

Zoning Permit

Permit Number ZP-2021-011244

LOCATION OF WORK 708 SANSOM ST, Philadelphia, PA 19105-3207	PERMIT FEE \$200.00	DATE ISSUED 10/26/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
Parking Only

APPROVED DEVELOPMENT
FOR THE REPLACEMENT OF ONE (1) PREVIOUSLY APPROVED OFF-SITE ACCESSORY VAN-ACCESSIBLE PARKING SPACE AT 150 INDEPENDENCE MALL W (SEE AP#883712) WITH ONE (1) OFF-SITE ACCESSORY VAN-ACCESSIBLE PARKING SPACE AT 900 CHESTNUT ST (SEE ZP-2021-011660) TO SERVE PREVIOUSLY APPROVED MULTI-FAMILY HOUSEHOLD LIVING AT 708 SANSOM ST (SEE AP#879812, 902744, & ZP-2020-007212).

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

708 SANSOM ST, Philadelphia, PA 19105-3207

ADDITIONAL USE DETAILS

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

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.

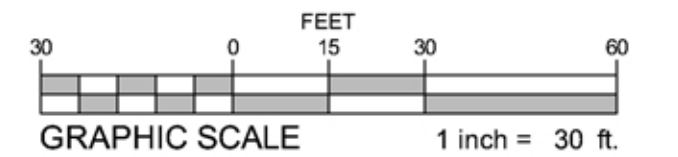


Applied Electronically by L&I User:

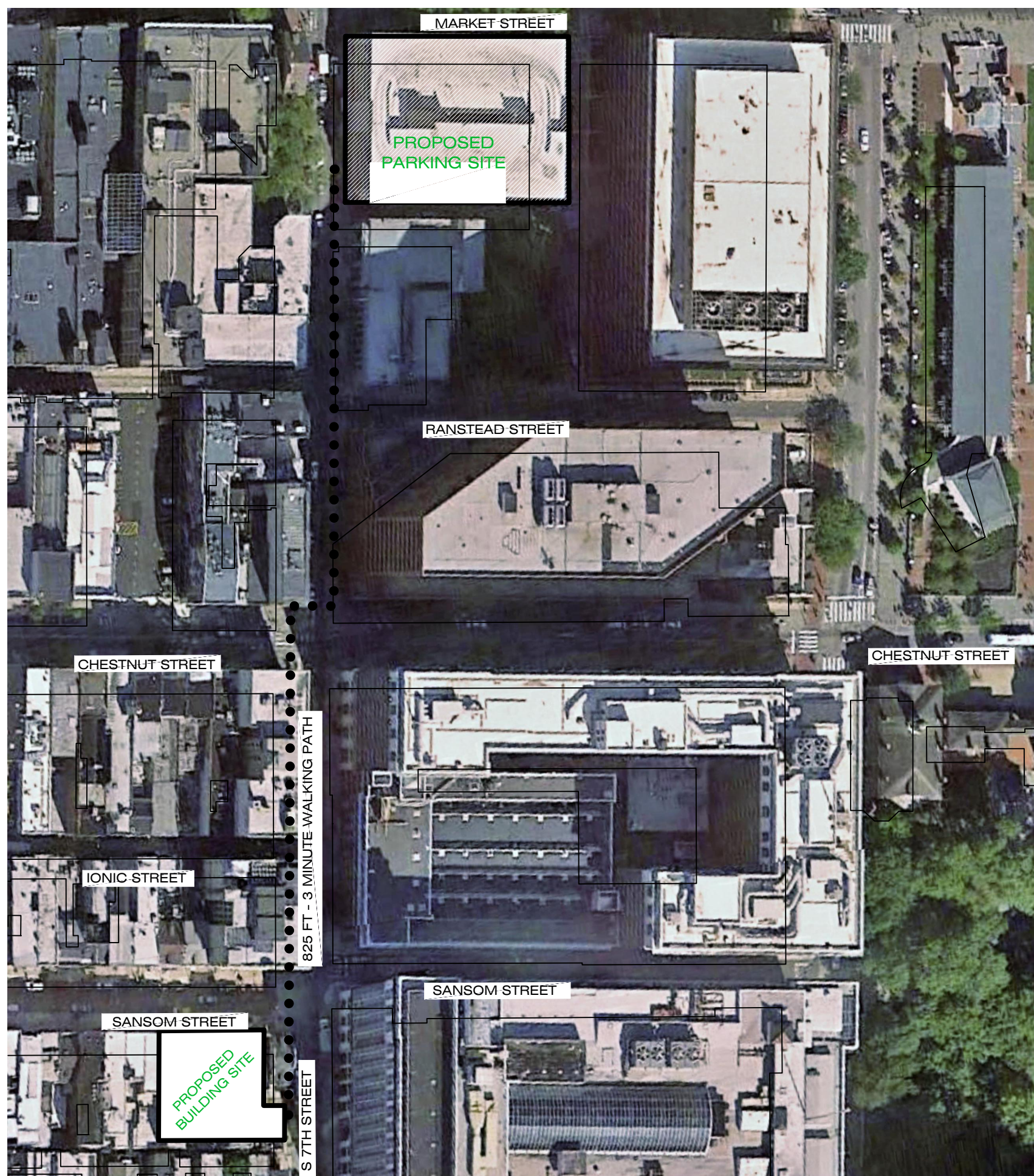
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SOURCES:

1. PARCEL DATA PROVIDED BY PHLmaps DATED 9-1-2021.
2. AERIAL PHOTO PROVIDED BY PASDA ORTHOIMAGERY DATED: 2020.



9-1-2021



PROPOSED FLOOR AREA							
FLOOR	RETAIL	LOADING	MECH	GSF	LOT COVERAGE	FLOOR HEIGHT	RESIDENTIAL GSF
Cellar				8152 SF	90.19%	10'-11"	
1st	4052 SF	960 SF		8702 SF	96.28%	23'-7"	3690 SF
2nd				7566 SF	83.71%	39'-10"	7566 SF
3rd				6466 SF	71.54%	52'-8"	6466 SF
4th				6562 SF	73.71%	64'-0"	6562 SF
5th				6573 SF	72.72%	77'-4"	6573 SF
6th				6573 SF	72.72%	88'-2"	6573 SF
7th				6573 SF	72.72%	99'-0"	6573 SF
8th				6573 SF	72.72%	110'-10"	6573 SF
9th				6573 SF	72.72%	121'-8"	6573 SF
10th				6573 SF	72.72%	132'-6"	6573 SF
11th				6573 SF	72.72%	143'-4"	6573 SF
12th				6351 SF	70.27%	155'-2"	6351 SF
13th				6351 SF	70.27%	166'-0"	6351 SF
14th				6351 SF	70.27%	176'-10"	6351 SF
15th				6351 SF	70.27%	187'-8"	6351 SF
16th				4888 SF	54.08%	200'-6"	4888 SF
17th				4888 SF	54.08%	212'-4"	4888 SF
18th				4888 SF	54.08%	223'-2"	4888 SF
19th				4888 SF	54.08%	234'-0"	4888 SF
20th				4888 SF	54.08%	244'-10"	4888 SF
21st				4888 SF	54.08%	255'-8"	4888 SF
22nd				4377 SF	48.43%	267'-6"	4377 SF
23rd				4377 SF	48.43%	280'-4"	4377 SF
24th / Mech.			458 SF	2068 SF	22.88%	293'-2"	1610 SF
25th Upper Mech.			1358 SF	1358 SF	15.03%	307'-2"	
TOTAL	4,052 SF	960 SF	1,816 SF	142,319 SF			135,491 ZSF

