



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

Zoning Board of Adjustment - Revised Proviso Plans

This form is required whenever a Zoning application is filed to change elements of a proviso plan previously approved by the Zoning Board of Adjustment.

Property Address & Permit History Details

Enter the permit address, original zoning application number and Zoning Board case number.

1

Address 1700-30 N. Howard Street

Original Zoning Application Number: 2020-001306

Associated ZBA Calendar Number: MI-2020-000832

Owner or Owner's Representative

Identify your association with this application.

2

I am the: ☐ Property Owner ☒ Attorney ☐ Design Professional ☐ Appellant

Name Adam E. Laver, Esquire

Company Blank Rome LLP

Address Blank Rome LLP, One Logan Square, Philadelphia, PA 19103

Email laver@blankrome.com

Phone 2 1 5 5 6 9 5 7 6 4

Proposed Changes

All changes to the application reviewed by the Department of Licenses & Inspections must be listed (use reverse side for additional space if necessary) and highlighted on the revised plan.

3

Summary of all changes requested:

Minor modifications to accessory parking area to accommodate additional planted areas with trees.

Plan Requirements:

- The site plan must be drawn to one of the following scales: ENGINEER: 1" = 10', 20', 30', 40', 50', 60', 100'
ARCHITECT: 1/16", 3/32", 1/8", 3/16", 1/4" = 1'

- The site plan and elevation drawings must be on a minimum 11" x 17" size sheet.

- The site plan must include the following:

- ☐ Identification of north point;
- ☐ Existing lot lines and dimensions as recorded in the property deed or associated lot adjustment plan;
- ☐ All structures with exterior dimensions, building heights and number of stories;
- ☐ The length and width of all front, side and rear yards and dimensions of all other open areas;
- ☐ Streets, alleys, driveways and easements bordering or contained on the property;
- ☐ Location and dimensions of all off-street parking, bicycle spaces, loading spaces, and reservoir spaces, including aisles, driveways and the distances from lot lines;
- ☐ Landscaping, screening, street trees and heritage trees where applicable;
- ☐ The exact location, size, types and illumination of all existing and proposed signs, if applicable.

APPROVED

Revised plans, 2 pages, approved by
ZBA 12/01/20.

Sharon Suleta
Sharon Suleta, Esq.

Instructions for Submission FOR ZONING ONLY 03/30/21

The following must be provided to the Department of Licenses and Inspections:

- The ZBA Notice of Decision Letter.
- Four copies of the revised plans with all pre-requisite approvals (elements not identified on this Revised Proviso Plan Form will not be approved).
- An additional review fee of \$100 (Note: Revised plans will result in a standard review time).

Declaration & Signature

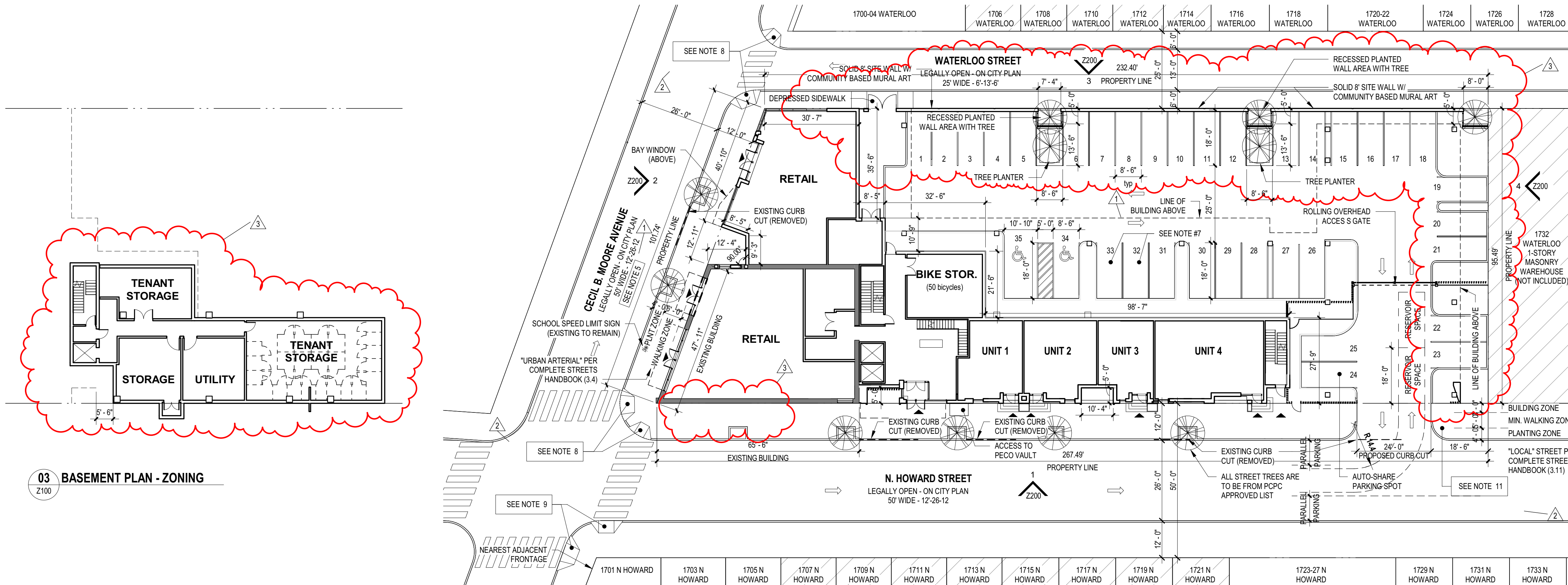
I certify that all significant changes to the application have been fully and accurately documented.

