

Zoning Permit

Permit Number ZP-2021-006430

LOCATION OF WORK 1424 GERMANTOWN AVE Premises D, Philadelphia, PA 19122-3707	PERMIT FEE \$672.00	DATE ISSUED 6/12/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS 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 AN ATTACHED STRUCTURE(45' HIGH)(USING MIXED INCOME HEIGHT BONUS AS PER SECTION 14-702(7)); ROOF DECK ACCESSED BY A PILOTHOUSE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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.

 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. 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

1424 GERMANTOWN AVE Premises D, Philadelphia, PA 19122-3707

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (NINE(9) DWELLING UNITS)(ADDITIONAL THREE(3) UNITS USING MIXED INCOME HOUSING BONUS AS PER 14-702(7).

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.

CONSOLIDATION OF TWO LOTS AND CONSTRUCTION OF A NEW (9) UNIT APARTMENT BUILDING

1424-26 GERMANTOWN AVENUE

PHILADELPHIA, PA 19122

ZONING SUBMISSION

FEBRUARY 17, 2020

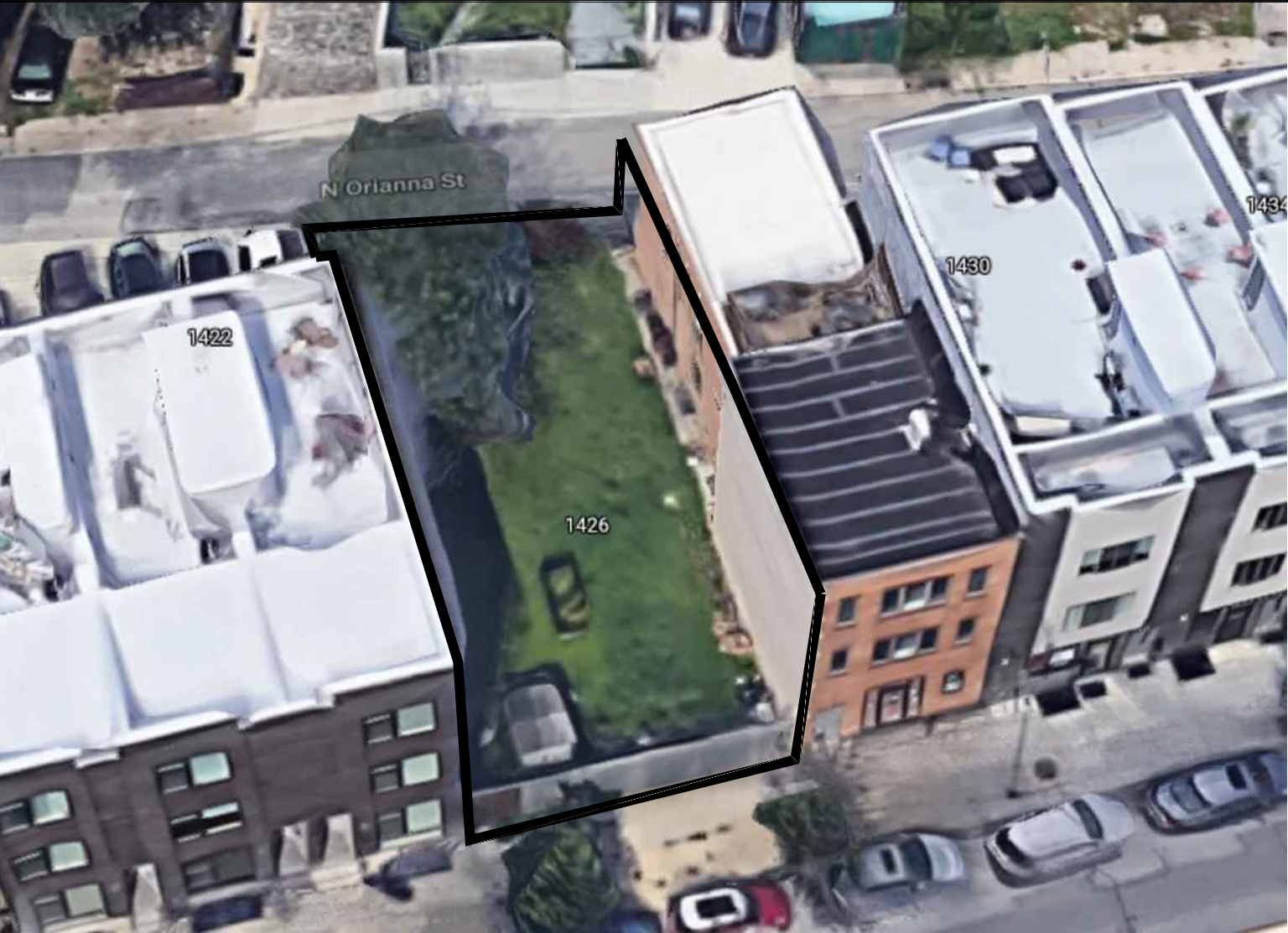
GENERAL NOTES

OWNER:
Laura Heyman, John Wischmann
200 Moore Ave
Syracuse, NY 13210

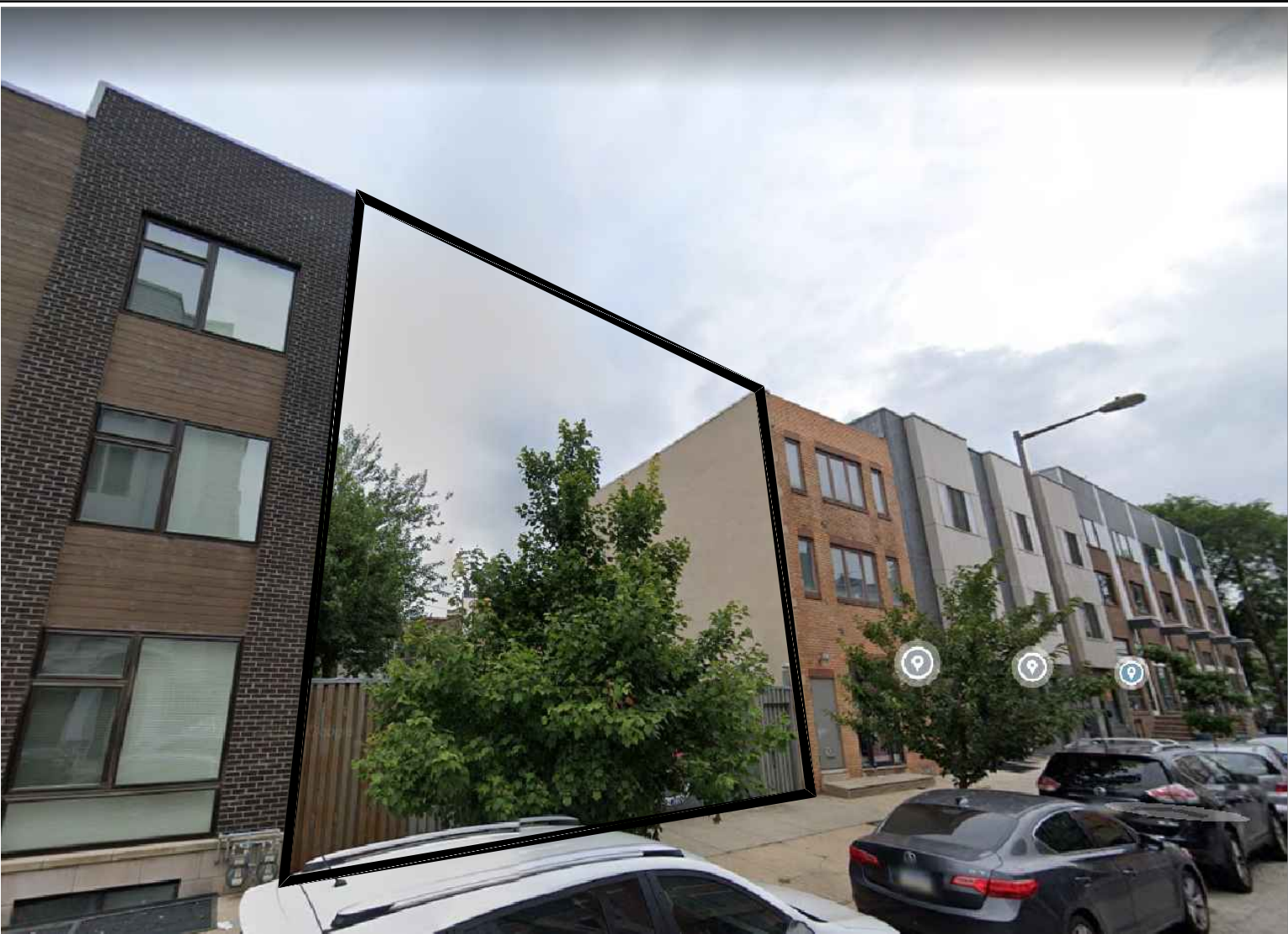
ARCHITECT:
CANNObdesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075

