

Zoning Permit

Permit Number ZP-2020-008200

LOCATION OF WORK 165 CARSON ST, Philadelphia, PA 19127-1332 Rear 1st floor decks made slightly smaller.	PERMIT FEE \$207.00	DATE ISSUED 12/4/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX2	

PERMIT HOLDER AMERICAN LIVING CONCEPTS	828 RED LION ROAD SUITE E-1 PHILADELPHIA PA 19115
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APPLICANT James Campbell DBA: CAMPBELL THOMAS & CO	1504 South St.Philadelphia, PA 19146USA
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT Amendment to the approved zoning permit AP# 928534 to reduce the size of the rear first floor deck, size and location as approved plans. See AP#928534 for previously approved erection of an attached structure with rear decks.
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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.
 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-2020-008200

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

165 CARSON ST, Philadelphia, PA 19127-1332

ADDITIONAL USE DETAILS

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

See AP#928534 for previously approved 12 dwelling units with 24 accessory off-street parking spaces and bicycle spaces.

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.

Sheet Number	Sheet Name
1	Site survey and consolidation plan 165 -205 Carson Street
1	Site survey and sub-division plan 163-175 Conarroe St & 156-162 Gay St
1	Site survey and consolidation plan 156-166 Conarroe St
1	Site survey plan 161 Conarroe St
1	Site survey and consolidation plan 172-178 Conarroe St

Sheet List	
Sheet Number	Sheet Name
A002	Zoning Code Information
A100	Carson - Parking Plan
A110	Carson St. Front and Rear Elevations
A115	CarsonWest, West Elevation
A116	CarsonEast, East elevation
A200	ConarroeNort arking Plan
A212	ConarroeNorth East Elevation
A213	ConarroeNorth West Elevation
A300	ConarroeSouth Parking Plan
A312	ConarroeSouth - East Side Elevations
A313	ConarroeSouthWest Elevation
A400	Site Plan of Church Rectory & Sideyard
A401	Church Rectory & Basement
A500	School Basement & Site -Parking Plan
A501	Basement Area Plan

APPROVED December 3, 2020

In accordance with the terms and provisions of Section 14-304(3)(e) of the Philadelphia Code pertaining to:

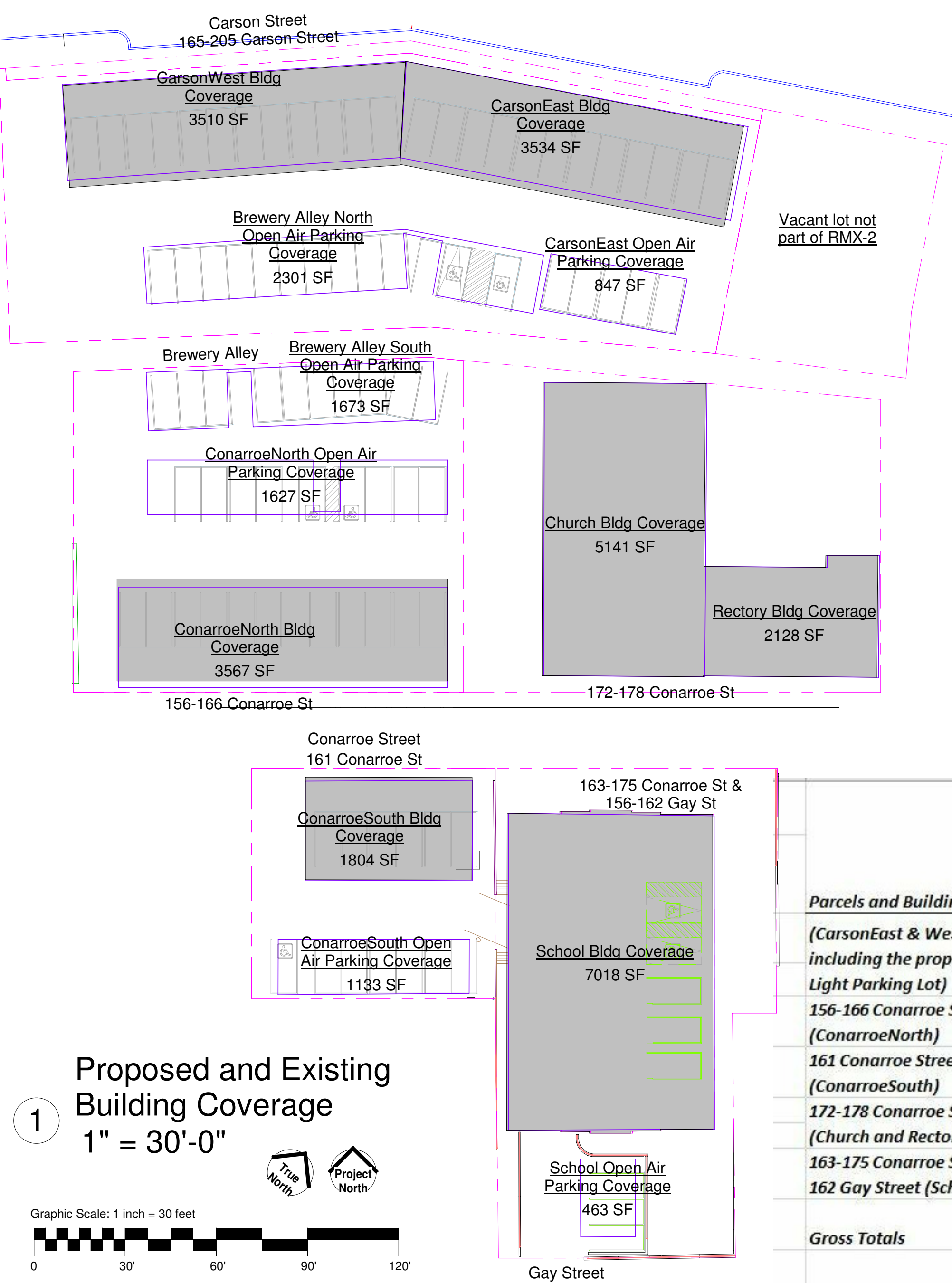
MASTER PLAN DISTRICTS

- ☐ RMX-1
- ☒ RMX-2
- ☐ SP-INS
- ☐ SP-ENT
- ☐ SP-ST A

Applied Electronically by: **KEITH DAVIS** 18-146r

PHILADELPHIA CITY PLANNING COMMISSION

Reducing deck size from previously approved proposal. Due to previous oversight, no change to occupied area in table.



Proposed and Existing Building Coverage
1" = 30'-0"

Proposed: 56 Apartment units in the residential district in both new and existing buildings
95+ parking spaces (8.5'x18') including 4 accessible spaces (13.5'x18')

Note: For property line dimensions refer to Ambric Technology drawings which includes Site survey plans and consolidaton plans

RMX-2 by Ordinance #180101 and #180135 and #180287

RMX , Residential Mixed-Use Districts.

The **RMX** , Residential Mixed-Use districts are intended to accommodate residential and mixed-use development.

(4) Multiple Principal Uses and Buildings.

(a) No more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code. Multiple principal uses are allowed on a single lot in RM and **RMX** districts.

(b) No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. Multiple principal buildings may be placed on a single lot in RM and **RMX** districts. Dormitories and recreation-related buildings accessory to education facilities and residential dwelling units accessory to religious assembly uses are exempt from limitations on the number of buildings per lot.

(5) RMX-1 and RMX-2 Master Plans.

(5) RMX-1 and RMX-2 Master Plans.

Subsequent to the effective date of this Zoning Code, no rezoning to an RMX-1 or RMX-2 district shall be effective until a master plan for such district has been approved in accordance with "14-304(3)(e)(.1) (Master Plan Districts).

RMX-2 DIMENSIONAL STANDARDS

Min. District Area (acres)	1
Min. Open Area (% lot area, except as otherwise provided)	25% of district area
Maximum FAR (% of lot area, except as otherwise provided)	250% of district area, excluding streets

[4] Open air parking shall be excluded from the required open area measurement in the RMX-2 district.

