

Zoning Permit

Permit Number ZP-2021-001880

LOCATION OF WORK 1112-16 E BERKS ST Premises E, Philadelphia, PA 19125-3403	PERMIT FEE \$1,086.00	DATE ISSUED 2/25/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX RM1	

PERMIT HOLDER

APPLICANT
Zach Jones DBA: Canno Design 109 S 13th Street Philadelphia, PA 18661 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF ONE SEMI-DETACHED STRUCTURES WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. MODARATE INCOME BONUS APPLIED: AN ADDITIONAL 8. RESIDENTIAL UNITS AND AN ADDITIONAL 7 FT HEIGHT BONUS APPLIED TO THIS PERMIT (14-702(7)(B)(.6) AND (C)); ONE EXISTING SEMI-DETACHED STRUCTURE REMAIN AS VACANT. GREEN ROOF BOUNUS APPLIED: THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION PRIOR TO ISSUE CERTIFICATE OF OCCUPANCY IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS. .SIZE AND LOCATION

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.

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

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-001880

AS SHOWN IN THE APPLICATION / PLAN.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1112-16 E BERKS ST Premises E, Philadelphia, PA 19125-3403

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING FORTY (40) DWELLING UNITS (LOW INCOME BONUS & GREEN ROOF BOUNUS APPLIED) AND ONE EXISTING SEMI-DETACHED STRUCTURE REMAIN AS VACANT AND FOURTEEN (14) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.

CONSOLIDATION OF EXISTING LOTS, DEMOLITION OF EXISTING STRUCTURE, AND NEW CONSTRUCTION OF A 40 UNIT APARTMENT BUILDING.

