

Zoning Permit

Permit Number ZP-2021-012033

LOCATION OF WORK 20-46 E ARMAT ST Parcel A, Philadelphia, PA 19144 PARCEL 'A'	PERMIT FEE \$727.00	DATE ISSUED 10/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK (FOR RESIDENTIAL ONLY) AT THE FOURTH STORY LEVEL; TO USE AS ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE FIRST FLOOR AND MULTI-FAMILY (FORTY-SEVEN (47) DWELLING UNITS) HOUSEHOLD LIVING ABOVE; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

20-46 E ARMAT ST Parcel A, Philadelphia, PA 19144

ADDITIONAL USE DETAILS

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

ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE FIRST FLOOR

This permit is subject to the following specific conditions.

CONDITIONS

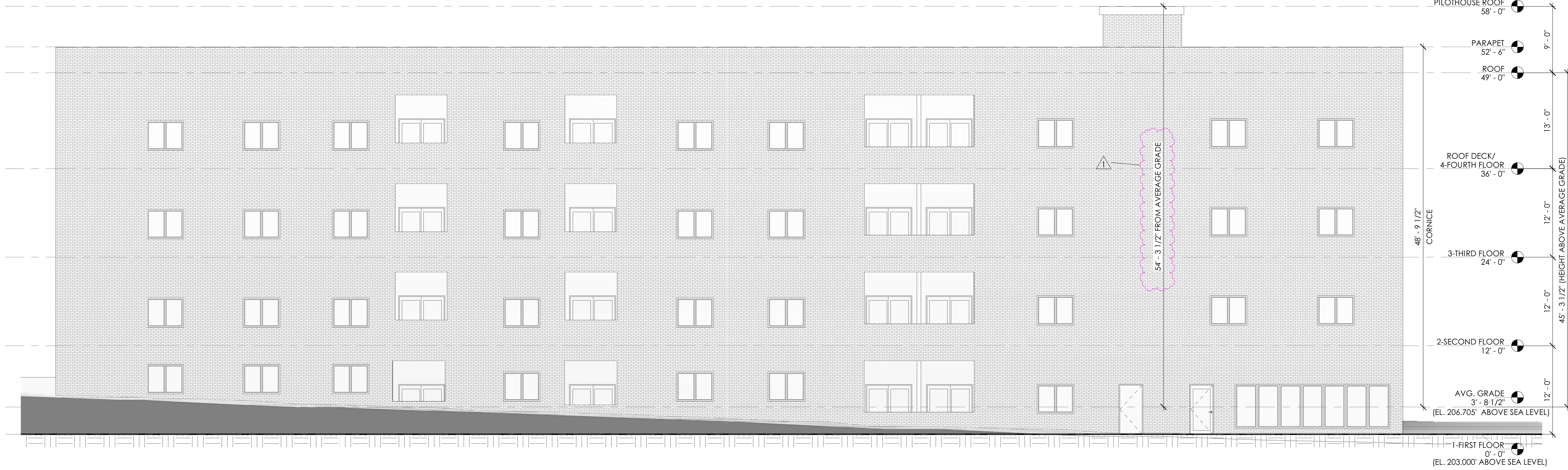
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



