

Zoning Permit

Permit Number ZP-2025-005320

LOCATION OF WORK 1302 S HARMONY ST, Philadelphia, PA 19146-3212	PERMIT FEE \$631.00	DATE ISSUED 5/30/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER WEINERMAN RANDI	1302 S HARMONY ST PHILADELPHIA, PA 19146-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK ACCESS STRUCTURE FOR EQUIPMENT MAINTENANCE ONLY. SIZE AND LOCATION AS SHOWN ON THE PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family; Retail Sales - Consumer Goods

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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1302 S HARMONY ST Philadelphia, PA 19146-3212

ADDITIONAL USE DETAILS

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

FOR THE RETAIL SALES OF CONSUMER GOODS AT THE GROUND FLOOR WITH ONE (1) OFF-STREET PARKING SPACE. FOUR (4) DWELLING UNITS TO BE PROVIDED 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.



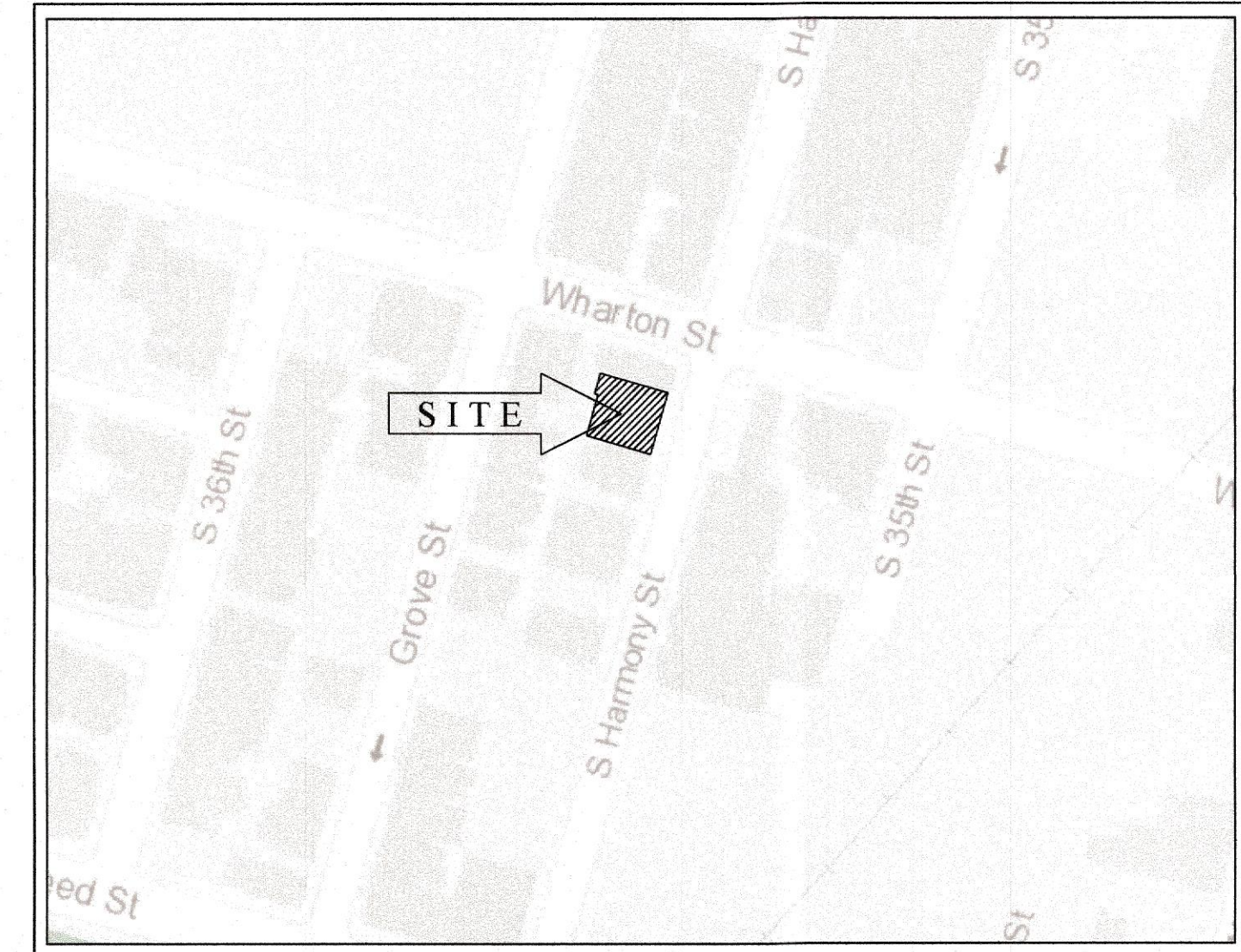
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE):

