

Zoning Permit

Permit Number ZP-2021-008209

LOCATION OF WORK 1209-15 VINE ST PARCEL C, Philadelphia, PA 19107-1111	PERMIT FEE \$879.00	DATE ISSUED 7/16/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER

APPLICANT
Lonny Rossman... 123 LEVERINGTON AVESUITE 300PHILADELPHIA, PA 19127U

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF FRONT ADDITION WITH CELLAR AND BELOW GRADE AUTOMATED PARKING GARAGE, AND TWO-STORY ADDITION ABOVE EXISTING STRUCTURE AS PART OF AN EXISTING ATTACHED STRUCTURE (ART BONUS APPLIED). AND ROOF ACCESS STRUCTURE FOR ROOF MAINTENANCE ONLY. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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

1209-15 VINE ST PARCEL C, Philadelphia, PA 19107-1111

ADDITIONAL USE DETAILS

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

AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED TWENTY (120) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR UNDERGROUND AUTOMATED PARKING THIRTY-SIX (36) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES / VAN ACCESSIBLE SPACE, TWO (2) ELECTRIC VEHICLE PARKING SPACES AND TWO (2) RESERVOIR SPACES AND FORTY (40) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE AND TWO (2) OFF STREET LOADING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.

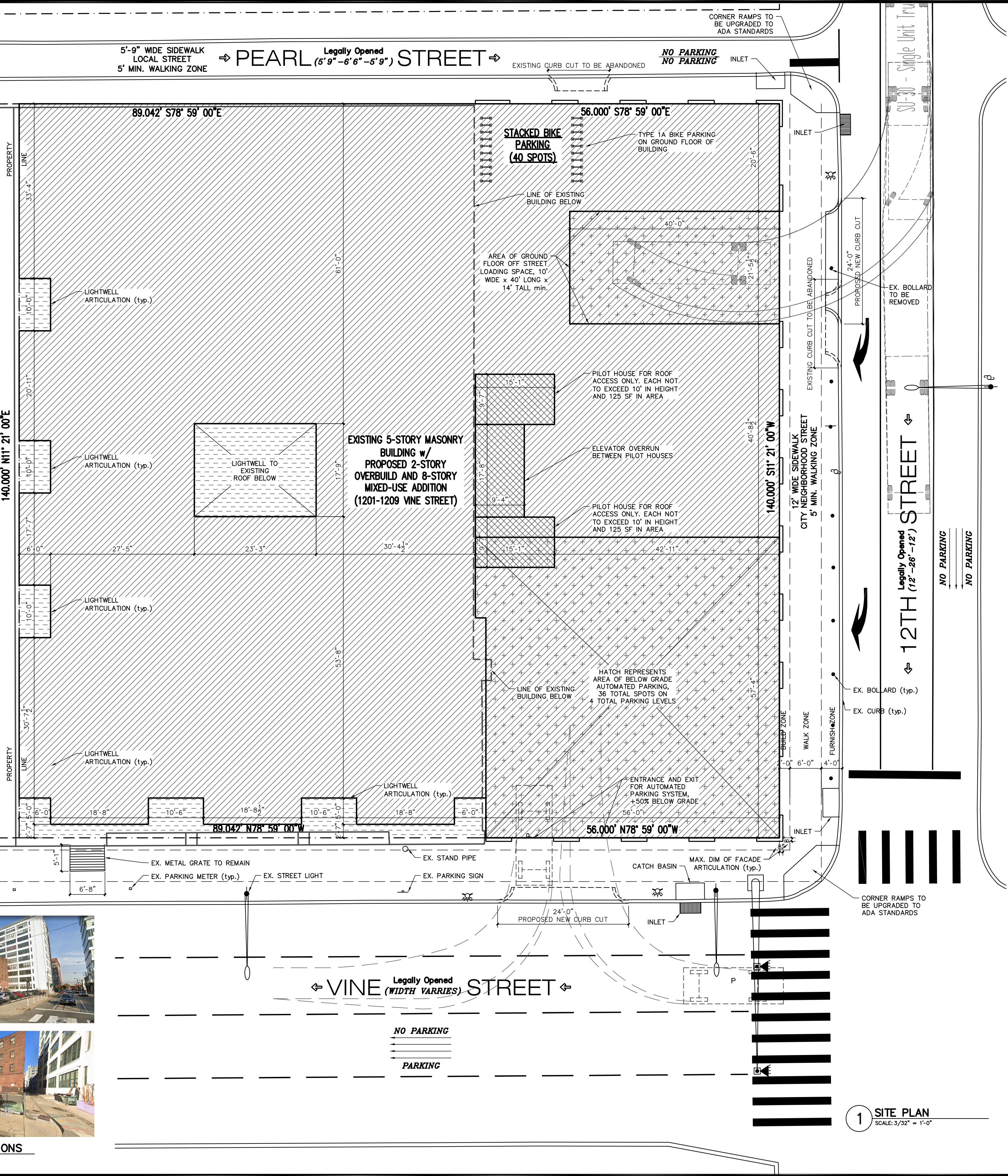
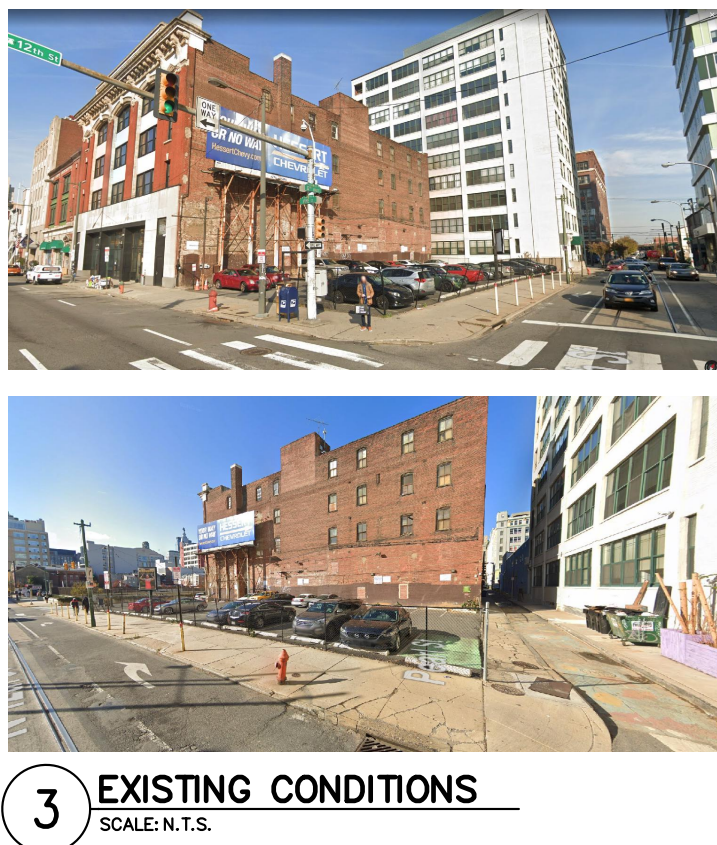
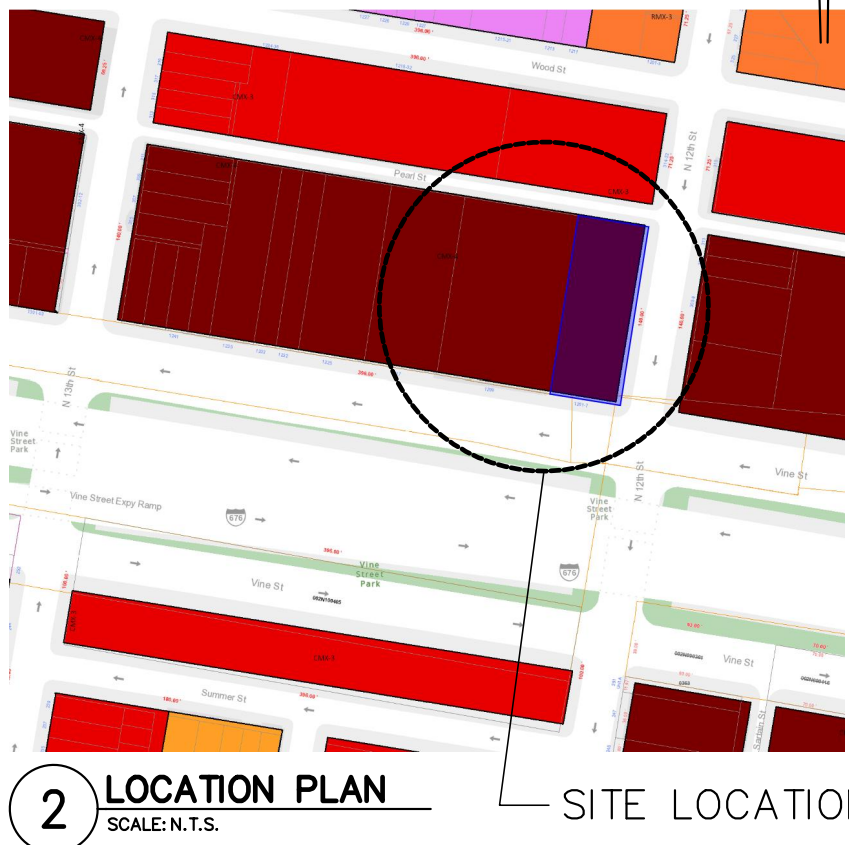
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