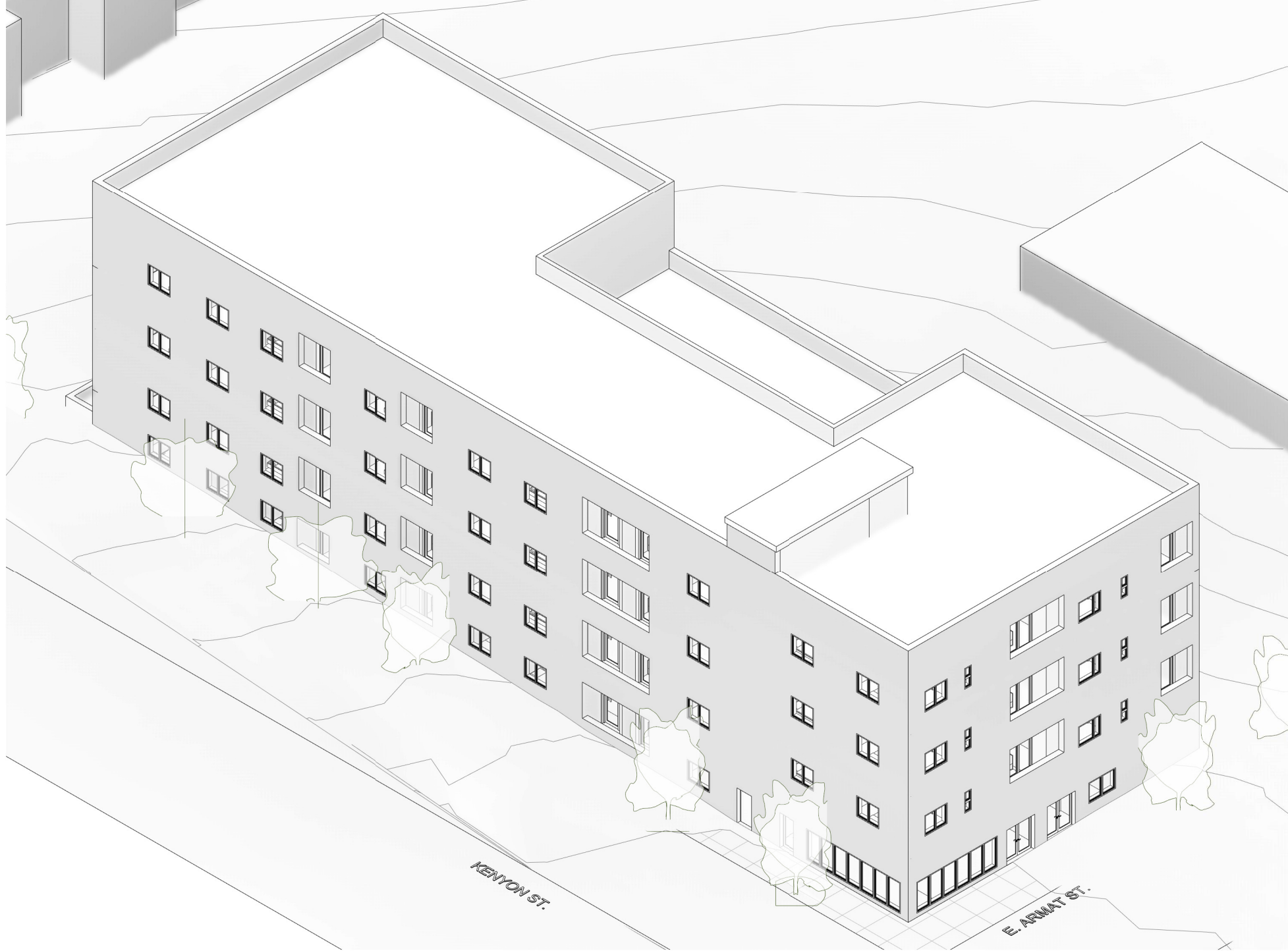
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