AREA REGULATIONS	REQUIRED	PARCEL A	1302 S. HARMONY ST.	1304 S. HARMONY ST.	1306 S. HARMONY ST.	2'6" WIDE ALLEY
MAX. OCCUPIED AREA	Lot Intermediate 75%; Corner 80%	52.3 S.F. (2%)	27.4 S.F. (4%)	0.0 S.F. (0%)	16.7 S.F. (2%)	0.0 S.F. (0%)
MIN. LOT AREA	Not Required	2,250.0 S.F./0.05165 Ac.	750.0 S.F./0.01718 Ac.	712.5 S.F./0.01636 Ac.	712.5 S.F./0.01636 Ac.	75.0 S.F./0.00172 Ac.
MIN. LOT WIDTH	Not Required	45.000'	15'	15'	15'	0.0'
MIN. FRONT YARD DEPTH	N/A	0.0'	0.0'	0.0'	0.0'	0.0'
MIN. SIDE YARD WIDTH	5' if used	0.0'	0.0'	0.0'	0.0'	0.0'
MIN. REAR YARD DEPTH	The greater of 9' or 10% of lot depth	50.000'	50'	47'6"	47'6"	N/A
MAX. HEIGHT	38' *	0.0'	0.0'	0.0'	0.0'	0.0'
MAX. CORNICE HEIGHT	N/A	N/A	N/A	N/A	N/A	N/A

* see Zoning Code, www.phila.gov for details and exceptions.

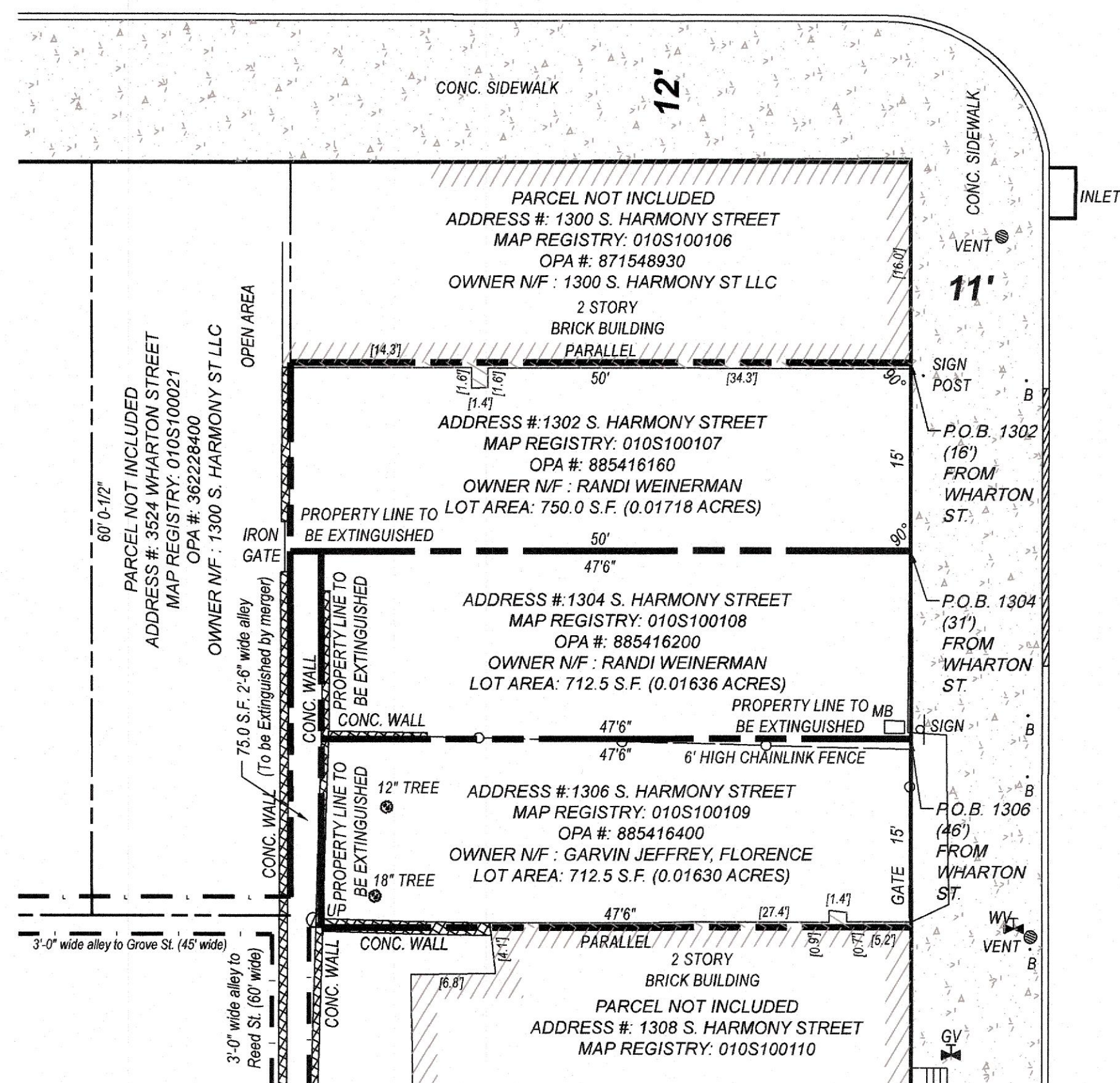
ZONING BONUS SUMMARY	Additional Height	Housing Unit Bonus
MIXED INCOME HOUSING (\$14-702(7))	Moderate Income	25% Increase in Units Permitted
	Low Income	50% Increase in Units Permitted
GREEN ROOF (\$14-702(16))	N/A	25% Increase in Units Permitted