CURRENT ALLOWABLE ZSF	135,540 ZSF
PROPOSED ZSF	135,491 ZSF
ZSF NEEDED TO MAXIMUM	49 ZSF
RED TEXT DEDUCTED FROM AREA	

ALLOWABLE FLOOR AREA				
	ADDRESS	LOT AREA	ALLOWABLE ZSF (12 FAR)	ZSF TO BE BUILT
AIR RIGHTS	712-714 Sansom	3,384 SF	40,608 SF	13,536 SF
	128 S. 7th	534 SF	6,408 SF	- SF
	702 Sansom	1,701 SF	20,412 SF	- SF
	704 Sansom	1,701 SF	20,412 SF	- SF
FEE	706-708 Sansom	3,402 SF	40,824 SF	- SF
	710 Sansom	1,701 SF	20,412 SF	- SF
	TOTAL	12,423 SF	149,076 SF	13,536 SF

FLOOR AREA APPROVED BY RIGHT							
FLOOR	RETAIL	LOADING	MECH	GSF	LOT COVERAGE	FLOOR HEIGHT	RESIDENTIAL GSF
Cellar				8138 SF	90.01%	11'-0"	
1st	4371 SF	953 SF		8656 SF	95.77%	24'-6"	3332 SF
2nd				8113 SF	89.76%	40'-2"	8113 SF
3rd				5893 SF	65.20%	51'-0"	5893 SF
4th				6584 SF	73.50%	63'-10"	6584 SF
5th				6601 SF	73.03%	75'-7"	6601 SF
6th				6601 SF	73.03%	87'-4"	6601 SF
7th				6601 SF	73.03%	99'-1"	6601 SF
8th				6601 SF	73.03%	110'-10"	6601 SF
9th				6601 SF	73.03%	122'-7"	6601 SF
10th				6601 SF	73.03%	134'-4"	6601 SF
11th				6383 SF	70.62%	146'-1"	6383 SF
12th				6383 SF	70.62%	158'-9"	6383 SF
13th				6383 SF	70.62%	170'-6"	6383 SF
14th				6383 SF	70.62%	182'-3"	6383 SF
15th				6383 SF	70.62%	194'-0"	6383 SF
16th				4931 SF	54.56%	206'-10"	4931 SF
17th				4931 SF	54.56%	218'-8"	4931 SF
18th				4931 SF	54.56%	230'-6"	4931 SF
19th				4931 SF	54.56%	242'-4"	4931 SF
20th				4931 SF	54.56%	254'-2"	4931 SF
21st				4931 SF	54.56%	266'-0"	4931 SF
22nd				4432 SF	49.04%	278'-10"	4432 SF
23rd				4432 SF	49.04%	291'-8"	4432 SF
24th / Mech.			398 SF	1923 SF	21.28%	304'-6"	1525 SF
25th Upper Mech.			1,303 SF	1,303 SF	14.42%	317'-0"	
26th L.M.F.L.			940 SF	940 SF	10.40%	329'-6"	
TOTAL	4,371 SF	953 SF	2,641 SF	151,621 SF			135,518 ZSF

CMX-5 CENTER CITY CORE COMMERCIAL MIXED-USE ZONING CRITERIA

LOT REQUIREMENTS

Max. % Occupied Area
Building $\leq$ 5 stories with 1 or more dwelling units: 90;
Others: 100

BUILDING DIMENSIONS

Front Yard Setback
Min. Side Yard Width, Each

Rear Yard Setback
Max. Floor Area (FAF) (% of lot area)

Required

Building $\leq$ 5 stories with 1 or more dwelling units: 90;
Others: 100
None required
If used: Buildings $\leq$ 4 stories with three or fewer dwelling units = 5;
Others = 9
None Required
1,200**

Proposed

100%
0'
0'
1,200**
(see charts below and to the left)

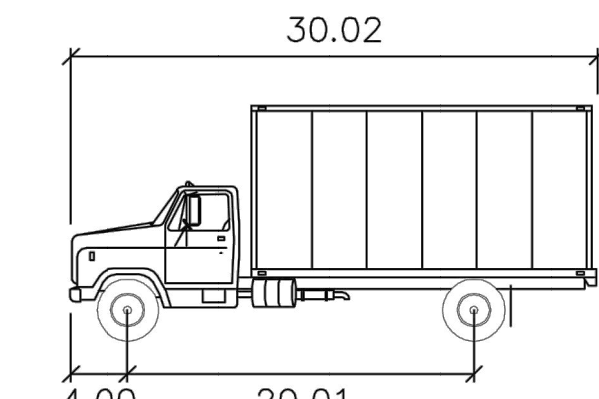
LOT COVERAGE	
100%	First 65 FT of building height [14-701(5)(c)(1)(a)]
75%	65 FT - 300 FT of building height [14-701(5)(c)(1)(b)]
50%	300 FT - 500 FT of building height [14-701(5)(c)(1)(c)]

Parking
Parking requirement is .3 spaces for every one (1) residential unit
85 units = 26 parking spaces are required. 80 parking spaces are provided.
1 loading space is proposed on site.
Parking requirements are being met according to Philadelphia Code 14-802 section 9
The attached contract between 618 Market LP and TOLL WASHINGTON SQUARE LP
The 618 Market LP Garage entrance is located 825' away from the proposed project at 702 Sansom Street.