Parcels and Building Names	District Area	Proposed or Existing Gross Building Coverage	Proposed Uncovered	Less Proposed Open Air Parking	Net Proposed Open Area	% of Bldg Coverage	% of Site Uncovered	% of Open Area	Proposed Number of Floors	Proposed Gross Floor Area	Proposed FAR (%)	Existing Height (ft.)		Proposed Height (ft.)	
												East Bldg	West Bldg	East Bldg	West Bldg
(CarsonEast & West not including the proposed North Light Parking Lot)	21,934	7,044	14,890	3,148	11,742	32%	68%	54%	3.0	21,132	96	0	0	38	41
156-166 Conarroe Street (ConarroeNorth)	13,864	3,567	10,297	3,300	6,997	26%	74%	50%	4.0	14,268	103	0	0	40+/-	
161 Conarroe Street (ConarroeSouth)	6,039	1,804	4,235	1,133	3,102	30%	70%	51%	4.0	7,216	119	Existing Convent 40±		40+/-	
172-178 Conarroe Street (Church and Rectory)	14,104	7,269	6,835	0	6,835	52%	48%	48%	3.5	25,442	180	Rectory 37.75	Church 48	Rectory same	Church same
163-175 Conarroe Street & 156-162 Gay Street (School)	13,738	7,018	6,720	463	6,257	51%	49%	46%	4.5	31,581	230	69		same	
Gross Totals	69,679	26,702	42,977	8,044	34,933					99,639					
Maximum Allowed FAR(%) - 250% of District Area (excluding streets and alley)										174,198	Sq. ft.				
Proposed FAR(%)										143%					
Required 25% Open of District Area										17,420	sq. ft.				
Net proposed open area										34,933	sq. ft.				
Amount of open area in Excess of Minimum Required										17,513	sq. ft.				
Required Minimum Number of Parking Spaces in RMX2 District for Multi-family units = 3/10 Units or, for 56										17					
Approx. Number of Parking Spaces Proposed for District										95					

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ALL DIMENSIONS TO BE VERIFIED IN FIELD

Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.

Date: 08/20/2020
Scale: As indicated
Drawn by: Author
Checked: Checker
By:

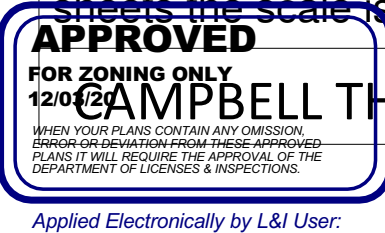
Drawing: Zoning Code Information
Project: St. Mary's Renewal Project - 165 Carson St

Plan Made For:

American Living Concepts of Manayunk
828 Red Lion Rd. Suite E-1
Philadelphia, PA 19115

Drawing No:

A002



Applied Electronically by L&I User:

Note:
Ordinance Bill No. 180101 amended the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Silverwood Street, Gay Street, Baker Street, and Carson Street; and to adopt a Master Plan for the former St. Mary of the Assumption Catholic Church and adjacent parcels; all under certain terms and conditions.

Ordinance Bill No.180135 was approved amending Chapter 14-500 of the Philadelphia Code, entitled "Overlay Zoning Districts," by adding a new Section

14-521, entitled "STM, St. Mary's Master Plan Overlay," and

making other technical changes such as the dimension of required driveway widths.

Ordinance Bill No. 180287 as amended, 5/10/2018 authorizes the Carson Street lay-by-lane on a portion of Carson Street, between Baker Street and Silverwood Street, thereby widening said Carson Street and a portion of the cartway thereof, under certain terms and conditions, including the dedication to the City of the bed of the widened portion of Carson Street.

No demolition required.

See Ambric drawing Site Survey Consolidation /Subdivision Plan for lot line relocation and dimensions.

12 Dwelling Units
Car parking spaces
Type 1A bicycle parking
Electric vehicle parking
Accessible Space

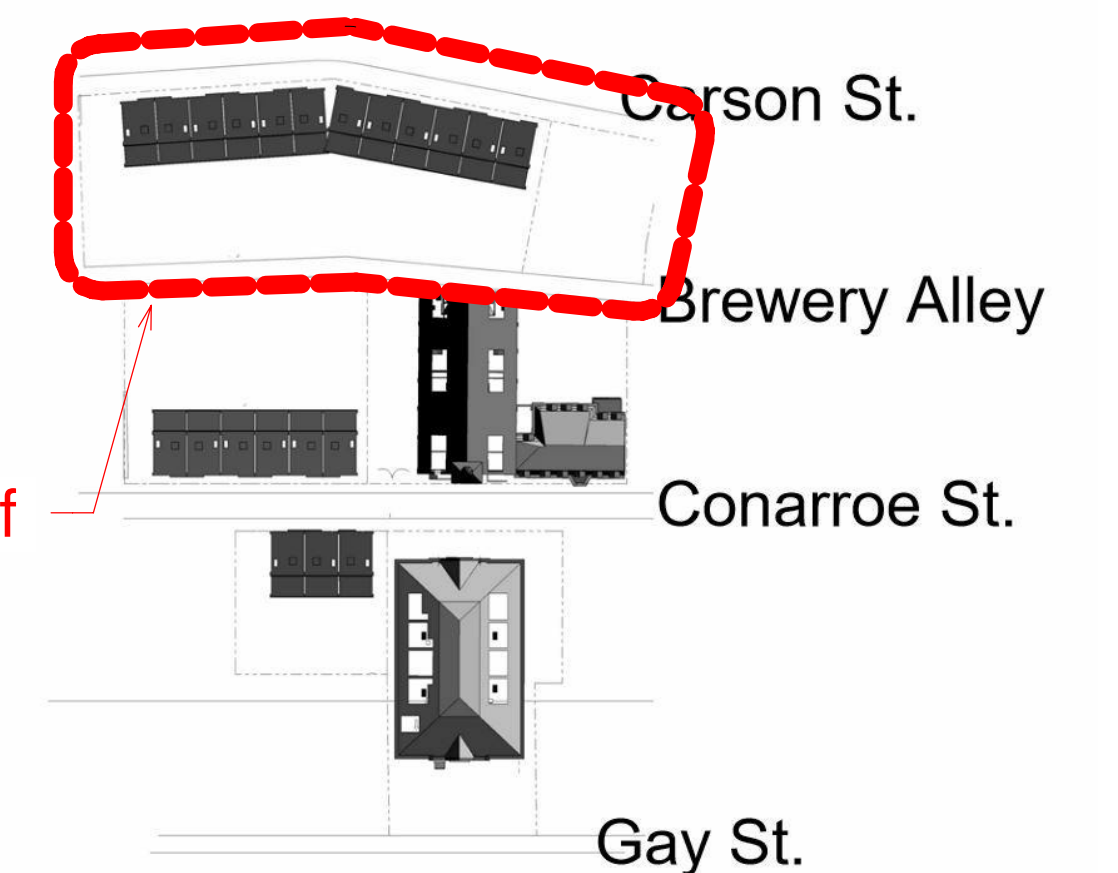
Required	Provided
3/10 units	42
1/3 units	12
3	4
2	2

e Denotes electric vehicle parking space.

