



CIVIC DESIGN REVIEW TRIGGER:

CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS

CASE 2: PROJECT INCLUDES 50,000 SF OR MORE OF GROSS FLOOR AREA OR 50 OR MORE DWELLING UNITS AND

IS WITHIN 200' OF RESIDENTIAL DISTRICTS

ZONING ONLY





PROJECT ADDRESS:

SEAL:

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DRAWINGS PREPARED BY:

GW

DRAWINGS CHECKED BY

JW

DRAWING TITLE:

DRAWING NUMBER:

Z.1

ZONING ONLY

<u>DIMENSIONAL STANDARDS</u>			
	<u>REQUIRED / ALLOWED</u>	<u>APPROVED</u>	<u>PROPOSED</u>
OPEN AREA	9,132 SF (25%)	9,533 SF (25.8%)	9,533 SF (25.8%)
OCCUPIED AREA	27,397 SF (75%)	27,088 SF (74.2%)	27,088 SF (74.2%)
FRONT YARD SETBACK	NONE REQUIRED	2'-0" PROPOSED	2'-0" PROPOSED
SIDE YARD	NONE REQUIRED	4'-0"	4'-0"
REAR YARD	NONE REQUIRED	10'-0"	10'-0"
HEIGHT	60'72"	67"	±58'-0" (60' MAX.)

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

PARKING SUMMARY	"NO CHANGES TO PARKING PROPOSED"
ZONED: LRMX	
PARKING:	37 STALLS REQUIRED. RESIDENTIAL: 33 (13.5/50.00 SWELLING UNIT) INDUSTRIAL: 4 (13.5/50.00 5.00 SF) 35 PARKING STALLS PROPOSED (2 ADA. EACH IS VAN ACCESSIBLE). 2 STALLS SHALL BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY WIRING. REF. BICYCLE PARKING BELOW FOR AUTOMOBILE OFFSET
BICYCLES:	39 STALLS REQUIRED RESIDENTIAL: 37 (13.3/33.33 SWELLING UNIT) INDUSTRIAL: 2 (7.5/20.00 5.00 SF) 39 BICYCLE STALLS (REQUIRED) = 40 BICYCLE STALLS (OFFSETS TWO AUTOMOBILE STALLS) = 49 BICYCLE STALLS PROPOSED
LOADING:	"EVERY BUILDING OR PROPERTY THAT IS ADJUTING TWO OR MORE STREETS SHALL PROVIDE OFF-STREET LOADING SPACES." PROPERTY ONLY ADJUTS ONE STREET.

LANDSCAPING SUMMARY		**NO CHANGES TO LANDSCAPING PROPOSED**
PARKING LOT OPEN TO SKY: 4,196 sf		
	<u>REQUIRED</u>	<u>PROPOSED</u>
LANDSCAPED AREA	420 SF (10%)	420 SF MIN
REQUIRED PLANTING (1 TREE PER 300 SF)	2	2 TREES
LANDSCAPE BUFFER ZONE	5' WIDE	5' (ADJACENT TO "PARCEL A")
STREET TREES	AS PER FAIRMOUNT PARKS COMMISSION	

LANDSCAPE NOTES:

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. SHRUBS SHALL BE PLANTED AT AN INTERVAL SUCH THAT THERE ARE NOT LESS THAN THREE (3) SHRUBS PER 25' OF LINEAR PARKING LOT FRONTAGE ALONG PUBLIC STREET WITH HAVE A MATURE HEIGHT OF NOT LESS THAN 2'-0".
5. PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCEWALL.
6. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.2 FAMILY DWELLING.
7. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

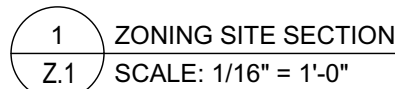
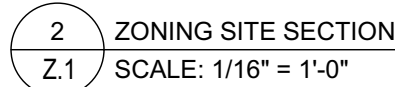
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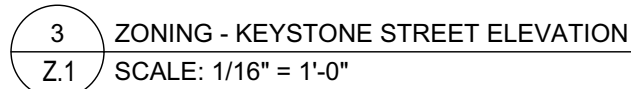
WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User

3

 2.0° 

1



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "06/16/21" in bold letters. Below this, in smaller italicized text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS."

Zoning Permit

Permit Number ZP-2021-002293

LOCATION OF WORK 7165 KEYSTONE ST Parcel B, Philadelphia, PA 19135-1426	PERMIT FEE \$1,722.00	DATE ISSUED 5/17/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER

APPLICANT
Craig Deutsch DBA: Harman Deutsch Corp 1225 N 7th Street Philadelphia, PA 19122USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF ONE(1) SEMI-DETACHED STRUCTURE(NTE 60' HIGH) WITH ROOF DECK WITH ELEVATOR OVERRUN AND BALCONIES
SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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

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.

Zoning Permit

Permit Number ZP-2021-002293

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

7165 KEYSTONE ST Parcel B, Philadelphia, PA 19135-1426

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL USE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AT THE FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING [NINETY SIX (96) DWELLING UNITS] FROM SECOND FLOOR THROUGH FIFTH FLOOR WITH THIRTY-FIVE (35) ACCESSORY PARKING SPACES (INCLUDING TWO VAN ACCESSIBLE SPACES AND TWO SPACES WIRED FOR ELECTRICAL VEHICLES) AND WITH FORTY-NINE (49) BICYCLES SPACES ON AN ACCESSIBLE ROUTE AT THE FIRST FLOOR.

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.