VICINITY MAP
NOT TO SCALE

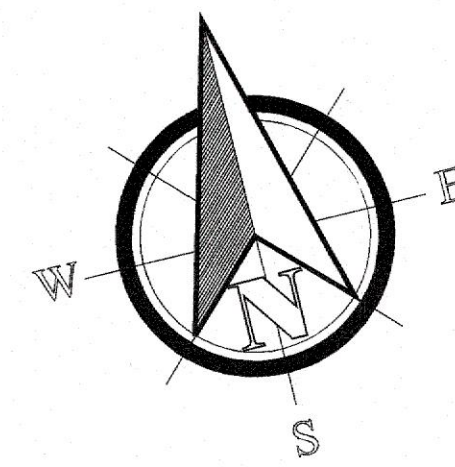
12'
WHARTON STREET
12'-26'-12' (50 FT WIDE - LEGALLY OPEN/ON CITY PLAN)

50'
26'



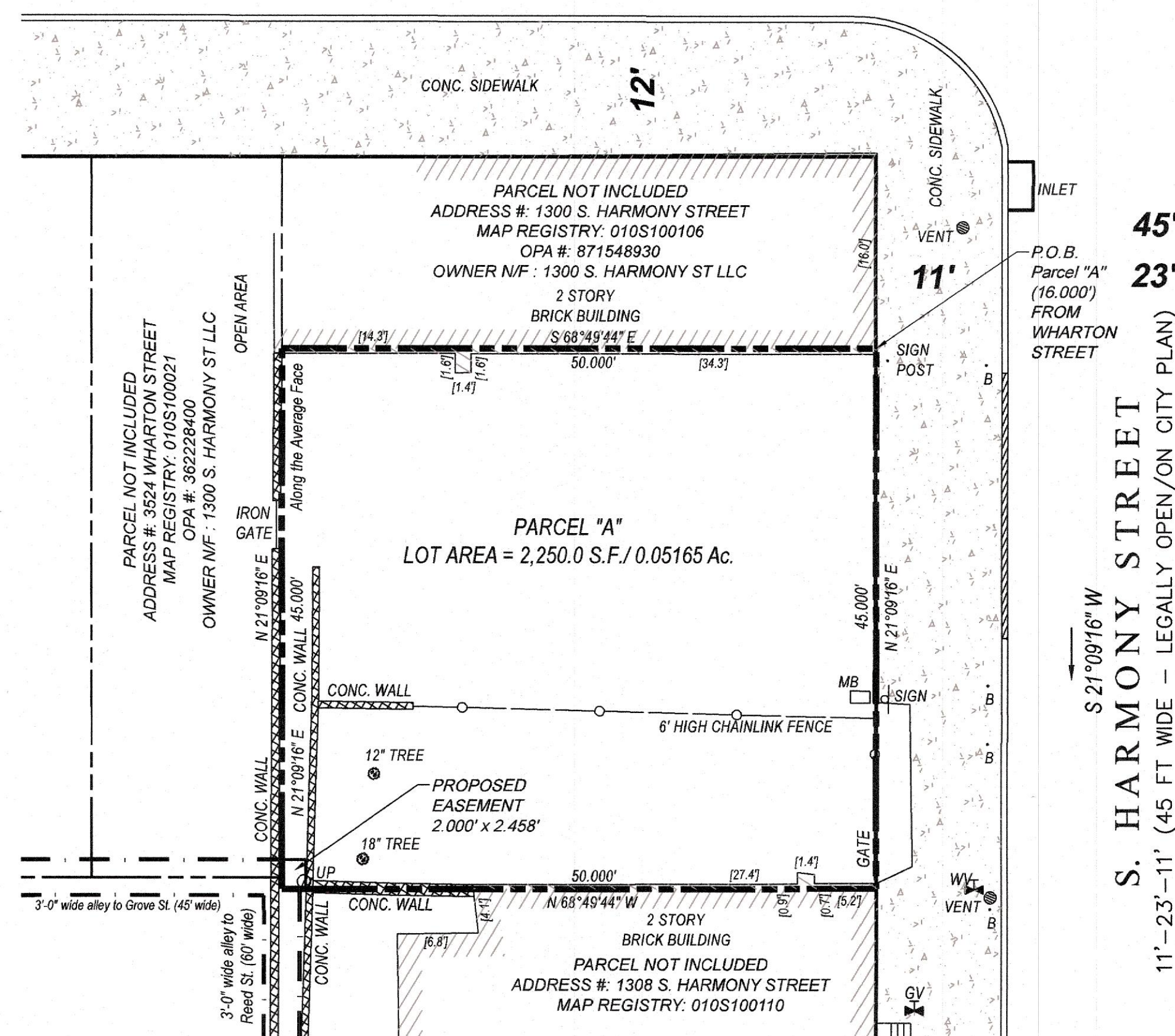
EXISTING DEED DIMENSIONS

SCALE: 1"=10'



12'
WHARTON STREET
12'-26'-12' (50 FT WIDE - LEGALLY OPEN/ON CITY PLAN)
S 68°49'44" E

50'
26'



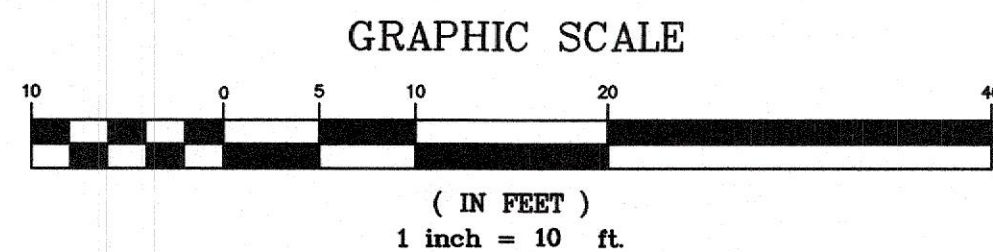
PROPOSED DEED DIMENSIONS &
EXISTING PHYSICAL CONDITIONS

SCALE: 1"=10'

LEGEND

PROPERTY LINE	EXISTING CONCRETE CURB
R.O.W. LINE	EXISTING EDGE OF PAVING
ADJOINER LOT LINES	EXISTING CHAINLINK FENCE
EXISTING EASEMENT	EXISTING CITY PLAN ELEVATION
EXISTING SETBACK	EXISTING BOLLARD
EXISTING BUILDING	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING WATER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM INLETS
	EXISTING UTILITY POLE
	EXISTING TRAFFIC SIGN
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING MAILBOX

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors
20240441
2/2/25
Surveyor & Regulator District Date



PENNSYLVANIA ONE CALL SYSTEM, INC.



FOR YOUR PROTECTION, ALL UTILITIES MUST BE LOCATED AND DEEPLY MARKED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CALL 800-482-4824 FOR MORE INFORMATION. IF YOU ARE NOT SURE, CALL 800-482-4824 FOR MORE INFORMATION. IF YOU ARE NOT SURE, CALL 800-482-4824 FOR MORE INFORMATION.

