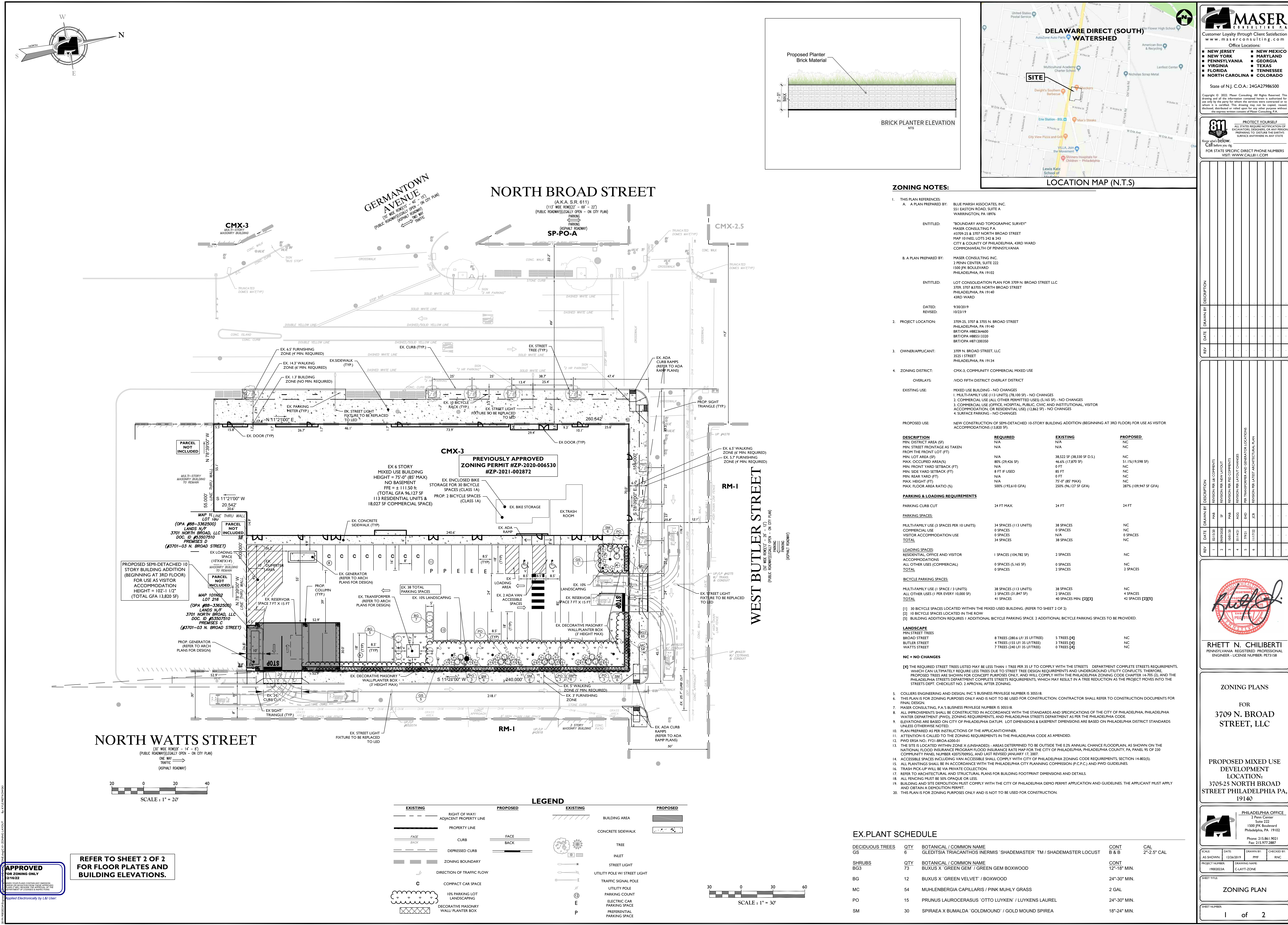




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REV	DATE	BY	DESCRIPTION
1	10/10/20	MM	REVISION PER NEW COMMENTS
2	10/10/20	MM	REVISION PER NEW COMMENTS
3	10/10/20	MM	REVISION PER NEW COMMENTS
4	10/10/20	MM	REVISION PER NEW COMMENTS
5	10/10/20	MM	REVISION PER NEW COMMENTS
6	10/10/20	MM	REVISION PER NEW COMMENTS