1112-20 BERKS STREET

PHILADELPHIA, PA 19130

ZONING SUBMISSION

OCTOBER 07, 2020

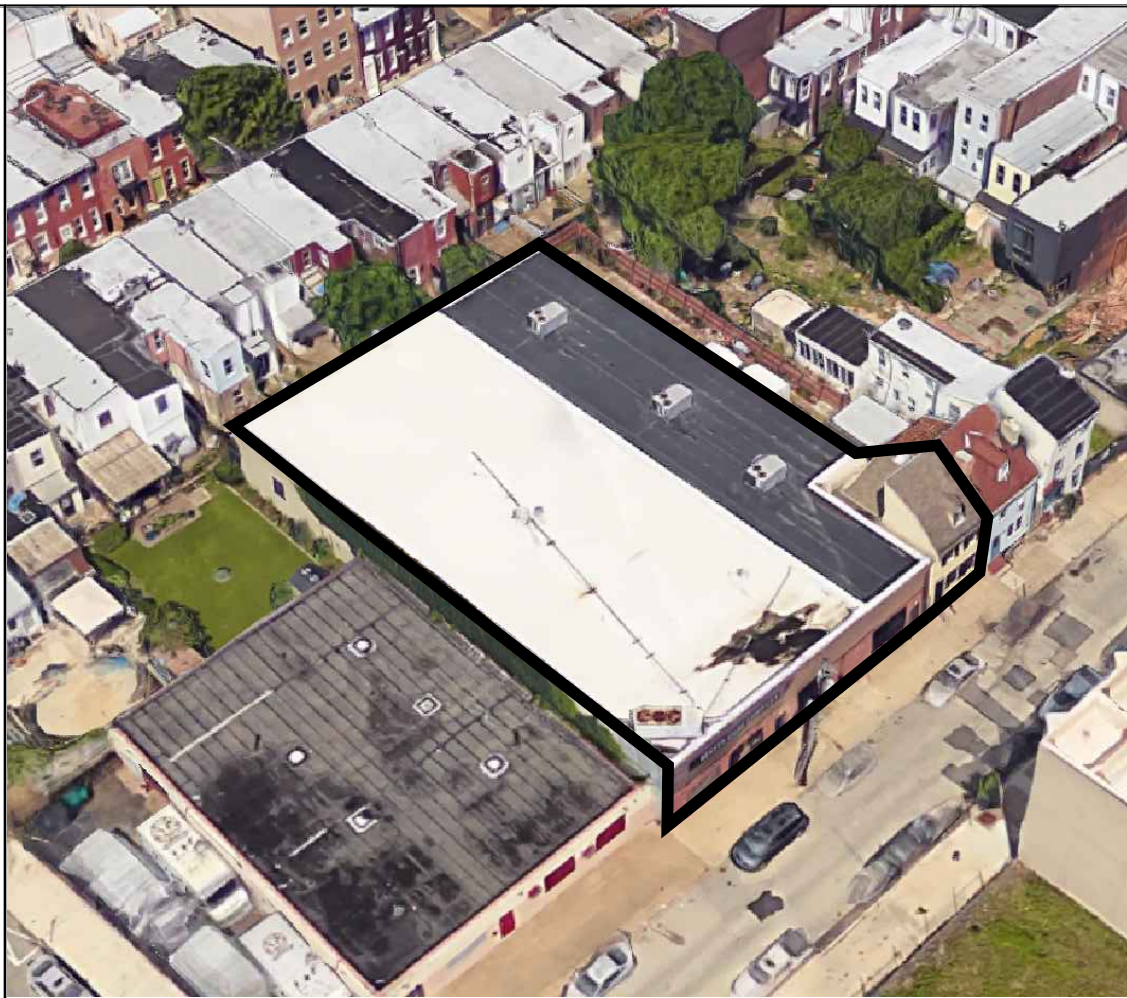
GENERAL NOTES

OWNER:
1112-20 E Berks Street Investment, LLC