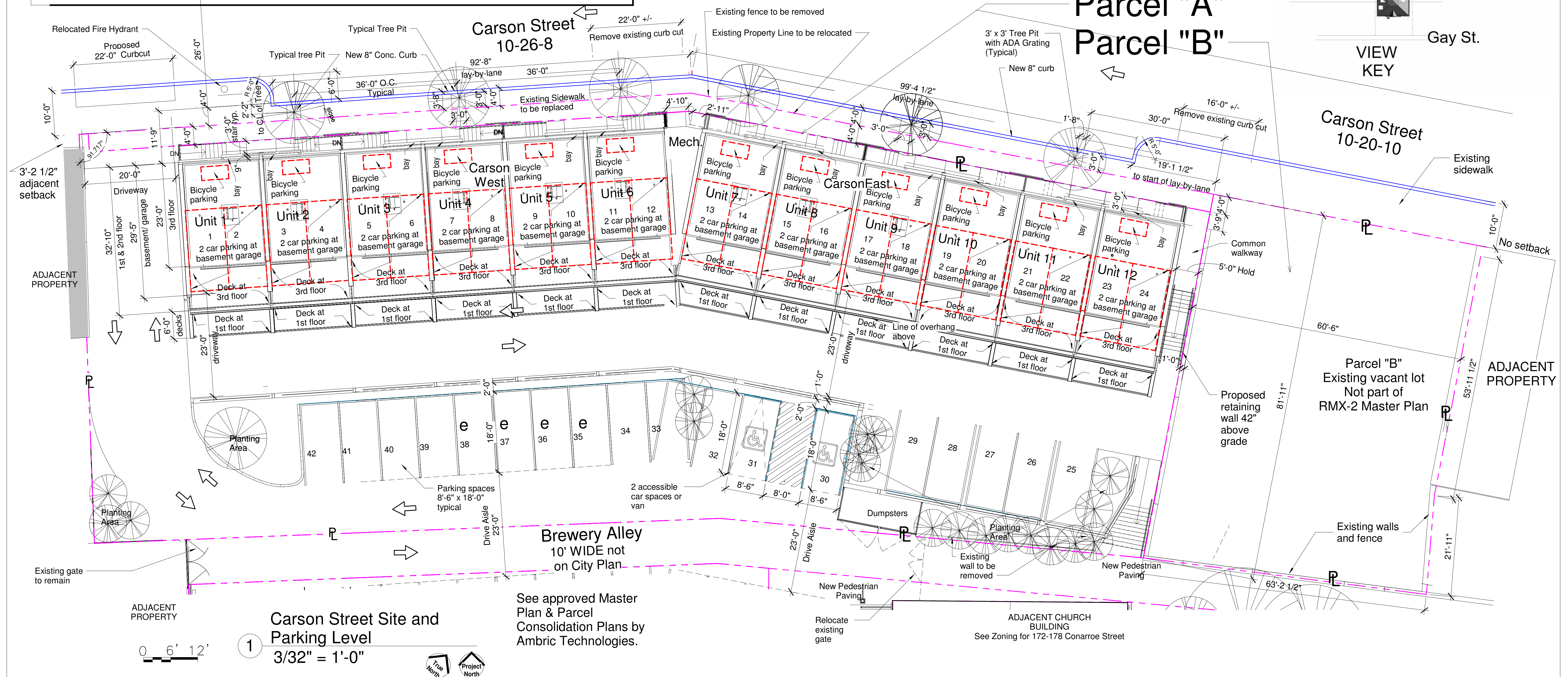
Where shown denotes parking space in garage at 8'-6" x 18'-0"

Denotes bicycle parking when located near garage car parking space.

Area of Detail



Parcel "A"
Parcel "B"



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Date: Sept. 1, 2018
Scale: As indicated
Drawn by: EH
Checked: JC
By:

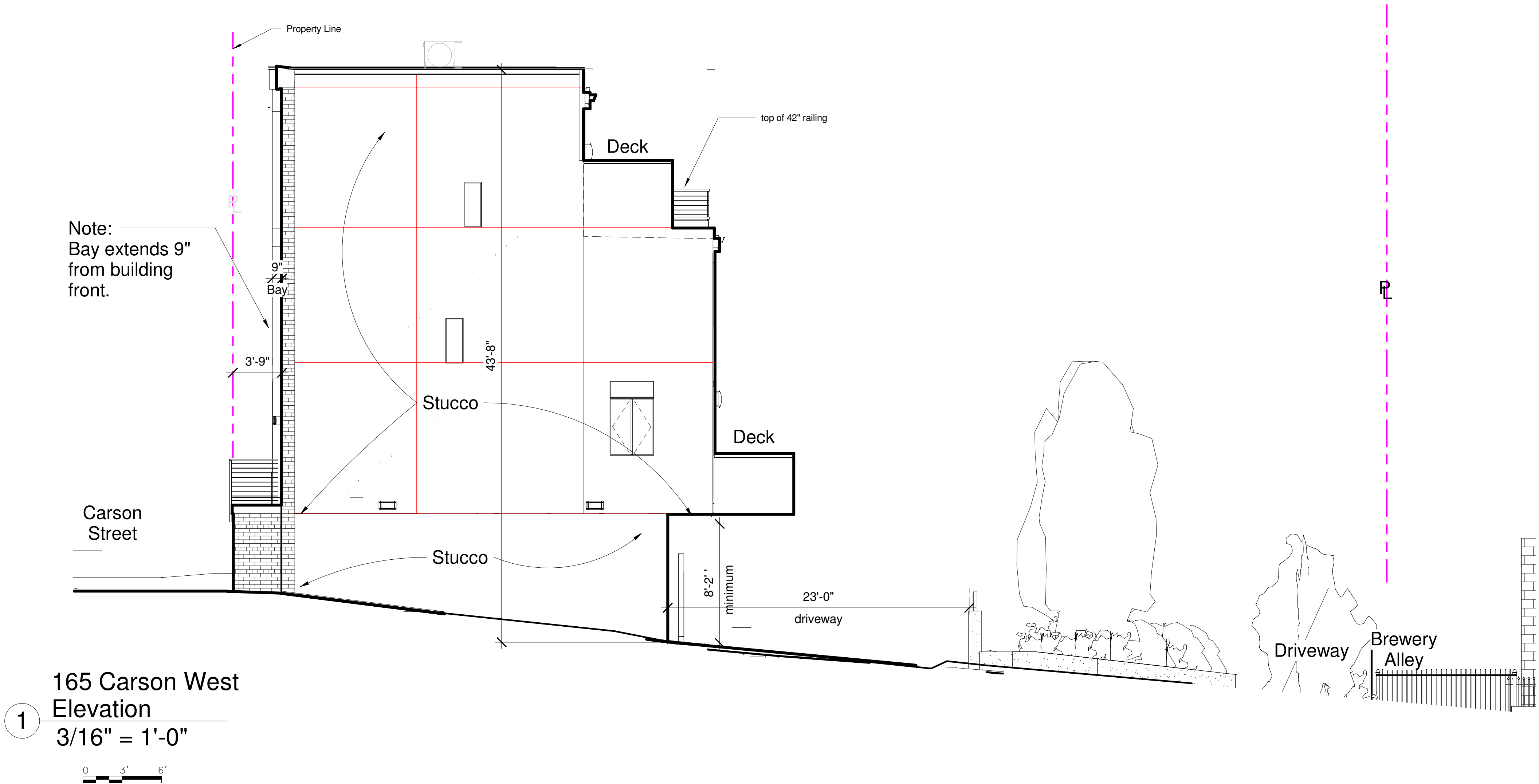
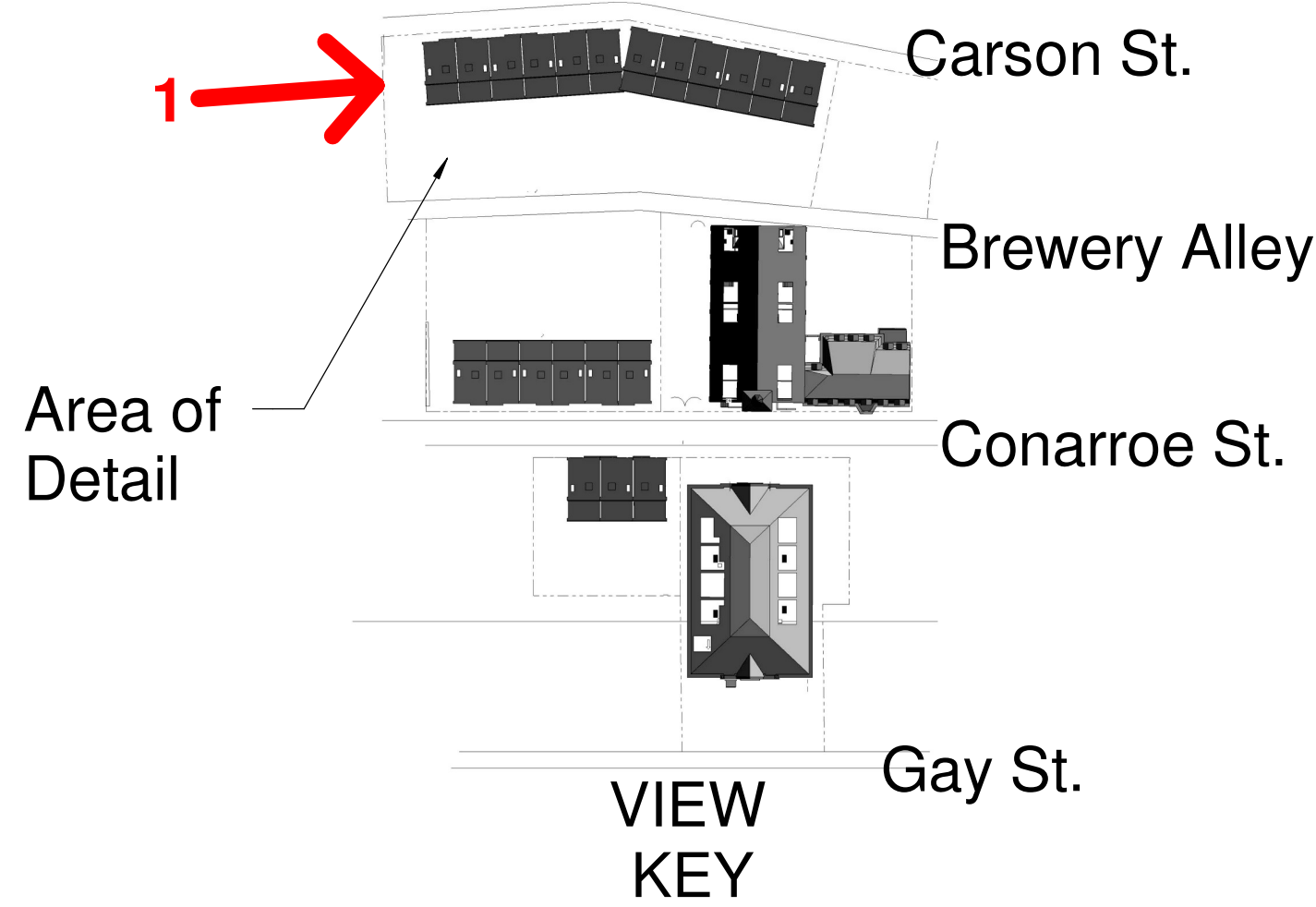
Drawing: 165-205 Carson Street - Zoning Plan
Project: St. Mary's Renewal Project - 165 Carson St