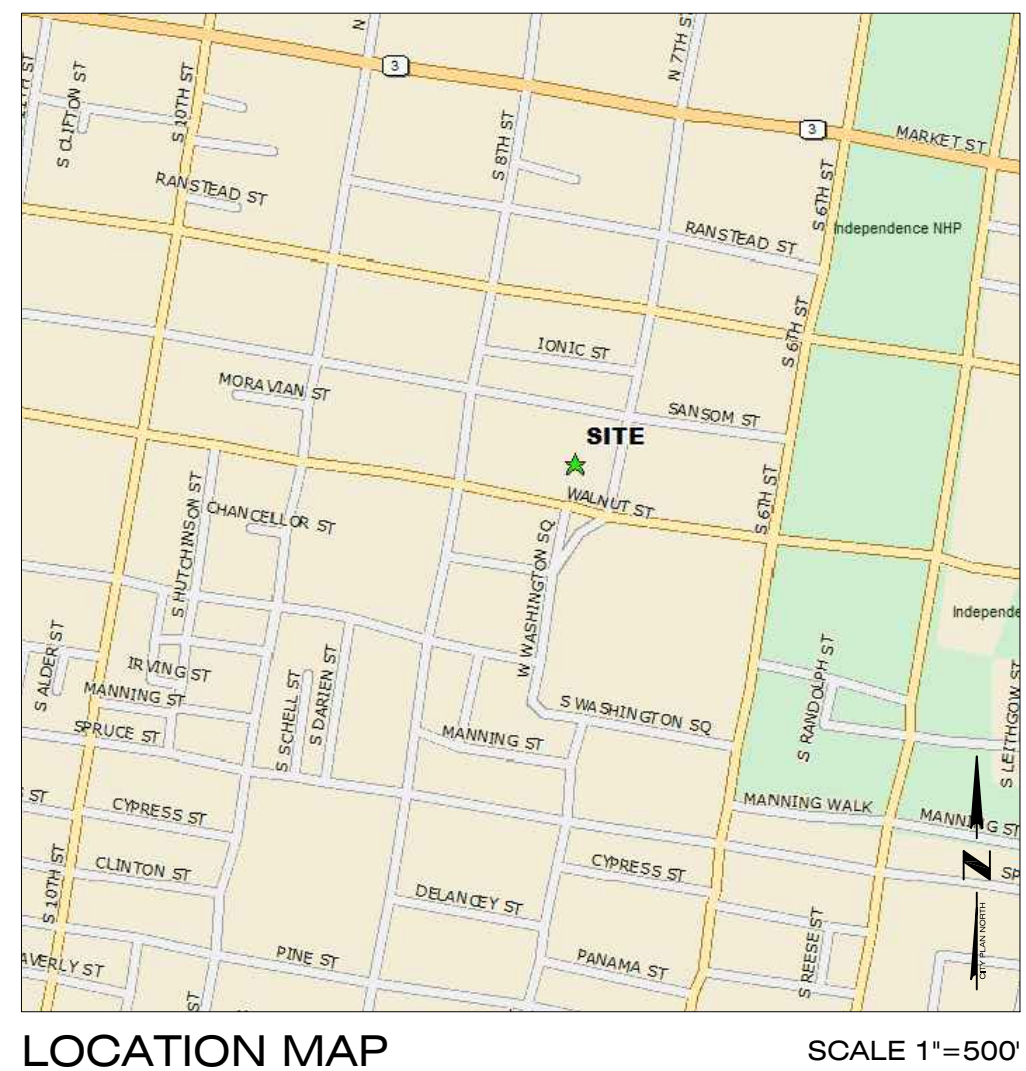
*Prior zoning approval indicated an ADA van parking space that had been removed on this plan.

ZONING CONSIDERATIONS			
Zone	CMX-5 TRAIL FIVE (CMX-5 TRAIL FIVE)	CMX-5	Center City Core Commercial Mixed-Use
F.A.R.	100%	100%	100%
Lot Area	10,581 SF	10,581 SF	10,581 SF
Max. Allow. Total ZSF	215,852 SF	215,852 SF	215,852 SF
100% Building to Front	10,581 SF	10,581 SF	10,581 SF
100% Building to Rear	10,581 SF	10,581 SF	10,581 SF

TRUCK TEMPLATE



SUM	feet
Width	: 8.01
Truck	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



LOCATION MAP

SCALE 1"=500'

NOTES

- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design on November 3, 2015.
- Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- City Plan #308, dated December 1986, publishes no bearings for this block, the bearings used on this plan were provided by the Second Survey District of Philadelphia.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- This plan does not address the presence or absence of freshwater wetlands.
- Only above ground visible improvements have been located, underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- The property is located in the Center City Core Commercial Mixed-Use (CMX-5) Zoning District and located within the Center City East (CC-E) and the Center City (CTR) Overlay Districts (14-502(2)(d)).
- Plan made as per instructions of Adam Lampi of Toll Brothers City Living.
- All existing buildings are to be demolished.
- Existing lots will be consolidated.

INDEX OF DRAWINGS

- Sheet 1. ZONING PLAN
Sheet 2. BUILDING ELEVATIONS

OWNER OF RECORD	
128 S. 7TH STREET JOHN R. BEREDA & BLANA BEREDA 128 S. 7TH STREET PHILADELPHIA, PA 19106 OPA #882600315	706 & 710 SANSOM STREET RP SANSOM STREET LLC 717 SANSOM ST PHILADELPHIA, PA 19106 OPA #871008200
702 SANSOM STREET RONALD C PANEPITO 708 WOODBINE AVE PHILADELPHIA, PA 19151 OPA #882600400	712-14 SANSOM STREET ROSEN STEVEN 712-14 SANSOM ST PHILADELPHIA, PA 19106-3207 OPA #882609100
704 SANSOM STREET 704 ASSOCIATES 7614 SEMINOLE AVE MELROSE PARK, PA 19027 OPA #882600500	

REVISIONS		
01	12-14-2016	Zoning Comments
02	02-08-2017	Shells Grading
03	04-12-2017	Zoning Comments
04	06-30-2017	Revised Building Massing
05	06-18-2017	Shells Comments
06	08-28-2017	L&L Comments
07	04-11-2018	Revised Architecture
08	08-25-2018	Addition of Van Lift
09	04-23-2020	Revised Architecture/Removed Van Lift
10	06-02-2020	Reintroduced Van Lift
11	06-11-2020	Zoning Massing Adjustment
12	01-12-2021	Removal of lift

702-10 SANSOM STREET
712-14 SANSOM STREET
Philadelphia, PA 19106
Ward #5

prepared for:
TOLL BROTHERS CITY LIVING
250 Gibraltar Road 855-897-8655
Horsham, PA 19044
prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



