

Zoning Permit

Permit Number ZP-2021-014526

LOCATION OF WORK 211 VINE ST PREMISES K, Philadelphia, PA 19106-1206	PERMIT FEE \$872.00	DATE ISSUED 11/12/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

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 (NTE 65' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE WITH ACCESSORY PARKING GARAGE FOR EIGHTEEN(18) SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH SIXTEEN(16) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

211 VINE ST PREMISES K, Philadelphia, PA 19106-1206

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (51 DWELLING UNITS) (207 VINE STREET - TWO(2) DWELLING UNITS, 211 VINE ST-(46 DWELLING UNITS) AND THREE(3) EXISTING UNITS)

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.

CONSTRUCTION OF (46) UNIT APT. BUILDING, (2) STACKED TOWNHOMES, RENOVATION OF EXG (3) UNIT BUILDING

ZONING SUBMISSION

GENERAL NOTES

207-213 VINE STREET

PHILADELPHIA, PA 19106

207-209 OPA ACCT #: 881006311

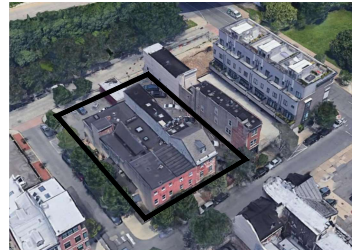
211-213 OPA ACCT #: 881006301

JUNE 11, 2021

THE LOT CONSOLIDATION HAS BEEN APPROVED
AND A NEW OPA NUMBER HAS BEEN ISSUED
207-211 OPA ACCT #: 88 1 0001 93



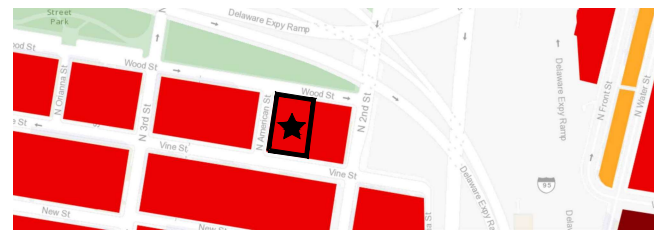
LOOKING EAST ON VINE ST



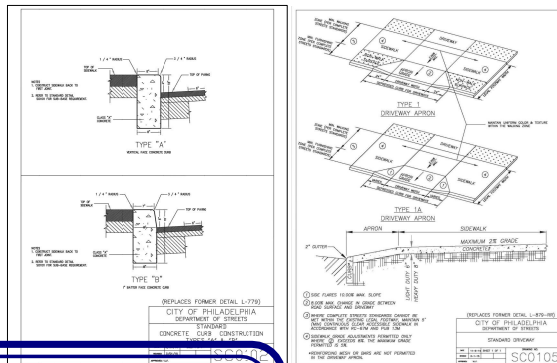
AERIAL VIEW

CMX-3 ZONING SUMMARY: 207-213 VINE STREET			
	CMX-3	PROPOSED	CONFORMING / NON CONFORMING
MIN. LOT AREA	SF	N/A	14,612 SF PDS
MAX. OCCU. AREA	%	80%	79.99% (11,679 SF)
BLDG SET-BACK	FT	0 FT	0 FT
REAR YARD	FT	N/A	N/A
MAX. HEIGHT	FT	N/A	65'-0"
CAR PARKING	15 SPACES REQ.	17 SPACES	(16) SPACES FOR 213 BUILDING GARAGE, (2) SPACES FOR 207 TOWNHOMES
BIKE PARKING	16 SPACES REQ.	16 SPACES	(16) CLASS 1A BICYCLE PARKING SPACES ON GROUND FLOOR ALONG AN ACCESSIBLE ROUTE