Plan Made For:

American Living Concepts of Manayunk
828 Red Lion Rd. Suite E-1
Philadelphia, PA 19115

Drawing No:

A100



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sheets the scale is as shown.

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Drawn by: EH
Checked: JC
By:

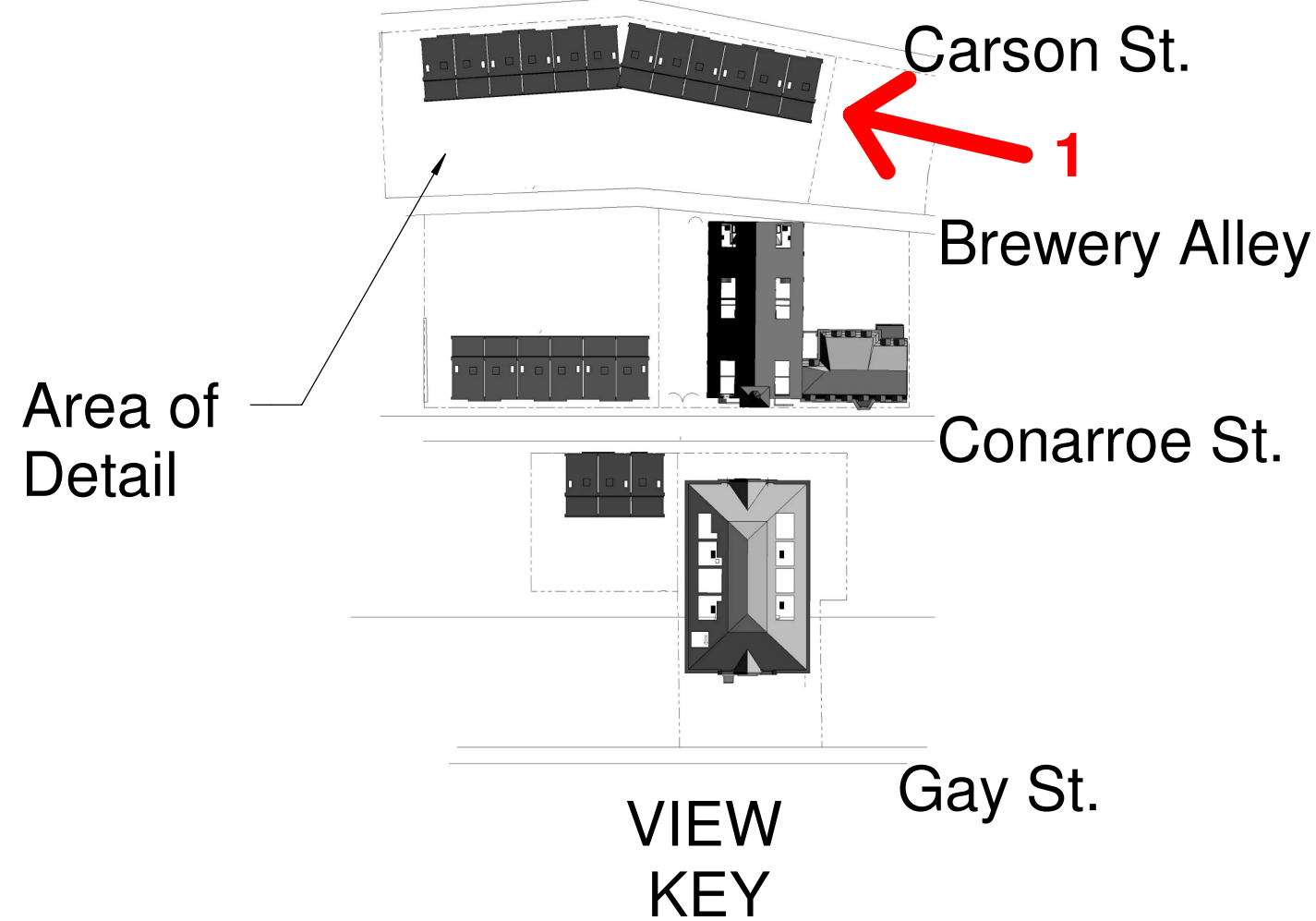
Drawing:
165 -205 Carson Street - West Elevation
Project:
St. Mary's Renewal Project - 165 Carson St

Plan Made For:
American Living Concepts of Manayunk
828 Red Lion Rd. Suite E-1
Philadelphia, PA 19115

