

Zoning Permit

Permit Number ZP-2021-000615

LOCATION OF WORK 1701 N FRONT ST, Philadelphia, PA 19122-3203 1701 N FRONT STREET (OPA 881000045, Pin 1001678484)	PERMIT FEE \$1,612.00	DATE ISSUED 9/13/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 21 E. Columbia Ave. Investors, LLC	2184 Wyndtree Lane Malvern, Pennsylvania 19355
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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 COMPLETE DEMOLITION OF ONE (1) EXISTING ONE-STORY STRUCTURE. ONE (1) EXISTING STRUCTURE TO REMAIN (NO CHANGE AREA OR HEIGHT). FOR THE ERECTION OF AN ADDITION WITH CELLAR AS PART OF AN EXISTING ATTACHED STRUCTURE WITH ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN
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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.
- 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

1701 N FRONT ST, Philadelphia, PA 19122-3203

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN CMX-3, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING SIXTY-THREE (63) DWELLING UNITS AND EXISTING MULTI-FAMILY HOUSEHOLD LIVING 20 UNITS TO REMAIN UNCHANGED ON EXISTING STRUCTURE), AND ACCESSORY OFF STREET INTERIOR PARKING NINE (9) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), THREE (3) CARSHARE PARKING SPACES AND THIRTY (30) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

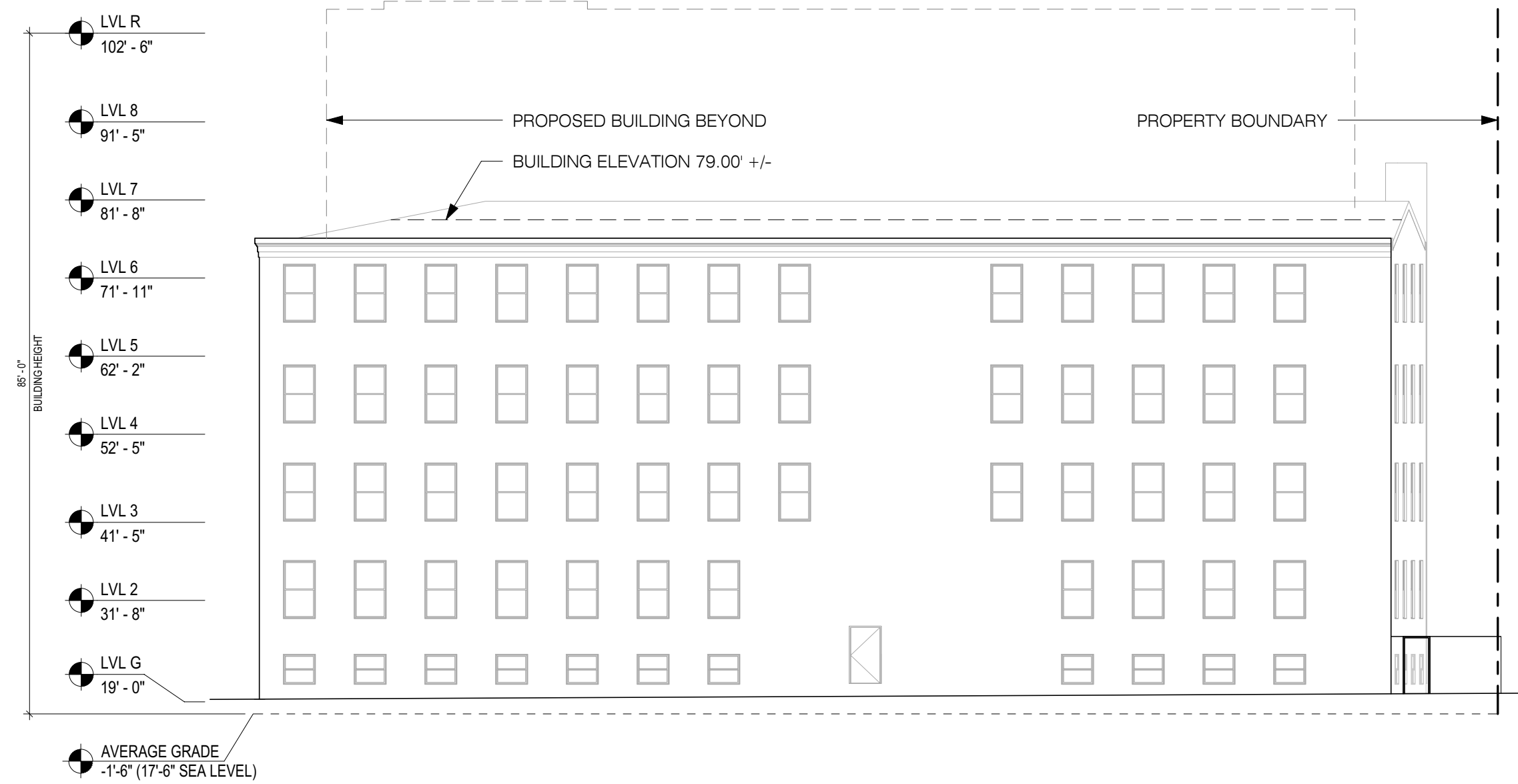
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