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 THE CITY OF PHILADELPHIA
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: February 16, 2021
FOR CHIEF HIGHWAY ENGINEER

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Vine Street is the primary street;
Opposite of _____ Street is the rear;
_____ Street is the rear street
Applied Electronically by: SARAH CHIU
February 16, 2021 E-696-2
PHILADELPHIA CITY PLANNING COMMISSION



PROJECT: 1201-09 Vine Apartments 20037
1201-09 Vine St., Philadelphia, PA 19107

DRAWING TITLE: ZONING SITE PLAN

SI1

REMARKS

DATE	REV	REMARKS
11-16-20		ZONING PERMIT PLANS
01-06-21		ZONING PERMIT PLANS
01-26-21		ZONING PERMIT PLANS
02-08-21		ZONING PERMIT PLANS

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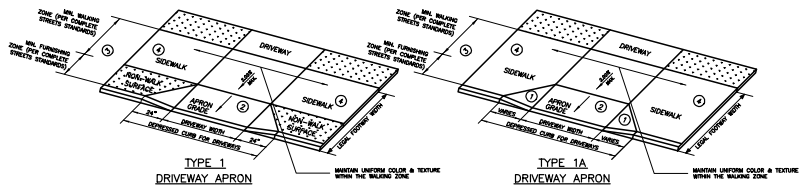
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Lonny H. Rossman, AIA

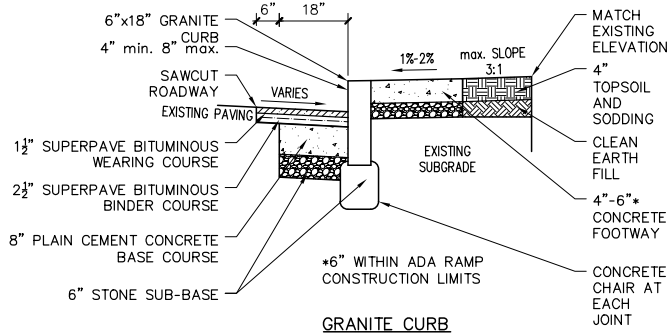
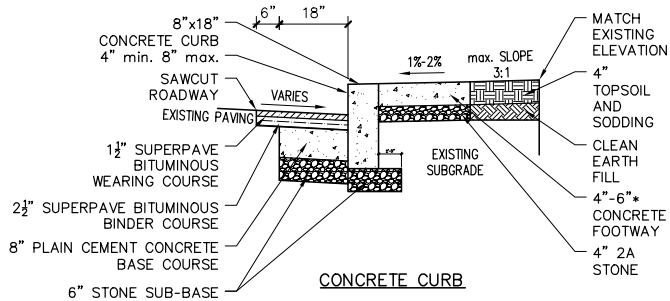
DE 6442 MD - 11057 NJ - A113377 PA - RA-0154128 VA - 0401011480



