

Zoning Permit

Permit Number ZP-2020-001604

LOCATION OF WORK 1801-59 N AMERICAN ST, Philadelphia, PA 19122-2330	PERMIT FEE \$1,150.00	DATE ISSUED 1/6/2021
	ZBA CALENDAR MI-2020-001237	ZBA DECISION DATE 1/6/2021
	ZONING DISTRICTS ICMX	

PERMIT HOLDER 1801 NORTH AMERICAN LLC	1821 N AMERICAN ST PHILADELPHIA, PA 19122-
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of a 5-story building (56.5-feet high) with common roof decks, private roof decks, balconies, 60 parking stalls (3 ADA van accessible), 39 bicycles stalls and one loading space. Size and location per approved plan.

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

Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1821 N AMERICAN ST, Philadelphia, PA 19122-2330

ADDITIONAL USE DETAILS

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

For use as two vacant commercial units on the first floor and 110 dwelling units on second through fifth floors.

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.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2020-001604	Zoning District(s): ICMX	Date of Refusal: 7/9/2020
Address/Location: 1801-59 N AMERICAN ST, Philadelphia, PA 19122-2330 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:
For the erection of a 5-story building (56.5-feet high) with common second floor roof deck and private balconies, 64 parking stalls (3 ADA van accessible), 39 bicycles stalls and 2 loading areas for use as vacant commercial on the first floor and 110 dwelling units on second through fifth floors.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-602(5)	Industrial District	Multi-family household living is expressly prohibited in ICMX districts
14-604(14)	Balconies	Balconies are prohibited in ICMX districts
14-604(5)	Roof Decks	Roof Decks for non-residential use are prohibited in ICMX districts

THREE (3) USE REFUSALS

Fee to File Appeal: \$ 300

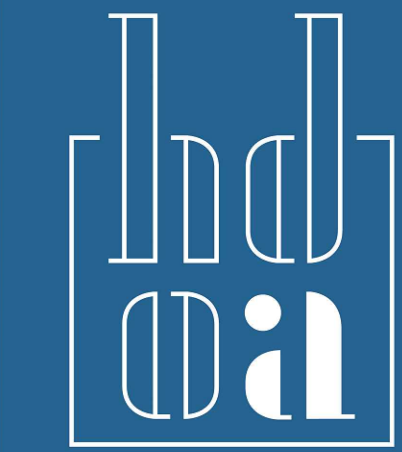
NOTES TO THE ZBA:
THIS PROJECT REQUIRES CIVIC DESIGN REVIEW

Parcel Owner:
1801 NORTH AMERICAN LLC



EXAMINER NAME
PLANS EXAMINER

7/9/2020
DATE SIGNED



harman
deutsch
ohler
architecture
1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

1801-59 N. AMERICAN STREET
PHILADELPHIA, PA 19122

SEAL:



CONSULTANTS:

#	DATE	ISSUE / REVISION
1	05.18.2020	ZONING SUBMISSION
2	12.30.2020	ZBA SUBMISSION
3	01.28.2022	ZONING AMENDMENT
4	04.25.2022	ZONING RFI
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TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE
EXPRESSED WRITTEN CONSENT OF HARMAN
DEUTSCH OHLER ARCHITECTS.

DRAWINGS PREPARED BY:

GWMB

DRAWINGS CHECKED BY:

EQJW

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.0

PROJECT SUMMARY: 1801-59 NORTH AMERICAN STREET
ZONING: I-CMX
LOT AREA: 157,204 SF
USE (EXISTING STRUCTURE): INDUSTRIAL WAREHOUSE, ACCESSORY PARKING, FIVE
LOADING SPACES
USE (EXISTING / PREVIOUSLY APPROVED STRUCTURE):
FLOOR 1: TWO COMMERCIAL UNITS, SIXTY (60) PARKING STALLS (3 ADA),
39 BICYCLE STALLS, ONE LOADING SPACES
FLOOR 2: COMMON ROOF DECK
FLOORS 2-5: ONE HUNDRED AND TEN (110) DWELLING UNITS

DIMENSIONAL STANDARDS	REQUIRED / ALLOWED	EXISTING	PROPOSED
OPEN AREA	0 SF (0%)	95,204 SF	38,381 SF
OCCUPIED AREA	157,204 SF (100%)	80,000 SF	118,823 SF
FRONT YARD SETBACK	0'	±73'	0'
SIDE YARD	8' IF USED	0'	30'
REAR YARD	8' IF USED	0'	0'
HEIGHT	60'	±20'	(±56'-6" NTE 60')
FAR	500%	50.9%	121.4%