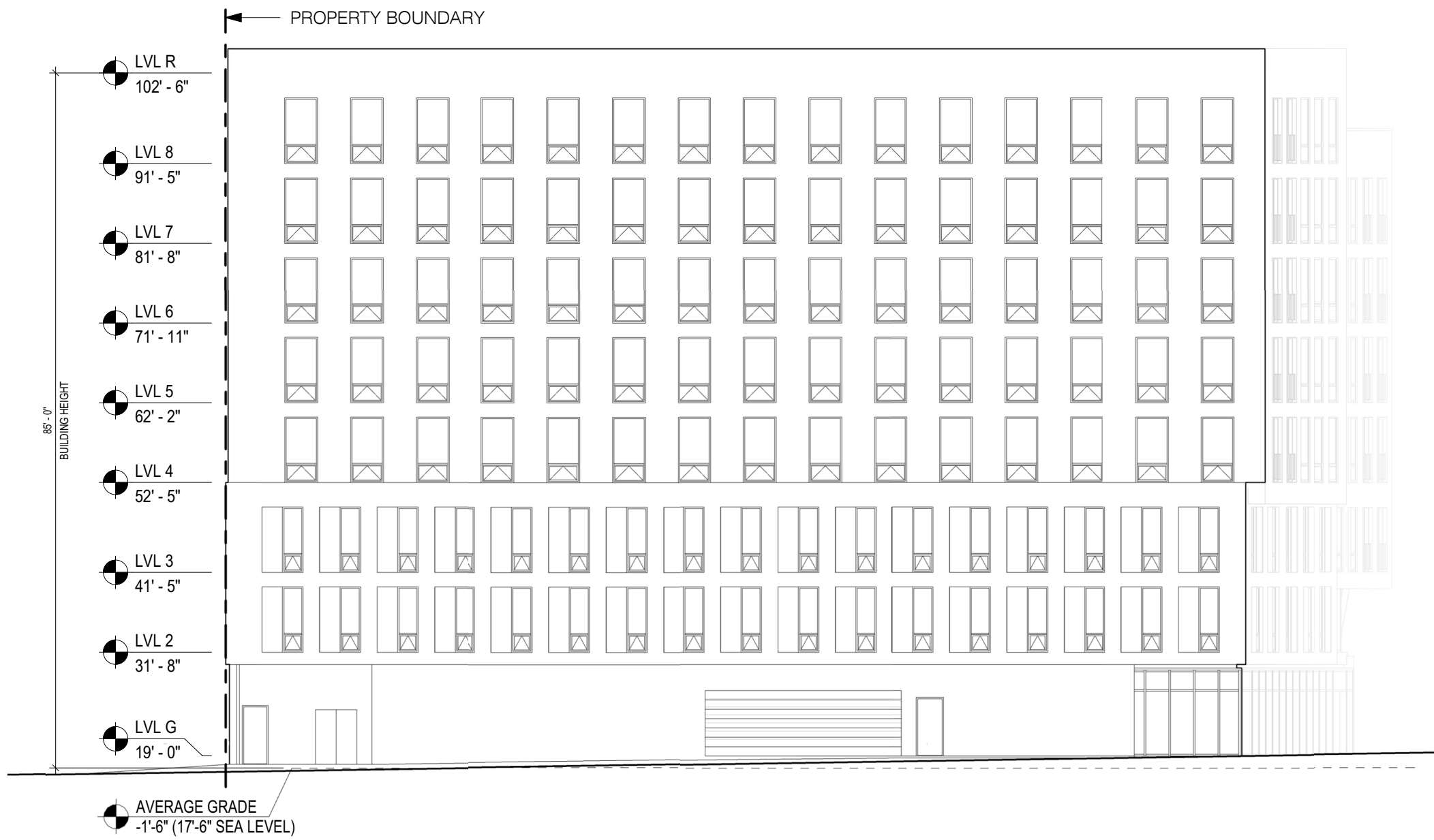
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



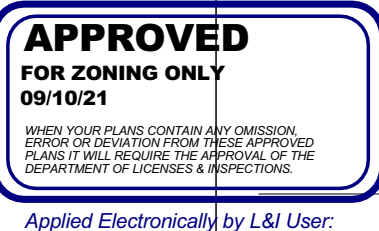
3 BLAIR STREET ELEVATION
1/16" = 1'-0"



2 COLUMBIA AVENUE ELEVATION
1/16" = 1'-0"



1 FRONT STREET ELEVATION
1/16" = 1'-0"



Applied Electronically by L&L User:

MECHANICAL, ELECTRICAL, PLUMBING & FIRE
ALDERSON ENGINEERING,
407 LAKESIDE DRIVE
SOUTHAMPTON, PA 18966
215.364.5635

SITIO
architecture + urbanism

2001 MARKET ST, SUITE 2500
PHILADELPHIA, PA 19103
215.268.3820

STRUCTURAL ENGINEERING
LARSEN & LANDIS
11 W. THOMPSON STREET
PHILADELPHIA, PA 19125
215.232.7207

BOX FACTORY

LOCATION:
PHILADELPHIA, PA

OWNER:
AMER & BESMA SAMDANI, PC
2184 WYNDTREE LANE
MALVERN, PA 19355

PROJECT ISSUE DATE			SEALS		Date: 03/01/21	
REV #	DATE	DESCRIPTION			Scale: 1/16" = 1'-0"	
	10/06/2020	ZONING SUBMISSION			ZONING	
	03/04/2021	ZONING REVISION				
					Z.02	
			COPYRIGHT © 2020 - SITIO LLC - ALL RIGHTS RESERVED			
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