1 ELEVATION
SCALE: 1/8" = 1'-0"



- SIDE FLARES 10.00% MAX. SLOPE
 - 8.00% MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
 - WHERE COMPLETE STREETS STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL FOOTWAY, MAINTAIN 5" (MIN) CONTINUOUS CLEAR ACCESSIBLE SIDEWALK IN ACCORDANCE WITH RC-67M AND PUB 13M
 - SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHERE ② EXCEEDS 8%. THE MAXIMUM GRADE PERMITTED IS 5%.
- *REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE DRIVEWAY APRON.



3 TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION
SCALE: 1/2" = 1'-0"

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	CMX-4	CMX-4	NO
LOT AREA	N/A	20,306 S.F.	NO
EX. LOT COVERAGE	N/A	61.4%	NO
NEW LOT COVERAGE	N/A	100%	NO
FRONT YARD SETBACK	N/A	0'-0"	NO
SIDE YARD SETBACK	MIN. N/A	0'-0"	NO
REAR YARD SETBACK	N/A	0'-0"	NO
BUILDING HEIGHT	N/A	84'-10"	NO
BASE F.A.R.	500%	-	NO
PUBLIC ART BONUS	+50%	-	NO
TOTAL F.A.R.	550%	550%	NO
TOTAL AREA	550% FAR	111,683 SF	NO
PARKING	36 SPOTS	36 AUTOMATED SPOTS	NO
BIKE PARKING	40 SPOTS	40 TYPE 1A SPOTS	NO
APARTMENT COUNT	N/A	120 UNITS	NO
BULK & MASSING OPTION A SKY PLANE	VINE STREET 70' WIDE 100' HEIGHT THRESHOLD	85' + 10' ROOF ACCESS UNDER 100' THRESHOLD	NO

NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY

BONUS CALCULATIONS:
PUBLIC ART BONUS - The applicant shall provide public art at an amount equal to at least one percent (1%) of hard construction costs, to be reviewed by the Philadelphia Art Commission

EXISTING & PROPOSED USE TABLE						
FLOOR	USE GROUP	EX. GROSS AREA	NEW GROSS AREA	EXCLUDED AREA	EXISTING F.A.R.	NEW F.A.R.
EX. CELLAR	U (UTILITY SPACE)	2,514 SF	0 SF	2,514 SF	0%	0%
NEW BASEMENT	AUTOMATED PARKING BELOW GRADE	0 SF	2,960 SF	0 SF	0%	0%
EX. FIRST FLOOR	A (EX. RESTAURANT)	12,236 SF	0 SF	10,591 SF	8.10%	0%
NEW FIRST FLOOR	U (LOBBY & UTILITY)	0 SF	4,008 SF	0 SF	0%	19.74%
EX. SECOND FLOOR	A (EX. RESTAURANT)	6,765 SF	0 SF	5,140 SF	8.10%	0%
NEW SECOND FLOOR	MULTI-FAMILY (8 UNITS)	0 SF	5,749 SF	0 SF	0%	28.31%
EX. THIRD FLOOR	B (FINANCIAL SERVICES)	12,236 SF	0 SF	9,676 SF	12.61%	0%
NEW THIRD FLOOR	MULTI-FAMILY (12 UNITS)	0 SF	8,070 SF	0 SF	0%	39.74%
EX. FOURTH FLOOR	B (COMMERCIAL SPACE)	12,236 SF	0 SF	0 SF	61.39%	0%
NEW FOURTH FLOOR	MULTI-FAMILY (12 UNITS)	0 SF	8,070 SF	0 SF	0%	39.74%
EX. FIFTH FLOOR	B (COMMERCIAL SPACE)	12,236 SF	0 SF	0 SF	61.39%	0%
NEW FIFTH FLOOR	MULTI-FAMILY (12 UNITS)	0 SF	8,070 SF	0 SF	0%	39.74%
NEW SIXTH FLOOR	MULTI-FAMILY (12 UNITS)	0 SF	8,070 SF	0 SF	0%	39.74%
NEW SEVENTH FLOOR	MULTI-FAMILY (32 UNITS)	0 SF	19,319 SF	0 SF	0%	95.14%
NEW EIGHTH FLOOR	MULTI-FAMILY (32 UNITS)	0 SF	19,319 SF	0 SF	0%	95.14%
NEW ROOF	UNOCCUPIED	0 SF	0 SF	0 SF	0%	0%
TOTALS		58,223 SF	80,675 SF	27,921 SF (25% FAR)	151.59%	397.29%
					TOTAL F.A.R. =	548.88%
1. PER PHILADELPHIA CODE 14-202 (4), THE CELLAR IS NOT INCLUDED IN TOTAL GROSS FLOOR AREA 2. PER PHILADELPHIA CODE 14-202(4) ,IN THE CMX-4 DISTRICT, FLOOR AREA USED FOR THE FOLLOWING USES IS EXCLUDED FROM THE GROSS FLOOR AREA CALCULATION: RETAIL SALES, EATING AND DRINKING ESTABLISHMENTS, FINANCIAL SERVICES (EXCEPT FOR PERSONAL CREDIT ESTABLISHMENTS), OR PERSONAL SERVICES (EXCEPT FOR BODY ART SERVICE AND FORTUNE TELLING SERVICE), PROVIDED THAT THE FLOOR AREA EXCLUSION SHALL NOT EXCEED 25% OF THE TOTAL GROSS FLOOR AREA OF THE BUILDING, CALCULATED WITHOUT TAKING ACCOUNT OF THIS EXCLUSION.						