J7 ZONING ANALYSIS



F7 LOCATION MAP

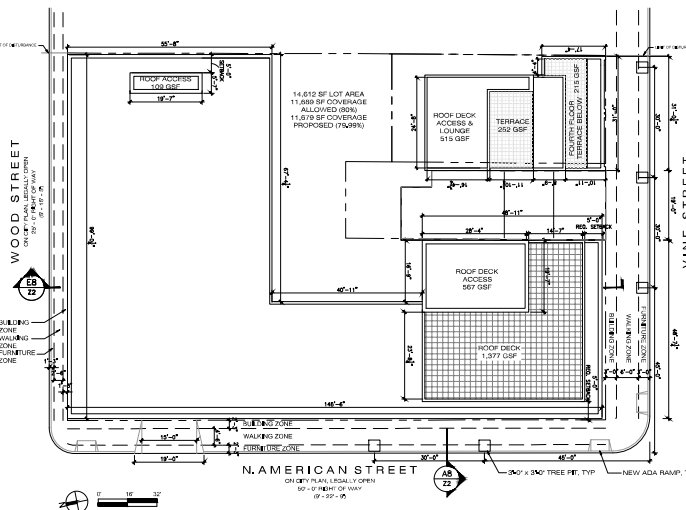


APPROVED
FOR ZONING ONLY

11/12/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:



A7 ZONING PLAN

1/16"=1'-0"

OWNER:
Greythorne Development
53 Melrose Pl
Montclair NJ 07042
(973) 771-6860

ARCHITECT:
CANNOdesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE- STOP CALL.

POCS SERIAL NO.
2021045143

No. REVISIONS/SUBMISSIONS
ZONING PERMIT SUBMISSION
ZONING PERMIT REVISIONS
ZONING PERMIT REVISIONS

Date
6.11.2021
6.25.2021
11.10.2021

VINE STREET APARTMENTS
207-213 VINE STREET PHILADELPHIA, PA 19106

CANNOdesign

109 S. 13TH STREET PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal
Drawn
Checked
Reviewed
Date
Scale

Project No.
CAD File No.
Drawing No.
Z-1



Applied Electronically by L&I User:



Z-2

CONSTRUCTION OF (46) UNIT APT. BUILDING, (2) STACKED TOWNHOMES, RENOVATION OF EXG (3) UNIT BUILDING

207-213 VINE STREET PHILADELPHIA, PA 19106

ZONING SUBMISSION

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207 VINE STREET - (2) DWELLING UNITS (NEW CONSTRUCTION)
209 VINE STREET - (3) DWELLING UNITS (EXISTING, RENOVATION)
211 VINE STREET - (46) DWELLING UNITS (NEW CONSTRUCTION)
TOTAL - (51) DWELLING UNITS