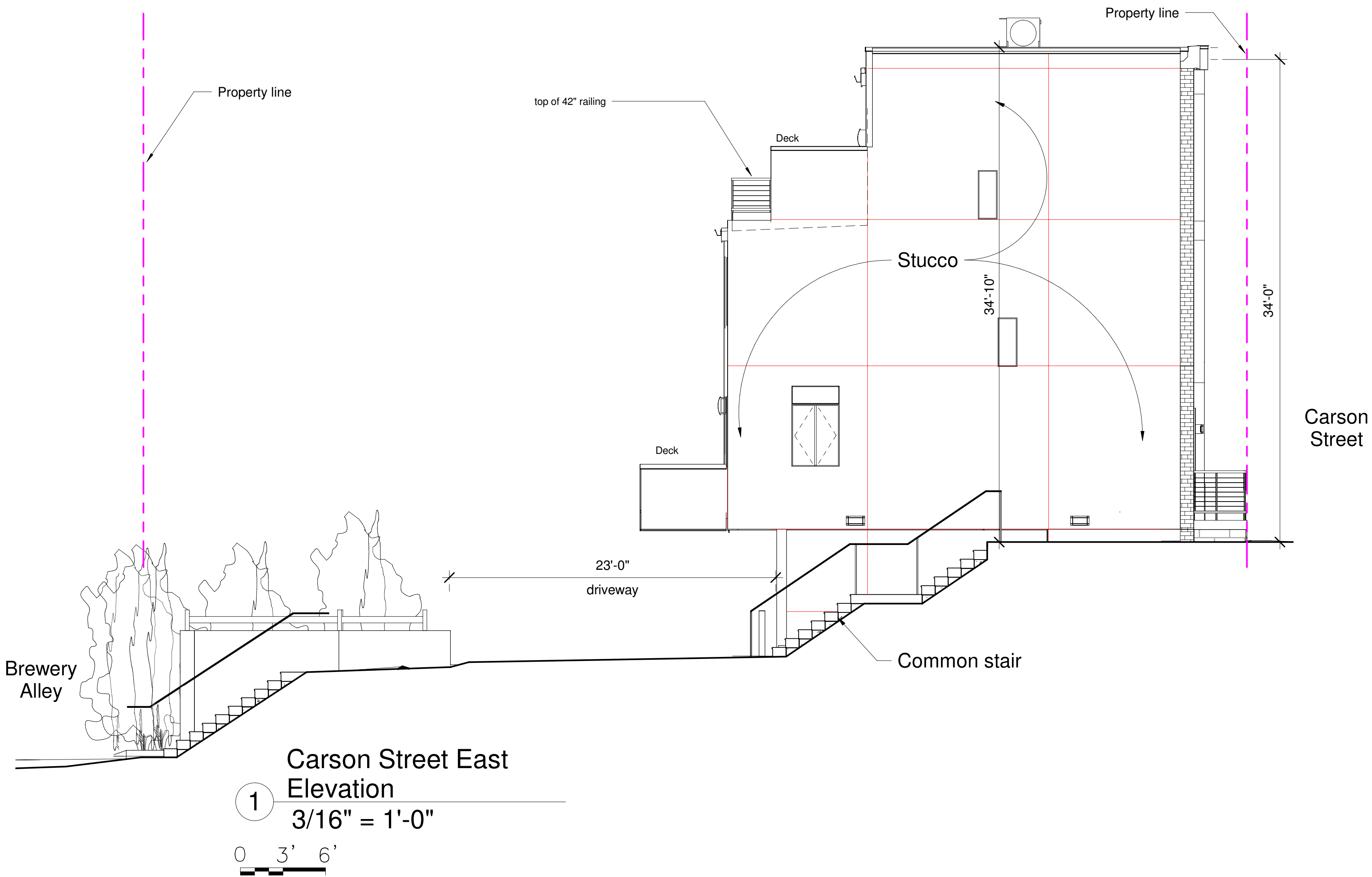


Drawing No:

A111



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Date: 08/20/2020
Scale: As indicated
Drawn by: EH
Checked: JC
By:

Drawing: 165-205 Carson Street - East Elevation
Project: St. Mary's Renewal Project - 165 Carson St

Plan Made For:
American Living Concepts of Manayunk
828 Red Lion Rd. Suite E-1
Philadelphia, PA 19115



Drawing No:

A112

CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN

Note:
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Accessible Space

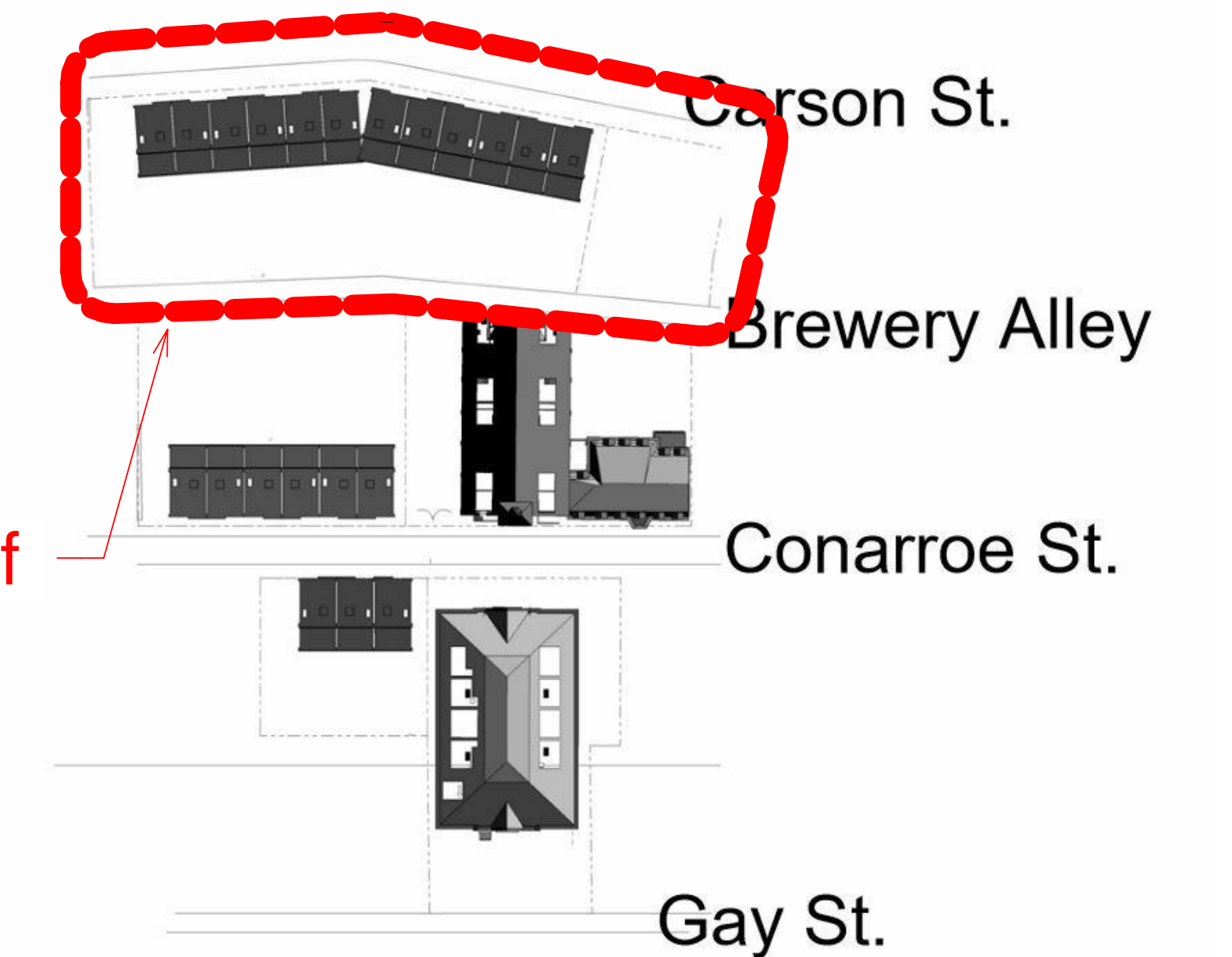
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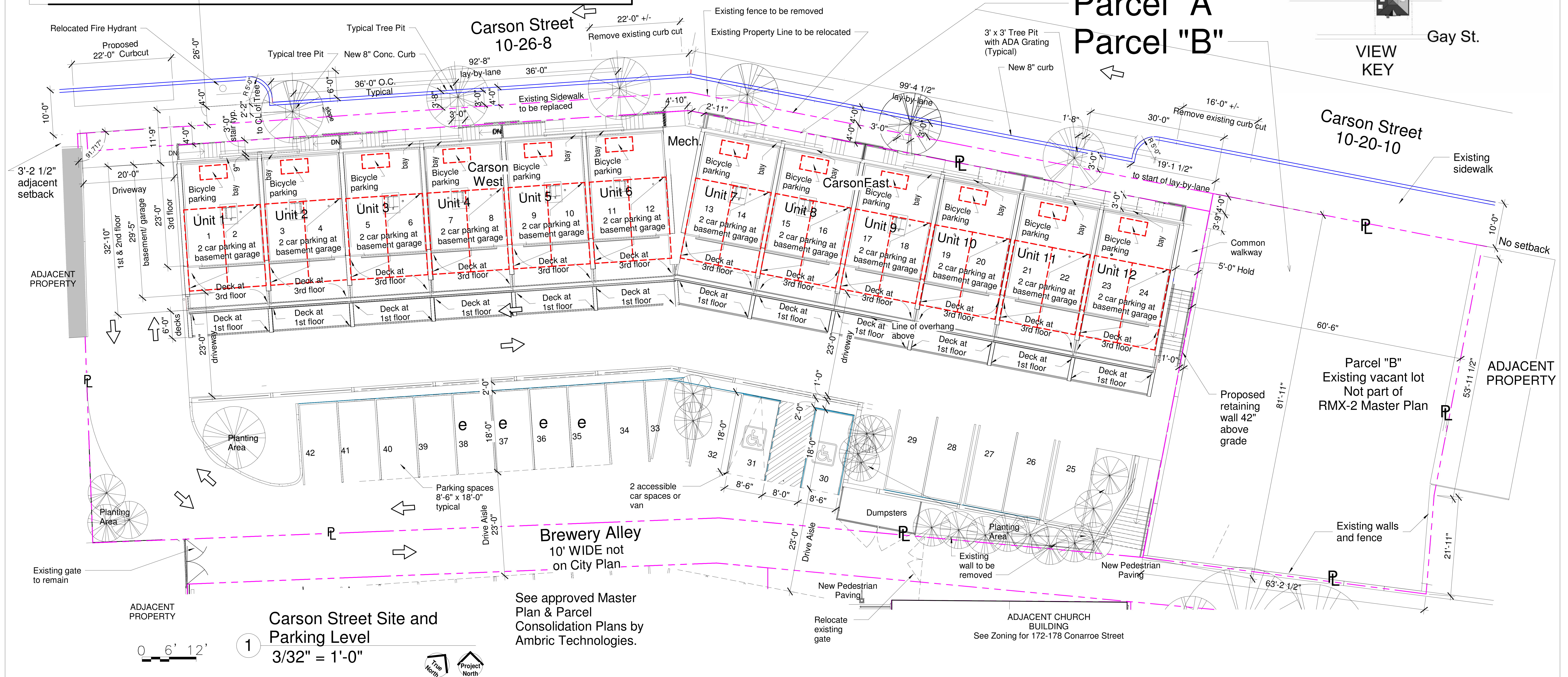
Where shown denotes parking space in garage at 8'-6" x 18'-0"

Denotes bicycle parking when located near garage car parking space.