Signature of Owner or Owner's Representative:

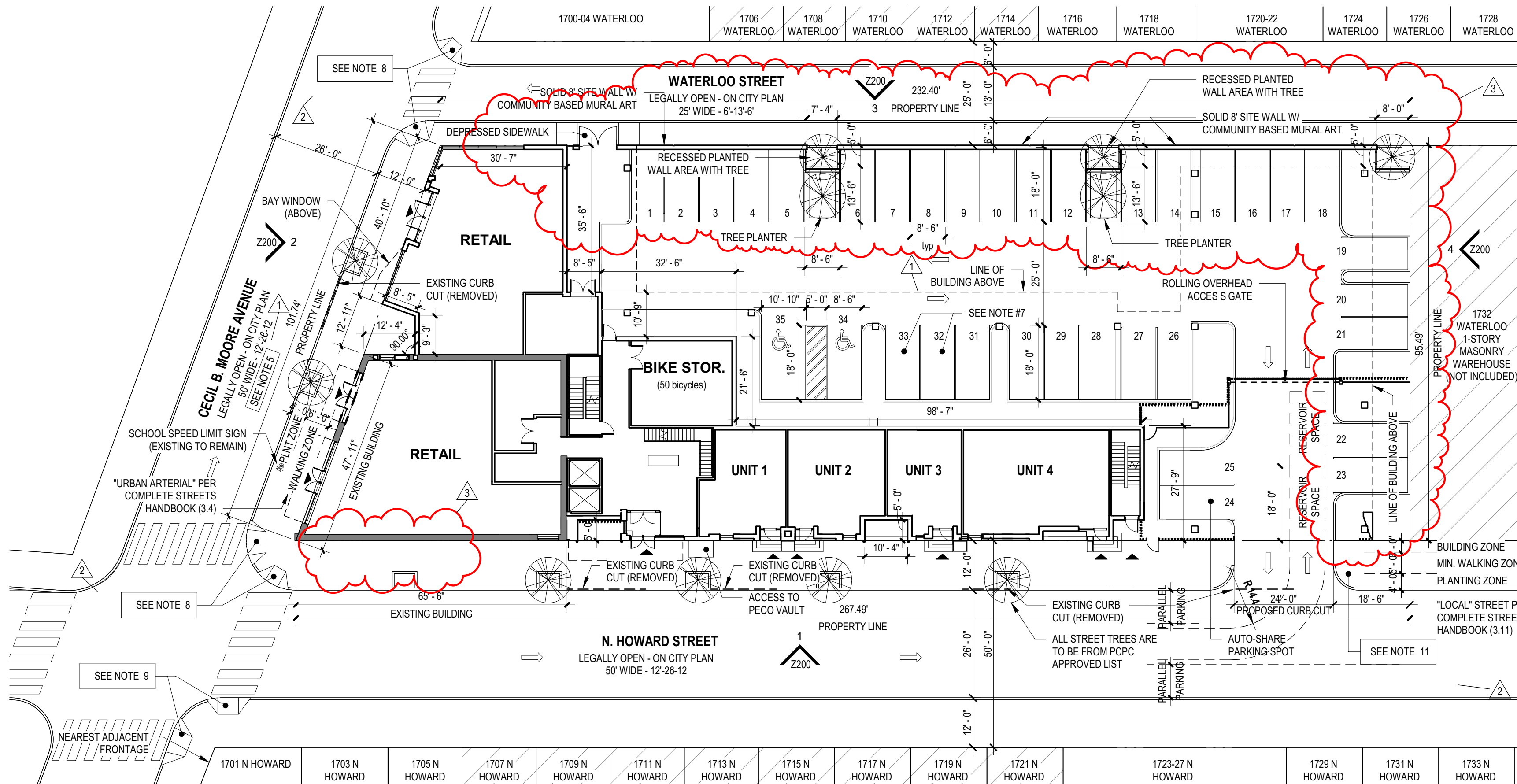
A.E. Laver

Date: 11 / 25 / 2020

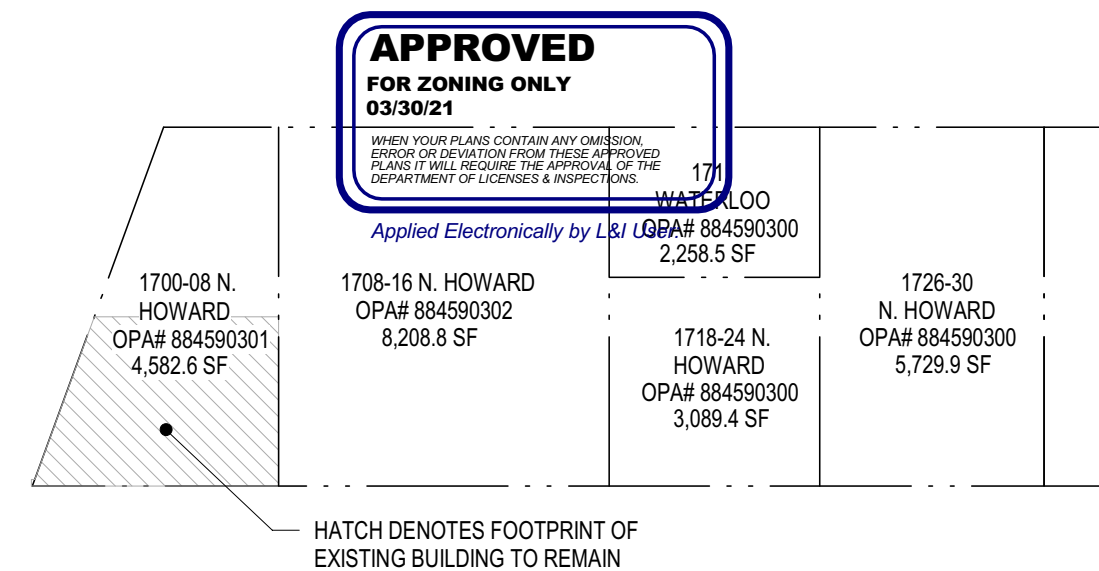
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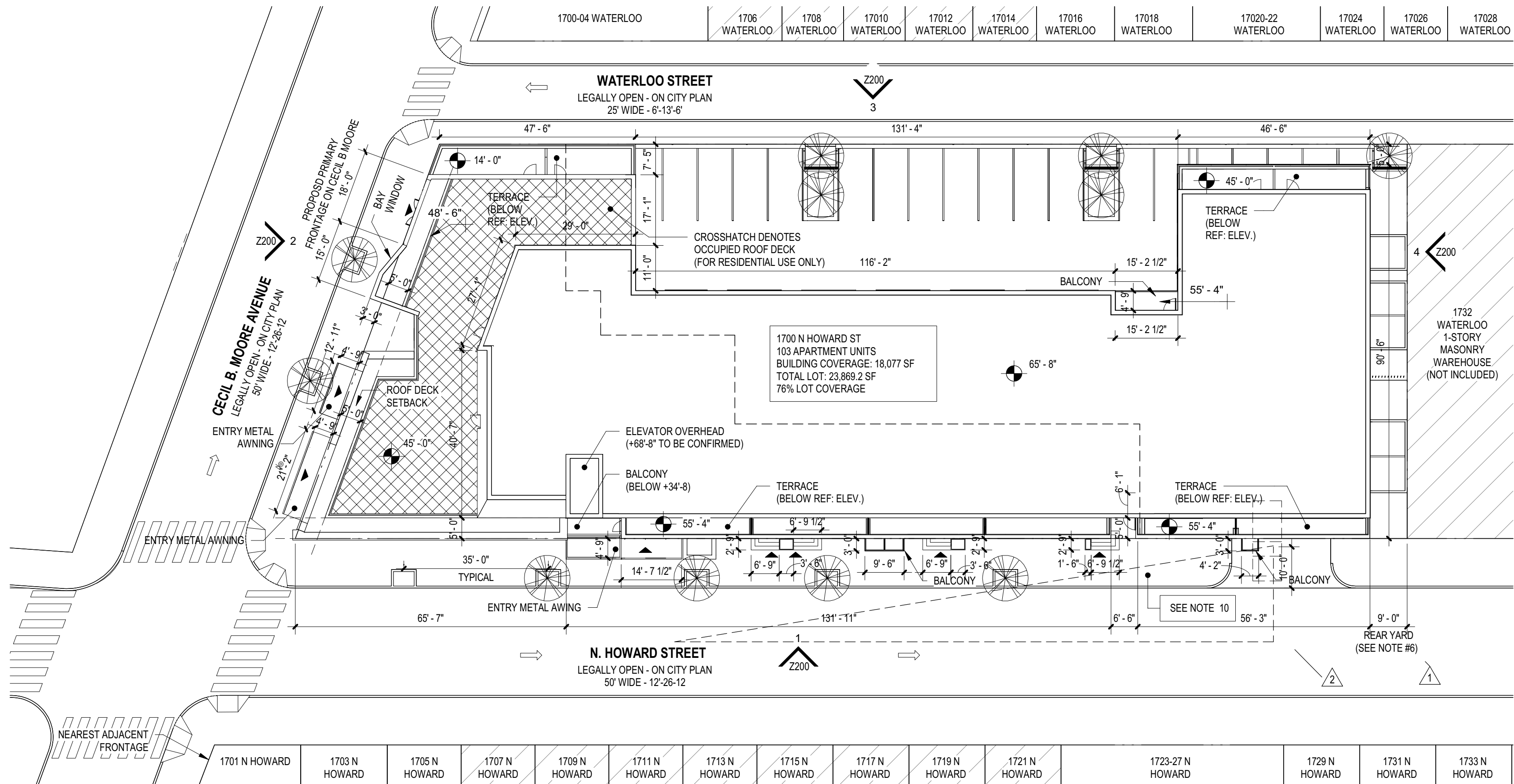
03 BASEMENT PLAN - ZONING
Z100