1926 Brown Street, Apt 4
Philadelphia PA, 19130

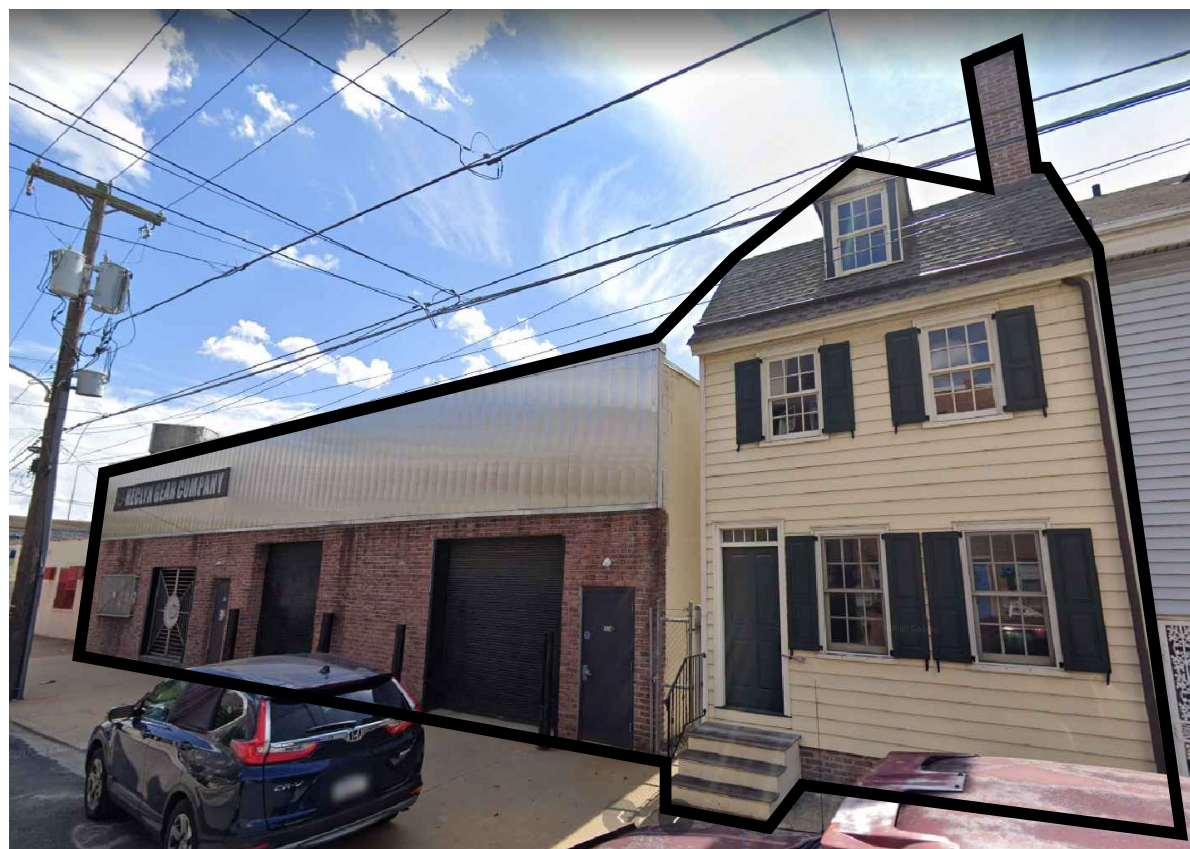
ARCHITECT:
CANNObesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075

LOT CONSOLIDATION OF (3) EXISTING PARCELS:
1112-14 BERKS STREET, OPA #884342810
1116 BERKS STREET, OPA #884342810
1118 BERKS STREET, OPA #884342812
1120 BERKS STREET, OPA#884342814

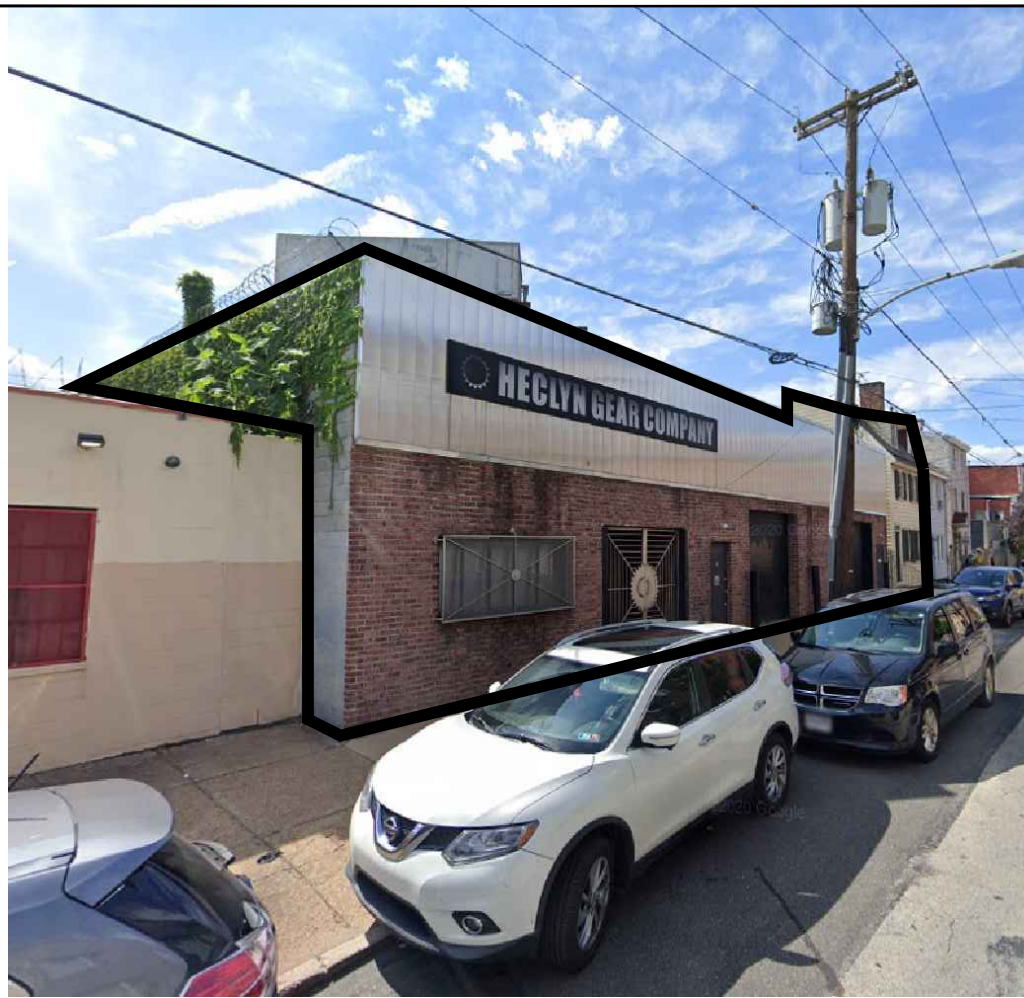
ZONING SUMMARY: 1112-20 EAST BERKS STREET				
		RM-1 (20.4% OF AREA)	PROPOSED	CONFORMING / NON CONFORMING
MIN. LOT AREA	SF	1,440 SF	12,324.8 SF	CONFORMING
MAX. OCCU. AREA	%	75%	72.6% (8,954 SF)	CONFORMING
BLDG SET-BACK	FT	0 FT	0 FT	CONFORMING
SIDE YARD(S)	FT	2/ 5 FT	N/A	CONFORMING
REAR YARD	FT	9	10	CONFORMING
MAX. HEIGHT	FT	38'-0"	45'-0"	CONFORMING
BIKE PARKING		0	14 MIN. SEE FLR PLAN ON Z-3 FOR LOCATION	CONFORMING
AUTO PARKING		0	0	CONFORMING
MIXED-INCOME HOUSING BONUSES 14-702(7)				
		ALLOWED	BONUS EARNED	BONUS USED
TOTAL UNIT BONUS	-	32 UNITS (26 BEFORE GREEN ROOF BONUS)	25% (8 UNITS)	25% (40 UNITS TOTAL)
TOTAL HEIGHT BONUS	-	38'-0" FT	7 FT	7 FT (45'-0")
GREEN ROOF DENSITY BONUS PER 14-602-2[8]*				
TOTAL ROOF SURFACE	-	8,639.03 SF		CONFORMING
TOTAL GREEN ROOF	MIN. 60%	3,395.53 SF / 60.69%		CONFORMING