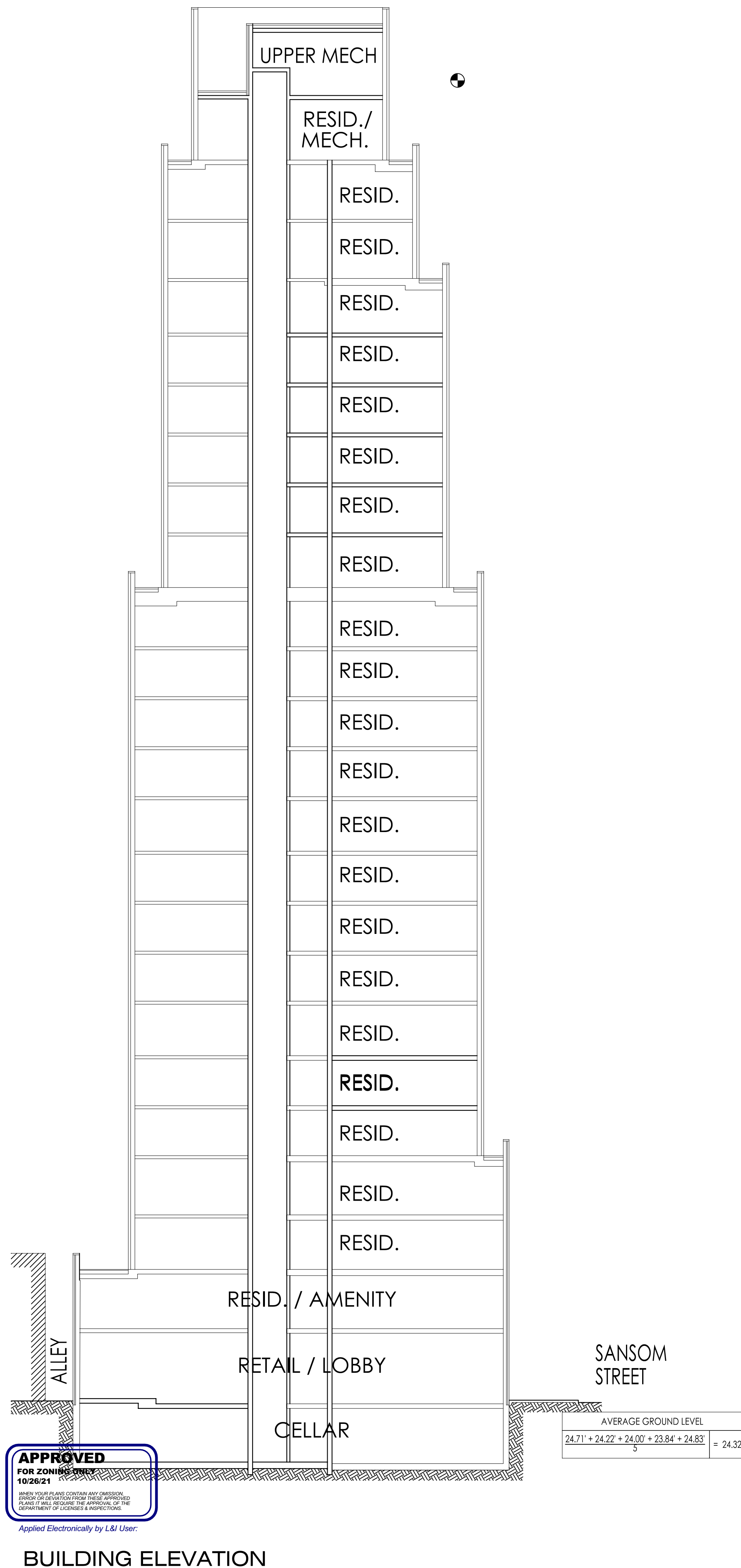
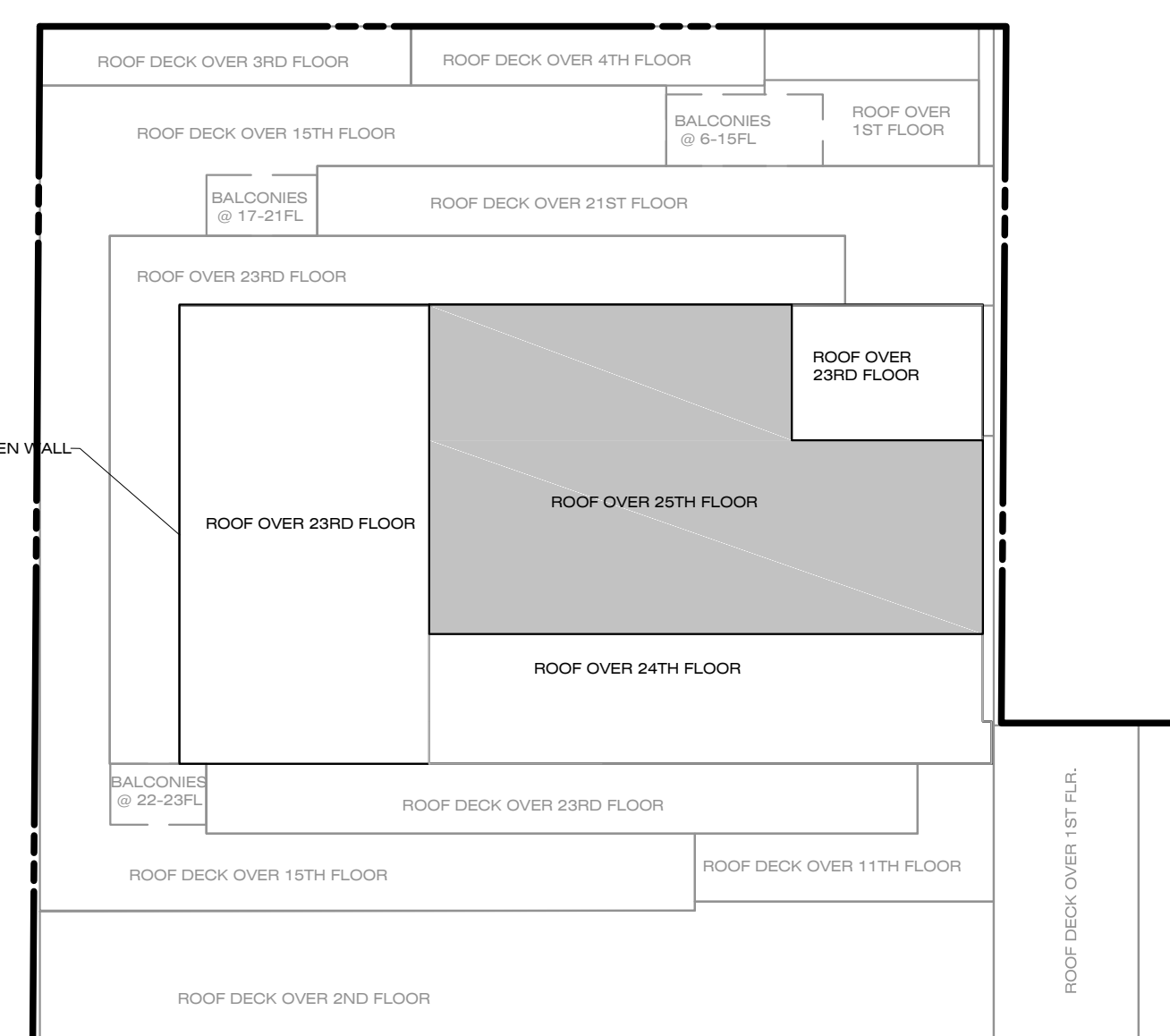
