Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2021-002276

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
2316 N 10TH ST, Philadelphia, PA 19133-1512	$2,772.00	8/4/2021
	ZBA CALENDAR	**ZBA DECISION DATE**
	MI-2021-001760	8/4/2021
	ZONING DISTRICTS	
	CMX2	

PERMIT HOLDER

SYG LLC PO BOX 48 Lakewood, New Jersey 08701

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38 FT.) WITH CELLAR. SIZE AND LOCATION AS PER PLANS. FOR A MULTI-FAMILY (5 UNITS) DWELLING WITH ONE (1) ACCESSORY PARKING SPACE.

APPROVED USE(S)

Residential - Household Living - Multi-Family

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

MI-2021-001760 GRANTED ON 8/4/21 WITH NO PROVISOS

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

2316 N 10TH ST, Philadelphia, PA 19133-1512

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY (5 UNITS) DWELLING WITH ONE (1) ACCESSORY PARKING SPACE.

This permit is subject to the following specific conditions.

CONDITIONS

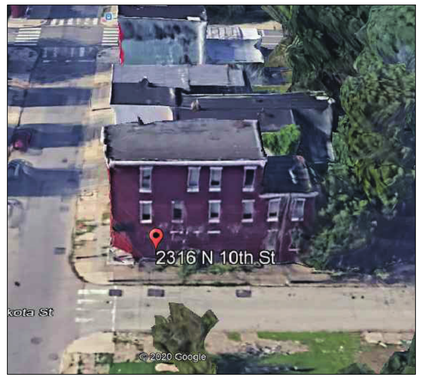
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

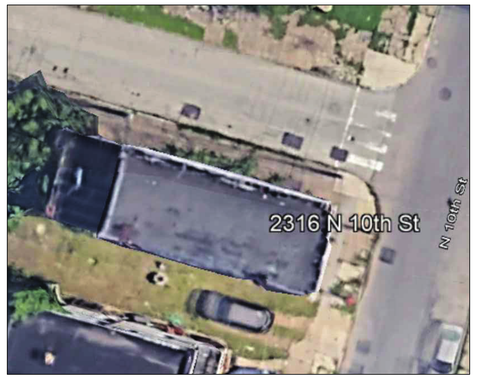
See § 14-303 of the Philadelphia Zoning Code for more information.

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.

VIEW FROM ABOVE LOOKING WEST

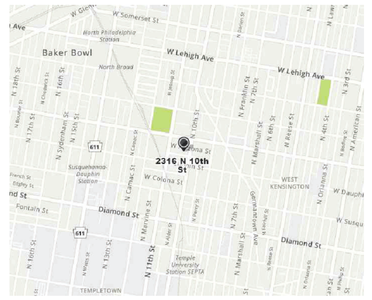


DAKOTA AVE VIEW



OVERHEAD

VACINITY MAP



ZONING ANALYSIS	2316 n. 10th STREET
DISTRICT:	CMX 2
PROPOSED USE:	(5) RESIDENTIAL UNITS
LOT SIZE:	17'-3" X 90'-0"
LOT AREA:	1,552.5 SF
ALLOWABLE COVERAGE:	80% (CORNER LOT)
ALLOWABLE FOOTPRINT:	1,242.0 SF
PROPOSED FOOTPRINT:	1,242.0 SF=
LOT AREA PER UNIT:	425 SF/ UNIT
UNITS ALLOWED:	3.6
UNITS PROVIDED:	5
ALLOWEABLE HEIGHT:	38' - 0"
PROPOSED HEIGHT:	37' - 4"
NO. OF STORIES:	4 + CELLAR

MANDATORY NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATIONS DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALLL CONTACT THE PENNSYLVANIA ONE CALL SY STEM AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM, WARD #37.

3. PGW CONFIRMED EXISTING GAS LINES ARE NOT LOCATED ON THE PROPERTY. NEAREST GAS LINES ARE ACROSS ALL (3) ADJOINING STREETS AND UNDER SIDEWALKS.

4. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE (3) HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