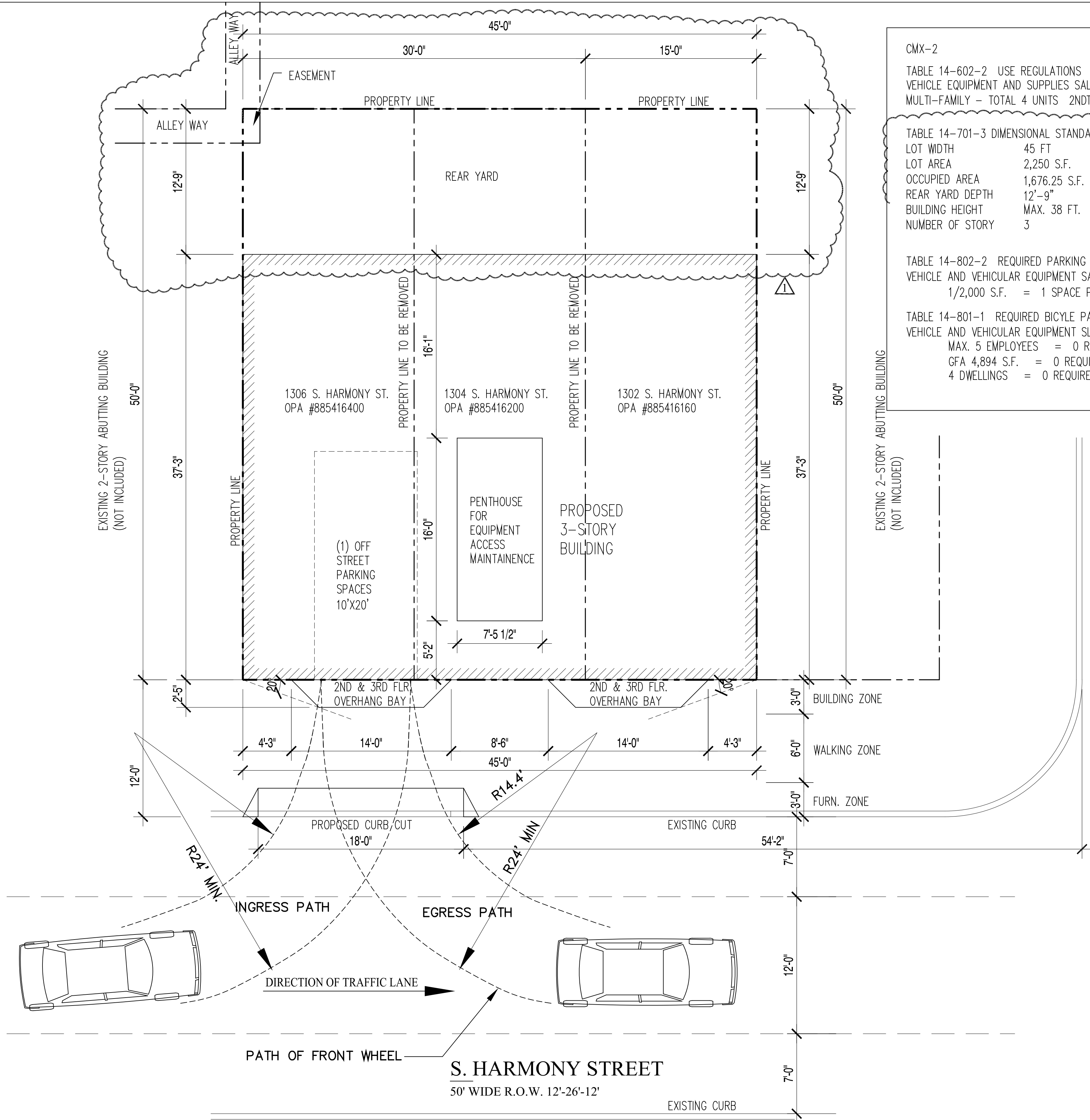
Applied by L&L: Roland Nigata

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NOTES:
1. All distances are in (D.S.) District Standard of measurement of the City of Philadelphia otherwise noted.
2. Philadelphia District Standard measurement (DS) are to be used in the City of Philadelphia for title and conveyance purposes.
3. Reference information obtained: Owner of Record, Randi Weinerman per Doc. IDs, Deed of record, (1302) Doc. ID #53847383, dated 6/14/2021, (1304) Doc. ID #53846467, dated 6/13/2021 and (1306) Doc. ID #53857111, dated 12/27/2022 as provided by City of Philadelphia City Plan. Plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
4. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
5. No existing utilities lines are shown on this plan. Contact 1-800-242-1776 for the Pennsylvania One Call System 3 days notification in advance prior to ground excavation of the site.
6. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
7. Ambric Technology Corporation hereby reserves its common law copyrights and all property rights in these drawings, ideas and designs. The information on these sheets are not to be modified or copied in any manner. The information on these sheets are not to be assigned to any third party, without the expressed written consent of Ambric Technology Corporation.
8. Plan prepared in accordance with the instructions of Jimmy Chung.
9. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PROJECT:	1302-06 S. Harmony Street Philadelphia, PA 19146 (36th Ward)	
PLAN MADE FOR:	MC3 Architects 118 Holly Lane Pottstown, PA 19465	
REV.	DATE	REVISION
DESIGNED		
DRAWN	CMC	
CHECKED	SNB	
APPROVED	SNB	
SHEET TITLE: LOT CONSOLIDATION PLAN		
SCALE: 1"=10'	SHEET NO. 1	
PROJECT #: S24-8290		
DATE: 12/18/24		