02 SITE PLAN - ZONING
Z100



LOT CONSOLIDATION KEY



01 06 - ZONING PLAN - ROOF
Z100

NOT FOR CONSTRUCTION

AREA REGULATIONS

LOT INFORMATION		
LOT ADDRESS: 1700 N. HOWARD STREET, PHILADELPHIA, PA, 19122-3210		
REFER TO CONSOLIDATION PLAN		
LOT AREA(S): 23,869.2 SF (CONSOLIDATED AREA)		
1700-06 N. HOWARD STREET = 4,582.6 SF		
1708-16 N. HOWARD STREET = 8,208.8 SF		
1711 WATERLOO STREET = 2,258.5 SF		
1718-24 N. HOWARD STREET = 3,089.4 SF		
1726 N. HOWARD STREET = 5,729.9 SF		
BASE ZONING DISTRICT: RSA-5		
OVERLAY ZONING DISTRICT: N/A		
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	MULTI-FAMILY HOUSING, RETAIL SALE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 6TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS		
REQUIRED	PROPOSED	
MIN LOT WIDTH (FT)	16'	NO CHANGE
MIN LOT AREA (SF)	1,440 SF	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80% (see Note 3)	76% (18,077 SF BLDG)
YARDS		
MIN FRONT YARD DEPTH (FT)	0' - 0" (see Note 1,2)	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	N/A	N/A
MIN REAR YARD DEPTH (FT)	9' - 0"	9' - 0"
HEIGHT		
MAX HEIGHT (FT)	38' - 0"	65' - 0"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
OFF STREET PARKING REQUIREMENTS		
CAR PARKING	1 (see Note 4)	35
BICYCLE PARKING	35 (1 bicycle per 3 units)	50

- NOTES**
- Note 1:** REFER: 14-701(2)(5)(c); If the property is bounded by 2 or more streets, only the primary frontages as designated in 14-701(1)(c)(4) (Primary Frontage) shall be subject to the front setback requirements of (a) and (b) above.
- Note 2:** REFER: 14-701(2)(5)(b); On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on that same blockface. If there is no such building, the minimum front setback shall be zero.
- Note 3:** Lot coverage is based on consolidated lot area.
- Note 4:** REFER: table 14-802-1 Multifamily use; no required parking Retail (other uses); no required parking for first 2,500 SF one space for each additional 1,000 SF Proposed Retail = 3,271 SF 3271 = 2,500 + 771
- Note 5:** Proposed primary frontage by applicant is Cecil B. Moore. For review and approval by Philadelphia City Planning Commission.
- Note 6:** Rear yard provided. Side yard requirements do not apply per 14-701 (1)(d)(2).
- Note 7:** Proposed electric vehicle parking space locations. Per Table 14-803-3, two (2) electric vehicle parking spaces are required.
- Note 8:** Corner curbs to be upgraded to current ADA standards.
- Note 9:** Current corner curb ramps have been upgraded to current ADA standards with newly completed adjacent project.



- Note 10:** Street tree removed from plan satisfy sight triangle requirements (denoted by dashed line). Refer to associated M50S for dimensions.
- Note 11:** Curb cut to be constructed per Standard Detail SC0105.

APPROVED

Revised plans, 2 pages, approved by ZBA 12/01/20.
Sharon Suleta
Sharon Suleta, Esq.

Versions

No.	Date	Description
1	06/02/2020	ZONING
2	6/26/2020	STREETS COMMENTS
3	11/24/2020	REVISIONS

ZONING
5/5/2020

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Structural Engineer

MEP Engineer



Signature and Seal

Project

1700-30 North
Howard Street
Philadelphia, PA 19122

Sheet Title

ZONING TABLES &
PLANS

Date

Issue Date

Scale

Drawn

Project No.

As indicated

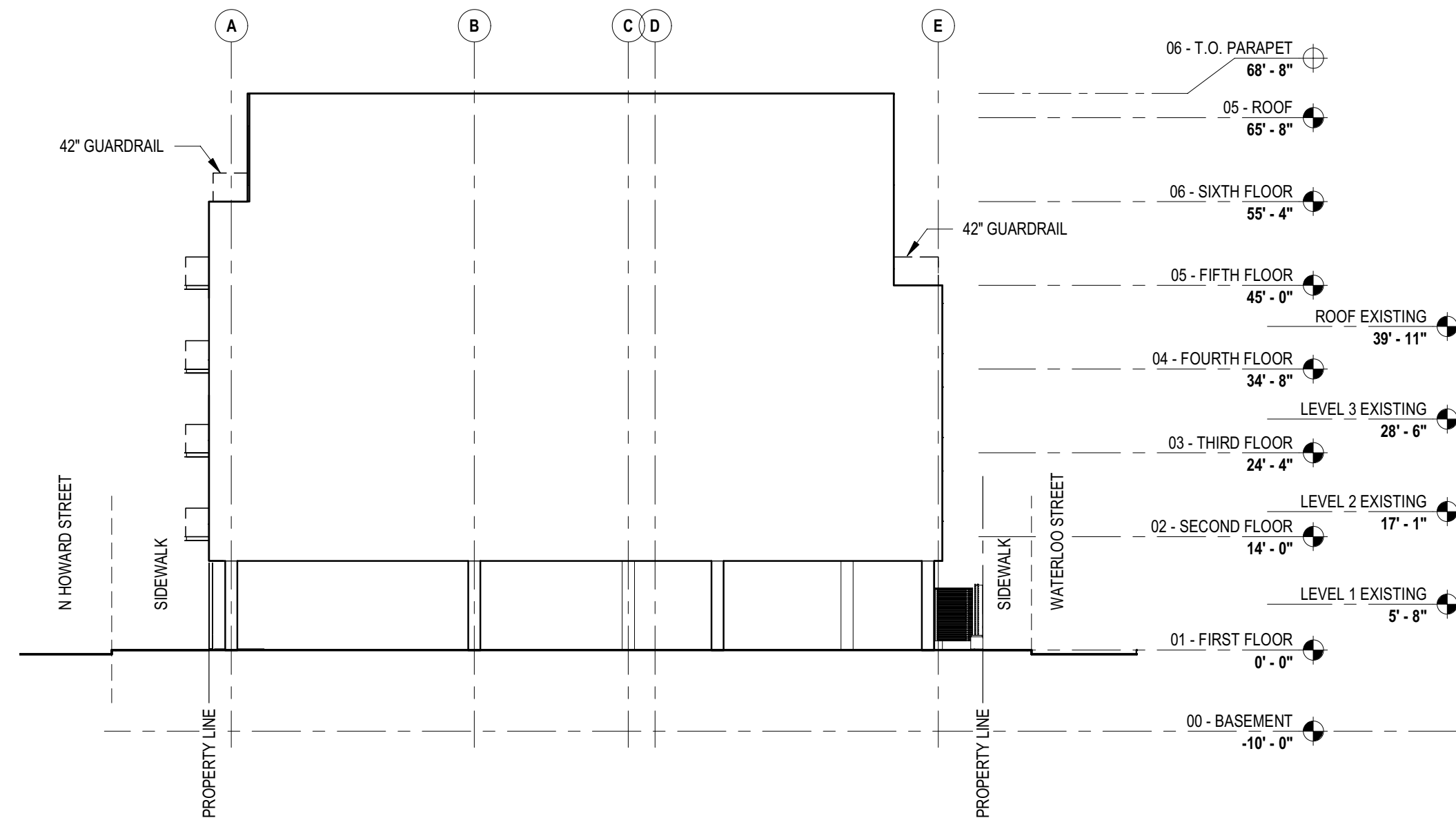
Author

446