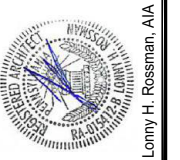
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07/15/21

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Applied Electronically by L&I User:

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REV	REMARKS	DATE
01	ZONING PERMIT PLANS	11-10-20
02	ZONING PERMIT PLANS	01-26-21
03	ZONING PERMIT PLANS	02-08-21



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PH. 215.483.6200
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PROJECT: 1201-09 Vine Apartments
20037
1201-09 Vine St., Philadelphia, PA 19107

DRAWING TITLE:
ZONING
SITE PLAN

DRAWN BY: a.g.f.
DATE: 05-27-20
FILE NAME: MDR
SI2

0 x2 FLOORS
PART. BASEMENT PLAN
SCALE: 1/8" = 1'-0"

2 PART. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- | PARKING NOTES | |
|---------------|--|
| 1. | MECHANICAL ACCESS PARKING TO PROVIDE (min.) 36 TOTAL SPOTS |
| 2. | ADA PARKING ACCESS AVAILABLE THROUGH NOTED RESERVOIR TRANSFER SPACE MAKING ALL PROVIDED PARKING SPOTS ADA ACCESSIBLE (36 TOTAL) |
| 3. | ELECTRIC PARKING SPACES ACCESSIBLE DIRECTLY FROM RESIDENTIAL LOBBY FOR CHARGING ACCESS |
| 4. | THE TWO TRANSFER ROOMS AT THE ENTRANCE OF THE PARKING SERVE AS THE TWO RESERVOIR SPACES FOR THE MECHANICAL PARKING. THEY CAN BE USED CONCURRENTLY WHILE WAITING FOR THE MECHANISM TO ACCEPT ADDITIONAL CARS INTO THE TRANSFER ROW. |