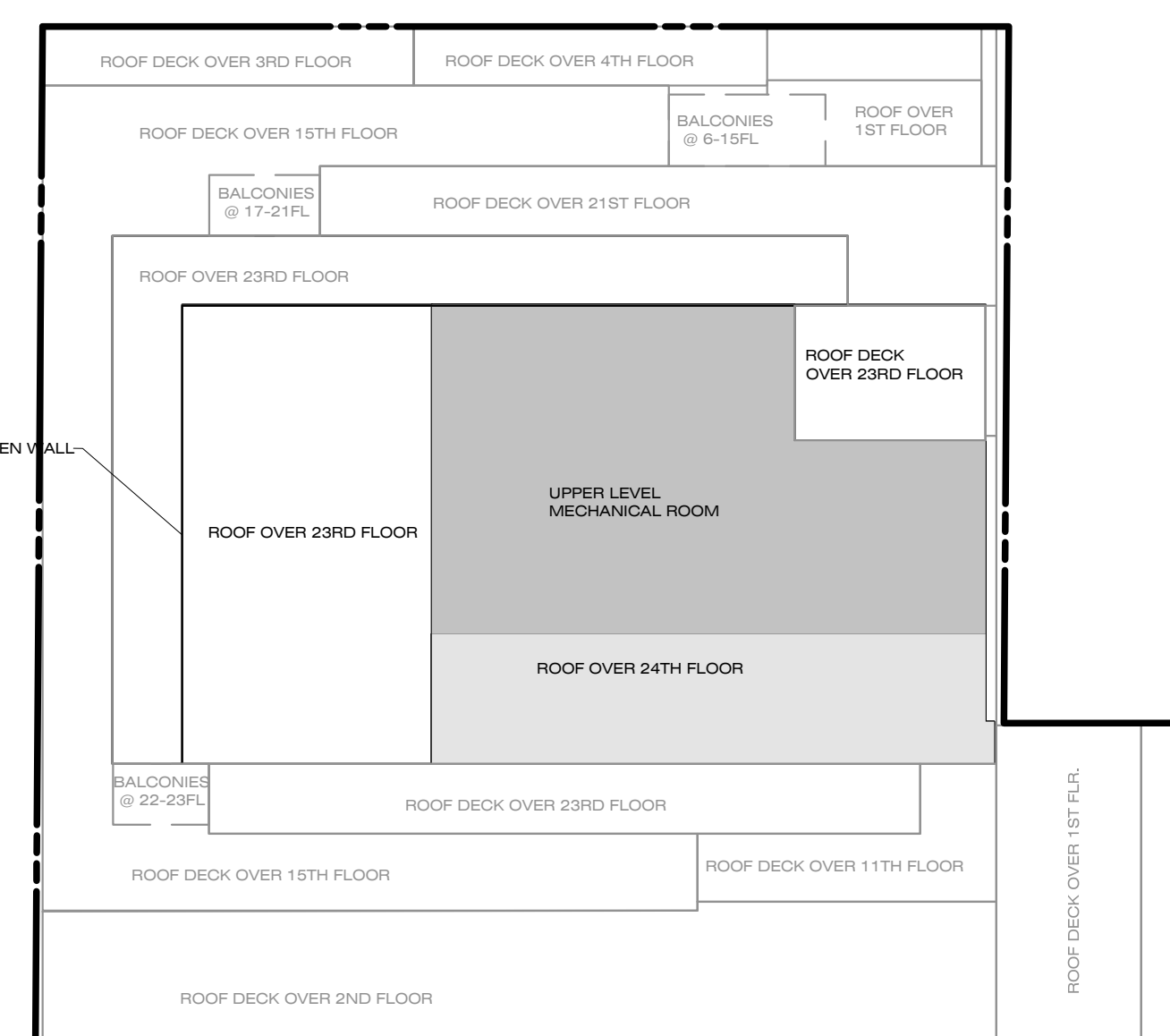
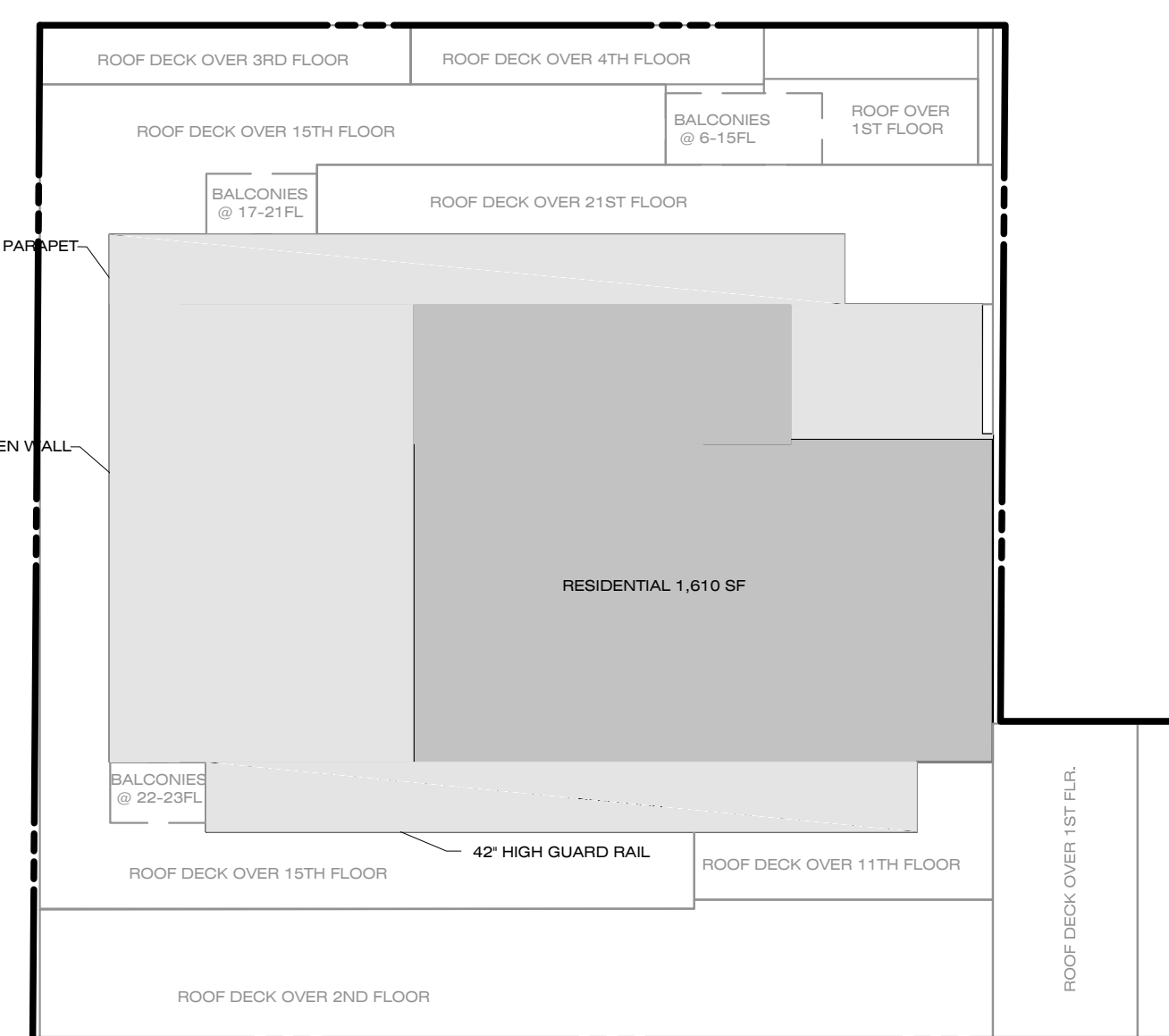
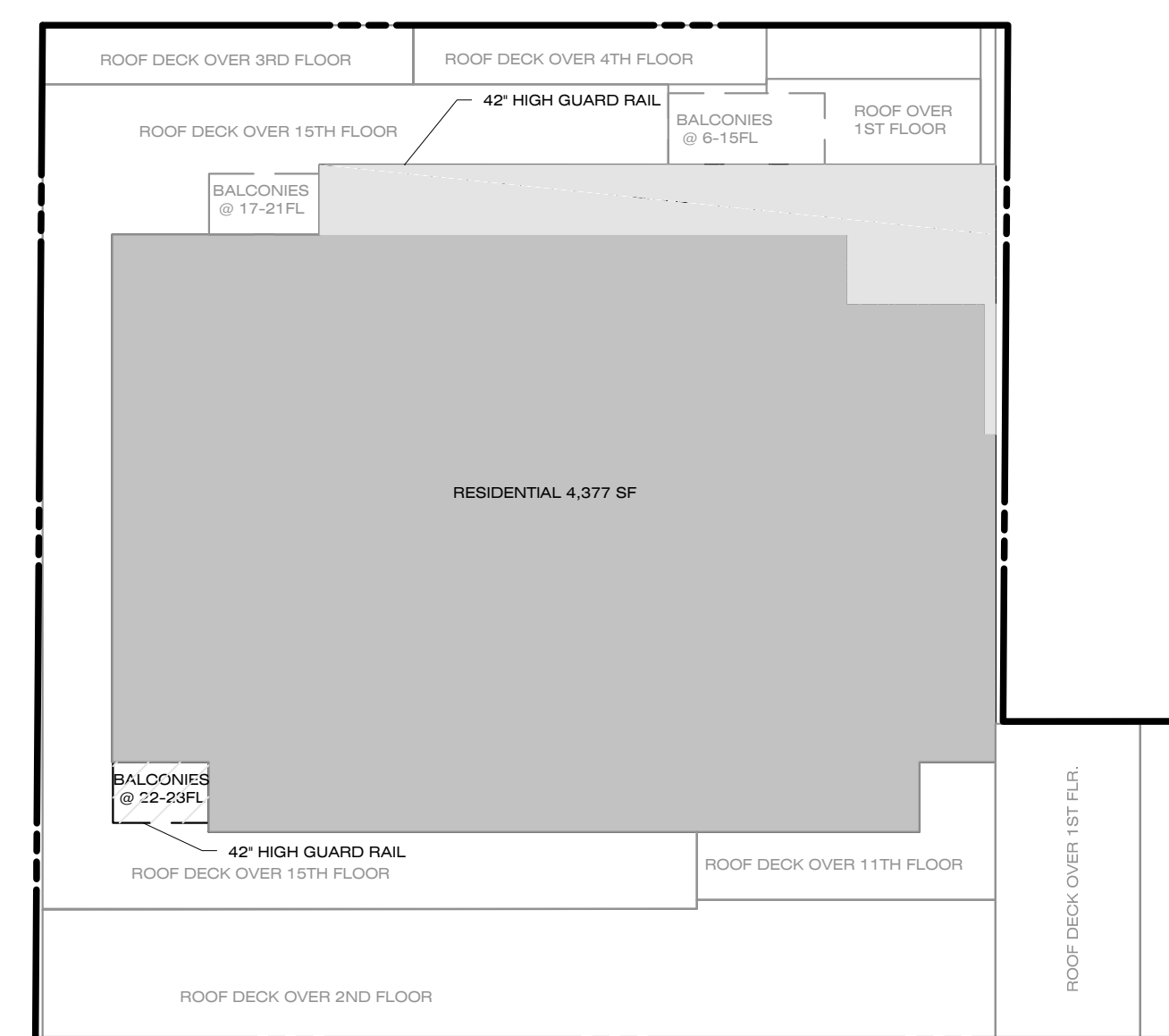