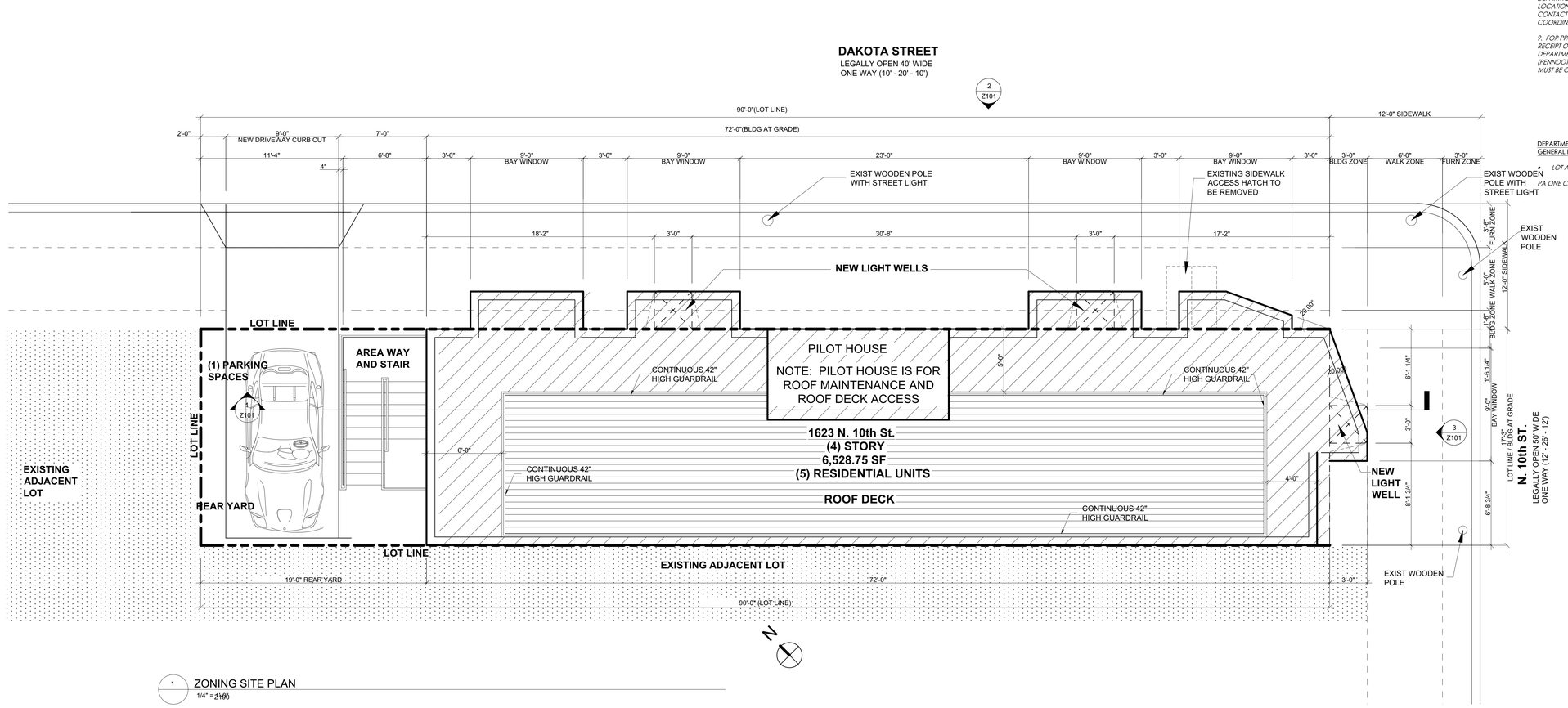
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.

6. HORIZONTAL AND VERTICAL CONTROL, LINE, AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON THE ITEM #4-1040.

7. THE CITY OF PHILLADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO 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 WEEK PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

8. 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.

9. 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 OBATINED PRIOR TO THE START OF CONSTRUCTION.



1 ZONING SITE PLAN
1/4" = 1'-0"

DEPARTMENT OF STREETS PLAN REVIEW CHECKLIST
GENERAL REQUIREMENTS INFORMATION:

LOT AREA: 1,656 SF

APPROVED
FOR ZONING ONLY
10/12/21
WHEN YOUR PLANS CONTAIN ANY OMISSION, MISSTATEMENT OR MISREPRESENTATION, YOUR PERMIT WILL BECOME NULL AND VOID BY THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User.

T + Associates Architects
525 S. 4th Street, Suite 591
Philadelphia PA, 19147
T: 215.629.6374

ARCHITECT SEAL:

CONSULTANTS:

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All dimension and measurements are as accurate as can be reasonably determined. The Contractor(s) shall be responsible to verify all dimensions, conditions and elevations at the job site before any work is started or commenced, during construction, and prior to completion of construction. The contractor (s) shall also be responsible to report any descrepancy, omission or any other site condition. The contractor(s) shall report all site conditions to all interested parties. Neither T+Associates nor any of its affiliates shall be responsible for any such discrepancy, inaccuracy, omission or any other site condition. The contractor(s) shall be responsible to perform all construction, fabrication, procurement of equipment, installation and erection in accordance with all generally accepted industry practices, and all local, state and national laws, regulations and codes.