2 KEYTON ST ELEVATION- ZONING
1/8" = 1'-0"



5 CORNER ARMAT & KENYON PERSPECTIVE- ZONING
Z-1



BUILDING AREA

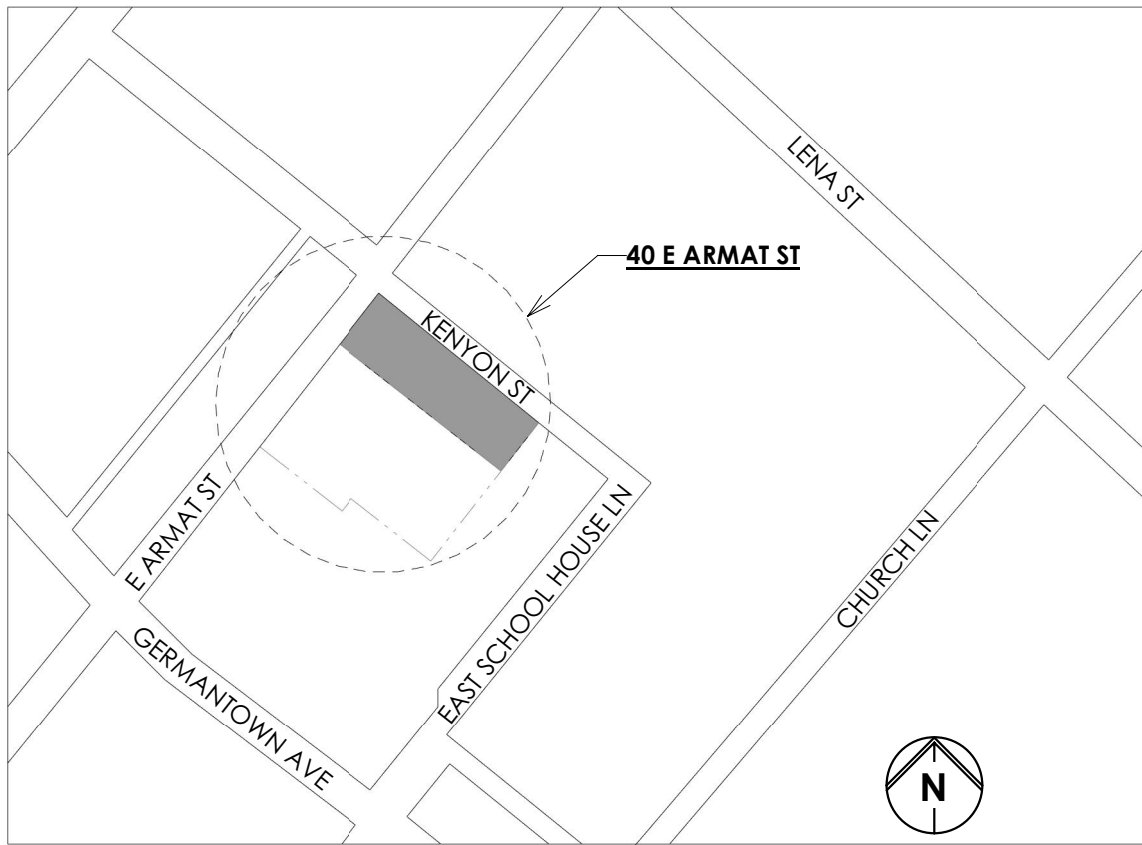
1ST FLOOR: 11,864 SF
2ND FLOOR: 11,864 SF
3RD FLOOR: 11,864 SF
4TH FLOOR: 9,954 SF (+ 1,910 SF ROOF DECK)
45,546 SF

L.O.D.: ~13,709 SF

4 BUILDING INFORMATION
Z-1 1 1/2" = 1'-0"

ZONING INFORMATION

20-46 E. ARMAT ST. (PARCEL A)		
Lot Area	Proposed Bldg Area (footprint)	
16,136 SF	11,864 SF	
ZONING CLASSIFICATION: CMX-2.5		
OVERLAY: /NCA Neighborhood Commercial Area Overlay District - Lower and Central Germantown		
SCOPE OF WORK: -NEW 4-STORY BUILDING -1 VACANT COMMERCIAL SPACE AT 1ST FLOOR (USE REGISTRATION REQ'D PRIOR TO OCCUPANCY) -47 DWELLING UNITS W/ROOF DECK @4TH FLOOR LEVEL FOR RESIDENTIAL USE.		
	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	73.5%
YARDS		
MIN. FRONT YARD DEPTH	MUST BE BUILT TO FRONT LOT LINE	-
MIN. SIDE YARD WIDTH (EA.)	5' IF USED	7'-6"
MIN. REAR YARD DEPTH	THE GREATER OF 9' OR 10% OF LOT DEPTH.	39'-7"
HEIGHT		
MAX. HEIGHT	55'	45'-0" FROM AVG. GRADE
MIN CORNICE HEIGHT	25'	45'-3 1/2" FROM AVG. GRADE
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	--	-
PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY	0	0
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1; MIN. 2	--
NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	-
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	16
12 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	-
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	0
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-
LOADING	-	-
SEE TABLE 14-806-1		
STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
	E. ARMAT KENYON	10'-30'-10' 8'-24'-8'
ENCROACHMENT TYPE		
PROPOSED/EXISTING	ENCROACHMENT	
STAIRS/ STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A



3 LOCATION PLAN
Z-1 N.T.S.

APPROVALS



Applied Electronically by L&J User:

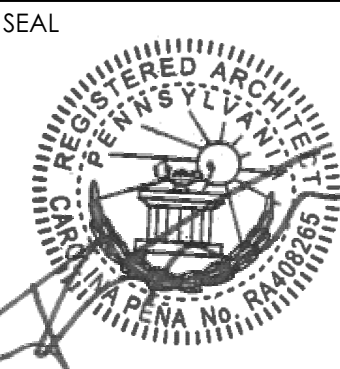
1 E. ARMAT ST ELEVATION- ZONING
Z-1 1/8" = 1'-0"



PARALLEL
ARCHITECTURE
STUDIO, LLC
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
REVISIONS/SUBMISSIONS	REV. 1 PER ZONING COMMENTS DATED 08/19/21
DATE	08/26/2021



DRAWN BY	CHECK BY	PROJECT NO.
JCM/MLK	CP	202102-01
ISSUED:	2021-07-29	

PROJECT
PROPOSED 4-STORY BLDG
40 E ARMAT ST
(20-46 E ARMAT PAR. A)
PHILADELPHIA, PA

DRAWING TITLE
ZONING
ELEVATIONS &
INFORMATION

SHEET No

Z-1

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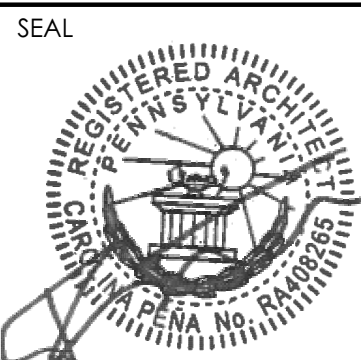
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION.

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.

CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS
08/26/2021	REV. 1 PER ZONING COMMENTS DATED 08/19/21