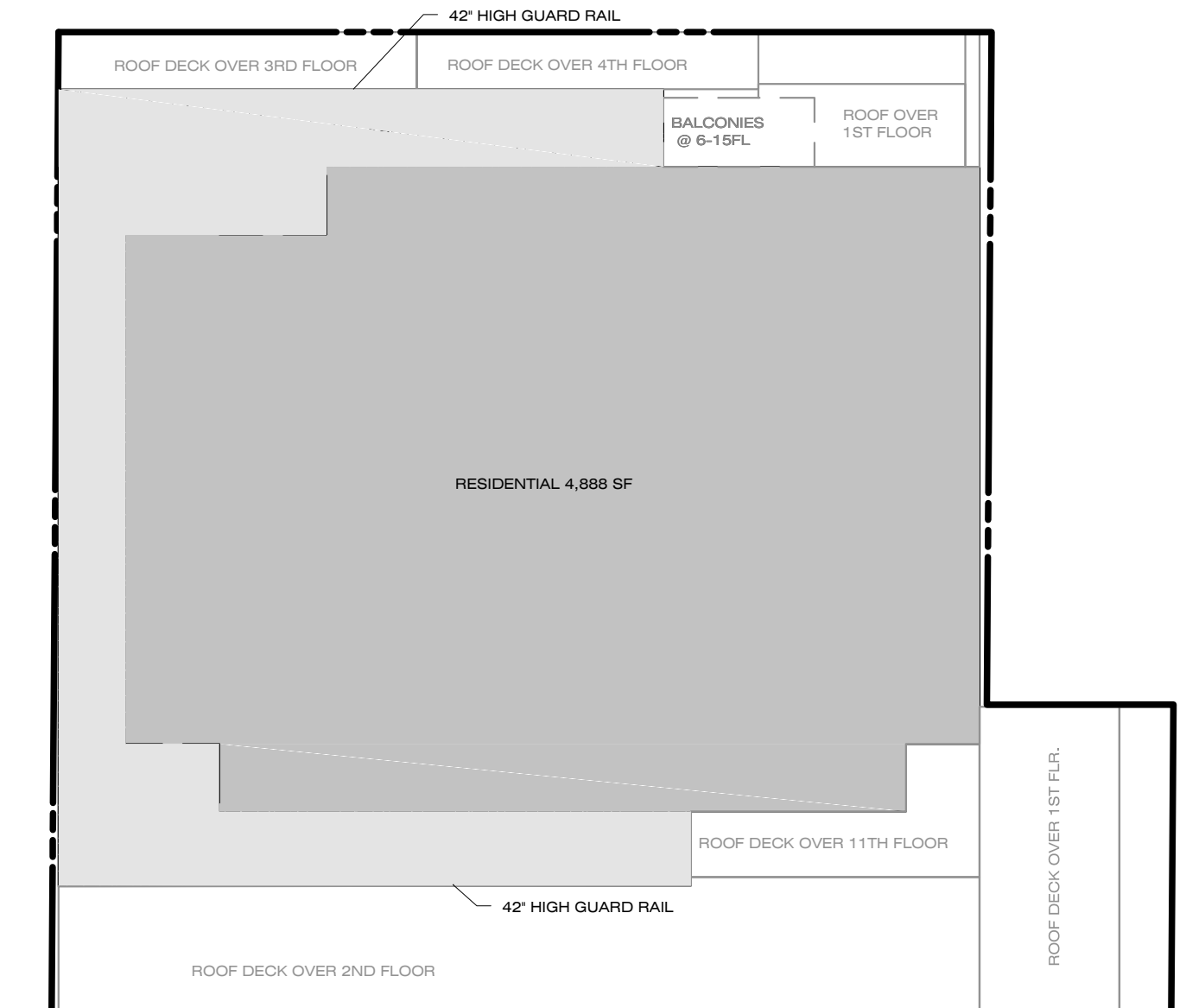
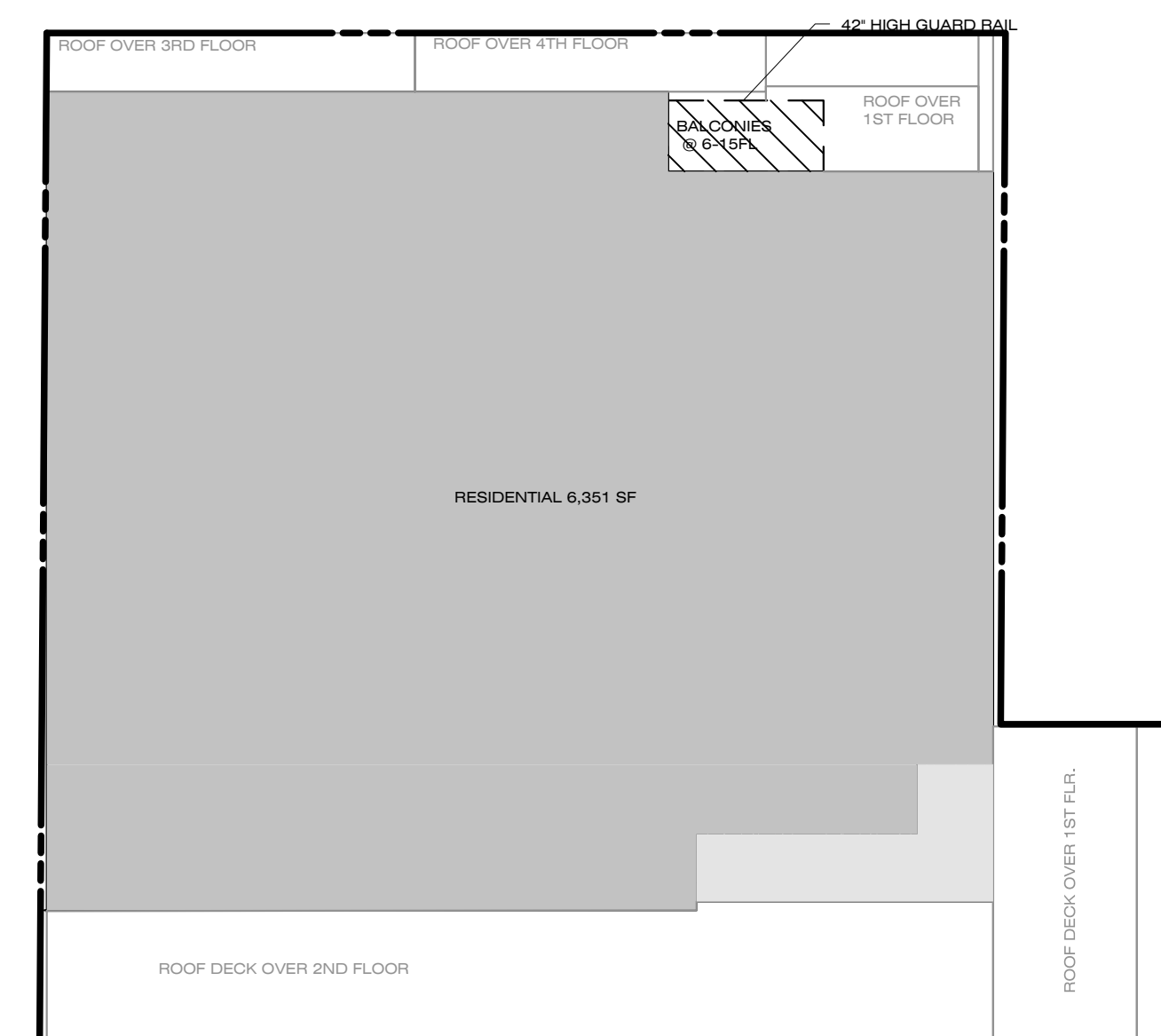