OPA ACCT # (1424): 182201901
(1426): 182202101

ZONING SUMMARY: 1424-26 GERMANTOWN AVENUE				
		RM-1	PROPOSED	CONFORMING / NON CONFORMING
MIN. LOT AREA	SF	1,440 SF	2,769 SF	CONFORMING
MAX. OCCU. AREA	%	75%	74.9% (2,075 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	15' 6 5/8" (438 SF)	CONFORMING
MAX. HEIGHT	FT	38'-0"	45'-0"	CONFORMING*
BIKE PARKING		0	0	CONFORMING
AUTO PARKING		0	1	CONFORMING
MIXED-INCOME HOUSING BONUSES 14-702(7)*				
		ALLOWED	BONUS EARNED	BONUS USED
TOTAL UNIT BONUS	-	6 UNITS	50% (3 UNITS)	50% (3 UNITS) 9 UNITS TOTAL
TOTAL HEIGHT BONUS	MIN. 60%	38'-0" FT	7 FT	7 FT (45'-0")



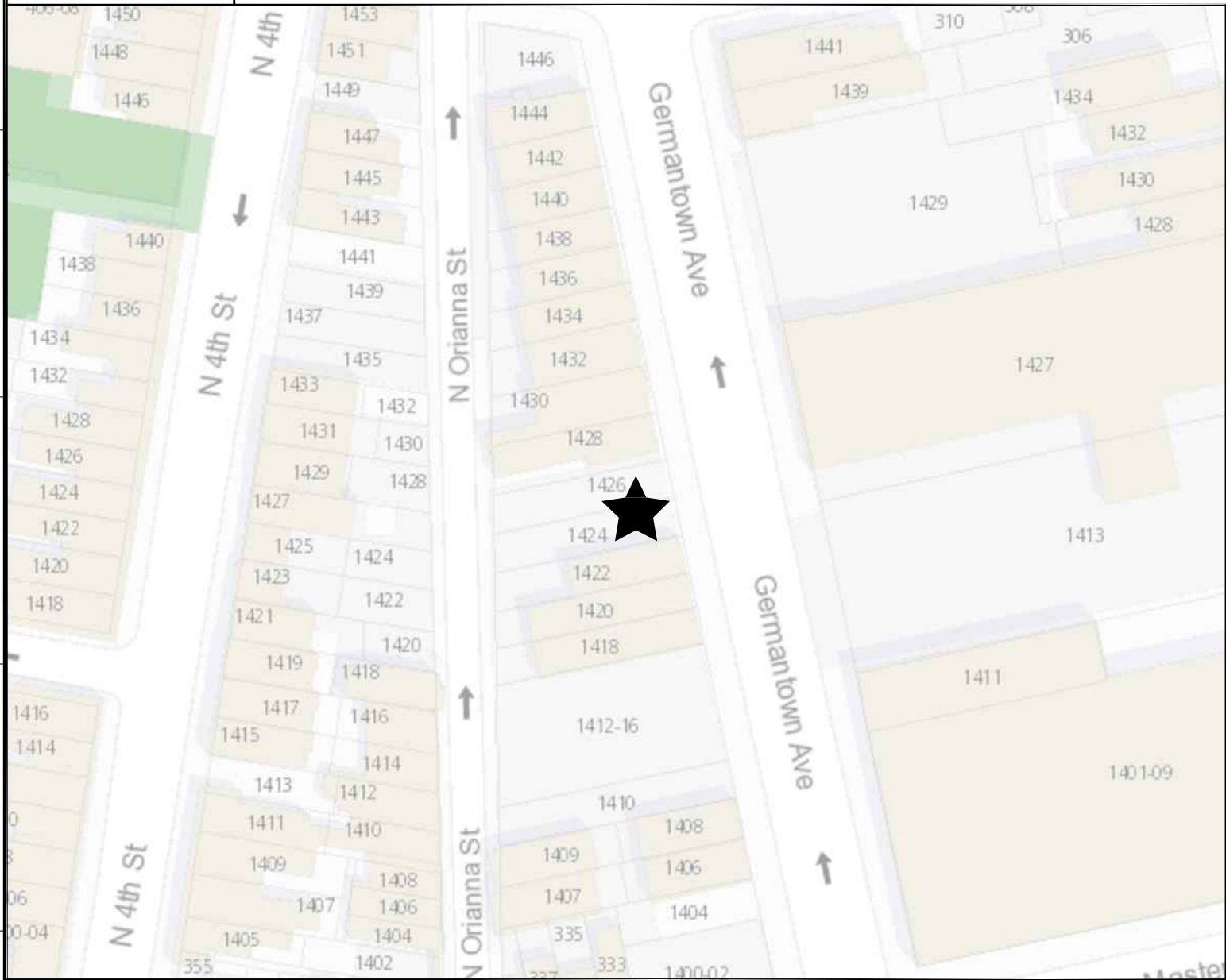
AERIAL VIEW



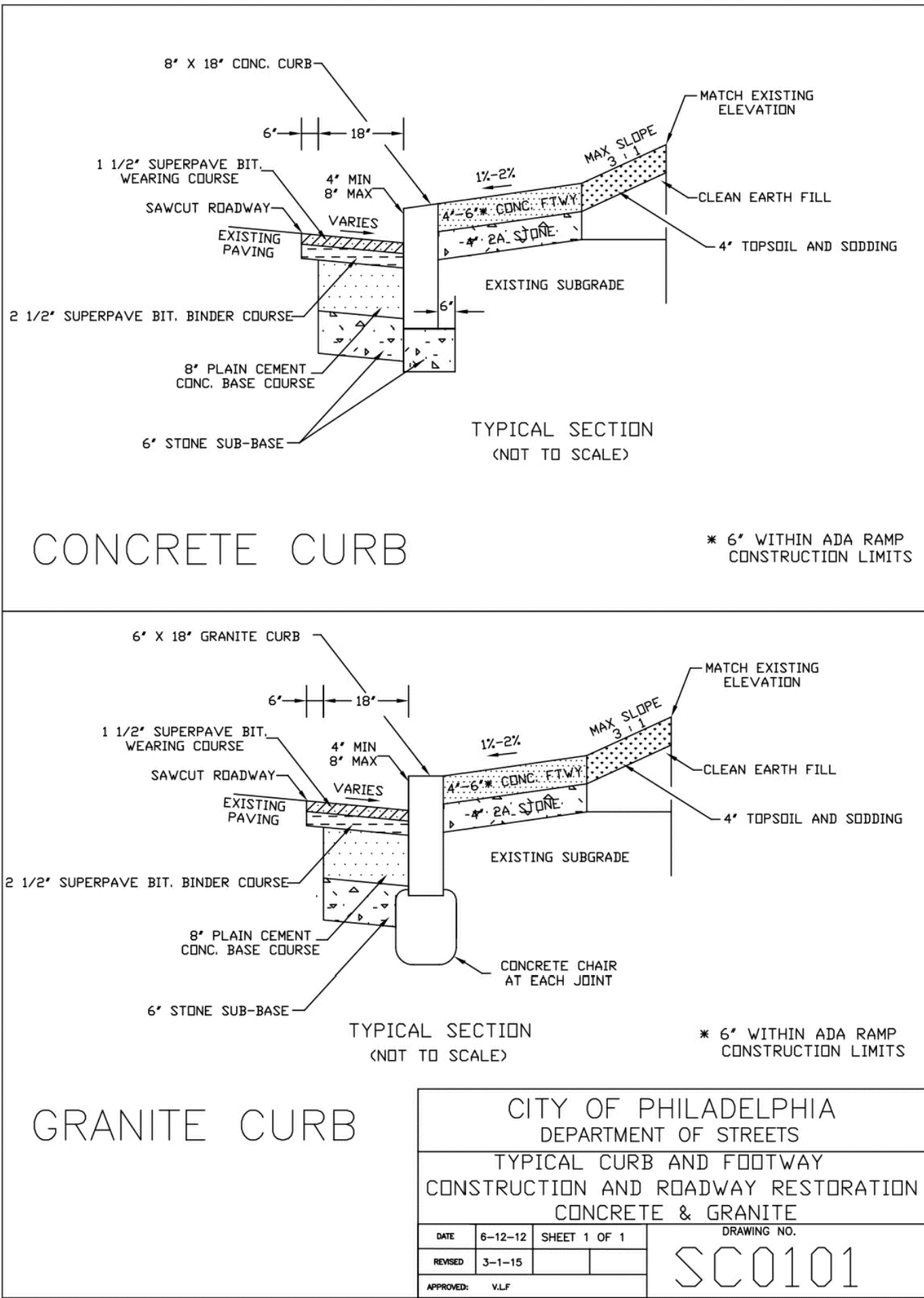
LOOKING NORTH

G1 ZONING ANALYSIS

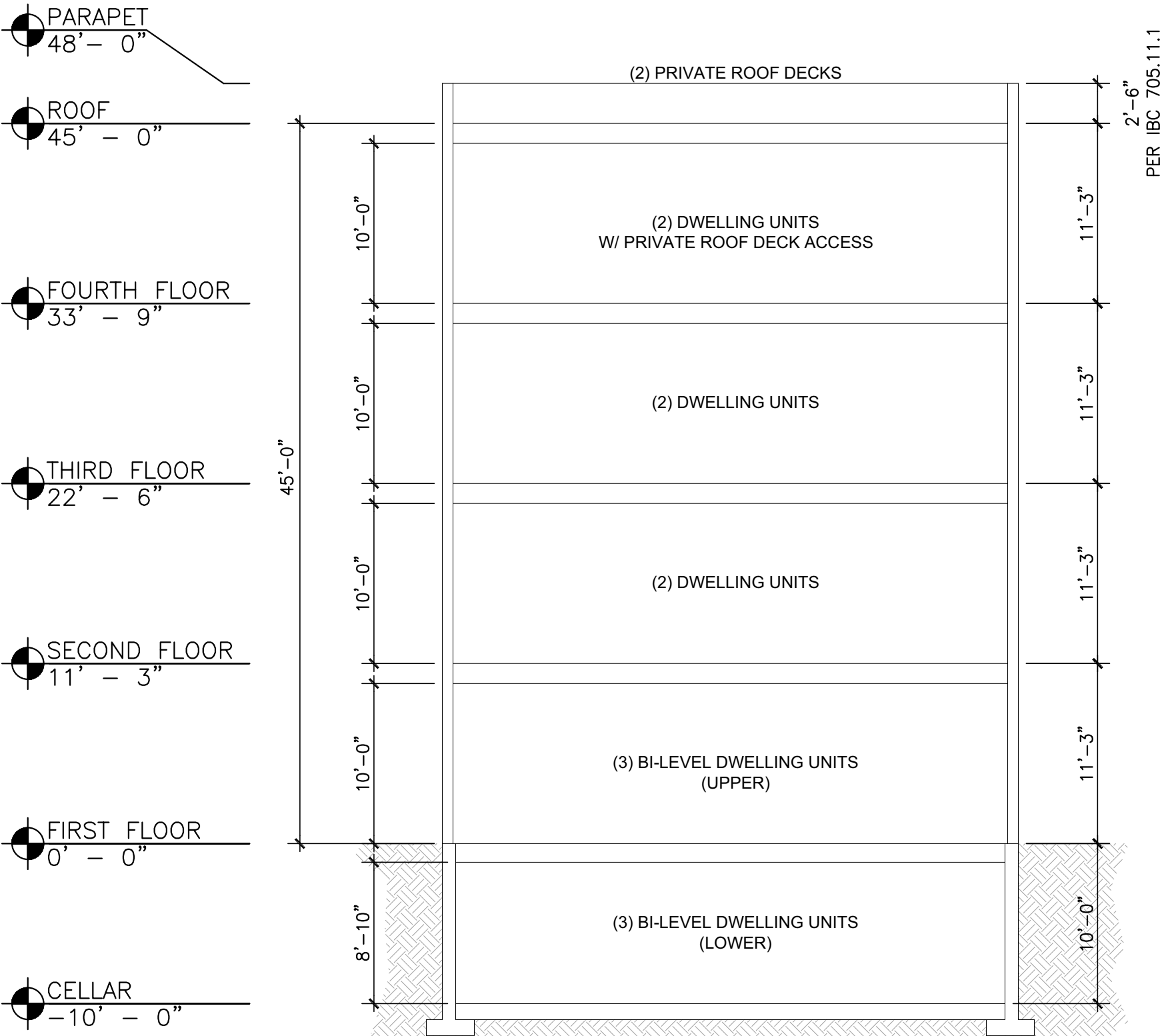
A6 EXISTING SITE IMAGES



C1 LOCATION MAP



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.
20210461406

1	ZONING RESPONSE II	6.08.2021
1	ZONING RESPONSE	3.17.2021
1	ZONING SUBMISSION	2.17.2021

No.	REVISIONS/SUBMISSIONS	Date
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1424-26 GERMANTOWN AVENUE
PHILADELPHIA, PA

CANNObdesign

109 SOUTH 13TH STREET PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal



Drawn
Checked
Reviewed
Date
Scale

Project No.
CAD File No.
Drawing No.

Z-1



Applied Electronically by L&J User:

