

# Zoning Permit

Permit Number ZP-2020-001648

|                                                                                 |                         |                          |
|---------------------------------------------------------------------------------|-------------------------|--------------------------|
| LOCATION OF WORK<br><br>1617 BROWN ST Proposed Lot, Philadelphia, PA 19130-2806 | PERMIT FEE<br>\$850.00  | DATE ISSUED<br>9/23/2020 |
|                                                                                 | ZBA CALENDAR            | ZBA DECISION DATE        |
|                                                                                 | ZONING DISTRICTS<br>RM1 |                          |

|                           |                                                             |
|---------------------------|-------------------------------------------------------------|
| PERMIT HOLDER<br>Beli LLC | 2219 Frankford Ave Unit #4 Philadelphia, Pennsylvania 19125 |
|---------------------------|-------------------------------------------------------------|

|                                                   |                                             |
|---------------------------------------------------|---------------------------------------------|
| APPLICANT<br>Logan Dry DBA: KCA Design Associates | 6525 Tulip Street Philadelphia, PA 19135USA |
|---------------------------------------------------|---------------------------------------------|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
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|                                                                                                                                                                                                                       |
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| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION AND PLAN. <b>**MIXED INCOME HOUSING BONUS TO BE USED**</b> |
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| APPROVED USE(S)<br>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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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|  <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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</li> </ul> |
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|                                                                                                                                                                                                                              |
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|  <p>Post a copy of this permit in a conspicuous location along each frontage.</p> <p>Permit must be posted within 5 days of issuance.</p> |
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# Zoning Permit

Permit Number ZP-2020-001648

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1617 BROWN ST Proposed Lot, Philadelphia, PA 19130-2806

## ADDITIONAL USE DETAILS

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

FOR USE AS TEN (10) DWELLING UNITS

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.

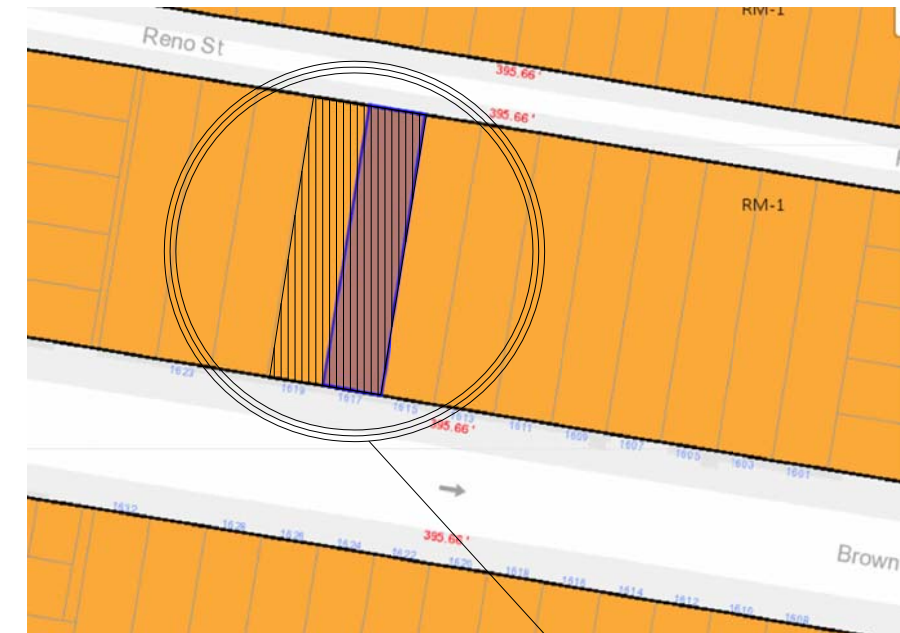
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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](http://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.

| ZONING CODE FOR THE CITY OF PHILADELPHIA<br>RM-1 DISTRICT SUMMARY FOR PROPERTY 1617-19 BROWN STREET |                                      |                                                                            |
|-----------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------|
| APPLICABLE REGULATIONS                                                                              | PERMITTED / REQUIRED                 | PROPOSED                                                                   |
| PERMITTED USE BY RIGHT                                                                              | RESIDENTIAL, SINGLE/MULTI            | MULTI-FAMILY (10 UNITS)<br>PROPOSED AFFORDABLE HOUSING<br>BONUS-LOW INCOME |
| LOT WIDTH                                                                                           | 16'-0"                               | 36'-0"                                                                     |
| LOT AREA                                                                                            | 1440                                 | 3239.945 SQ. FT. = 100% Total Lot Area                                     |
| OPEN AREA                                                                                           | NOT LESS THAN 25%                    | 829.945 SQ. FT. = 25.6% Open                                               |
| OCCUPIED AREA                                                                                       | BUILDING MAY OCCUPY NO MORE THAN 75% | 2410 SQ. FT. = 74.4% Covered                                               |
| FRONT YARD SETBACK                                                                                  | N/A                                  | N/A                                                                        |
| REAR YARD SETBACK                                                                                   | 9'-0"                                | 18'-0"                                                                     |
| HEIGHT REGULATIONS                                                                                  | 45'-0" MAX. (W/ AFFORDABLE BONUS)    | 42'-10" (45'-0" MAX.)                                                      |



ZONING MAP - RM-1 ZONING

PROJECT ADDRESS:  
1617-19 BROWN ST



THE UNDERGROUND UTILITY (LINE PROTECTION LAW)  
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1995  
AND ACT 19 IN JANUARY 2005)

SITE SERIAL NO. 20200721505 (word 15)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN  
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND  
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,  
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR  
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF  
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF  
1995 AND ACT 19 IN JANUARY 2005, CONTRACTORS MUST VERIFY  
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS  
THROUGH THE ONE CALL SYSTEM, 1-800-486-7179, NO LESS THAN 3 WORK  
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



PHOTO 1



PHOTO 2

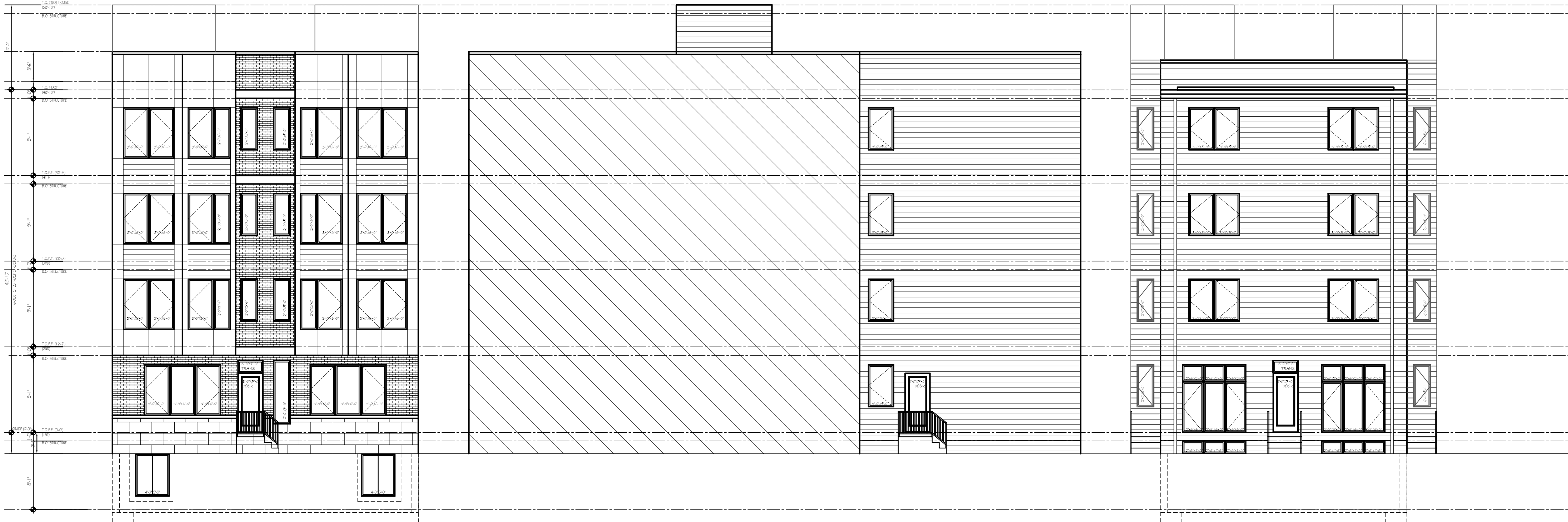


PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT  
\*\*\* APPROVAL FOR ZONING ONLY \*\*\*  
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE  
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN.**  
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES  
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT  
ENCROACHMENT ORDINANCE REQUIRED FOR:  
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. \_\_\_\_\_)  
DETAILED REVIEW FOR MINOR SITE PLAN  
COORDINATED REVIEW FOR MAJOR SITE PLAN:  
CITY PLAN ACTION  
OTHER  
**APPLIED ELECTRONICALLY BY STREETS STAFF:**  
**BENJAMIN BARON**  
**ON: April 16, 2020**  
**FOR CHIEF HIGHWAY ENGINEER**

# PROPOSED MULTI-FAMILY (10 UNITS) RESIDENCES

PROPOSED 4- STORY (10) FAMILY RESIDENCES w/CELLAR, PILOT HOUSES & ROOF DECK

1617-19 BROWN STREET, PHILADELPHIA, PENNSYLVANIA



FRONT ELEVATION

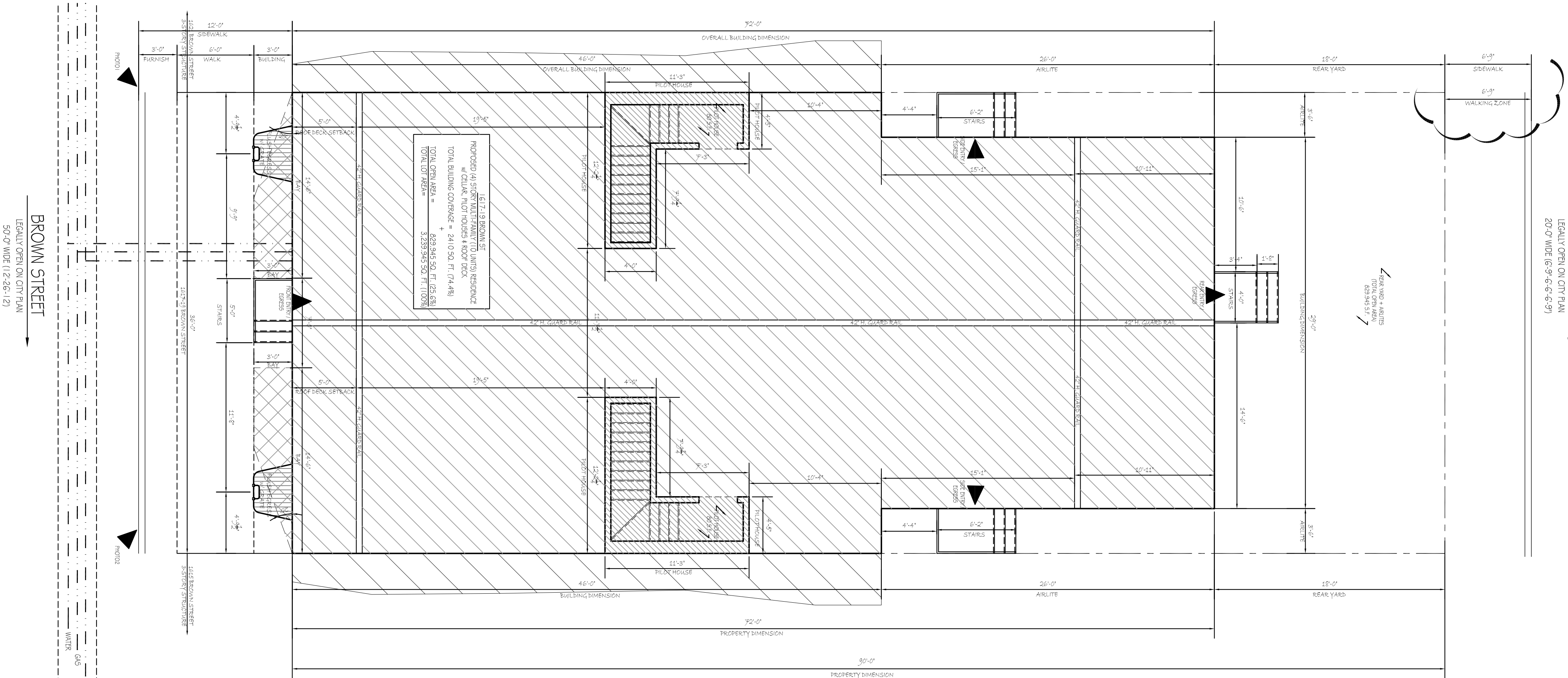
1/4" = 1'-0"

RIGHT SIDE ELEVATION

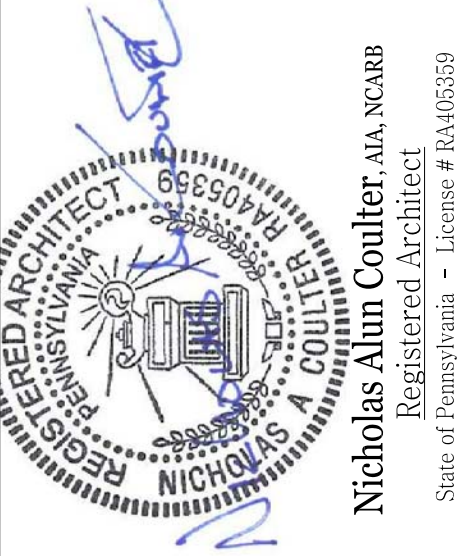
1/4" = 1'-0" SIM. OFF.