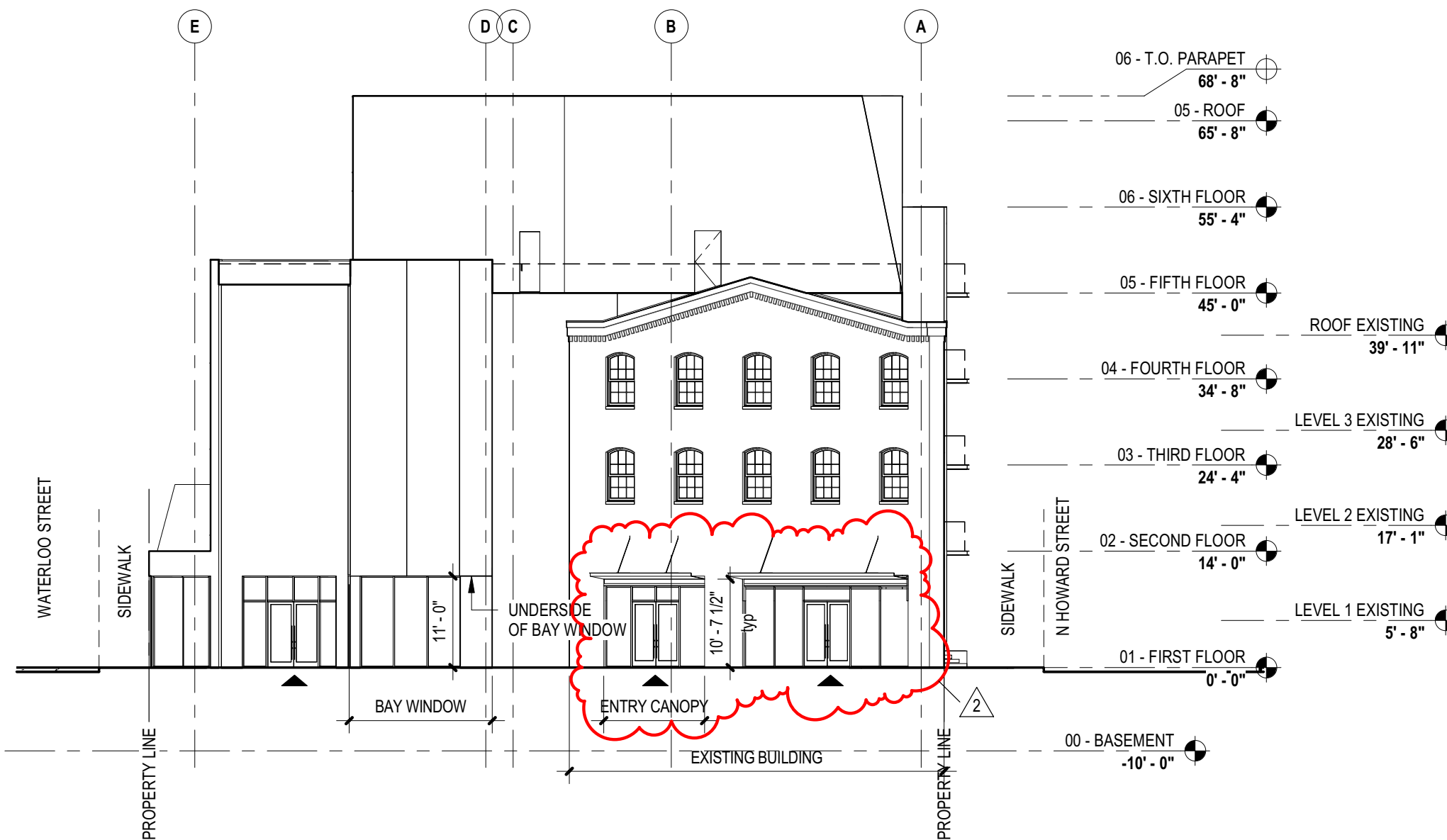
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Z100