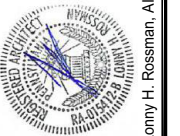
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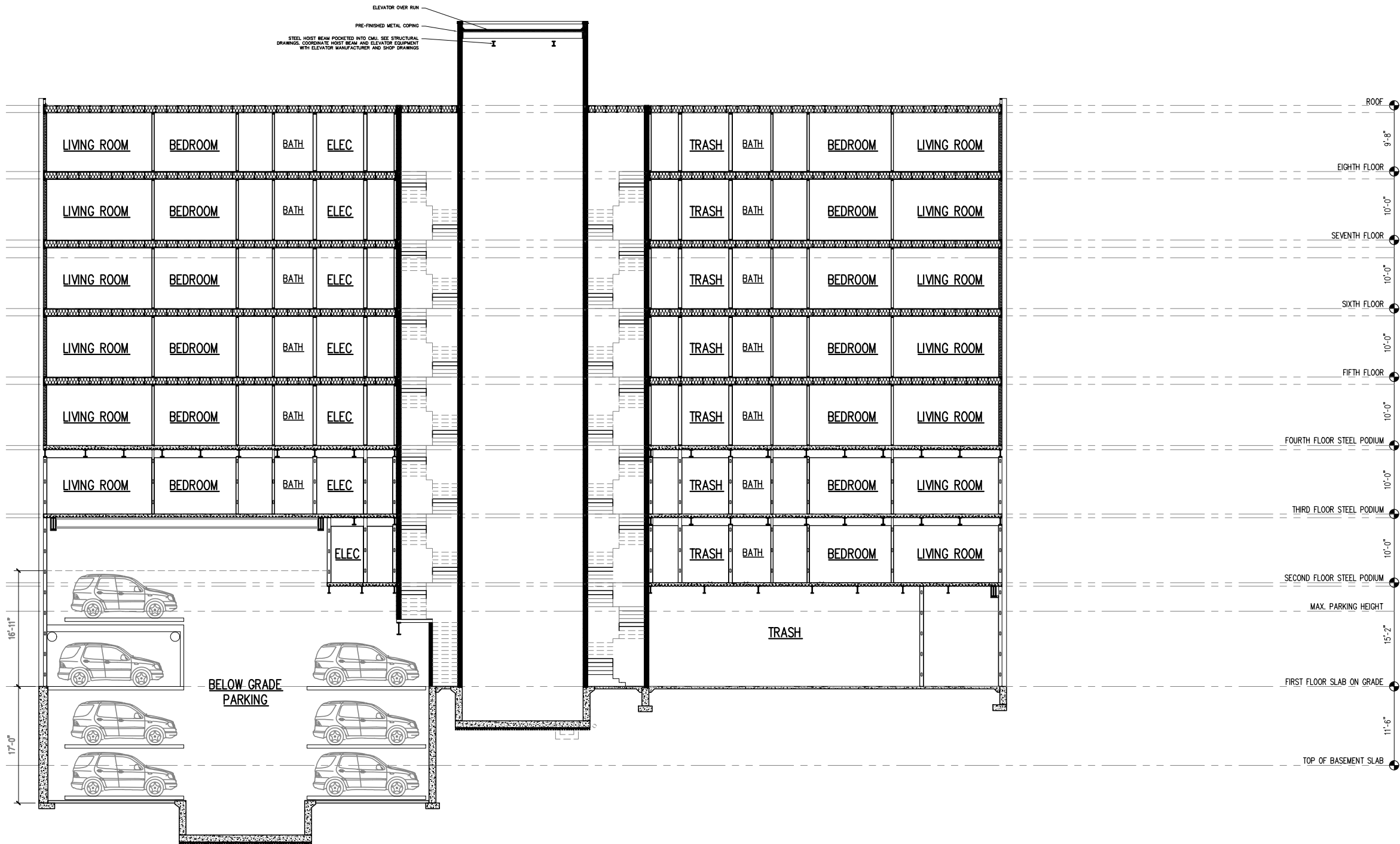
FLOOR PLAN

DRAWN BY: G.G.R.	A1.1
DATE: 05-27-20	
FILE NAME: MDR	

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07/15/21

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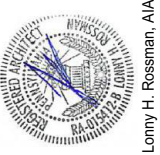
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1 SECTION DETAIL
SCALE: 1/8" = 1'-0"

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1201-09 Vine St., Philadelphia, PA 19107

DRAWING TITLE:
SECTION

DRAWN BY:
a.o.r.
DATE:
05-27-20
FILE NAME:
MDR

A1.2