SIDE ELEVATION

1/4" = 1'-0"



3  
Z-1  
ZONING PLAN  
SCALE: 3/16"=1'-0"



|                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------|--|
| PROJECT<br><b>PROPOSED MULTI-FAMILY RESIDENCE<br/>1617-19 BROWN ST<br/>PHILADELPHIA, PENNSYLVANIA</b> |  |
| DWG. TITLE<br><b>ZONING PLAN &amp; ELEVATIONS</b>                                                     |  |

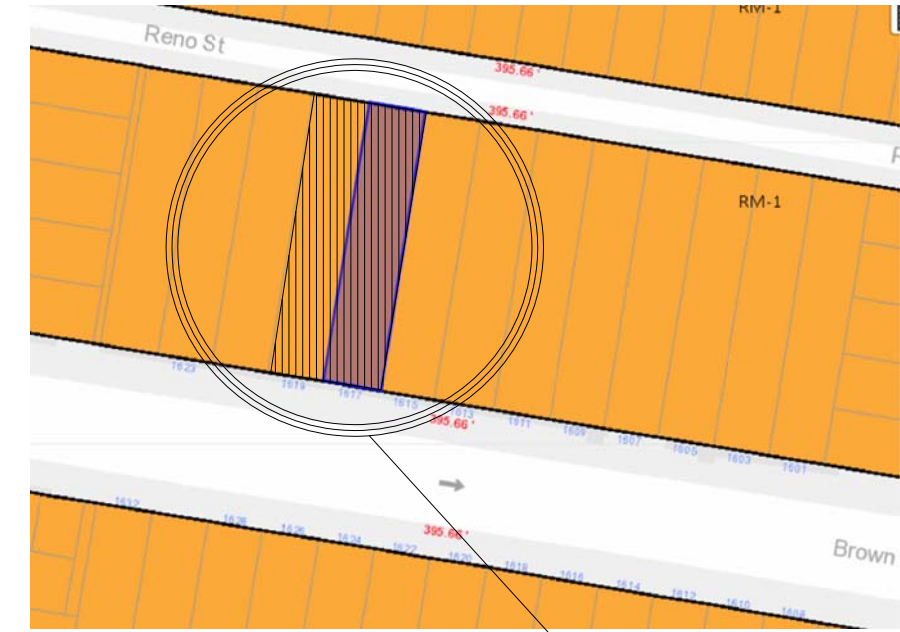
|                       |
|-----------------------|
| REVISIONS:<br>4.9 RFI |
|-----------------------|

|                                                                       |
|-----------------------------------------------------------------------|
| DRAWN BY: LD<br>CHECKED BY: HK<br>DATE: 12/33/2019<br>SCALE: AS NOTED |
|-----------------------------------------------------------------------|

|                                              |
|----------------------------------------------|
| JOB No: 1617-19 BROWN<br>FILE: 1617-19 BROWN |
|----------------------------------------------|

Z-1

| ZONING CODE FOR THE CITY OF PHILADELPHIA<br>RM-1 DISTRICT SUMMARY FOR PROPERTY 1617-19 BROWN STREET |                                      |                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| APPLICABLE REGULATIONS                                                                              | PERMITTED / REQUIRED                 | PROPOSED                                                                                                                              |
| PERMITTED USE BY RIGHT                                                                              | RESIDENTIAL, SINGLE/MULTI            | MULTI-FAMILY (10 UNITS TOTAL)<br>7 UNITS BY RIGHT<br>+3 UNITS MIXED INCOME BONUS (LOW)<br>PAYMENT OF \$90,000 TO CITY OF PHILADELPHIA |
| LOT WIDTH                                                                                           | 16'-0"                               | 36'-0"                                                                                                                                |
| LOT AREA                                                                                            | 1440                                 | 3239.945 SQ. FT. = 100% Total Lot Area                                                                                                |
| OPEN AREA                                                                                           | NOT LESS THAN 25%                    | 829.945 SQ. FT. = 25.6% Open                                                                                                          |
| OCCUPIED AREA                                                                                       | BUILDING MAY OCCUPY NO MORE THAN 75% | 2410 SQ. FT. = 74.4% Covered                                                                                                          |
| FRONT YARD SETBACK                                                                                  | N/A                                  | N/A                                                                                                                                   |
| REAR YARD SETBACK                                                                                   | 9'-0"                                | 18'-0"                                                                                                                                |
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ZONING MAP - RM-1 ZONING