AERIAL VIEW



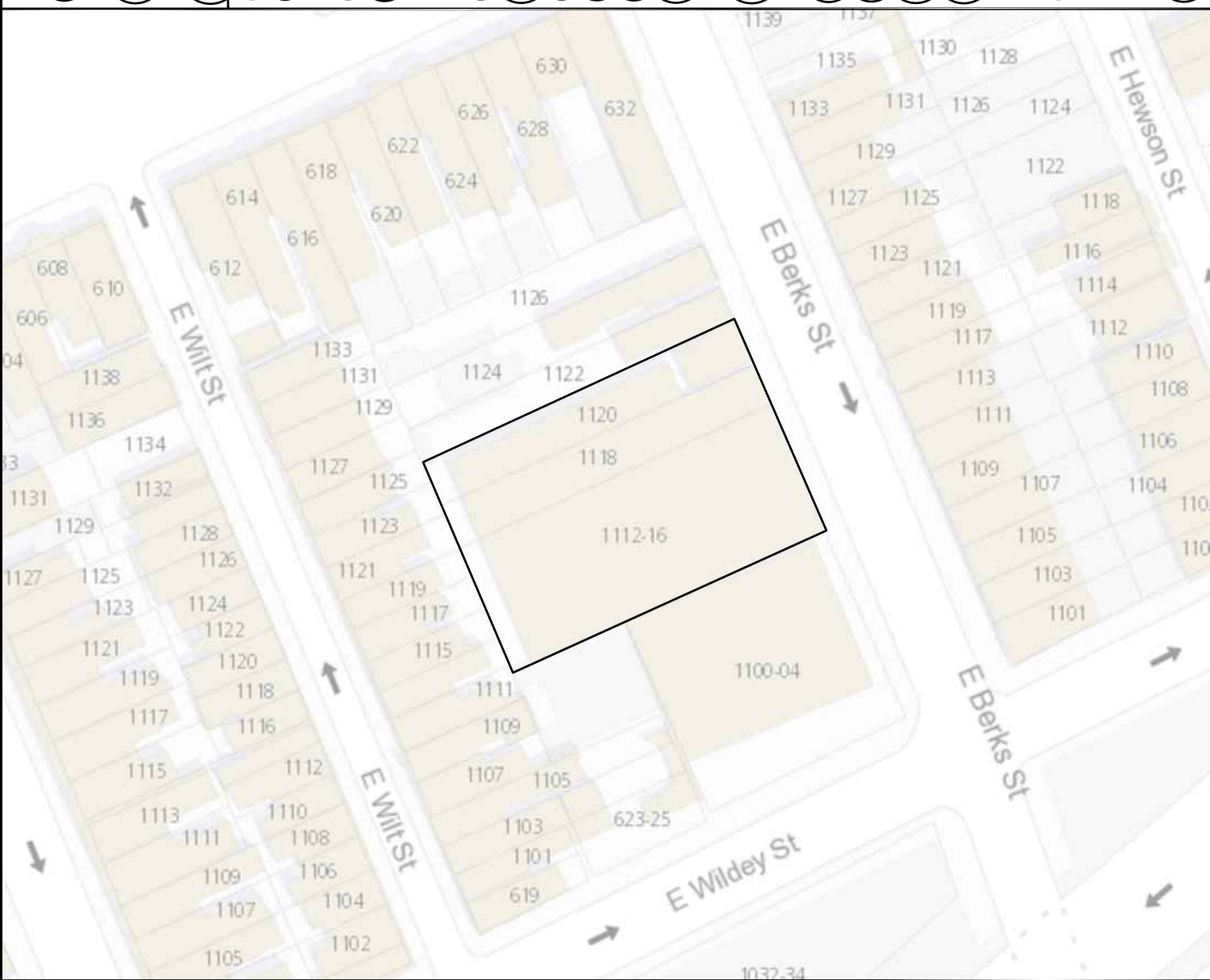
LOOKING SOUTH



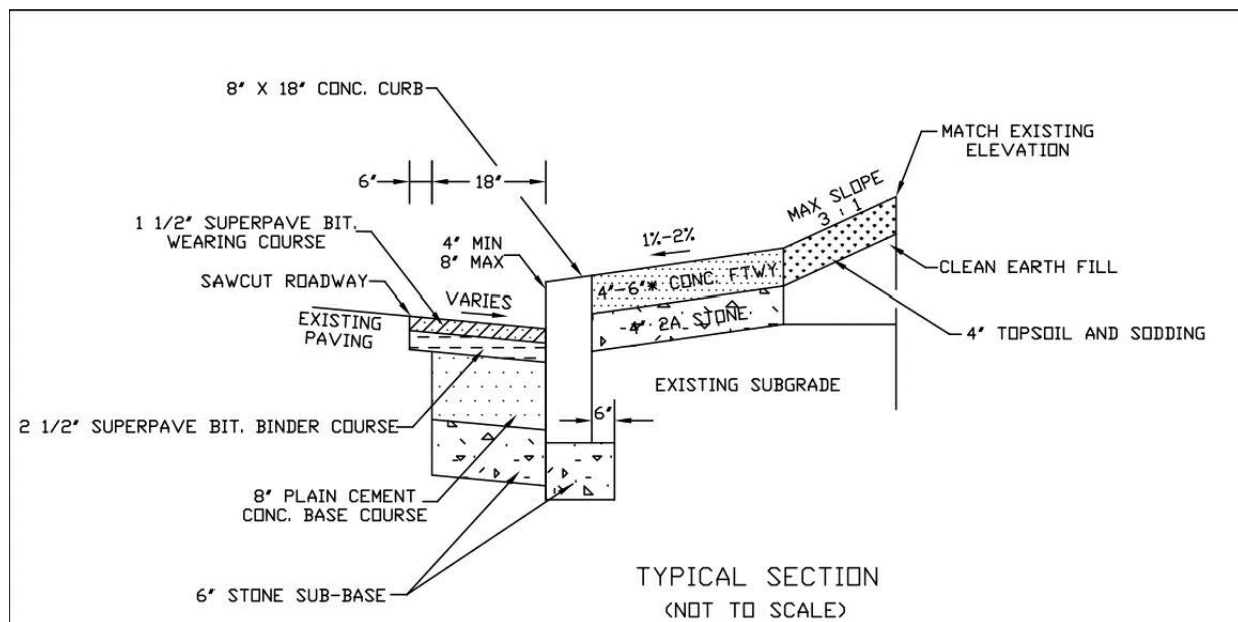
LOOKING NORTH

F1 ZONING ANALYSIS

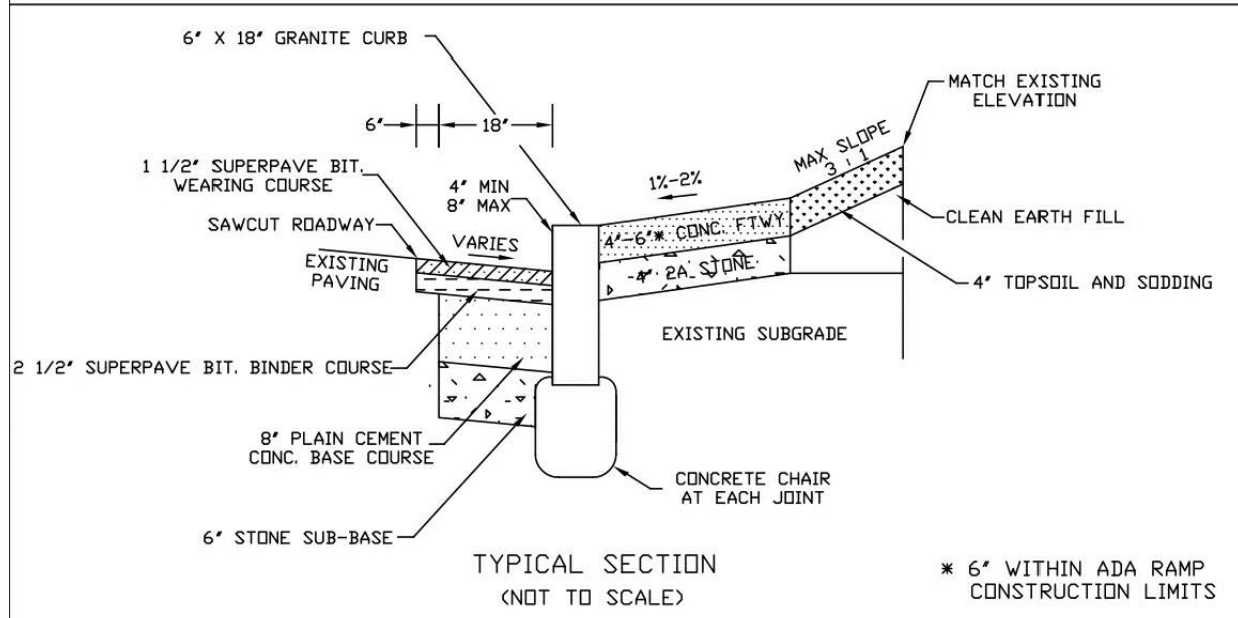
A6 EXISTING SITE IMAGES



H1 ZONING MAP



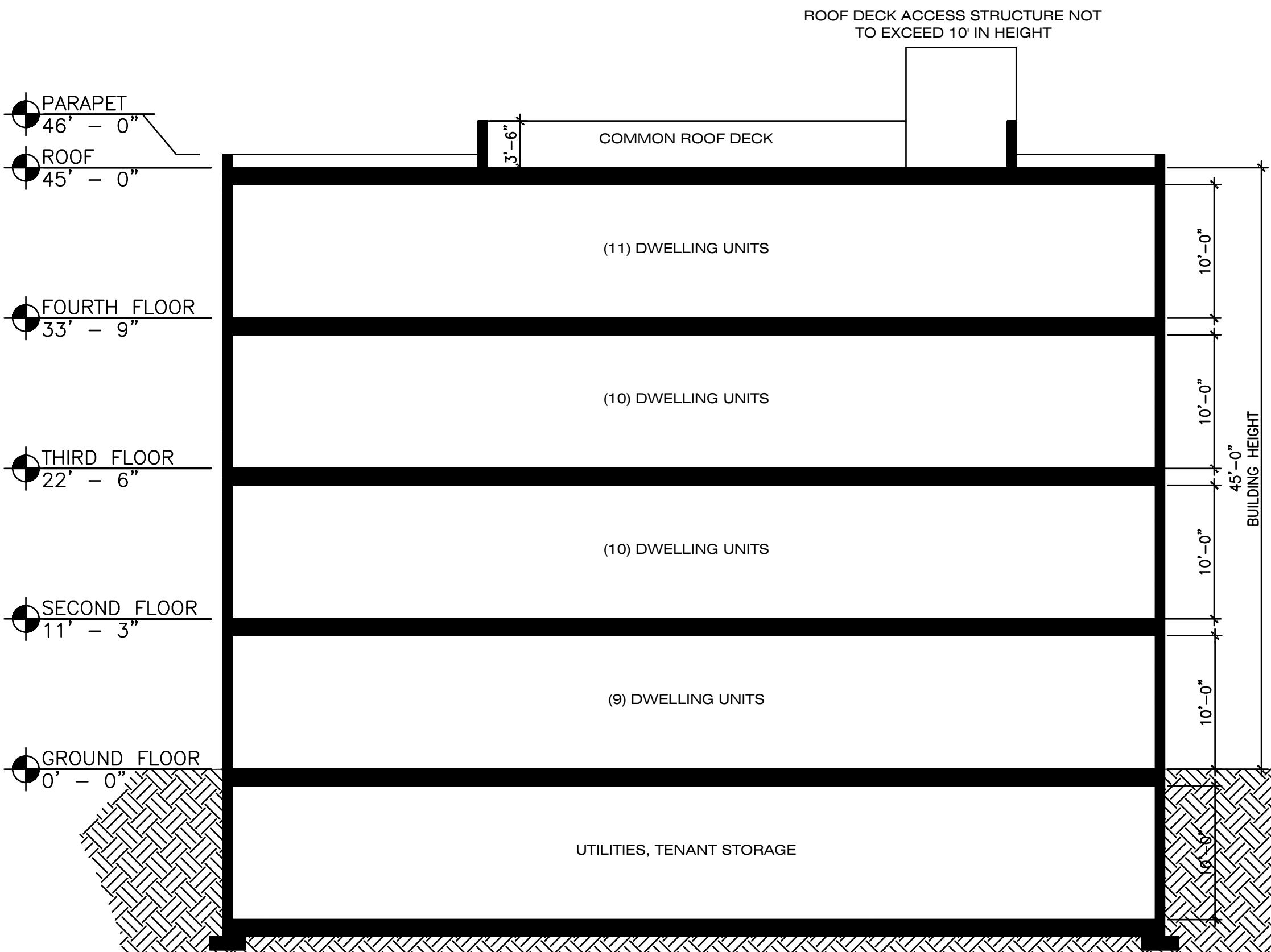
CONCRETE CURB



GRANITE CURB

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
TYPICAL CURB AND FOOTWAY
CONSTRUCTION AND ROADWAY RESTORATION
CONCRETE & GRANITE
DATE: 6-13-12 SHEET 1 OF 1
REVISION: 3-1-15
DRAWING NO. SC0101
APPROVED: [Signature]

A5 TYPICAL CURB DETAILS



A9 BUILDING SECTION



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.
20200153220

ZONING REVISIONS	12.17.2020
ZONING REVISIONS	12.09.2020
ZONING REVISIONS	11.12.2020
ZONING REVISIONS	10.21.2020
ZONING SUBMISSION	10.07.2020

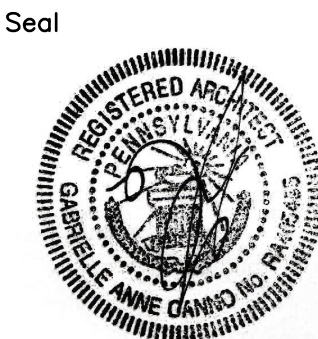
No.	REVISIONS/SUBMISSIONS	Date
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1112-20 BERKS STREET
PHILADELPHIA, PA

