITY PLANNING COMMISSION
Applied Electronically by PCPC Staff: SARAH CHIU
on: May 21, 2020

OWNER/APPLICANT

CANDIDO SODO
711 W. DAUPHIN ST.
PHILADELPHIA, PA 19133-2125

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

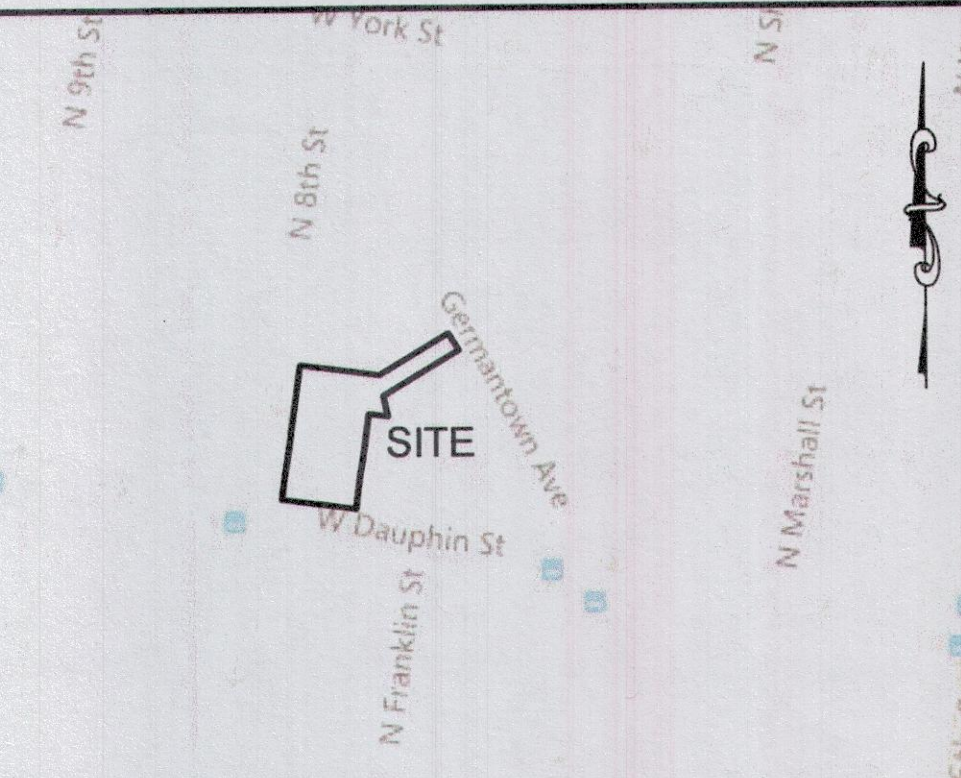
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, OR OTHER IMPROVEMENTS.



JACK W. SHOEMAKER
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR SU-001843-B

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PARTIES. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY APPROVAL, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

VICINITY MAP NOT TO SCALE



SITE DATA

- SEE ZONING DATA ON LINE VIA: [HTTP://WWW.PHILA.GOV](http://www.phila.gov) ON JANUARY 29, 2020, TITLED AS 11TH EDITION 2016, ELECTRONIC VERSION OF THE PHILADELPHIA HOME RULE CHARTER CURRENT THROUGH DECEMBER 31, 2019.
- PROPERTY IS KNOWN AS OPA ACCOUNT #: 371099010 IN THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA.
- PLAN IS INTENDED TO CONSOLIDATE THE AFFOREMENTIONED 3 PARCELS INTO ONE COMMON PARCEL AND RECORDED AS SUCH IN THE CITY OF PHILADELPHIA RECORDER OF DEEDS.
- LOT AREA = 12,777 S.F. OR 0.2933 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = JANUARY 24, 2020.
- VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV=81.99
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND RED COLORED INK SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
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- PLAN MADE PER CANDIDO SODO.
- ALL DISTANCES ARE IN PHILADELPHIA DISTRICT STANDARD UNITS OF MEASURE UNLESS OTHERWISE NOTED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES, INCLUDING CONSOLIDATIONS OF EXISTING PARCELS.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 420757 0182 H WHICH HAS AN EFFECTIVE DATE OF NOVEMBER 18, 2015, MAP No. 4207570182H AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NGVD 29)

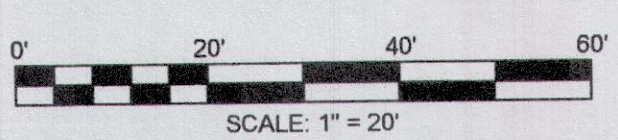
TYPE OF SURVEY: LOT CONSOLIDATION PLAN

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 24GA28154900

SITE ADDRESS: 2301-13 NORTH 8TH STREET
37th WARD, CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA

CLIENT: PENN E&R

JOB NO: V20-0009	DRAWN BY: CVT	APPROVED BY: CCB
DATE: MARCH 17, 2020		
REVISIONS:		
No.	DATE	DESCRIPTION



Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2020-001550	Zoning District(s): CMX2 I2	Date of Refusal: 8/13/2020
Address/Location: 2301-13 N 8TH ST, Philadelphia, PA 19133-1543 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

FOR THE CONSOLIDATION OF LOT LINES TO CREATE ONE(1) LOT FORM FIVE(5)[2301-13 N. 8TH ST] LOTS WITH THE SAME OPA ACCT # 37—1-0990-10AS PER SURVEY DRAWING #V20-0009. FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZES AND LOCATION AS SHOWN IN SCANNED PLANS. FOR USE AS A VACANT COMMERCIAL SPACE AT THE GROUND FLOOR AND 39 DWELLING UNITS W/ ROOF ACCESS STRUCTURE AND ELEVATOR OVERRUN. AND 12 PARKING SPACES TO INCLUDE ONE(1) ACCESSIBLE PARKING SPACE AND FOURTEEN(14) CLASS 1A BIKE PARKING.

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:
TABLE 14-701-3	Dimensional Standards for Commercial Districts	As per Table 14-701-3 of the Philadelphia zoning Code, structure height shall be limited to 38ft.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, Multi-family household living[39 dwelling units], is expressly prohibited in the CMX-2 commercial zoning district. Were only 25 dwelling units are allowed(based on lot dimension).

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:
N/A

Parcel Owner:
SOTO CANDIDO



Roland Ngaba
PLANS EXAMINER

8/13/2020
DATE SIGNED