RHETT N. CHILIBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE73158

ZONING PLANS

FOR
3709 N. BROAD STREET, LLC

PROPOSED MIXED USE DEVELOPMENT LOCATION:
3705-25 NORTH BROAD STREET PHILADELPHIA, PA. 19140

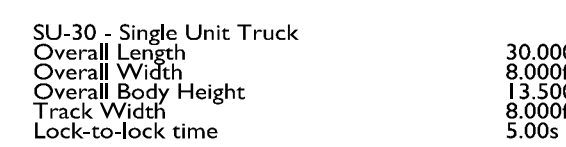
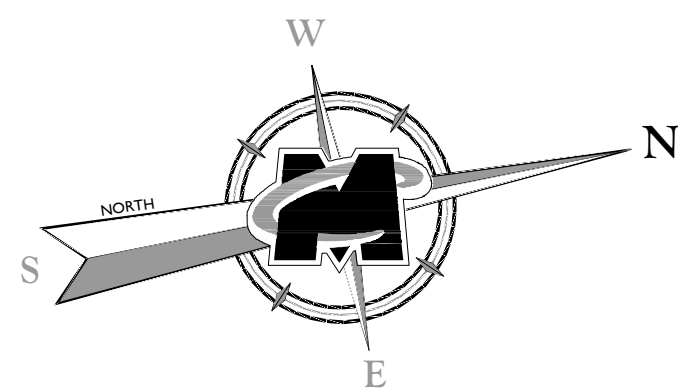
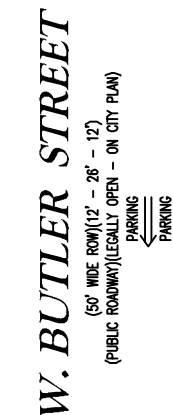
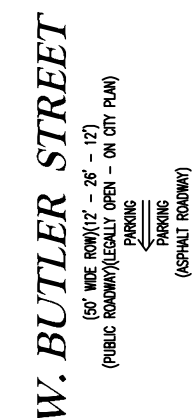
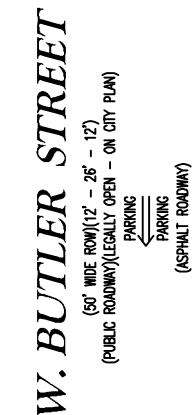
PHILADELPHIA OFFICE
2 Penn Center
Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
Phone: 215.961.9021
Fax: 215.977.2887

SCALE: AS SHOWN DATE: 12/26/2019 DRAWN BY: PPF CHECKED BY: RNC
PROJECT NUMBER: 1900202A DRAWING NAME: C-LAYT-ZONE

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

[illegible][illegible]

RHETT N. CHILIBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER - LICENSE NUMBER: PE73158

ZONING PLANS

FOR
3709 N. BROAD
STREET, LLC

PROPOSED MIXED USE
DEVELOPMENT
LOCATION:
3705-25 NORTH BROAD
STREET PHILADELPHIA PA,
19140

PHILADELPHIA OFFICE
 2 Penn Center
 Suite 222
 1500 JFK Boulevard
 Philadelphia, PA 19102
 Phone: 215.861.9021
 Fax: 215.977.2887

SCALE: AS SHOWN	DATE: 12/26/2019	DRAWN BY: PMF	CHECKED BY: RNC
PROJECT NUMBER: 19002023A		DRAWING NAME: C-LAYT-ZONE	

SHEET TITLE:

FLOOR PLATES AND
ELEVATIONS

2 of 2

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APPROVED
FOR ZONING ONLY
12/16/22

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENCES & INSPECTIONS.

Applied Electronically by L&J User:

Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2022-013847

LOCATION OF WORK 3705 N BROAD ST, Philadelphia, PA 19140-3607	PERMIT FEE \$1,722.00	DATE ISSUED 1/6/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 3709 N BROAD STREET LLC	3525 I ST 3709 N BROAD STREET LLC PHILADELPHIA PA 19134
--	---

OWNER CONTACT 1 Mihir Wankawala	Two Greentree Centre, 9000 Lincoln Dr E Suite 304, Marlton, NJ
------------------------------------	--

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A EIGHT FLOOR ADDITION OF AN EXISTING TWO(2) STORY SEMI-DETACHED STRUCTURE ON THE SAME LOT AS PREVIOUSLY APPROVED STRUCTURE REMAINS (SEE APPLICATION# ZP-2021-002872 FOR PERMIT) WITH THIRTY-EIGHT(38) ACCESSORY SURFACE PARKING SPACES , TWO(2) VAN ACCESSIBLE SPACES; 11 COMPACT PARKING SPACES, THREE(3) ELECTRIC VAN SPACES ; TWO(2) RESERVOIR SPACES, TWO(2) LOADING SPACES, AND 42 1A CLASS
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Visitor Accommodations
--

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.
- 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.

Zoning Permit

Permit Number ZP-2022-013847

BICYCLE SPACES IN AN ACCESSIBLE ROUTE.
SIZE AND LOCATION AS SHOWN IN THE APPLICATION



APPROVED USE(S)

Residential - Household Living - Multi-Family; Visitor Accommodations

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**.
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Zoning Permit

Permit Number ZP-2022-013847

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3705 N BROAD ST, Philadelphia, PA 19140-3607

ADDITIONAL USE DETAILS

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

FOR A VISITOR ACCOMMODATION FROM FIRST FLOOR THRU TENTH(10TH) FLOORS ON THE SAME LOT VACANT COMMERCIAL SPACE WITH MULTI-FAMILY HOUSEHOLD LIVING(113 DWELLING UNITS) AS PREVIOUSLY APPROVED STRUCTURE.*AMENDED PERMIT LANGUAGE *:FOR THE ERECTION OF A TEN(10) STORY SEMI-DETACHED STRUCTURE.

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.