Area of Detail



Parcel "A"
Parcel "B"



Carson Street Site and
Parking Level
3/32" = 1'-0"

See approved Master Plan & Parcel Consolidation Plans by Ambric Technologies.

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Date: Sept. 1, 2018
Scale: As indicated
Drawn by: EH
Checked: JC
By:

Drawing: 165-205 Carson Street - Zoning Plan
Project: St. Mary's Renewal Project - 165 Carson St

Plan Made For:

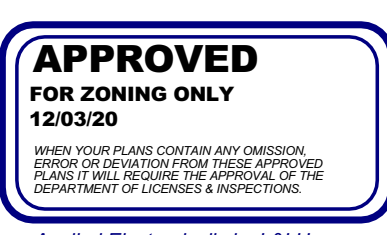
American Living Concepts of Manayunk
828 Red Lion Rd. Suite E-1
Philadelphia, PA 19115

Drawing No:

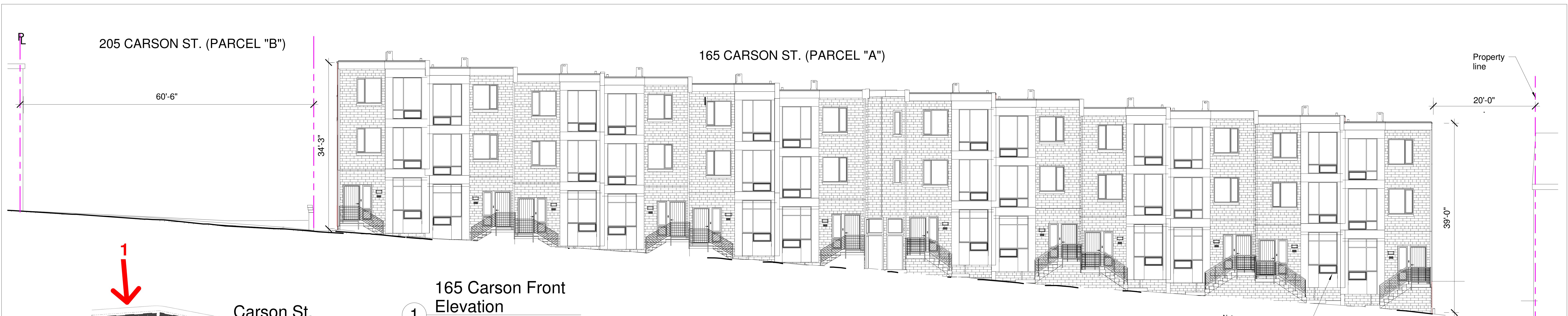
Z100



EX7621
9-28-2020



Applied Electronically by L&L User

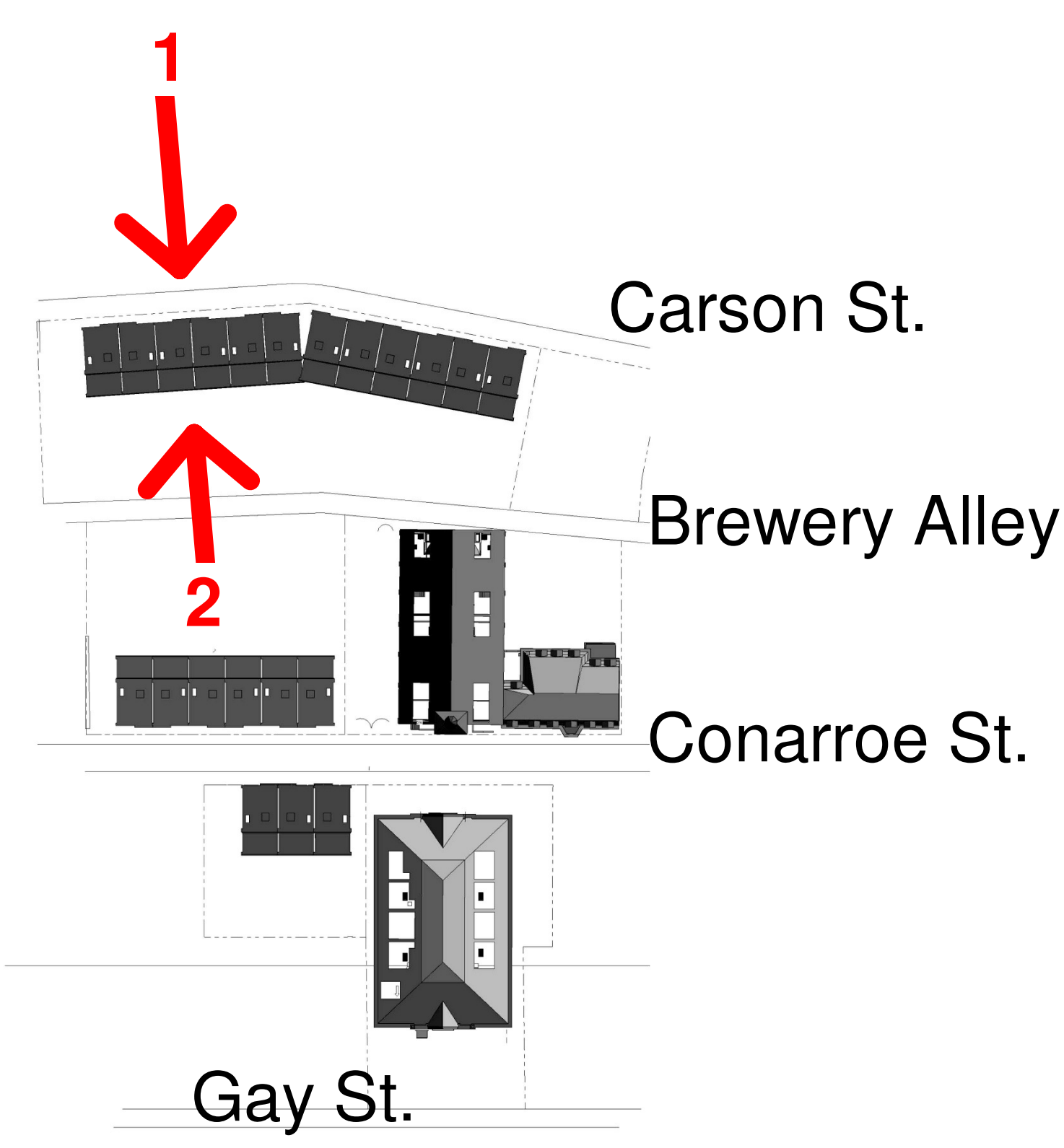


165 Carson Front Elevation
1" = 10'-0"

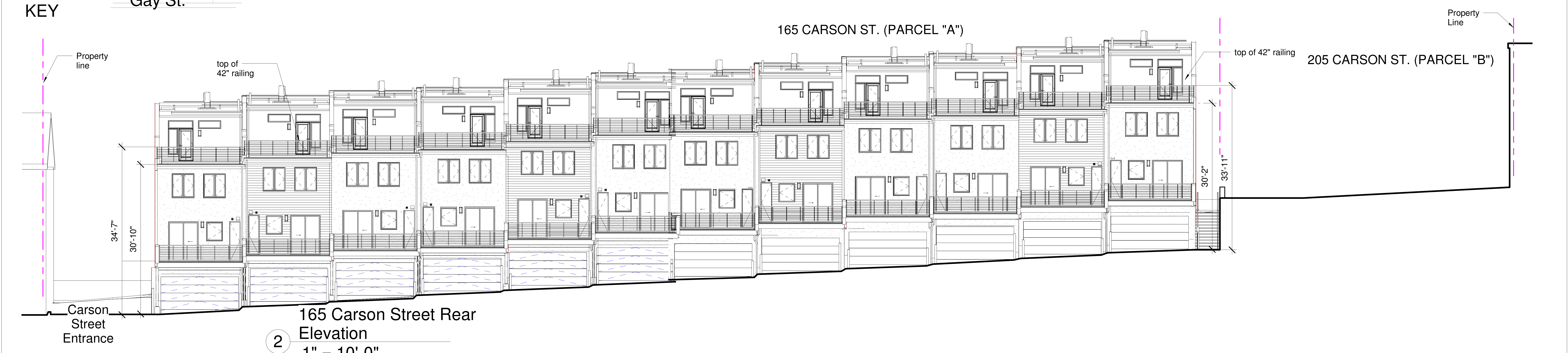
Graphic Scale: 1 inch = 10 feet

0 10' 20' 30' 40'