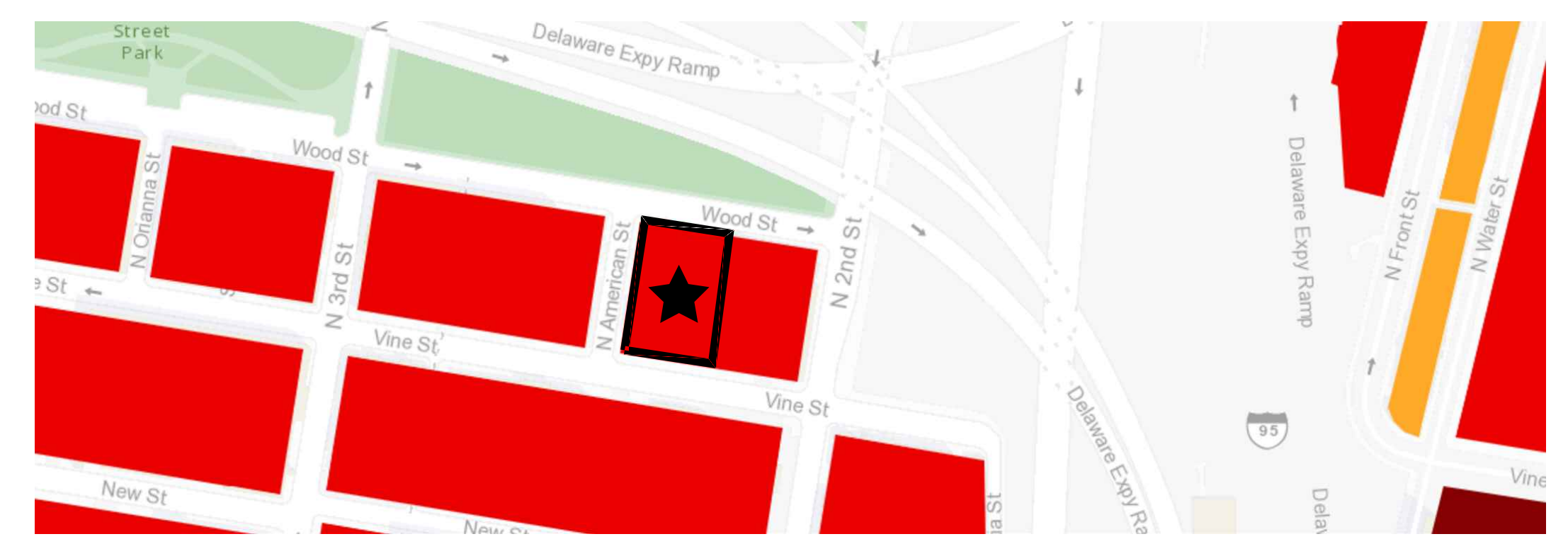
LOOKING EAST ON VINE ST



AERIAL VIEW

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MAX. OCCU. AREA	%	80%	79.99% (11,679 SF)	CONFORMING
BLDG SET-BACK	FT	0 FT	0 FT	CONFORMING
REAR YARD	FT	N/A	N/A	CONFORMING
MAX. HEIGHT	FT	N/A	65'-0"	CONFORMING
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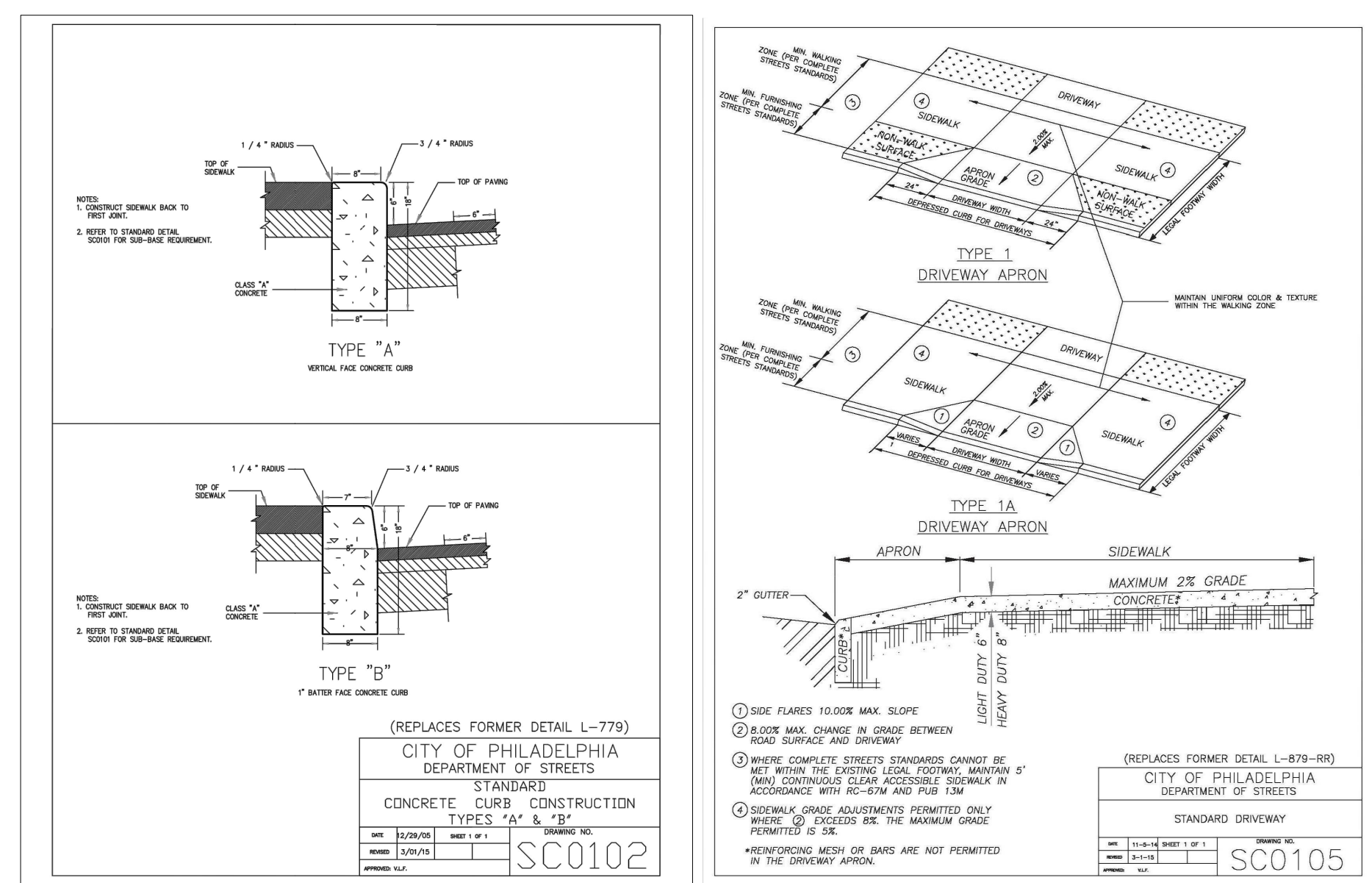
No.	REVISIONS/SUBMISSIONS	Date
	ZONING PERMIT SUBMISSION	6.11.2021
⚠	ZONING PERMIT REVISIONS	6.25.2021
⚠	ZONING PERMIT REVISIONS	11.10.2021