DRAWN BY	CHECK BY	PROJECT N
Author	Checker	202102-01
ISSUED: 2021-07-29		

PROJECT
PROPOSED 4-STORY BLDG
40 E ARMAT ST
(20-46 E ARMAT PAR. A)
PHILADELPHIA, PA

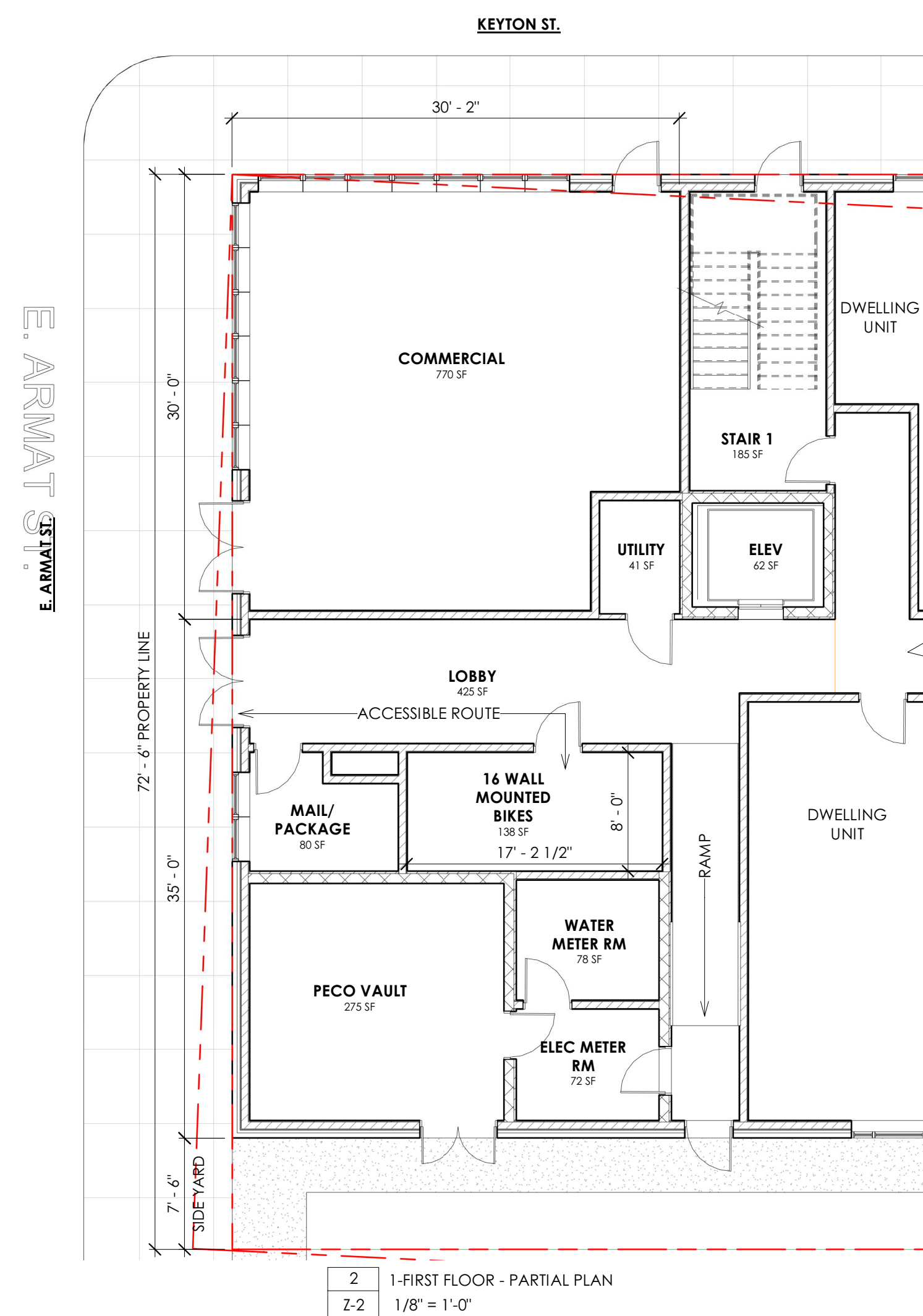
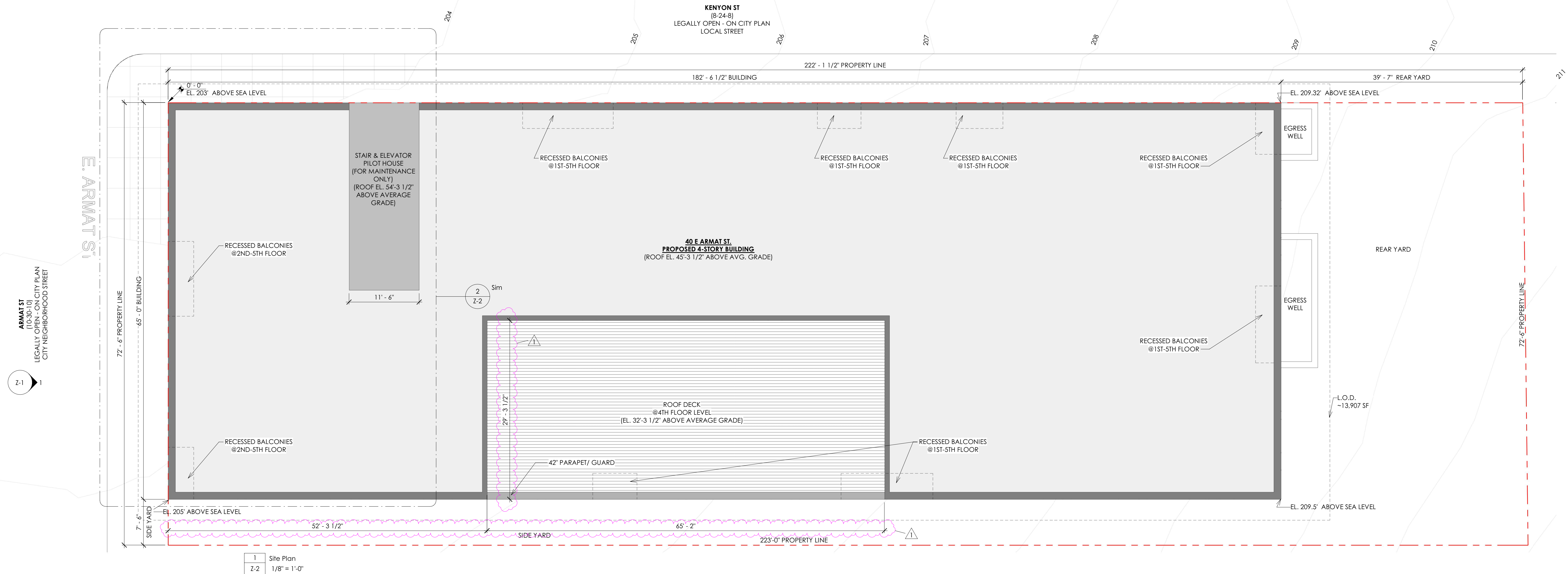
DRAWING TITLE