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VIEWS KEY

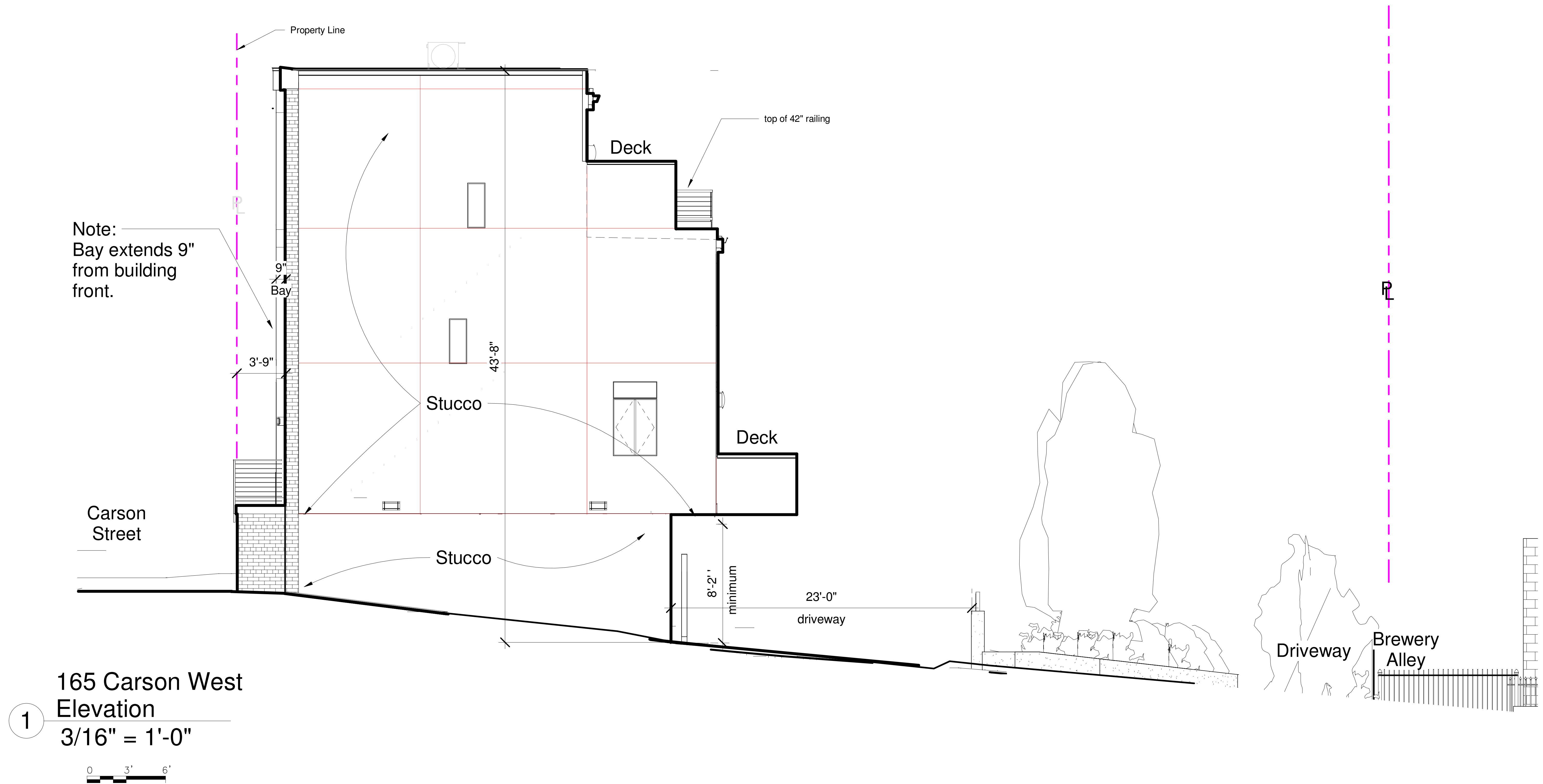
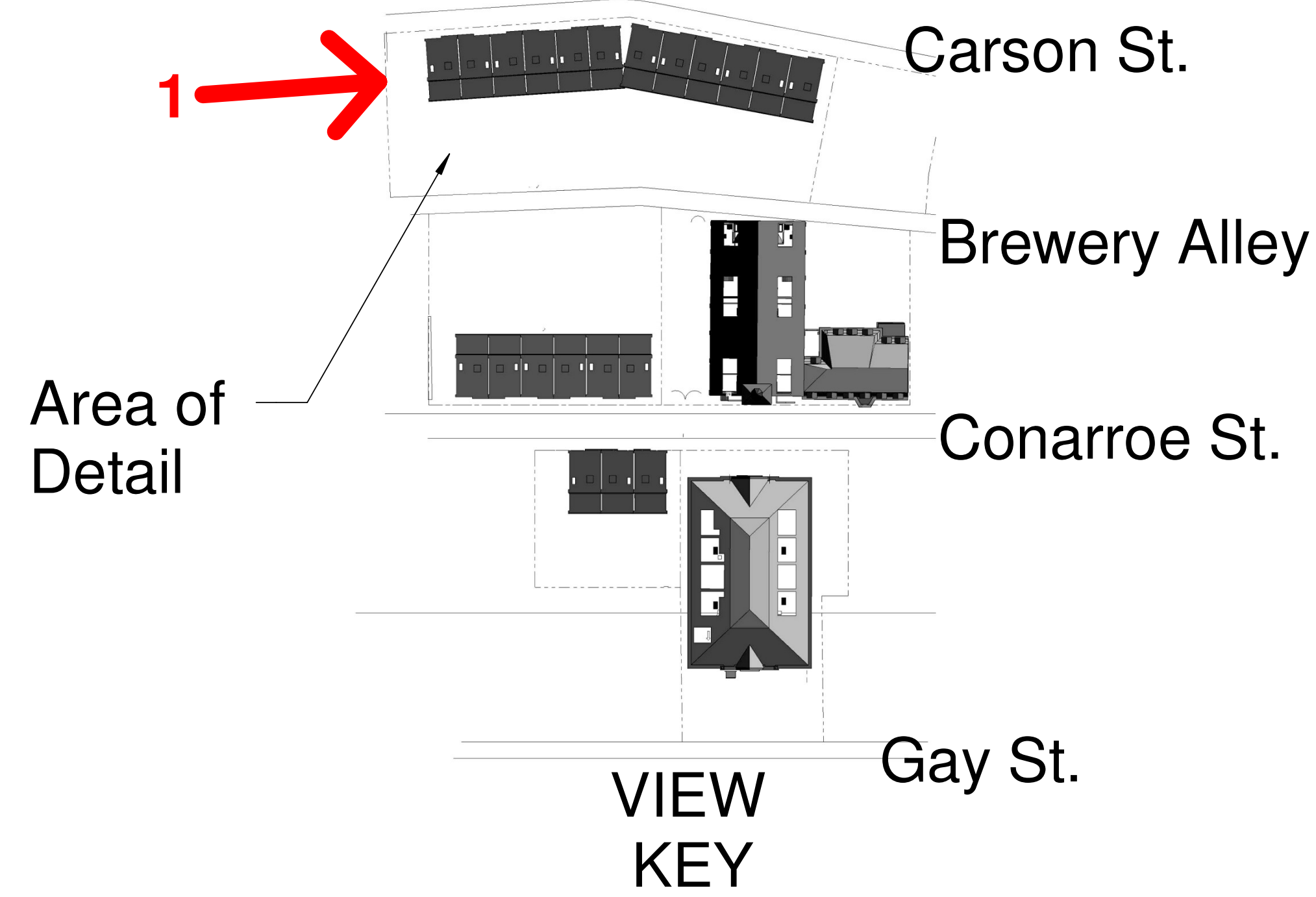