VINE STREET APARTMENTS
207-213 VINE STREET PHILADELPHIA, PA 19106

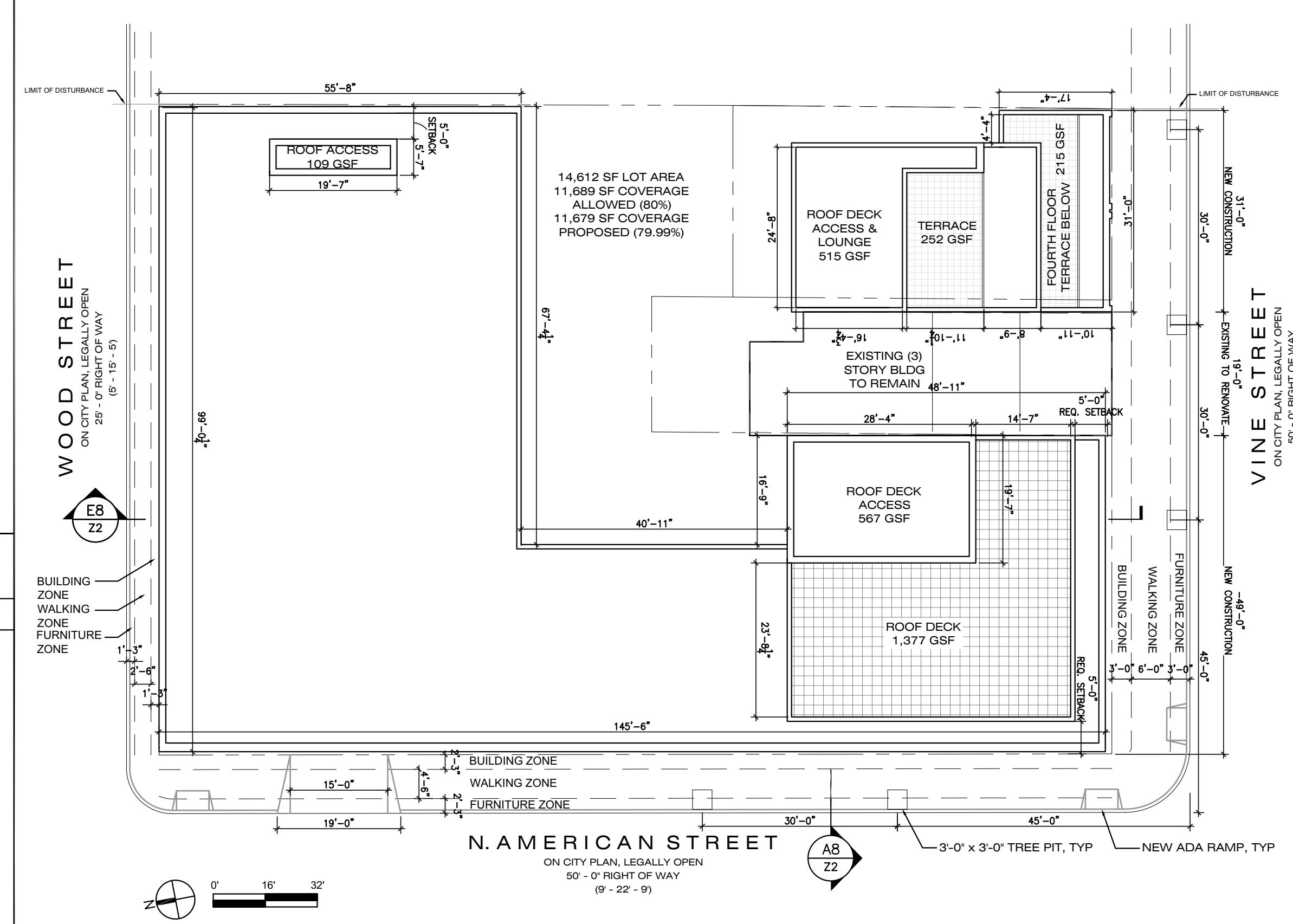
CANNOdesign
109 S. 13TH STREET PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal  Drawn _____ Project No. _____
Checked _____ CAD File No. _____
Reviewed _____ Drawing No. **Z-1**
Date _____
Scale _____