PROJECT ADDRESS:  
1617-19 BROWN ST



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AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20200721505 (word 15)

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THROUGH THE ONE-CALL SYSTEM, 1.800.482.3776, NO LESS THAN 3, NOR  
MORE THAN 10 DAYS PRIOR TO BEGINNING OF DEMOLITION WORK.



PHOTO 1



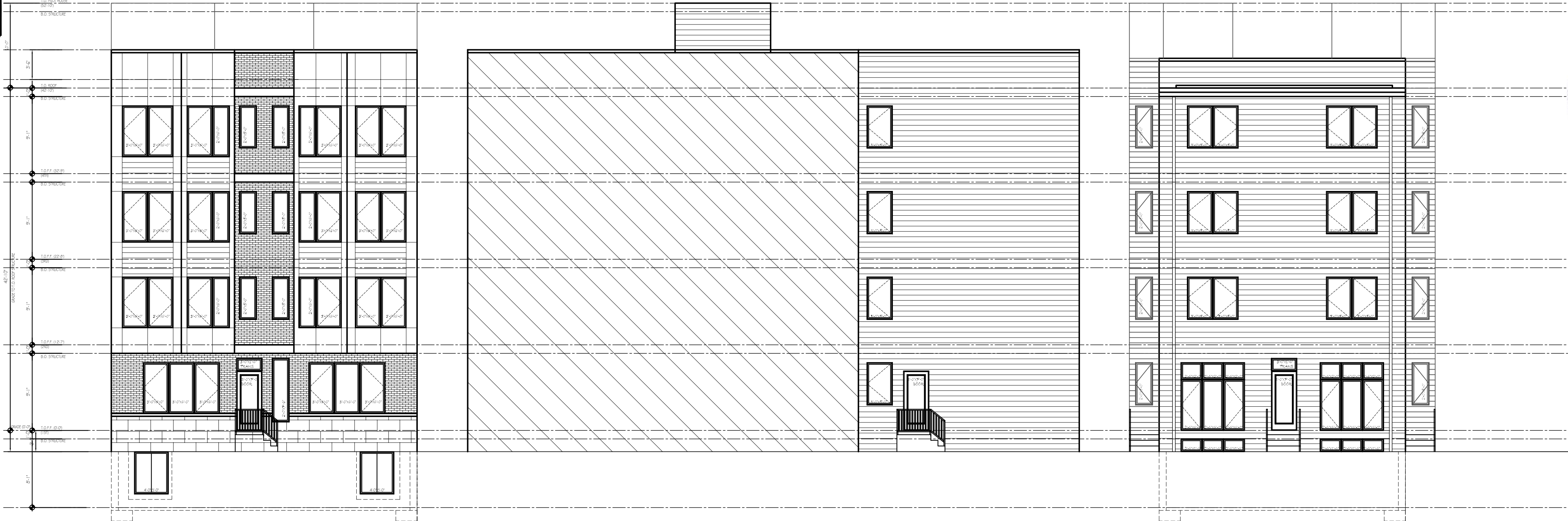
PHOTO 2



Applied Electronically by L&L User:

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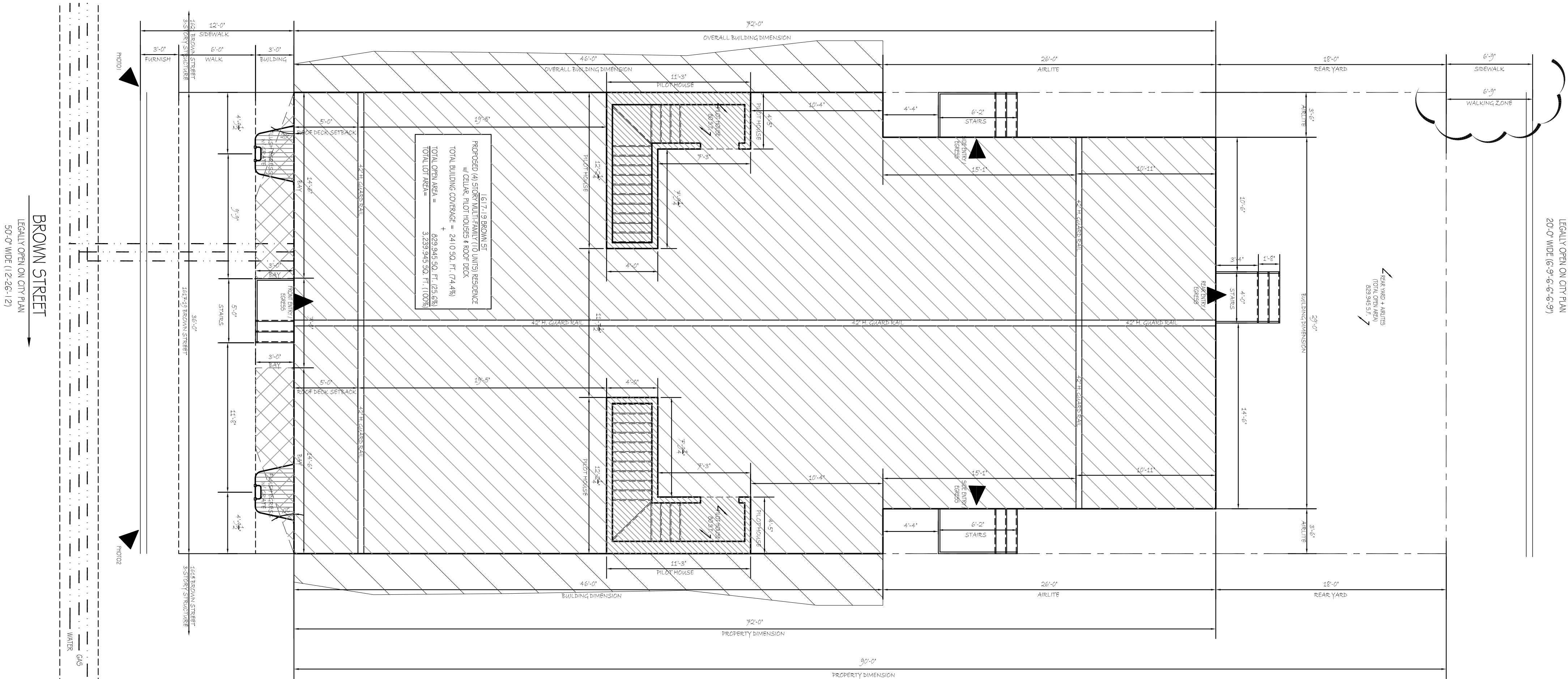
RIGHT SIDE ELEVATION

1/4" = 1'-0"

SIM. COP.

SIDE ELEVATION

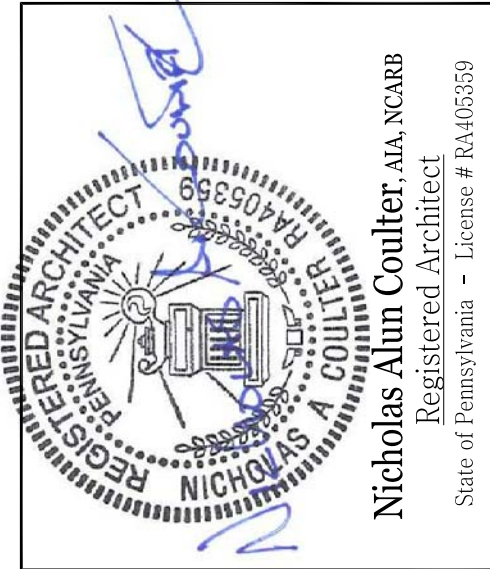
1/4" = 1'-0"



3  
Z-1  
ZONING PLAN  
SCALE: 3/16"=1'-0"



DESIGN ASSOCIATES  
6525 TULIP STREET  
PHILADELPHIA, PA 19135  
(215) 485-9926  
info@designassociates.com



Nicholas Alm Conter, RA NCARB  
Registered Architect  
State of Pennsylvania - License # RA405359

PROPOSED MULTI-FAMILY RESIDENCE

1617-19 BROWN ST  
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:  
4.9 RFI

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 12/33/2019  
SCALE: AS NOTED

JOB No: 1617-19 BROWN  
FILE: 1617-19 BROWN

Z-1