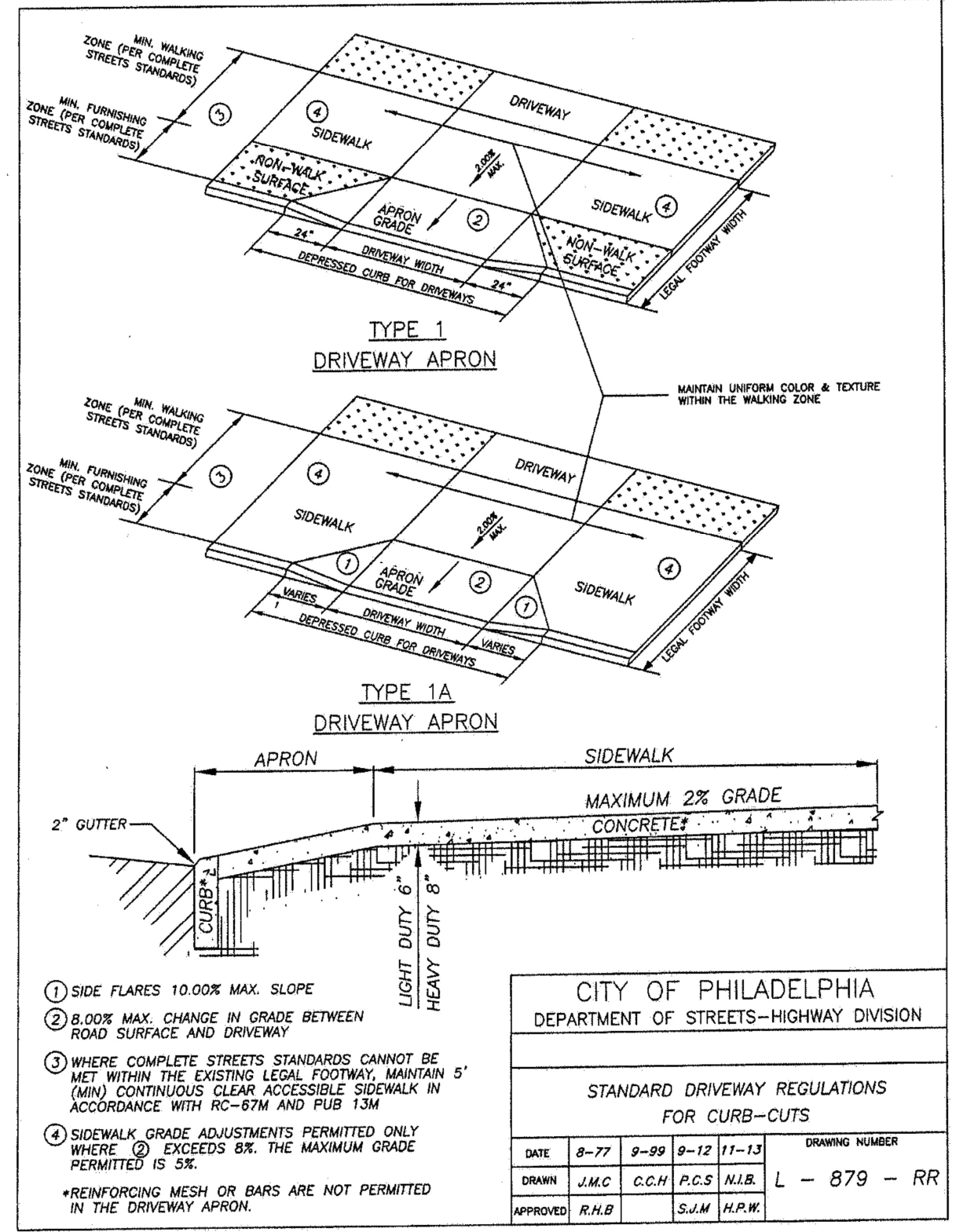
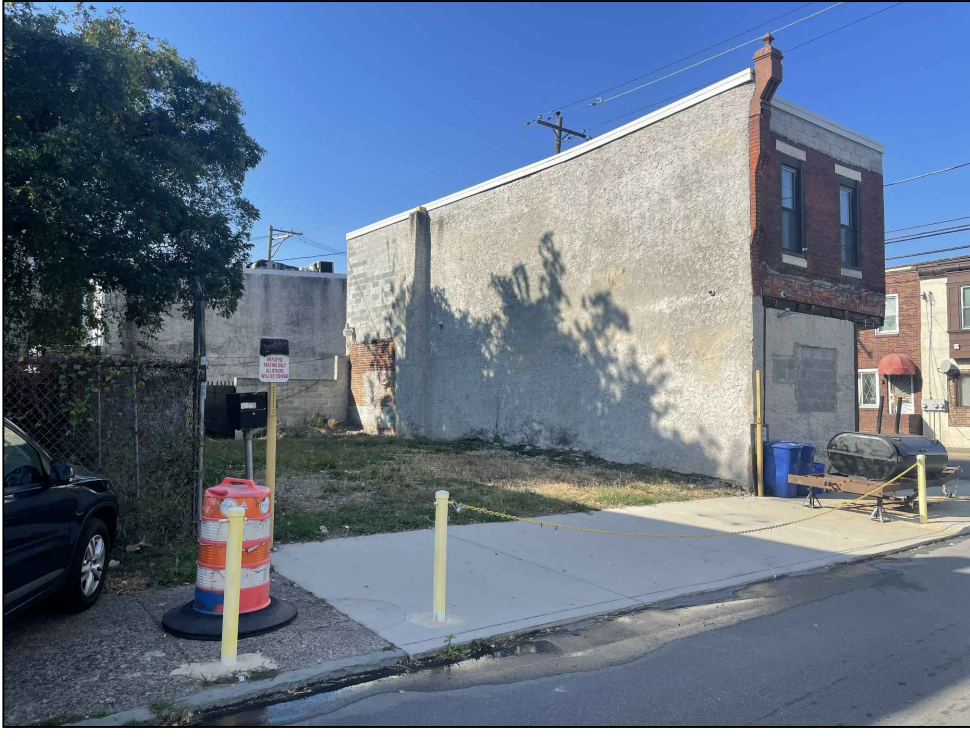