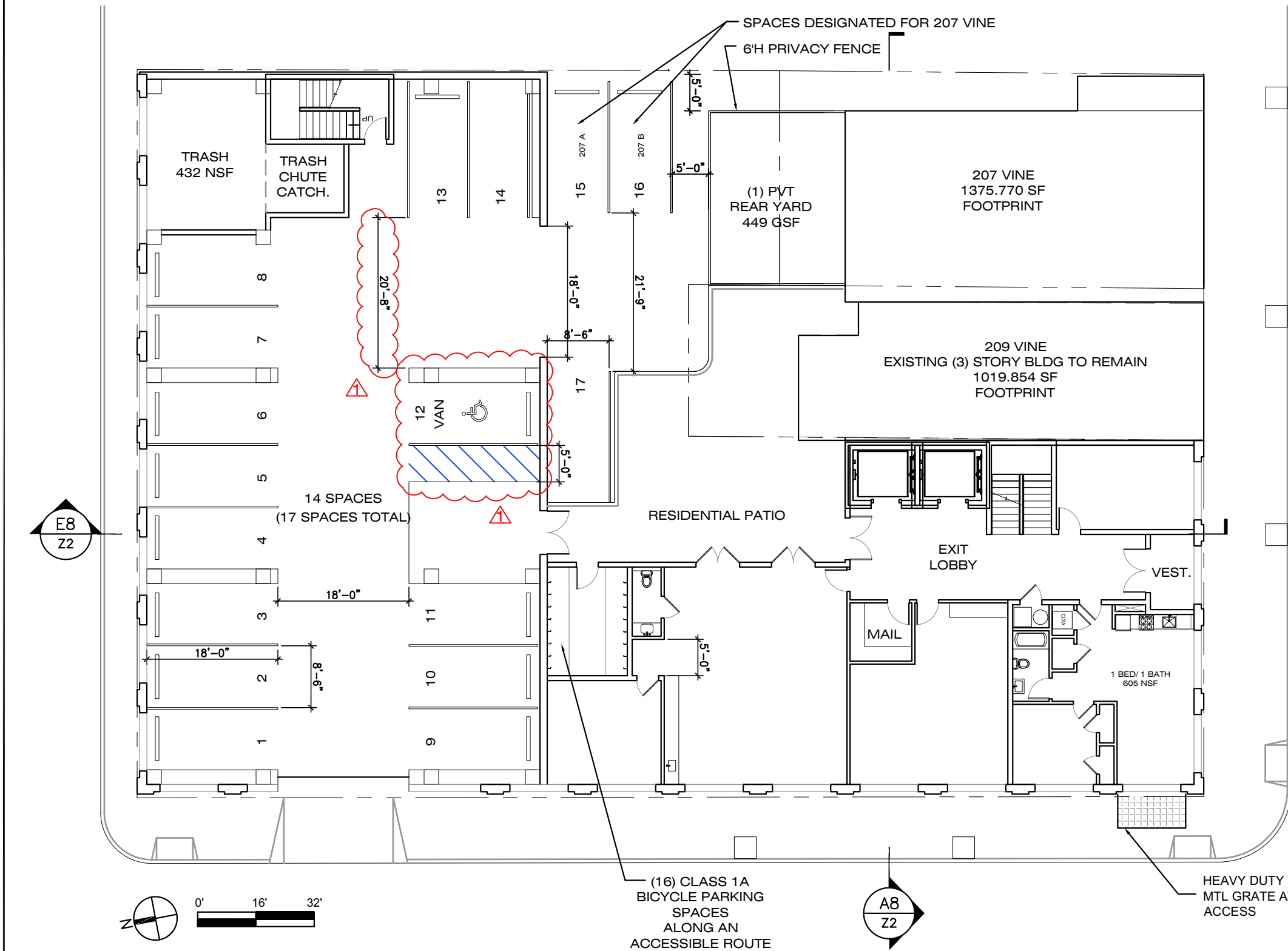
C1 TYPICAL CURB AND DRIVEWAY DETAILS