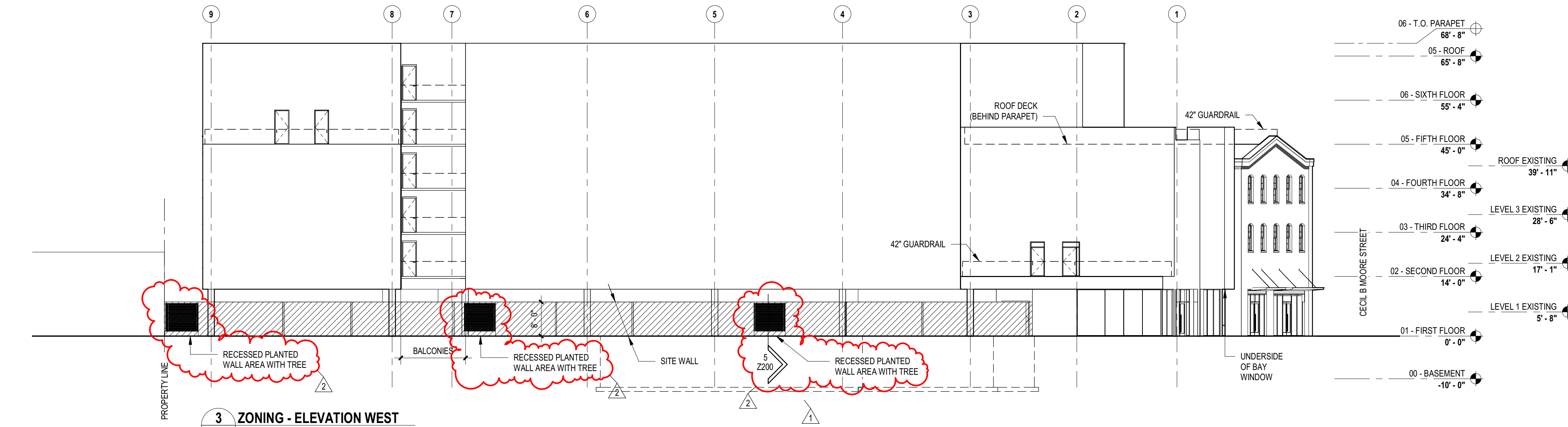
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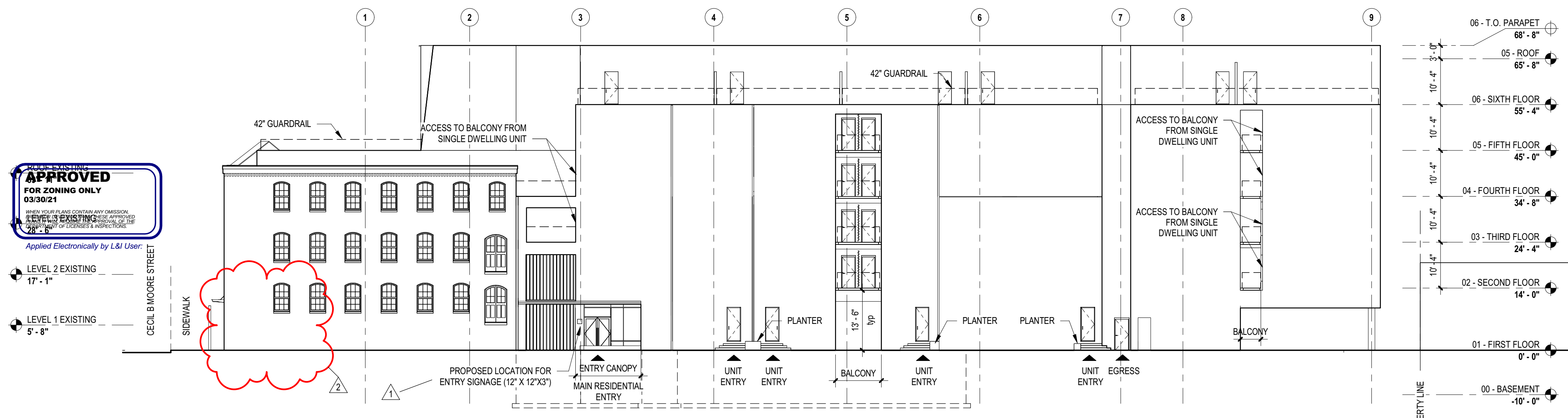
4 ZONING - ELEVATION NORTH
Z200 1/16" = 1'-0"



2 ZONING - ELEVATION SOUTH
Z200 1/16" = 1'-0"



3 ZONING - ELEVATION WEST
Z200 1/16" = 1'-0"



1 ZONING - ELEVATION EAST
Z200 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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OVERLAY ZONING DISTRICT: N/A

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PROPOSED & PERMITTED USES:

BASEMENT THRU 1ST

MULTI-FAMILY HOUSING, RETAIL SALE, RESIDENTIAL LOBBY, MECHANICAL

2ND THRU 6TH

MULTI-FAMILY HOUSING

DISTRICT & LOT DIMENSIONS

REQUIRED

PROPOSED

MIN LOT WIDTH (FT)

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NO CHANGE

MIN LOT AREA (SF)

1,440 SF

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MAX OCCUPIED AREA (% OF LOT)

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YARDS

MIN FRONT YARD DEPTH (FT)

0' - 0" (see Note 1,2)

0' - 0"

MIN SIDE YARD WIDTH, EACH (FT)

N/A

N/A

MIN REAR YARD DEPTH (FT)

9' - 0"

9' - 0"

HEIGHT

MAX HEIGHT (FT)

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NOTES

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Note 3:

Lot coverage is based on consolidated lot area

Note 4:

REFER: table 14-802-1

Multifamily use; no required parking

Retail (other uses); no required parking for first 2,500 SF

one space for each additional 1,000 SF

Proposed Retail = 3,271 SF

3271 ÷ 2,500 = 771

Note 5:

Proposed primary frontage by applicant is Cecil B Moore. For review and approval by Philadelphia City Planning Commission.

Note 6:

Rear yard provided. Side yard requirements do not apply per 14-701 (1)(d)(2)

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Proposed electric vehicle parking space locations. Per Table 14-803-3, two (2) electric vehicle parking spaces are required.

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Corner curbs to be upgraded to current ADA standards.

