

PHILADELPHIA CITY PLANNING COMMISSION

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PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT

**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 STREET'S DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:

☐ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

☐ DETAILED REVIEW FOR MINOR SITE PLAN

☒ COORDINATED REVIEW FOR MAJOR SITE PLAN:

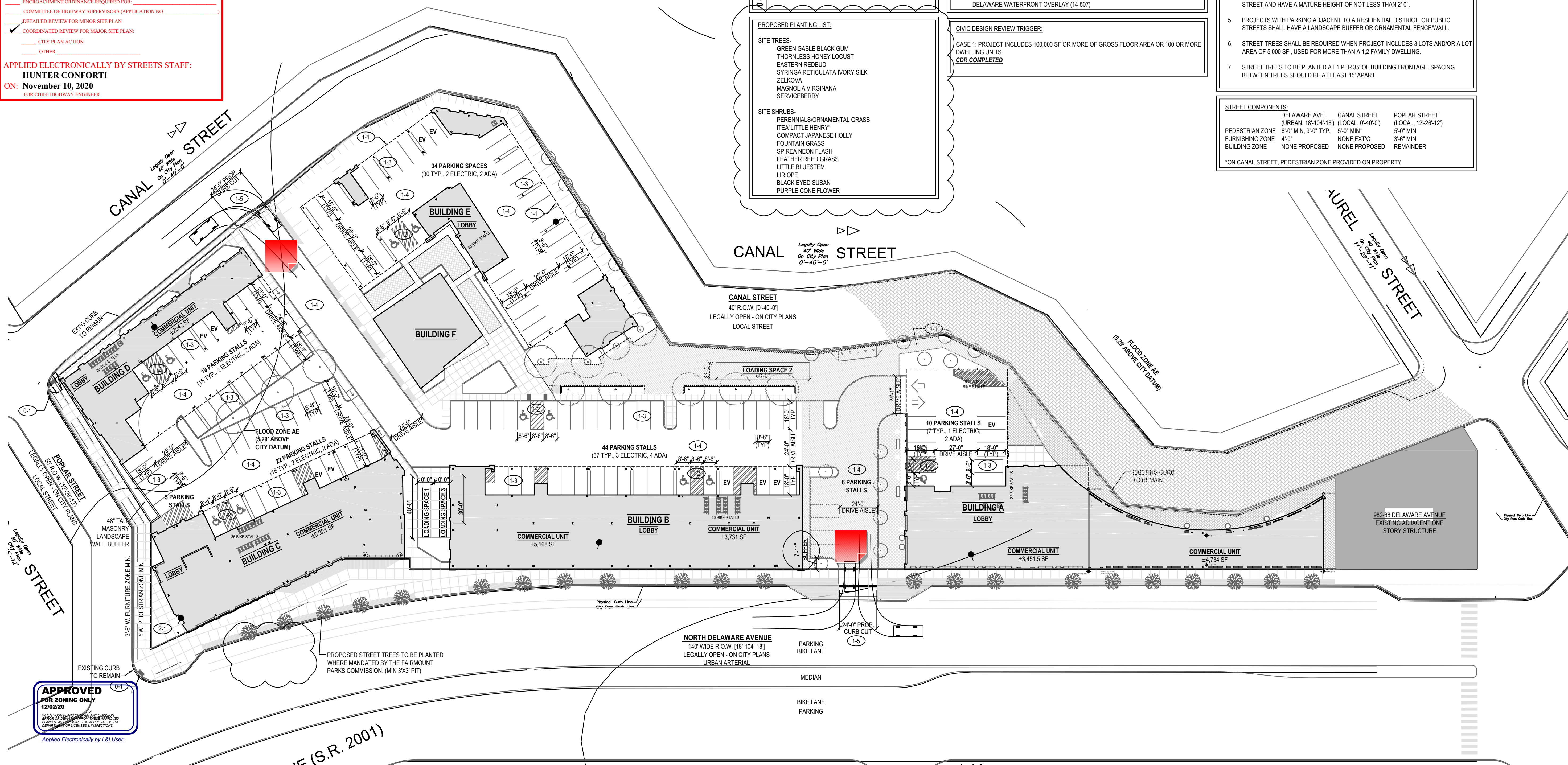
☐ CITY PLAN ACTION

☐ OTHER _____

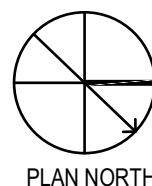
APPLIED ELECTRONICALLY BY STREETS STAFF:
HUNTER CONFORTI

ON: November 10, 2020
FOR CHIEF HIGHWAY ENGINEER

*ON CANAL STREET. PEDESTRIAN ZONE PROVIDED ON PROPERTY



1 FIRST FLOOR/PARKING PLANS
Z.O. 1/32" = 1'-0"



Z.0

[illegible]

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DRAWING TITLE:

DRAWING NUMBER



PROJECT ADDRESS:

**29-45 Poplar Street
+ 918-80 N Delaware Avenue
PHILADELPHIA, PA**

SEAL:

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CONSULTANTS:

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DRAWINGS PREPARED BY:
GW / BL