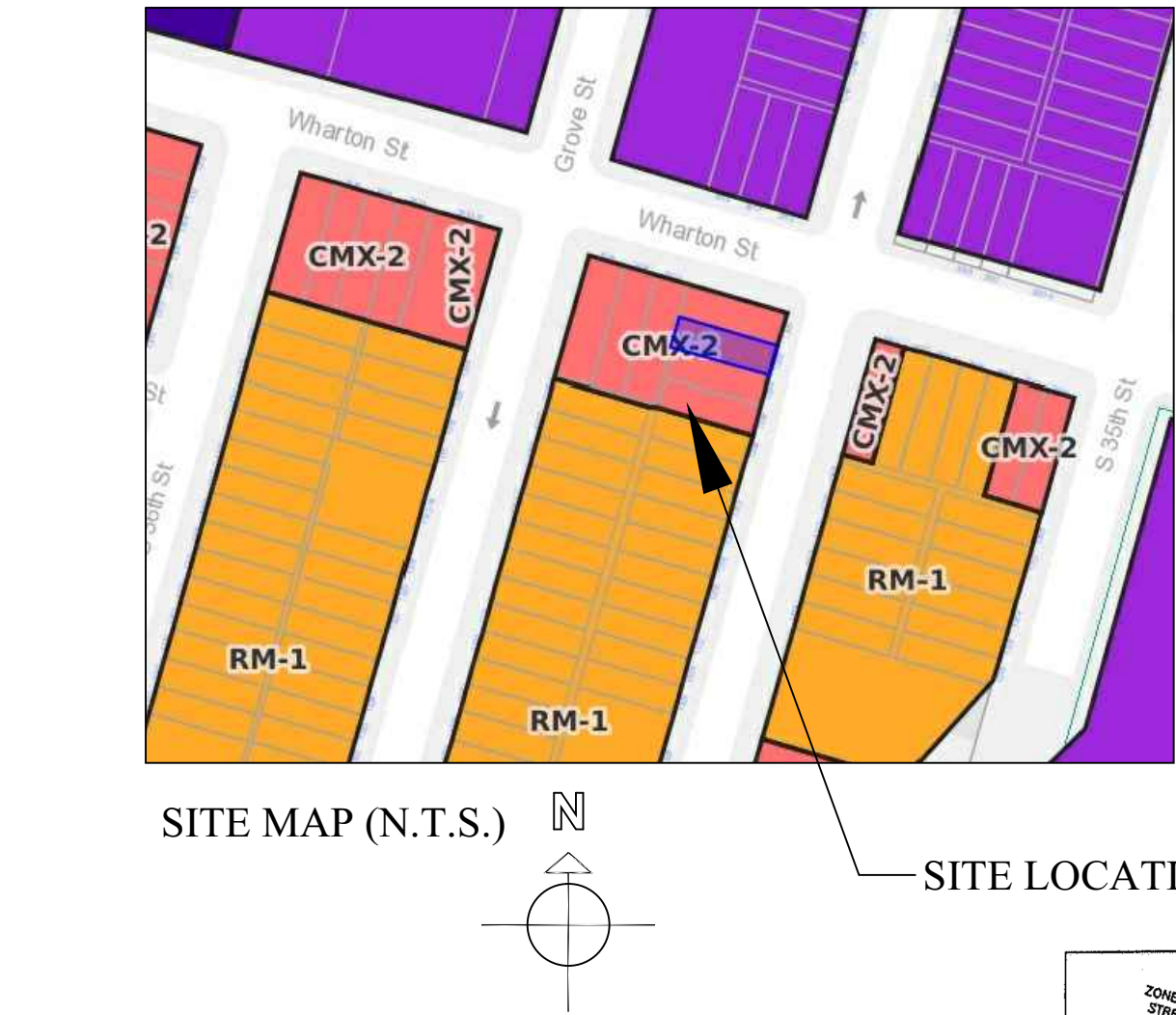
1 ZONING SITE PLAN
SCALE: 3/16" = 1'-0"