Note 9:

Current corner curb ramps have been upgraded to current ADA standards with newly completed adjacent project.

1

2

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GENERAL NOTE:

- ALL BALCONY, TERRACE, AND ROOF DECK GUARDRAILS (DENOTED BY DASHED LINES ELEVATIONS) ARE TO BE 42" AFF.

APPROVED

Revised plans, 2 pages, approved by ZBA 12/01/20.

Sharon Suleta

Sharon Suleta, Esq.

Versions

No. Date Description

1 06/02/2020 ZONING

2 11/24/2020 REVISIONS

ZONING 5/5/2020

Architect

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture

1616 Walnut Street, Suite 101

Philadelphia, PA 19103

267 761 9416

Structural Engineer

MEP Engineer

Signature and Seal

Project

1700-30 North Howard Street

Philadelphia, PA 19122

Sheet Title

ZONING TABLES & ELEVATIONS

Date Issue Date

Scale As indicated

Drawn C.J.L.

Project No. 446

Z200

Zoning Permit

Permit Number ZP-2021-003143

LOCATION OF WORK 1700-06 N HOWARD ST, Philadelphia, PA 19122-3210	PERMIT FEE \$727.00	DATE ISSUED 12/1/2020
	ZBA CALENDAR	ZBA DECISION DATE 12/1/2020
	ZONING DISTRICTS RSA5	

PERMIT HOLDER COLUMBIA SILK DYEING, DO INC	1718-30 N HOWARD ST PHILADELPHIA PA 19122
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APPLICANT Adam Laver DBA: Adam E. Laver, Esquire, Blank Rome LLP	Blank Rome LLP One Logan Square Philadelphia, PA 19103 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 ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF DECK ACCESS STRUCTURES (TO ENCLOSE STAIRS AND LANDINGS FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN ON PLANS.

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) Proviso: Revised plans, 2 pages, approved today.
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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.

Zoning Permit

Permit Number ZP-2021-003143

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1700-06 N HOWARD ST, Philadelphia, PA 19122-3210

ADDITIONAL USE DETAILS

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

FOR USE AS A RETAIL SALES USE ON THE FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING (103 UNITS) ABOVE INCLUDING THIRTY FIVE (35) ACCESSORY OFF-STREET PARKING SPACES, FIFTY (50) CLASS 1-A BICYCLE PARKING SPACES.

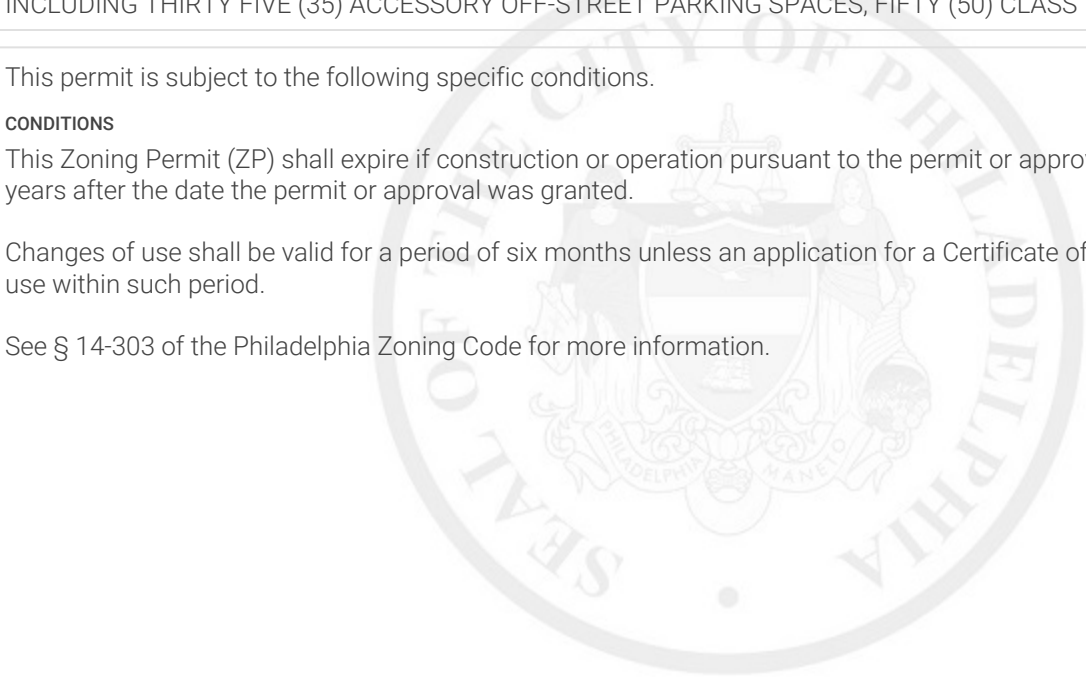
This permit is subject to the following specific conditions.

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.