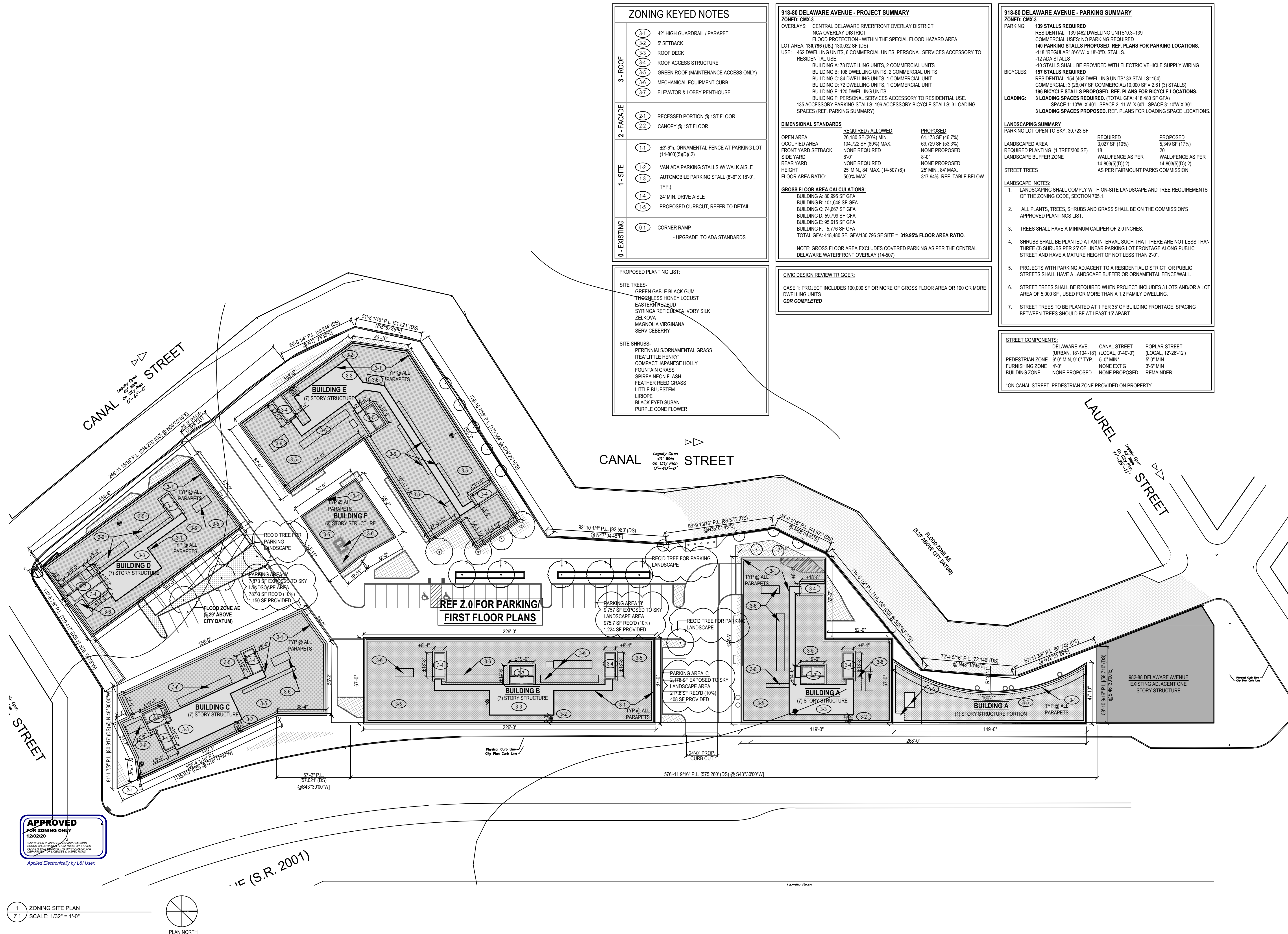
DRAWINGS CHECKED BY:
JW / RO / EQ

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER-

Z.1





PROJECT ADDRESS:

SEAL:

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DRAWINGS PREPARED BY:

DRAWING C

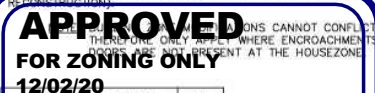
JW / RO / EQ

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

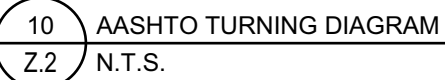
Z.2



7	STANDARD SIDEWALK GRADING DETAIL
Z.2	N.T.S.



8 TYPICAL DETAIL
Z.2 N.T.S.



ZONING ONLY

Zoning Permit

Permit Number ZP-2020-009612

LOCATION OF WORK 918 N DELAWARE AVE, Philadelphia, PA 19123-3111	PERMIT FEE \$672.00	DATE ISSUED 12/2/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER POPLAR DELAWARE DEVELOPME	901 N PENN ST REEF TOWER PHILADELPHIA PA 19123
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th StreetPhiladelphia, PA 19122USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF SIX (6) DETACHED STRUCTURES (BUILDING # A, B, C, D, E &F) ON THE SAME PROPOSED PARCEL. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

APPROVED USE(S) 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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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-2020-009612