NEW MULTI-FAMILY RESIDENCE

1623 N. 10th St.
PHILADELPHIA, PA 19130

DRAWN BY: RHW
APPROVED BY: AT
SCALE: As indicated
JOB#: 2101-050

ISSUE:

ISSUE FOR ZONING PERMIT

DATE:

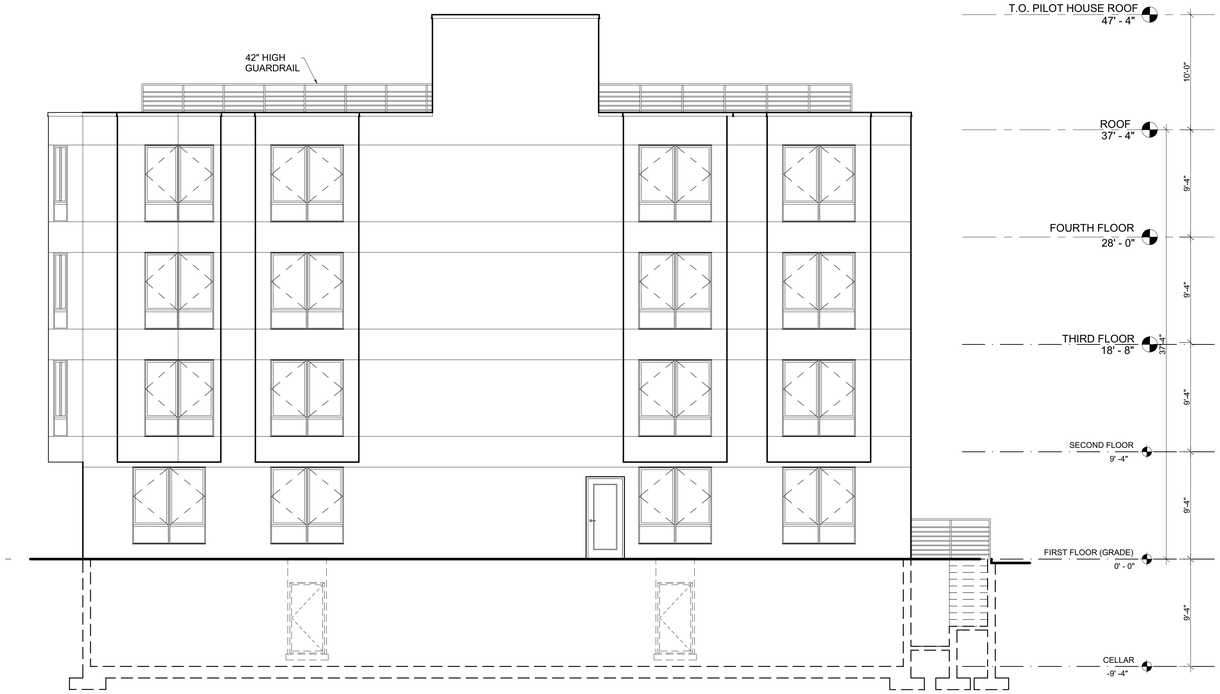
02-12-21

TITLE:

ZONING PLAN, PHOTOGRAPHS & SCHEDULE

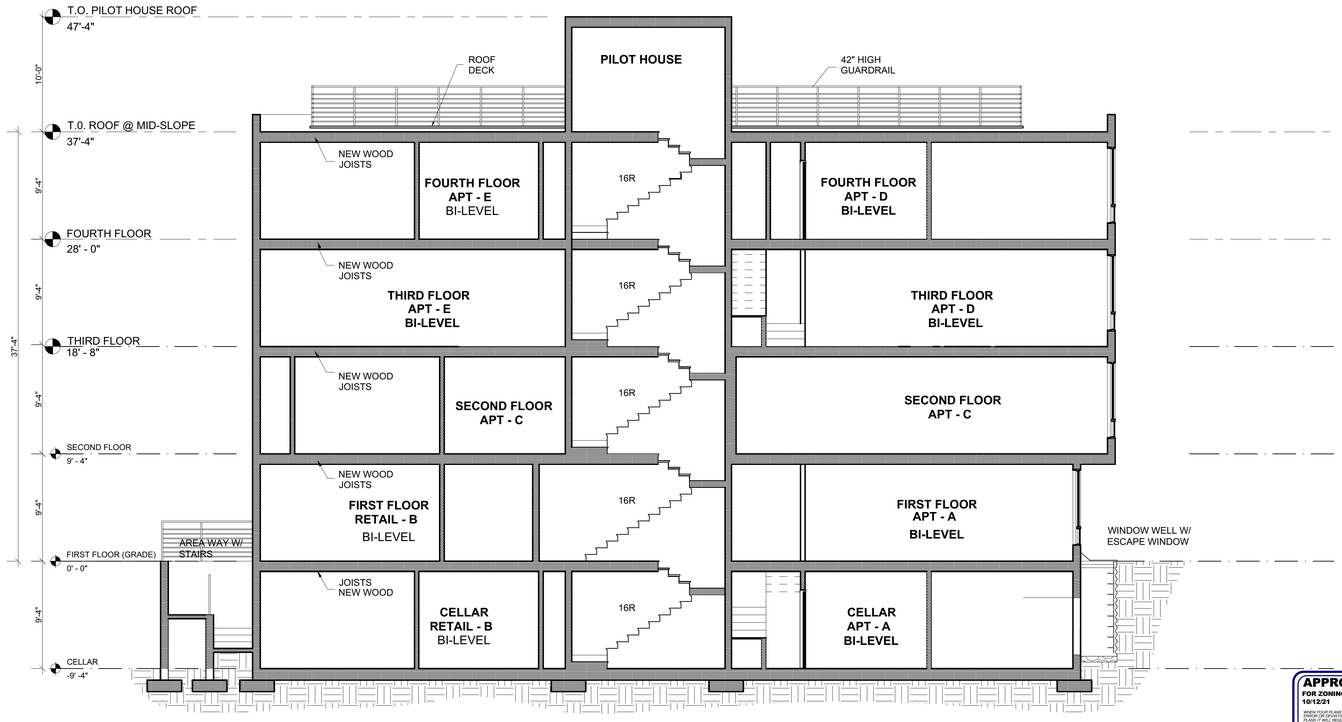
DWG. NO.