ZONING PLANS & IMAGES

SHEET No

Z-2

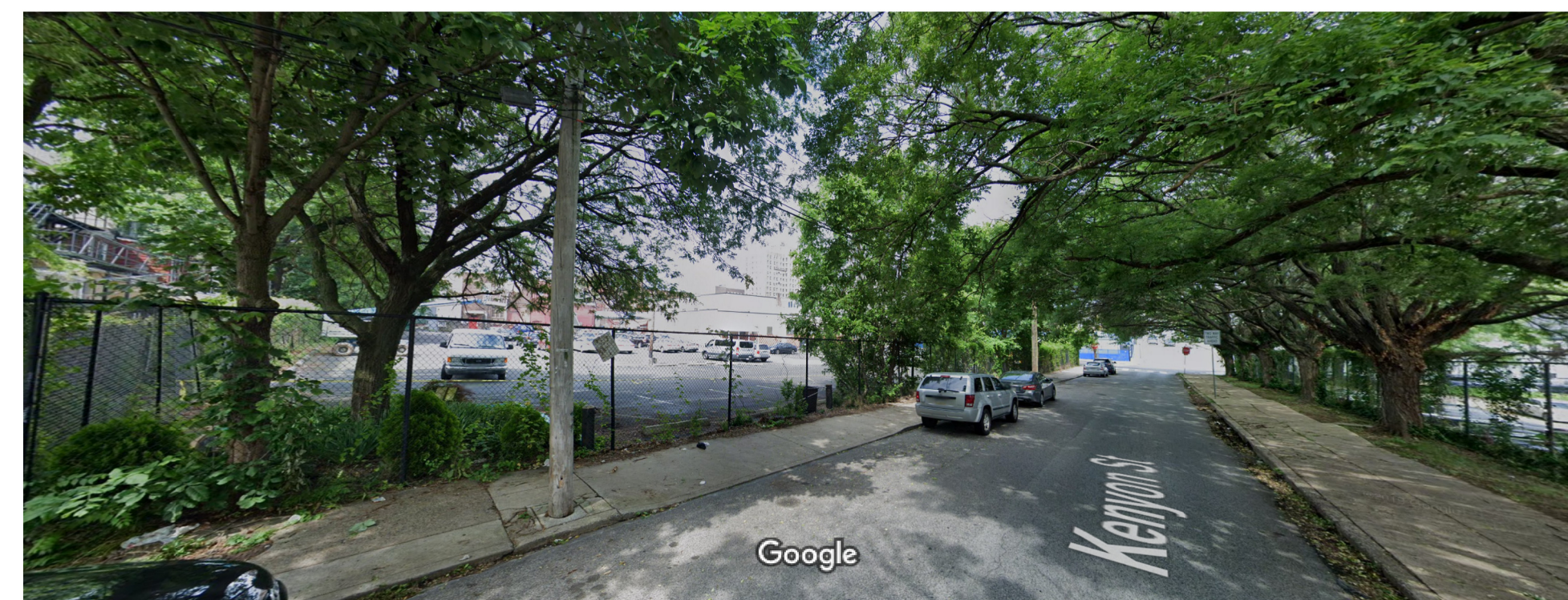
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3	VIEW NORTHEAST ALONG E. ARMAT ST.
Z-2	



5	VIEW AT CORNER OF E. ARMAT ST. & KENYON ST.
Z-2	



4	VIEW SOUTHWEST ALONG E. ARMAT ST.
Z-2	1/16" = 1'-0"

A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "10/04/21" below that. A smaller line of text at the bottom states: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." Below the stamp, it says "Applied Electronically by L&I User:".

APPROVALS

Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

ARMAT ST is the primary street;

Opposite of ARMAT Street is the rear;

NONE Street is the rear street

Applied Electronically by: **Ian Hegarty**

September 24, 2021

PHILADELPHIA CITY PLANNING COMMISSION