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

918 N DELAWARE AVE, Philadelphia, PA 19123-3111

ADDITIONAL USE DETAILS

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

USES: FOR BUILDING A: MULTI-FAMILY HOUSEHOLD LIVING 78 DWELLING UNITS AND 2 VACANT COMMERCIAL UNITS. BUILDING B: MULTI-FAMILY HOUSEHOLD LIVING 108 DWELLING UNITS AND 2 VACANT COMMERCIAL UNITS. BUILDING C: MULTI-FAMILY HOUSEHOLD LIVING, 84 DWELLING UNITS AND 1 VACANT COMMERCIAL UNIT. BUILDING D: MULTI-FAMILY HOUSEHOLD LIVING 72 DWELLING UNITS AND 1 VACANT COMMERCIAL UNIT. BUILDING E: MULTI-FAMILY HOUSEHOLD LIVING, 120 DWELLING UNITS. BUILDING F: PERSONAL SERVICES (ACCESSORY TO THE RESIDENTIAL UNITS) (TOTAL MULTI-FAMILY HOUSEHOLD LIVING FOUR HUNDRED AND SIXTY-TWO (462) DWELLING UNITS, AND 6 COMMERCIAL UNITS, 1 PERSONAL SERVICES, AND ACCESSORY OFF STREET ONE HUNDRED FORTY (140) PARKING SPACES INCLUDING 12 ADA SPACES (INCLUDING 2 VANS ACCESSIBLE SPACES) AND 10 ELECTRICAL SPACES, AND 196 CLASS 1A BICYCLE SPACES, AND 3 LOADING SPACES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

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.