Z100



2 Z101 ELEVATION (FRONT) - ZONING
3/16" = 1'-0"

3 C100 ELEVATION (SIDE) - ZONING
3/16" = 1'-0"



1 Z101 ZONING SECTION - LOOKING NORTH
3/16" = 1'-0"

APPROVED
FOR ZONING ONLY
10/12/21
WHEN YOUR PLANS CONTAIN ANY OMISSION OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

T + Associates Architects
525 S. 4th Street, Suite 591
Philadelphia PA, 19147
T: 215.629.6374

ARCHITECT SEAL:

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
THOMAS ANTONAKOS
RA-014509

CONSULTANTS:

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All dimension and measurements are as accurate as can be reasonably determined. The Contractor(s) shall be responsible to verify all dimensions, measurements and conditions at the job site before work is commenced, during construction, and prior to completion of construction. The contractor (s) shall also be responsible to report any descrepancy, inaccuracy or omission of dimensions, measurements or other actual site conditions to all interested parties. Neither T+Associates nor any of its consultants shall be responsible for any descrepancy, inaccuracy or omission or any other site condition. The contractor(s) shall be responsible to perform all construction, fabrication, procurement of equipment, installation and use of materials, in accordance with the best accepted industry practices, and all local, state and national laws, regulations and codes.

NEW MULTI-FAMILY RESIDENCE

1623 N. 10th St.
PHILADELPHIA, PA 19130

DRAWN BY: RHW
APPROVED BY: AT
SCALE: As indicated
JOB#: 2101-050

ISSUE:

ISSUE FOR ZONING PERMIT

DATE:

02-12-21

TITLE:

ZONING PLAN, SECTION AND ELEVATIONS

DWG. NO.

Z101

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2021-002276*	**Zoning District(s):** *CMX2*	Date of Refusal: **3/26/2021**
Address/Location: *2316 N 10TH ST, Philadelphia, PA 19133-1512* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Anthony Tsirantonakis*	**Applicant Address:** *525 S 4TH STREET* *PHILADELPHIA, PA 19147* *USA*	

Application for: **FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38 FT.) WITH CELLAR. SIZE AND LOCATION AS PER PLANS. FOR A MULTI-FAMILY (5 UNITS) DWELLING WITH ONE (1) ACCESSORY PARKING SPACE.**

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:
14-602(4)(a)[2](.b)	*Commercial Districts*	*A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area whereas you are proposing 1552.5 S.F.*
14-602(4)(a)[3]	*Commercial Districts*	*In the CMX-2 district, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in 14-701(1)(d)(.4) (Primary Frontage) shall be subject to this requirement whereas only residential units were proposed.*
14-604(5)(c)(.4)	*Roof Deck Access Structures*	*Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck. The roof deck access structure must be set back 5 ft. from the extreme rear building line.*
14-803(1)(c)(.1)	*Additional Regulations for CMX-2 Districts*	*In the CMX-2 district, accessory parking for any multi-family use in an*

Albert J. Coates

EXAMINER NAME
PLANS EXAMINER

3/26/2021
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Department of
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		attached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot.

THREE (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: $ 300.00

NOTES TO THE ZBA:

Enter notes here…

Parcel Owner:

AHMAD INGRID O

Albert J. Coates

EXAMINER NAME
PLANS EXAMINER

3/26/2021
DATE SIGNED

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