

Zoning Permit

Permit Number ZP-2021-000753

LOCATION OF WORK 1630 N 20TH ST # PARCELA, Philadelphia, PA 19121-3134	PERMIT FEE \$572.00	DATE ISSUED 1/27/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER C3 LLC	2024 ELLSWORTH ST PHILADELPHIA PA 19146
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A CELLAR AND A ROOF DECK WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN ON PLANS.

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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1630 N 20TH ST, Philadelphia, PA 19121-3134

ADDITIONAL USE DETAILS

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

EIGHT (8) FAMILIES

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 1630-34 N. 20TH STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (8 UNITS TOTAL)
LOT WIDTH	16'-0"	56'-0"
LOT AREA	1440	3372.940 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	829.945 SQ. FT. = 25.6% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	2698.352SQ. FT. = 80% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	9'-0" & 9'-10"
HEIGHT REGULATIONS	38'-0" MAX	33'-6" (38'-0" MAX.)

PROPOSED MULTI-FAMILY (8 UNITS) RESIDENCES

PROPOSED 3- STORY (8) FAMILY RESIDENCES w/CELLAR, PILOT HOUSES & ROOF DECK
1630-34 N 20TH STREET, PHILADELPHIA, PENNSYLVANIA



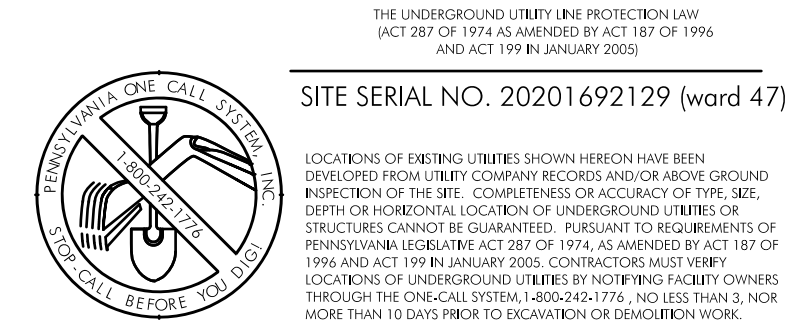
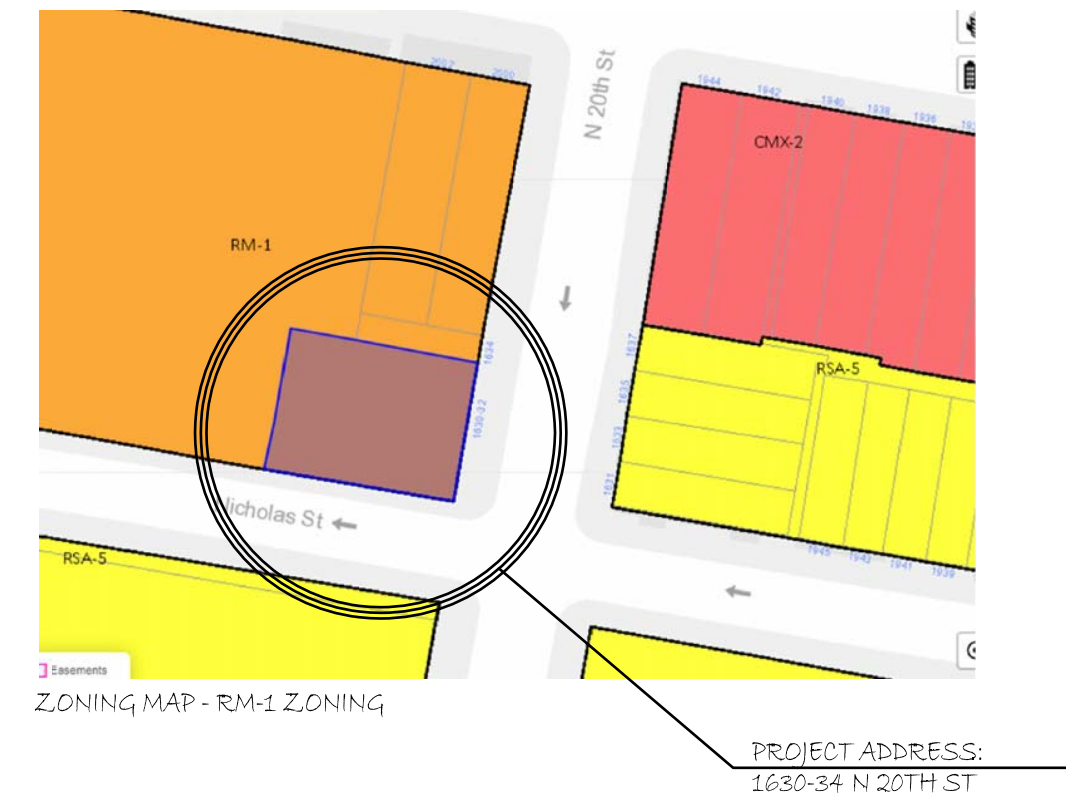
PROJECT	PROPOSED MULTI-FAMILY RESIDENCE 1630-34 N 20TH STREET PHILADELPHIA, PENNSYLVANIA
	ZONING PLAN & ELEVATIONS
DWG. TITLE	