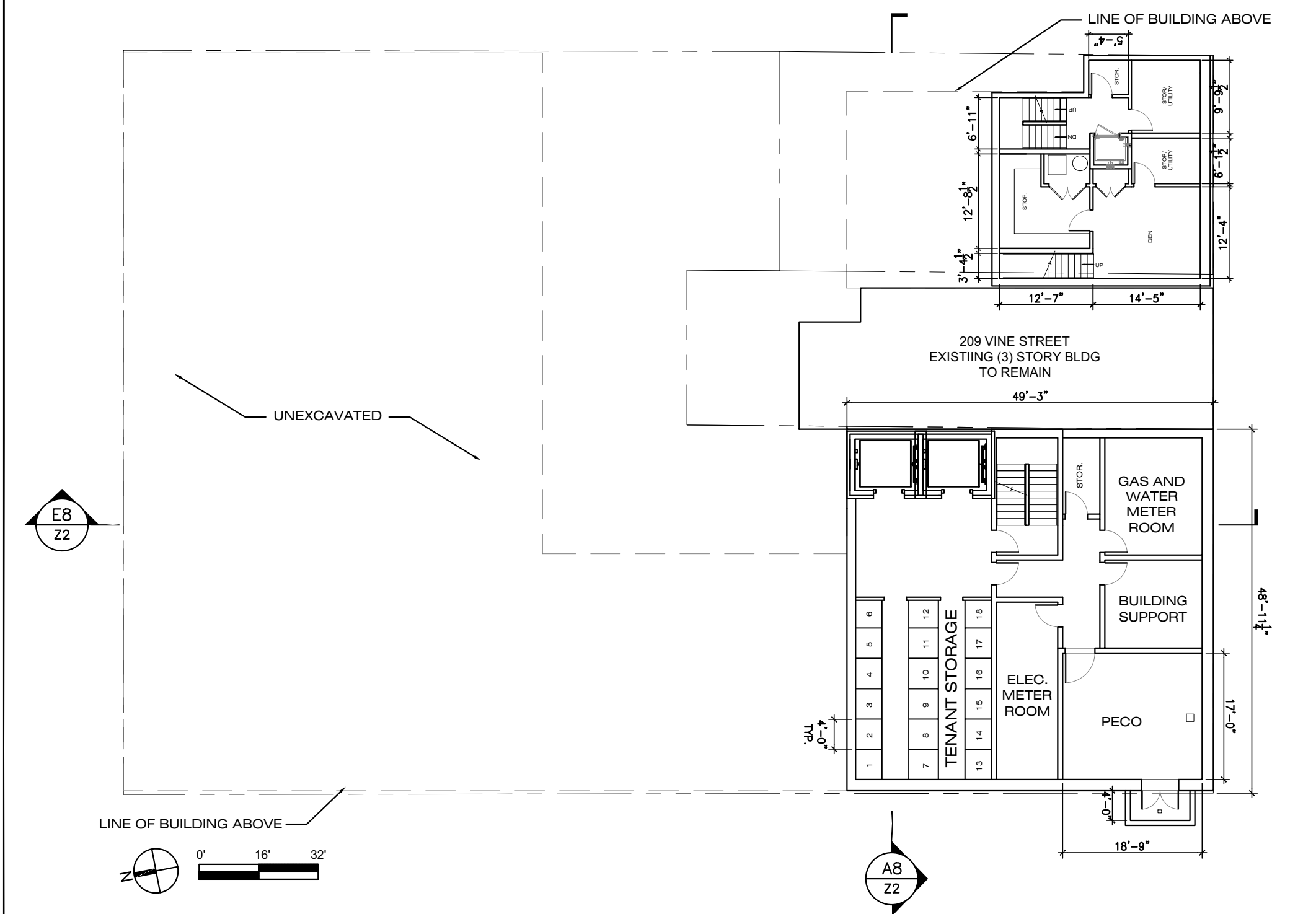
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1/16"=1'-0"