EXISTING STRUCTURE:	EXISTING / PREVIOUSLY APPROVED STRUCTURE:	
GFA: 80,000 SF	FLOOR 1: 16,720 SF	3
	FLOOR 2: 24,266 SF	3
	FLOOR 3: 23,513 SF	3
	FLOOR 4: 23,513 SF	3
	FLOOR 5: 23,513 SF	3
	NORTH PHILIP STREET	5
	GFA: 111,315 SF	5
	OVERALL GFA: 191,465 SF	5

ZONING NOTES:

- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
- PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
- GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF

RIGHT OF WAY INFORMATION:

	FURNITURE	PEDESTRIAN	BUILDING
NORTH AMERICAN STREET:	5'-0"	9'-0"	4'-0"
WEST BERKS STREET:	4'-0"	6'-0"	0'-0"
NORTH SECOND STREET:	4'-0"	6'-0"	2'-6"
WEST MONTGOMERY AVENUE:	N/A	5'-0"	7'-0"
NORTH PHILIP STREET:	N/A	5'-0"	3'-0"

PARKING SUMMARY

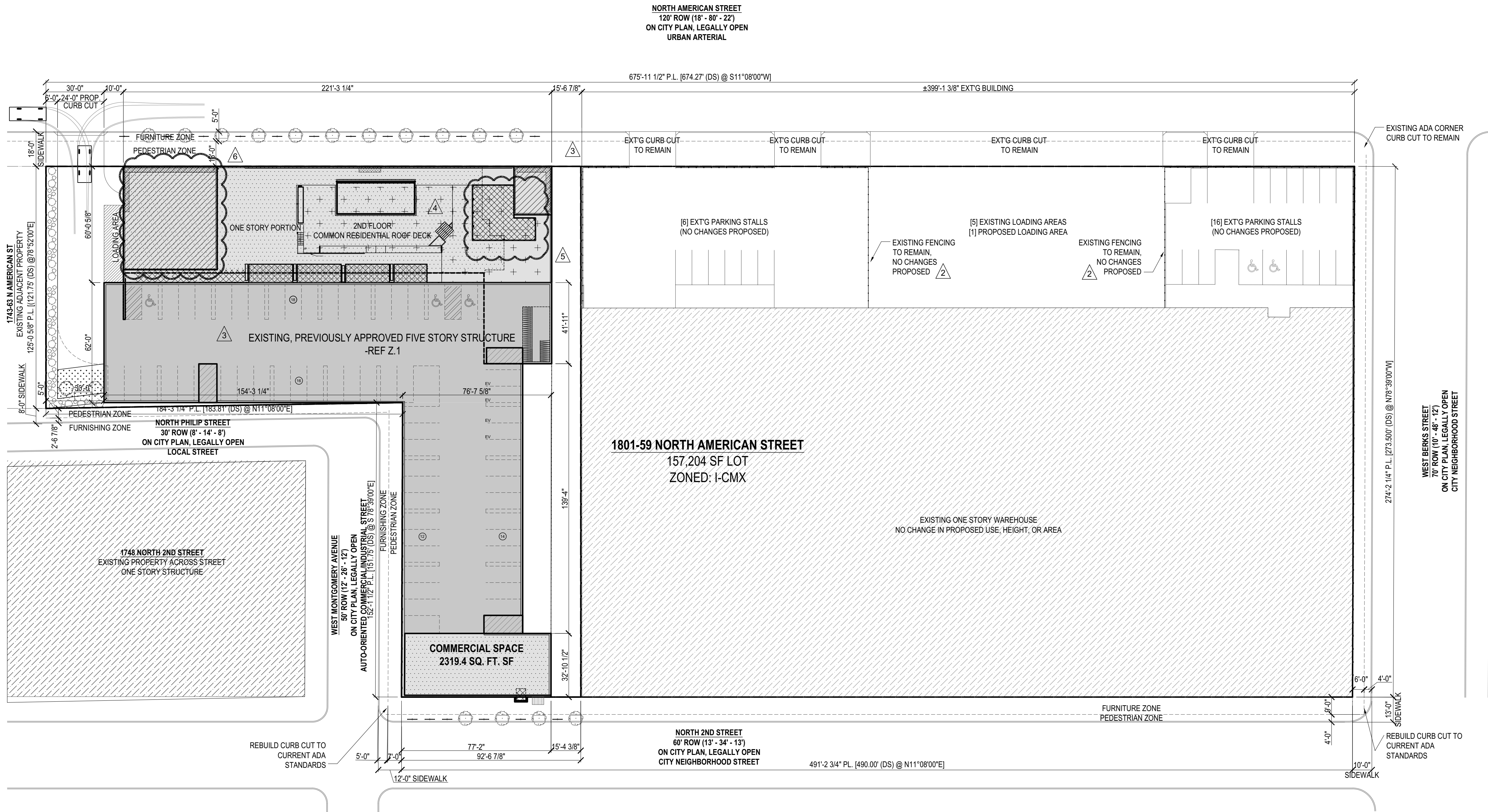
ZONED: I-CMX
PARKING: 55 STALLS REQUIRED.
RESIDENTIAL: 55 (5 STALLS/DWELLING UNIT)
COMMERCIAL: 0 STALLS REQUIRED
60 PARKING STALLS PROPOSED (3 ADA, EACH IS VAN ACCESSIBLE)
4 STALLS SHALL BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY WIRING.
BICYCLES: 39 STALLS REQUIRED
RESIDENTIAL: 37 (33 STALLS/DWELLING UNIT)
COMMERCIAL: 2 (7,500-20,000 SF, 13,578 SF COMMERCIAL PROPOSED)
39 BICYCLE STALLS PROPOSED
LOADING: ALL PERMITTED USES: 190,772 SF = 7 LOADING SPACES REQUIRED
EXISTING: 80,000 SF GFA, 5 LOADING SPACES
PROPOSED: 190,772 SF GFA TOTAL, 7 LOADING SPACES PROPOSED TOTAL