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 10/17/2019
SCALE: AS NOTED

JOB No: 1630-34 N 20TH ST
FILE: 1630-34 N 20TH ST

Z-1



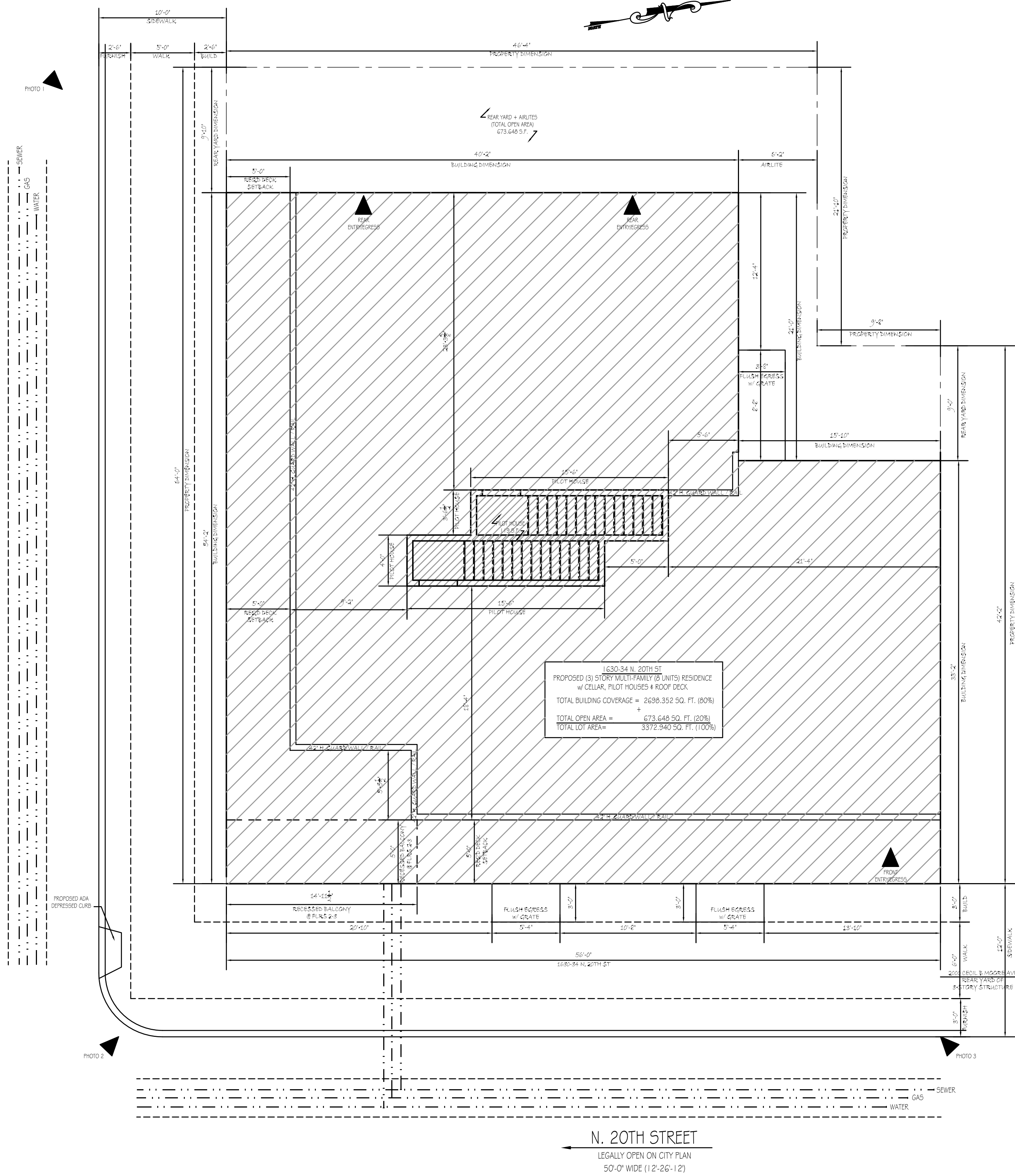
Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

_____ is the primary street;

Opposite of N 20th Street Street is the rear;