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12/01/21
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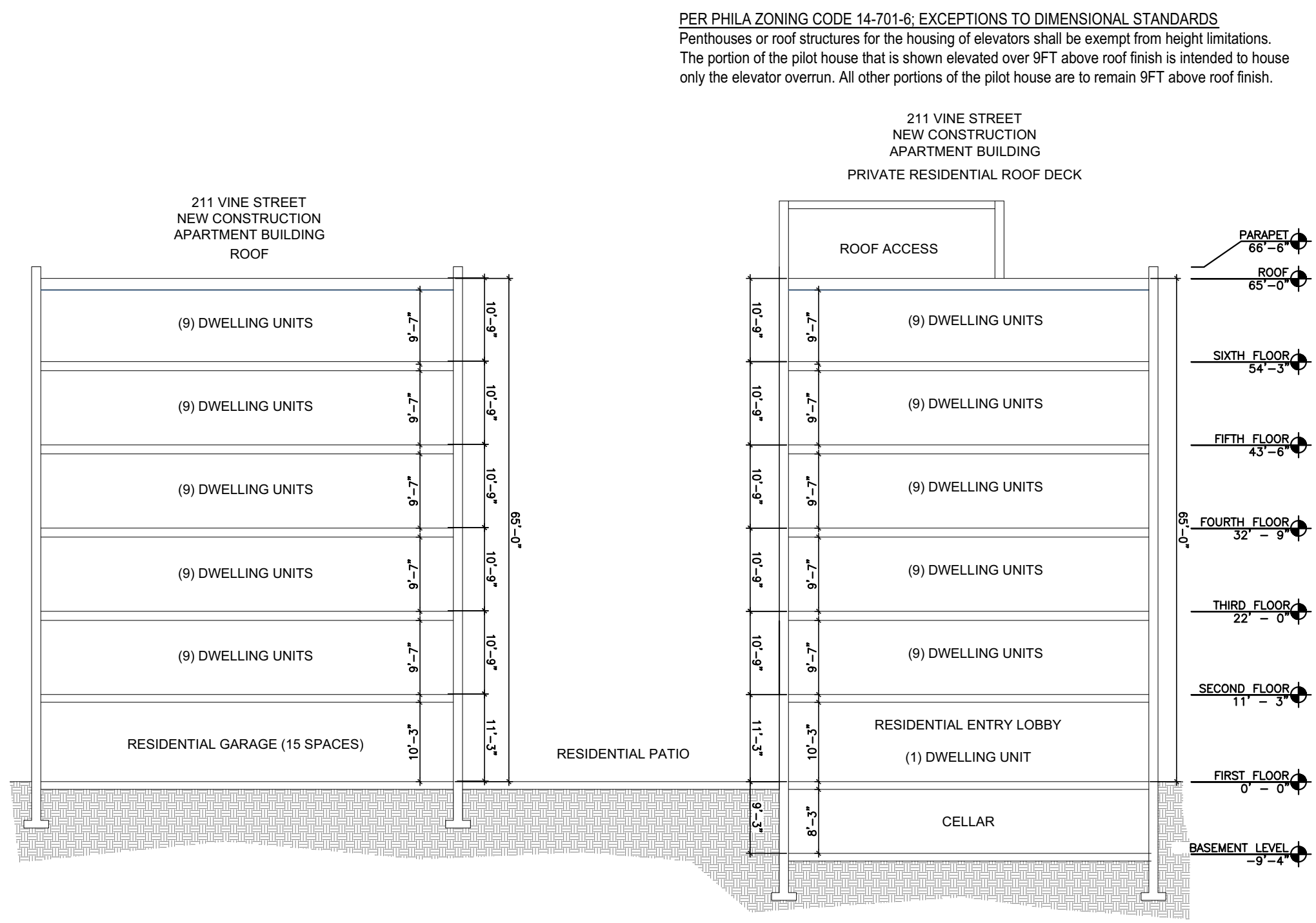


H2 FIRST FLOOR & GARAGE PLAN
1/16"=1'-0"