165 Carson Street Rear Elevation
1" = 10'-0"

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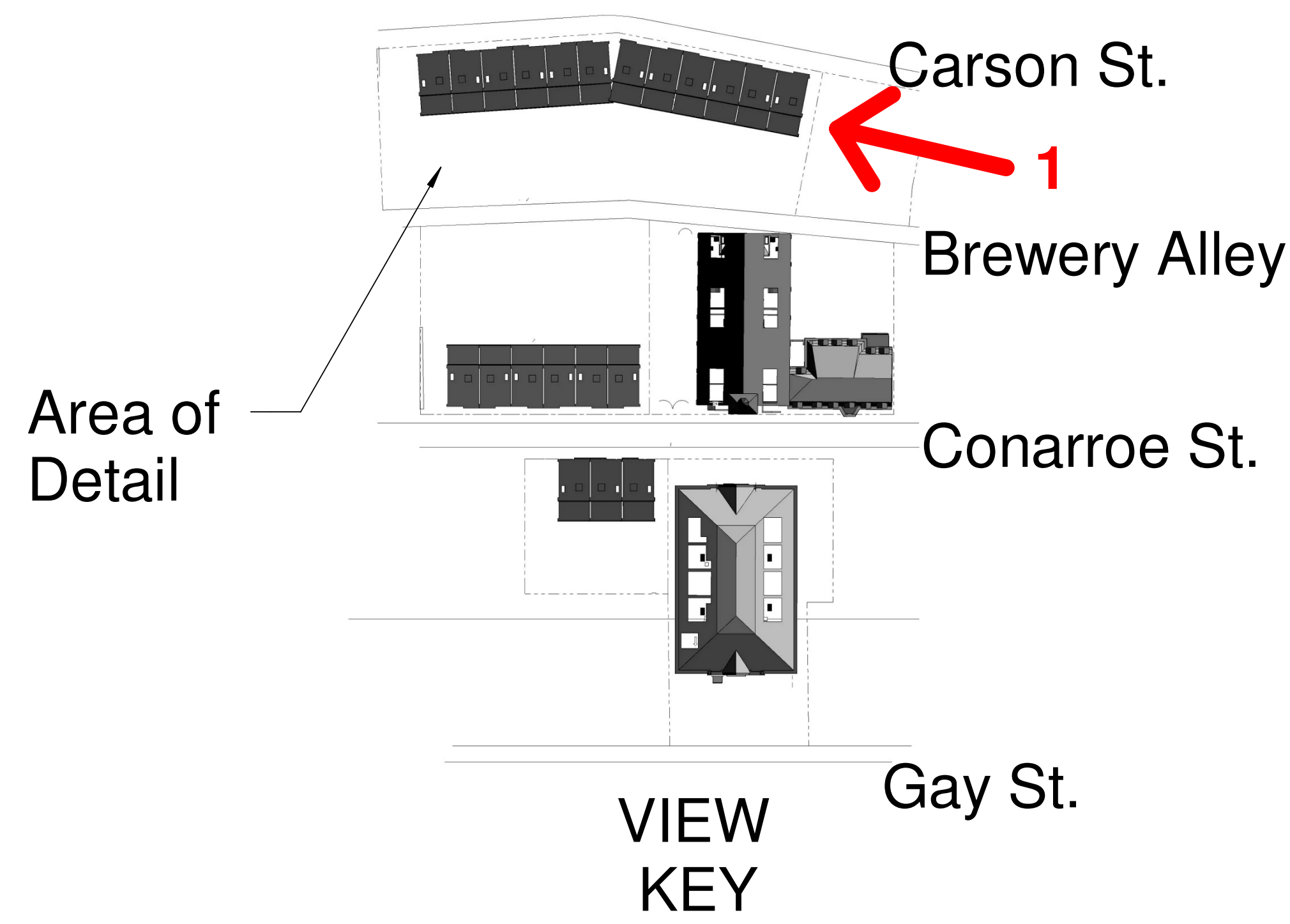




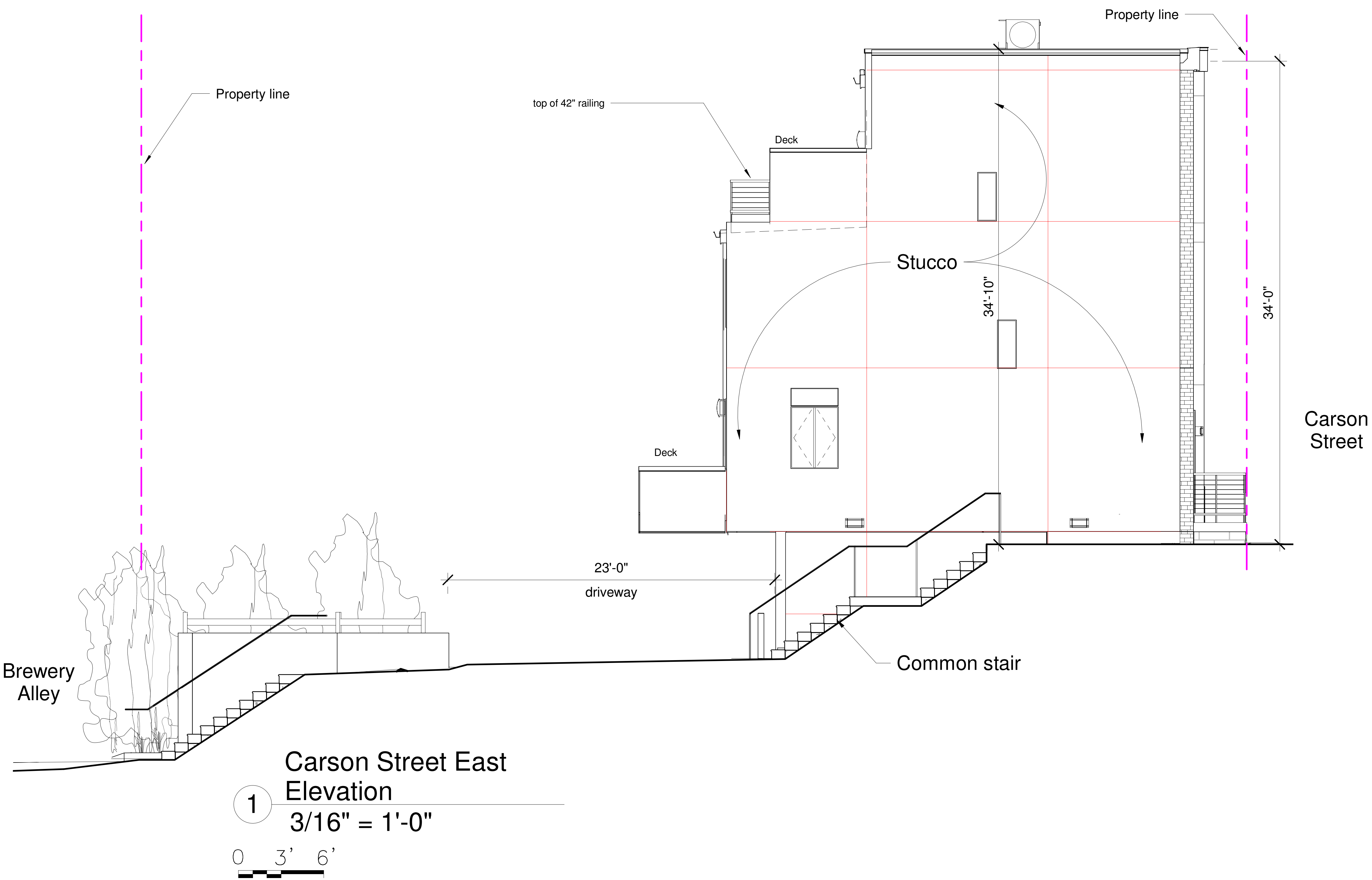
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Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.		CAMPBELL THOMAS & CO., 1504 SOUTH STREET, PHILADELPHIA, PA. 19146 ARCHITECTURE, PLANNING, COMMUNITY AND TRANSPORTATION DESIGN					





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