

Zoning Permit

Permit Number ZP-2022-004506

LOCATION OF WORK 3422 W CLEARFIELD ST Consolidated Parcel, Philadelphia, PA 19132	PERMIT FEE \$722.00	DATE ISSUED 4/21/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
THE APPLICATION # ZP-2022-004506 FOR THE ADMINISTRATIVE REVIEW TO CORRECT THE PREVIOUSLY APPROVED SURVEY PLAN AND THE REDUCTION OF TOTAL NO. OF ACCESSORY PARKING SPACES FROM 17 TO 15 .

FOR THE DEMOLITION OF ALL EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF TWO(2) STRUCTURES WITH ROOF DECKS AND ACCESSED BY A PILOTHOUSES FOR A MULTI-FAMILY HOUSEHOLD LIVING(26 DWELLING UNITS) WITH TOTAL

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.

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FIFTEEN (15) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE
(PLEASE SEE ORIGINAL PERMIT # ZP-2022-002216 OF PREVIOUSLY APPROVED STRUCTURE. (SEE APPLICATION# ZP-2022-001296 FOR CORRECTED RELOCATION OF LOT LINE PERMIT) . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3422 W CLEARFIELD ST Consolidated Parcel, Philadelphia, PA 19132

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING(TOTAL 26 DWELLING UNITS) ON LOT.

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.

GENERAL NOTES



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE- STOP CALL.

POCS SERIAL NO.
20190913508

ZONING ADMIN. REVIEW		2/7/2022
No.	REVISIONS/SUBMISSIONS	Date

ARGO - CLEARFIELD
3422-32 W. CLEARFIELD ST.
Philadelphia, PA

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

ZONING

Seal	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Drawing No.
	Date	
	Scale	

Z-1

ARGO - CLEARFIELD

OWNER:
Clearfield Development 34 LLC
3001 Girard Ave., Unit 1F
Phila PA 19130

ARCHITECT:
CANNObdesign, LLC
109 South 13th Street
2nd Floor
Philadelphia, PA 19107
215-977-7075

3422-32 W. CLEARFIELD ST.
PHILADELPHIA, PA 19132

OPA#: 382007100, 382007000, 382006900, 382006800,
382006700, 682006600

ZONING SUBMISSION
FEBRUARY 7TH, 2022

ZONING SUMMARY				
DISTRICT NAME		RSA-5	PROVIDED	CONFORMING/NONCONFORMING
DISTRICT AND LOT DIMENSIONS				
MIN. LOT WIDTH	FT	16'-0"	125'-10" 13,822.5	CONFORMING
MIN. LOT AREA	SF	1,440		CONFORMING
MIN. OPEN AREA	%	25%	28%	CONFORMING
YARDS				
MIN. FRONT SETBACK	FT	0	0	CONFORMING
MIN. SIDE YARD WIDTH, EACH	FT	0	0	CONFORMING
MIN. REAR YARD DEPTH	FT	9'-0"	12'-0"	CONFORMING
HEIGHT				
MAX. HEIGHT	FT	38'-0"	33'-4"	CONFORMING

J1 ZONING DATA

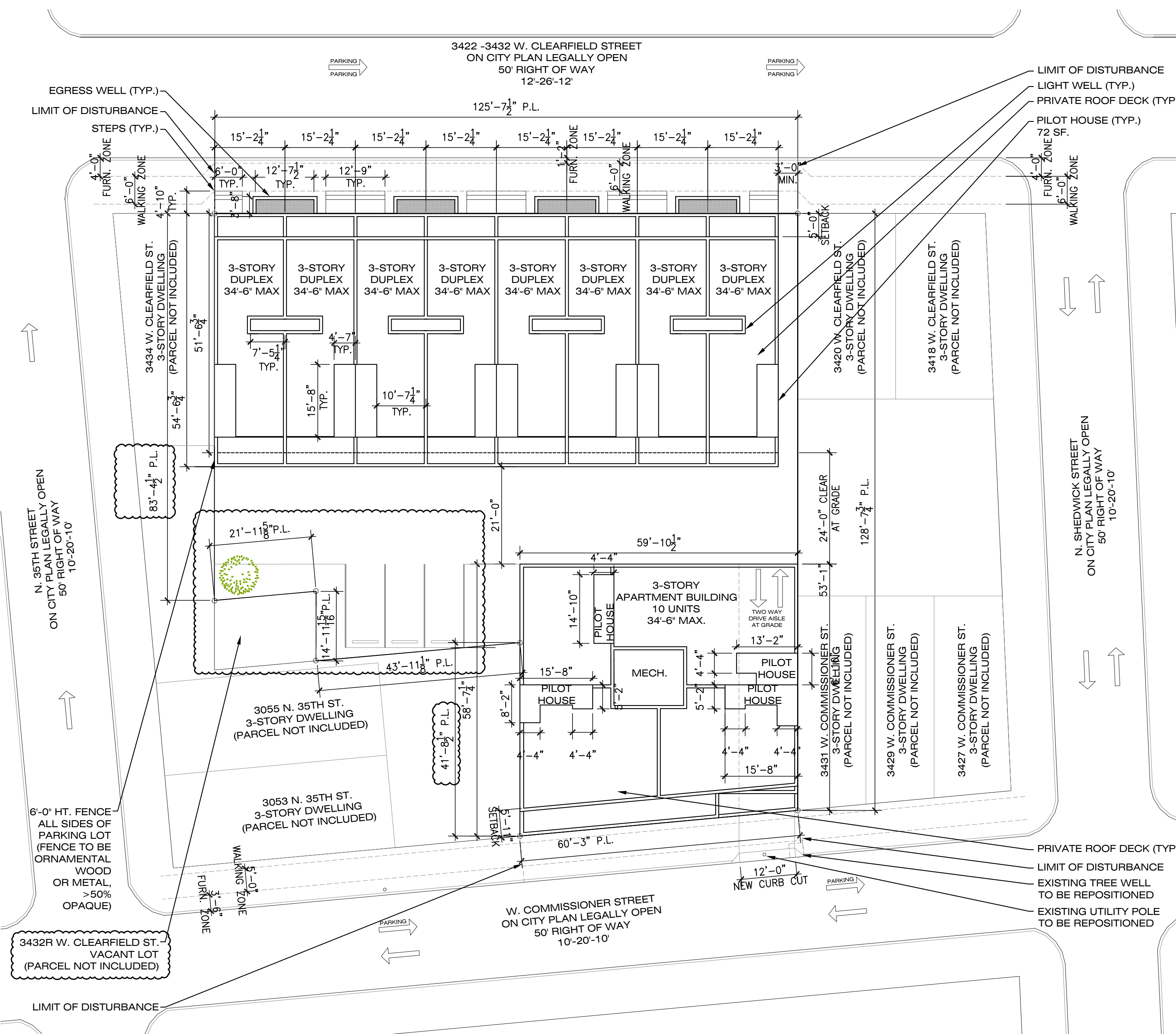


F1 ZONING MAP



C1 STREET PHOTOS

CITY DEPARTMENT APPROVAL STAMPS



A6 SITE PLAN

1/16" = 1'-0"

APPROVED
FOR ZONING ONLY
06/22/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS OR ERRORS, YOU MUST OBTAIN THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User.