LANDSCAPING SUMMARY

PARKING LOT OPEN TO SKY: 3,050 SF
LANDSCAPED AREA: 305 SF (10%)
REQUIRED PLANTING (1 TREE PER 300 SF): 2 TREES
LANDSCAPE BUFFER ZONE: 5' WIDE
STREET TREES: 11
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 AND 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 FENCE WALL.
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.

CIVIC DESIGN REVIEW TRIGGER:

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

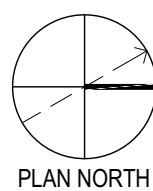


PROPERTIES ACROSS 2ND STREET: ZONED I-CMX, RM-1, CMX-1
PROPERTIES ACROSS FROM PROPOSED STRUCTURE ARE ZONED I-CMX

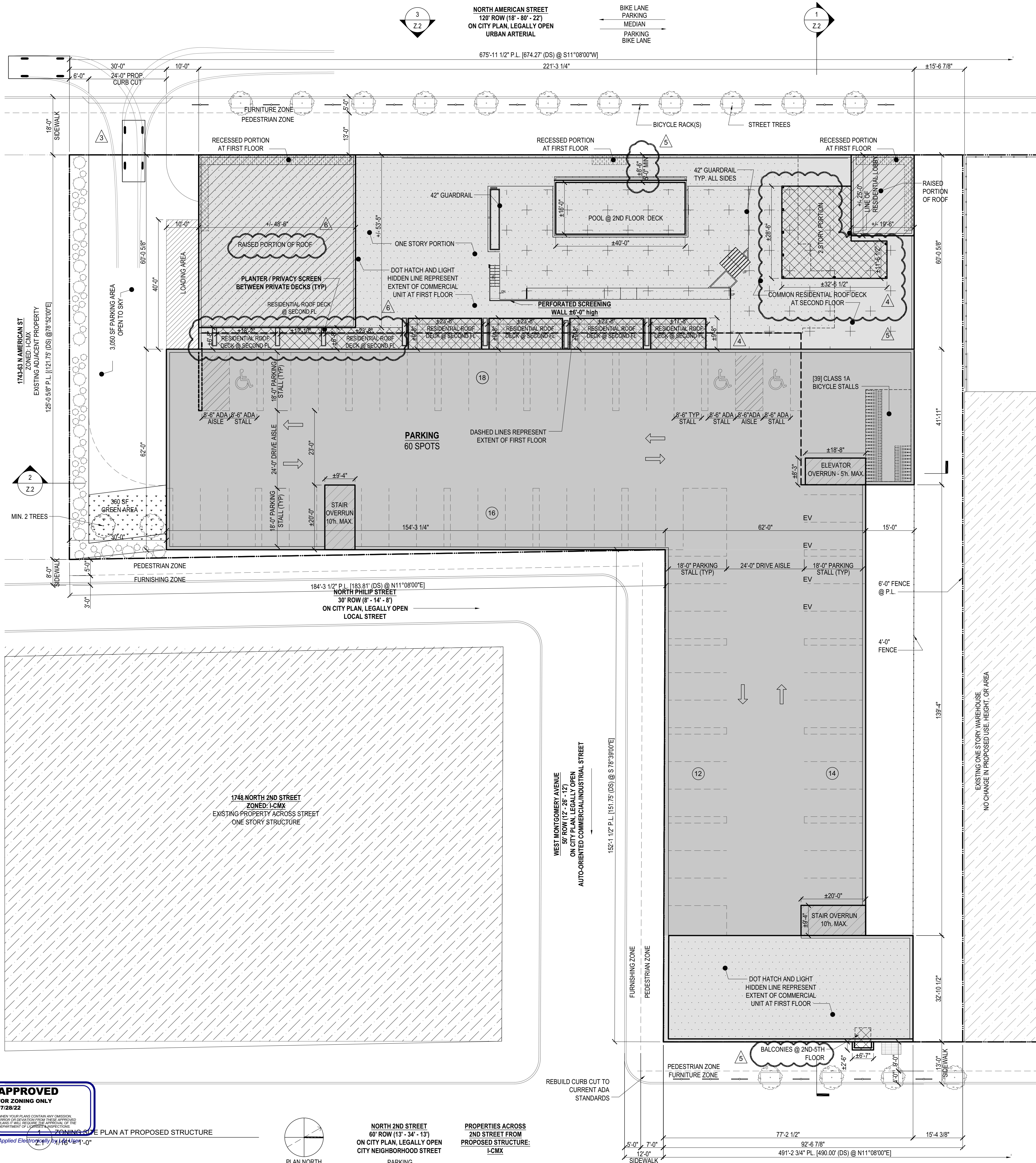
APPROVED
FOR ZONING ONLY
07/28/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS,
DESIGN OR CONSTRUCTION FROM THESE APPROVED
PLANS IT WILL BE YOUR RESPONSIBILITY TO OBTAIN THE
APPROVAL OF THE DEPARTMENT OF CITY PLANNING AND
CONSTRUCTION.

Applied Engineering, Inc. 1500 Locust St. Suite 100
PHILADELPHIA, PA 19102
Tel: 215.591.1000
Fax: 215.591.1001
www.appliedeng.com



ZONING ONLY



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PARKING LOT OPEN TO SKY: 3,050 SF

	REQUIRED	PROPOSED
LANDSCAPED AREA	305 SF (10%)	355 SF
REQUIRED PLANTING (1 TREE PER 300 SF)	2 TREES	2 TREES
LANDSCAPE BUFFER ZONE	5' WIDE	5' (ADJACENT TO PARCEL A)

STREET TREES 11 15

LANDSCAPE NOTES:

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harman deutsch oehler architecture
1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:
1801-59 N. AMERICAN STREET
PHILADELPHIA, PA 19122

SEAL:

REGISTERED ARCHITECT
PENNSYLVANIA
1911 LOANN HARMAN RAUBER
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CONSULTANTS:

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DRAWINGS PREPARED BY:
GWWB
DRAWINGS CHECKED BY:
EQJW
DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

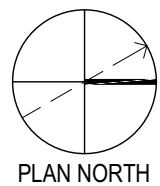
Z.1

APPROVED FOR ZONING ONLY 07/28/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, DESIGN OR CONSTRUCTION FROM THESE APPROVED PLANS IT WILL BECOME THE RESPONSIBILITY OF THE APPLICANT TO CORRECT THE OVERSIGHT, DESIGN OR CONSTRUCTION.