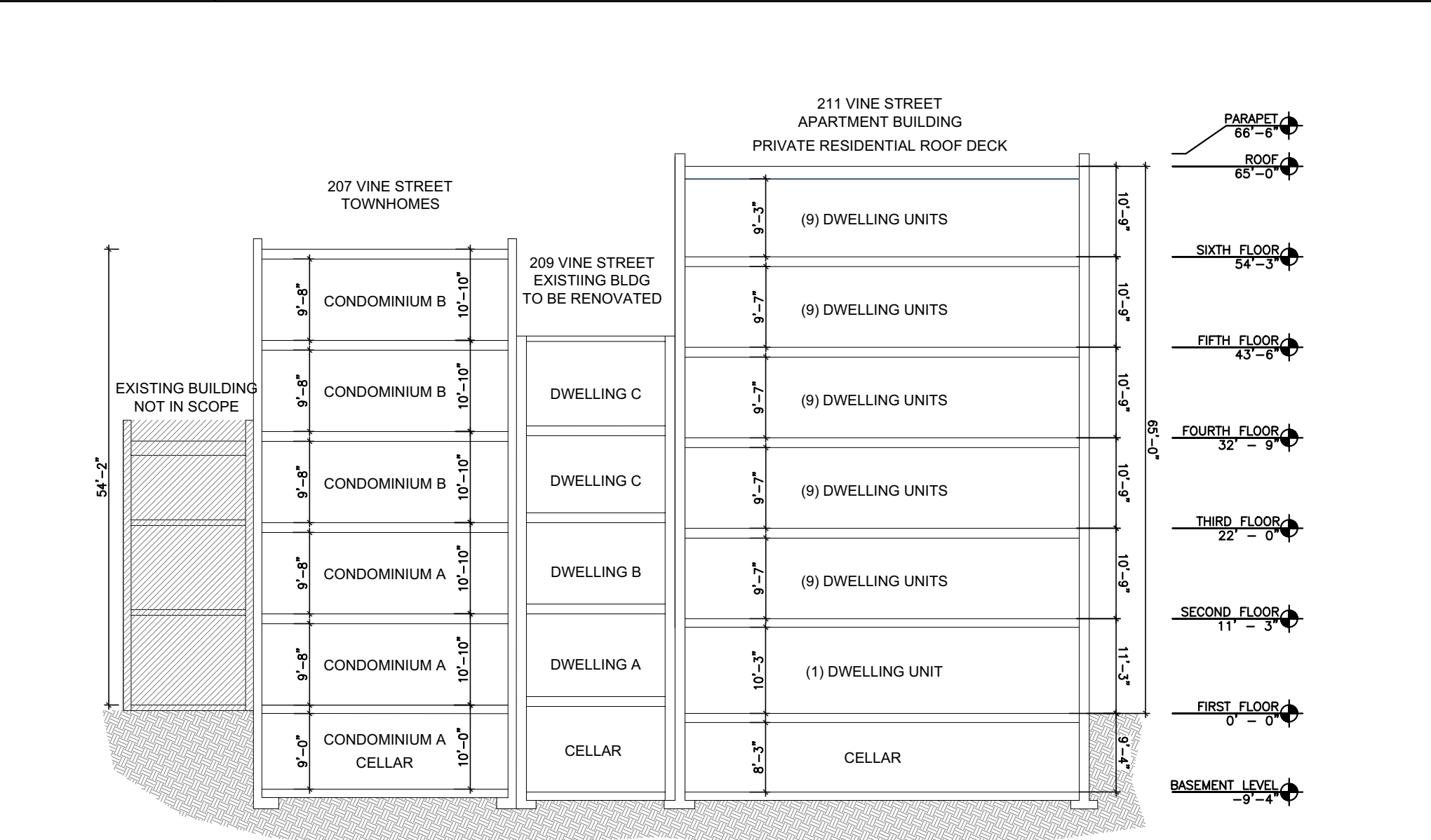


C2 CELLAR PLAN
1/16"=1'-0"

CITY DEPARTMENT APPROVAL STAMPS



E8 211-213 BUILDING - SECTION
1/16"=1'-0"



A8 207-209 THRU 211-213 SECTION
1/16"=1'-0"

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207-213 VINE STREET PHILADELPHIA, PA 19106

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Drawing No.
Z-2