CANNObesign

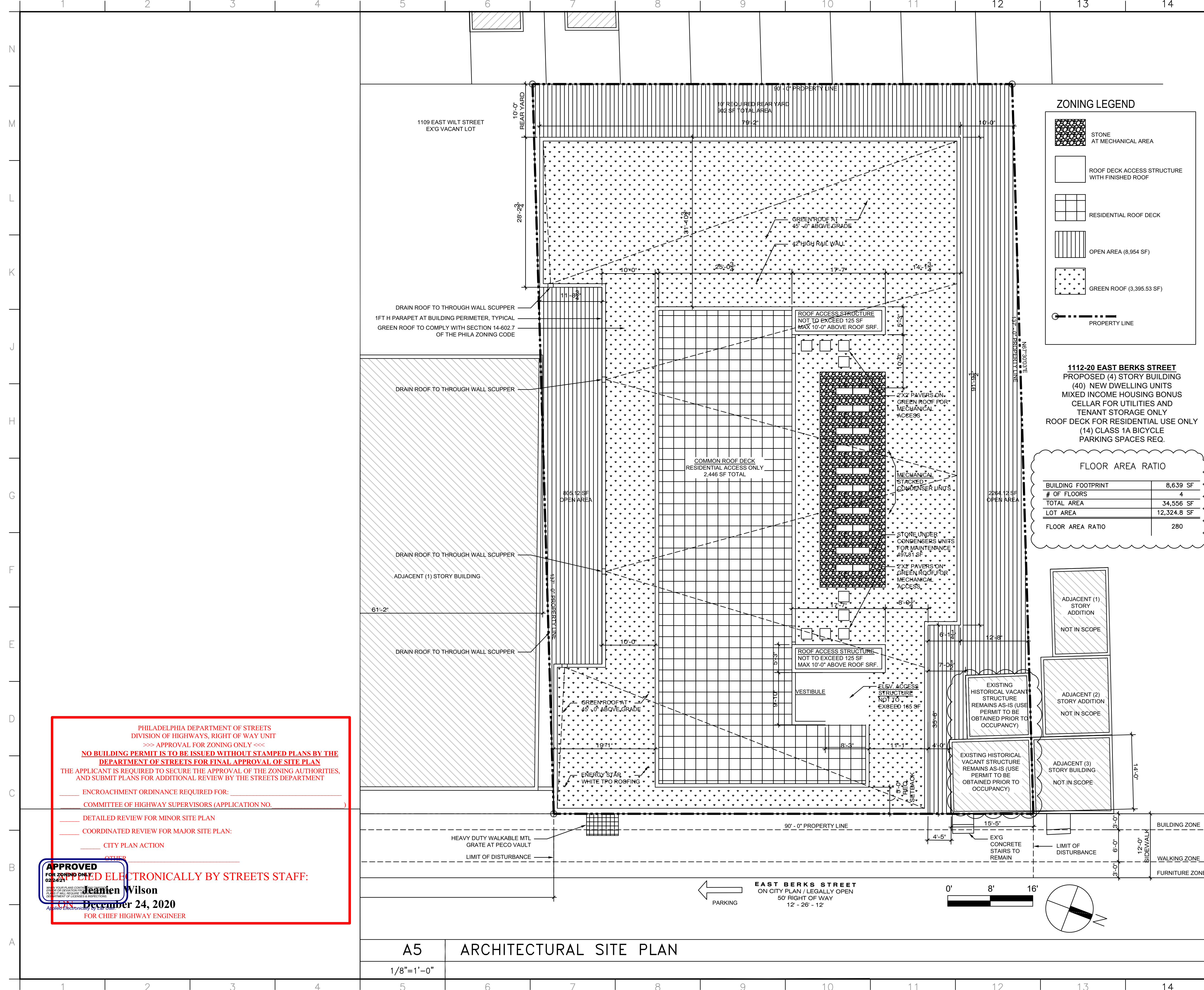
109 SOUTH 13TH STREET PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION



Drawn
Checked
Reviewed
Date
Scale

Project No.
CAD File No.
Drawing No.
Z-1



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.
20200153220

No.	REVISIONS/SUBMISSIONS	Date
	ZONING REVISIONS	12.17.2020
	ZONING REVISIONS	12.09.2020
	ZONING REVISIONS	11.12.2020
	ZONING REVISIONS	10.21.2020
	ZONING SUBMISSION	10.07.2020

1112-20 BERKS STREET
PHILADELPHIA, PA

CANNdesign
109 SOUTH 13TH STREET PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Drawing No.
	Date	Z-2
	Scale	