Applied Electronically by [Signature]

ZONING SITE PLAN AT PROPOSED STRUCTURE



NORTH 2ND STREET
60' ROW (13' - 34' - 13')
ON CITY PLAN, LEGALLY OPEN
CITY NEIGHBORHOOD STREET

PROPERTIES ACROSS 2ND STREET FROM PROPOSED STRUCTURE:
I-CMX

PARKING

PARKING

PROJECT ADDRESS:

1801-59 N. AMERICAN STREET
PHILADELPHIA, PA 19122

SEAL:

REGISTERED ARCHITECT
PENNSYLVANIA
1801-59 N. AMERICAN STREET
PHILADELPHIA, PA 19122



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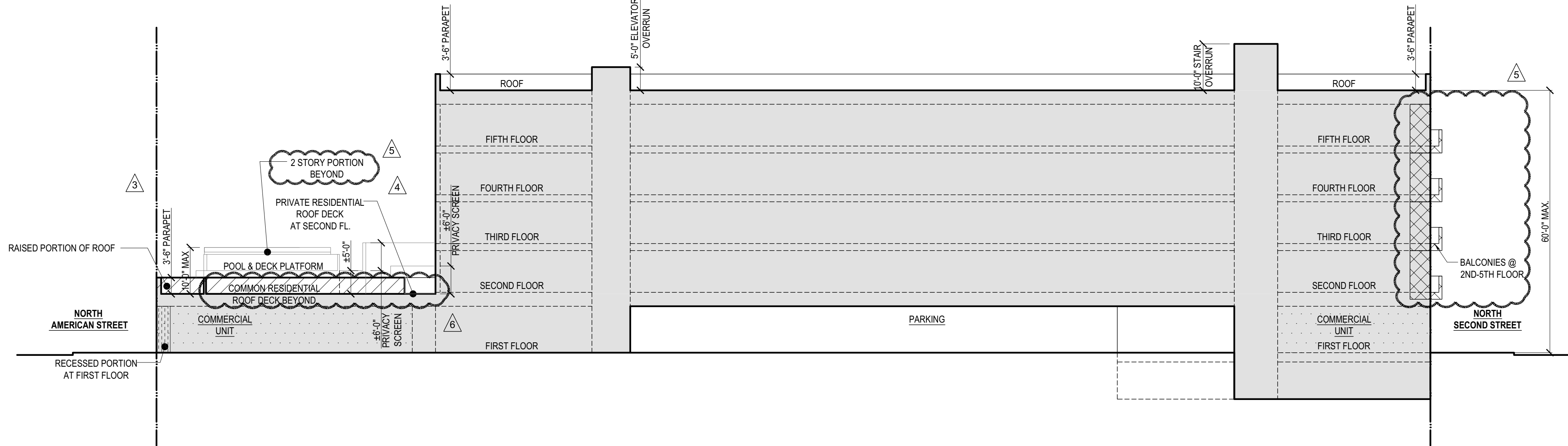
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DRAWINGS CHECKED BY:
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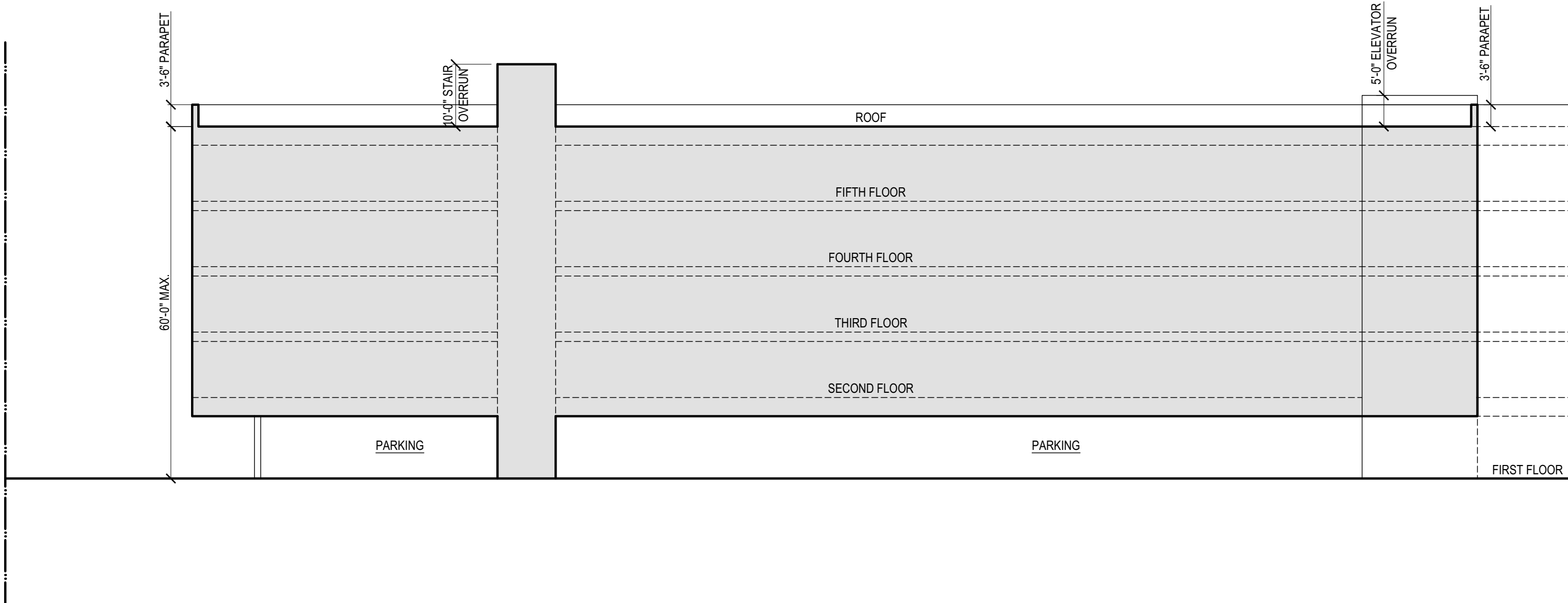
ZONING SITE PLAN