CMX-2
TABLE 14-602-2 USE REGULATIONS
VEHICLE EQUIPMENT AND SUPPLIES SALES - 1ST FLOOR
MULTI-FAMILY - TOTAL 4 UNITS 2NDTHRU 3RD FLOOR

TABLE 14-701-3 DIMENSIONAL STANDARDS
LOT WIDTH 45 FT
LOT AREA 2,250 S.F.
OCCUPIED AREA 1,676.25 S.F. (74.5%)
REAR YARD DEPTH 12'-9"
BUILDING HEIGHT MAX. 38 FT.
NUMBER OF STORY 3

TABLE 14-802-2 REQUIRED PARKING
VEHICLE AND VEHICULAR EQUIPMENT SALES
1/2,000 S.F. = 1 SPACE PROVIDED

TABLE 14-801-1 REQUIRED BICYCLE PARKING
VEHICLE AND VEHICULAR EQUIPMENT SLAES
MAX. 5 EMPLOYEES = 0 REQUIRED
GFA 4,894 S.F. = 0 REQUIRED
4 DWELLINGS = 0 REQUIRED



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

CONSULTING ENGINEER

SE2 ENGINEERING, LLC.
- PROFESSIONAL ENGINEERS - PA, 19428
1705 BUTLER PIKE, CONSHOHOCKEN, PA
TEL: (610) 828-1550 E-MAIL: OFFICE@SE2ENG.NET

SEAL:

MC3
Architects
2115 S. 30TH STREET
Philadelphia, Pa 19148
Tel: 215-761-8908

Project No. 2425.1
Drawn By: JC

Date: 09-27-2024
Date: 02-18-2025

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

PROJECT LOCATION:
1302 S. HARMONY STREET
PHILADELPHIA PA 19146

Z-1.0