_____ Street is the rear street

Applied Electronically by: SARAH CHIU
August 4, 2020
PHILADELPHIA CITY PLANNING COMMISSION

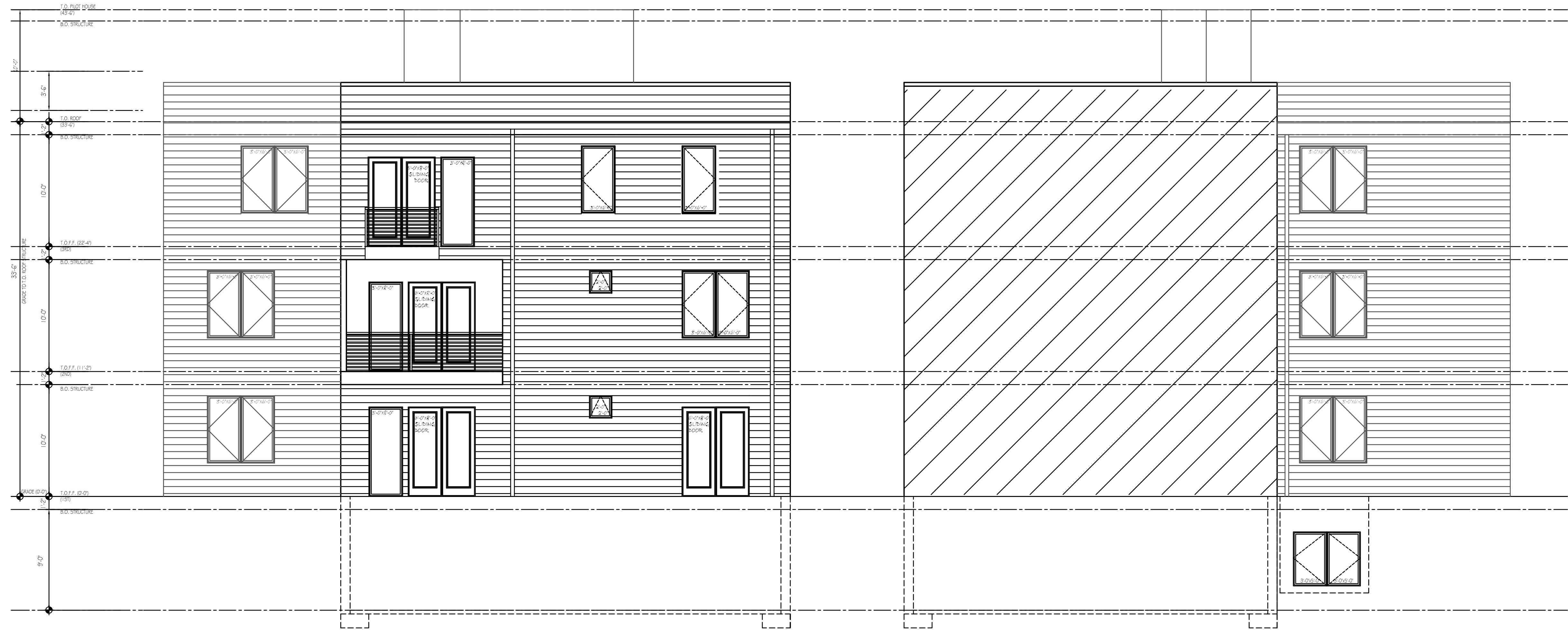


ZONING PLAN
SCALE: 3/16"=1'-0"



1 FRONT ELEV.
Z-2 SCALE: 3/16"=1'-0"

2 NICHOLAS ST ELEV.
Z-2 SCALE: 3/16"=1'-0"



3 REAR ELEV.
Z-2 SCALE: 3/16"=1'-0"

4 AIRLITE ELEV.
Z-2 SCALE: 3/16"=1'-0"

APPROVED
FOR ZONING ONLY
01/22/21
WHEN YOUR PLAN AND DRAWING CONTAIN ANY OMISSION,
CONTRADICTION, OR ERROR, YOU WILL BE RESPONSIBLE FOR
THE SAME. THE BOARD OF PROFESSIONAL ENGINEERS AND
SURVEYORS OF PENNSYLVANIA IS NOT RESPONSIBLE FOR
THE SAME.
Applied Electronically by L&I User:

KCA
DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
tel: 215-485-4926
to: haham77@gmail.com

NICHOLAS
NICHOLAS ALUM COUNTESS, AIA, NCARB
Registered Architect
State of Pennsylvania - License # RA003539

PROJECT
PROPOSED MULTI-FAMILY RESIDENCE
1630-34 N 20TH STREET
PHILADELPHIA, PENNSYLVANIA
DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LD
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JOB No: 1630-34 N 20TH ST
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Z-2