DRAWING NUMBER:

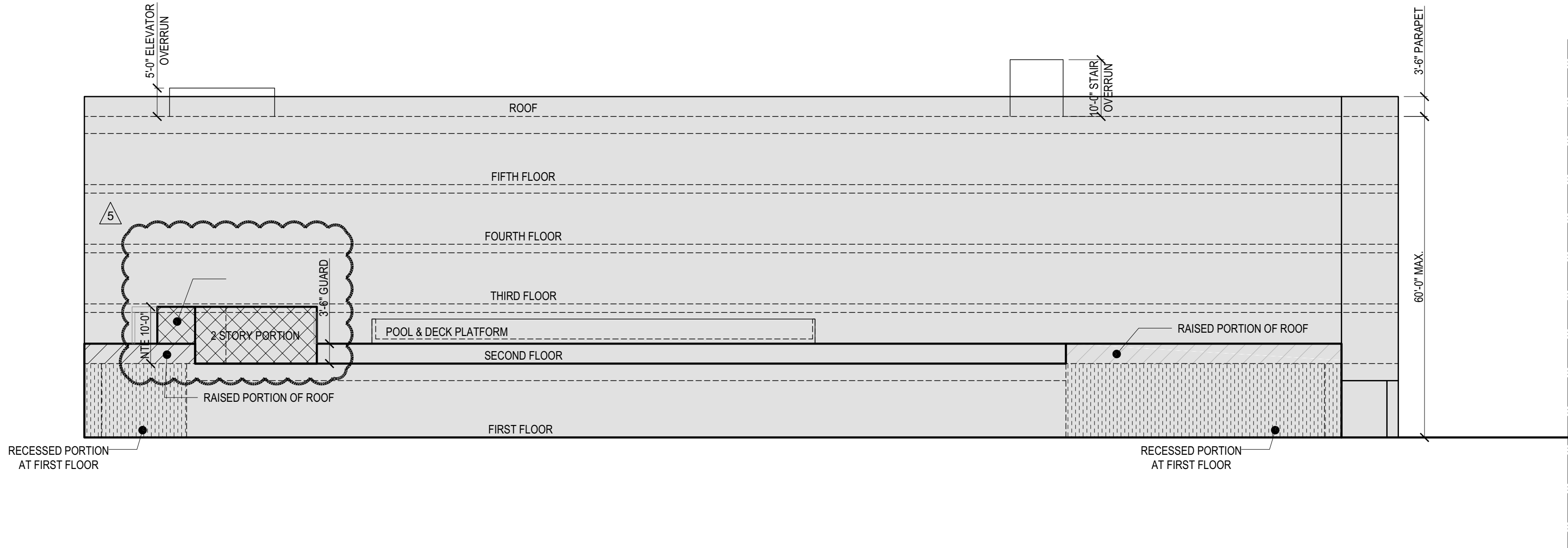
Z.2



1 SITE SECTION AT PROPOSED STRUCTURE
Z.2 1/16" = 1'-0"



2 SITE SECTION AT PROPOSED STRUCTURE
Z.2 1/16" = 1'-0"



3 AMERICAN STREET ELEVATION
Z.2 1/16" = 1'-0"

ZONING ONLY