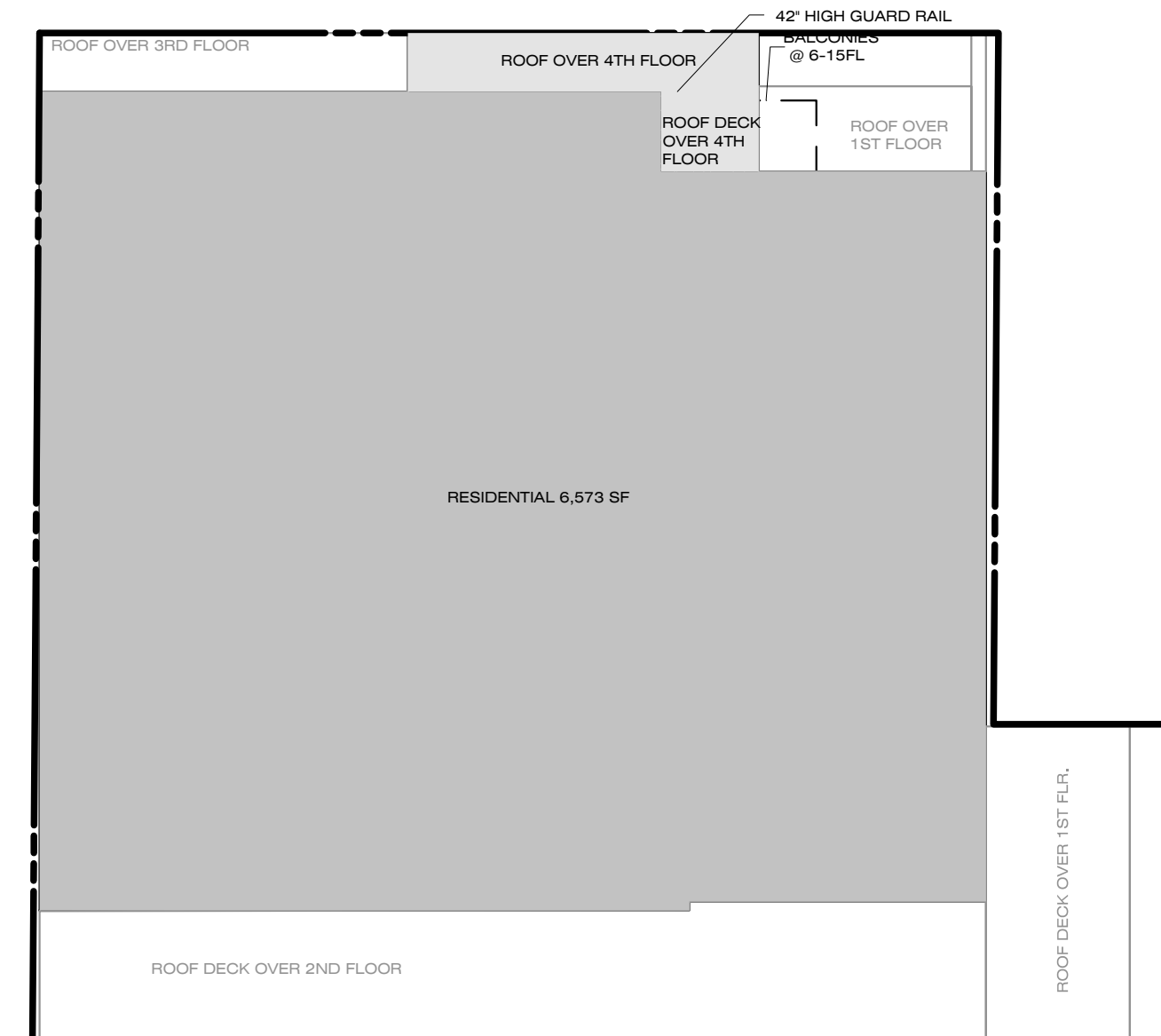
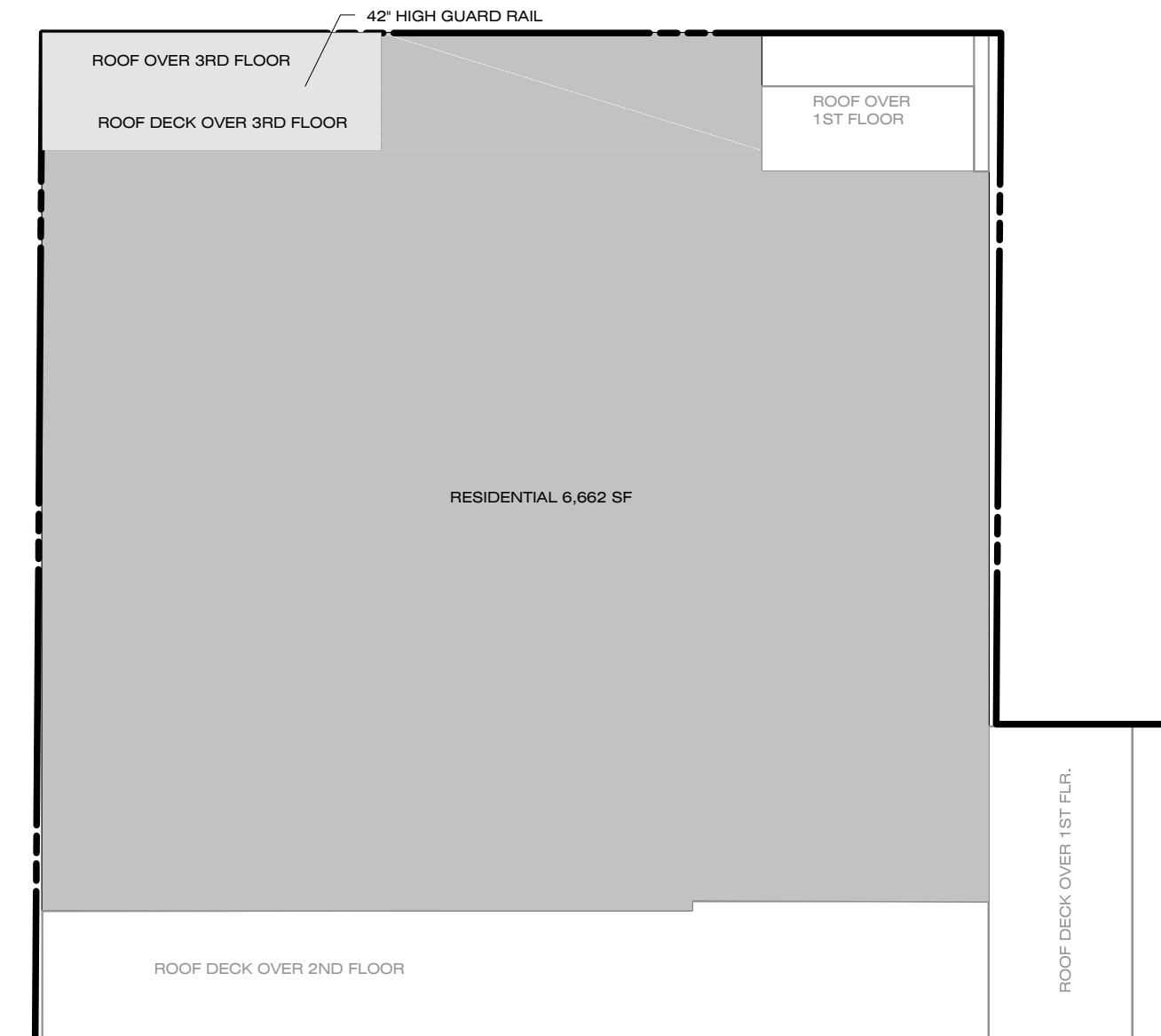
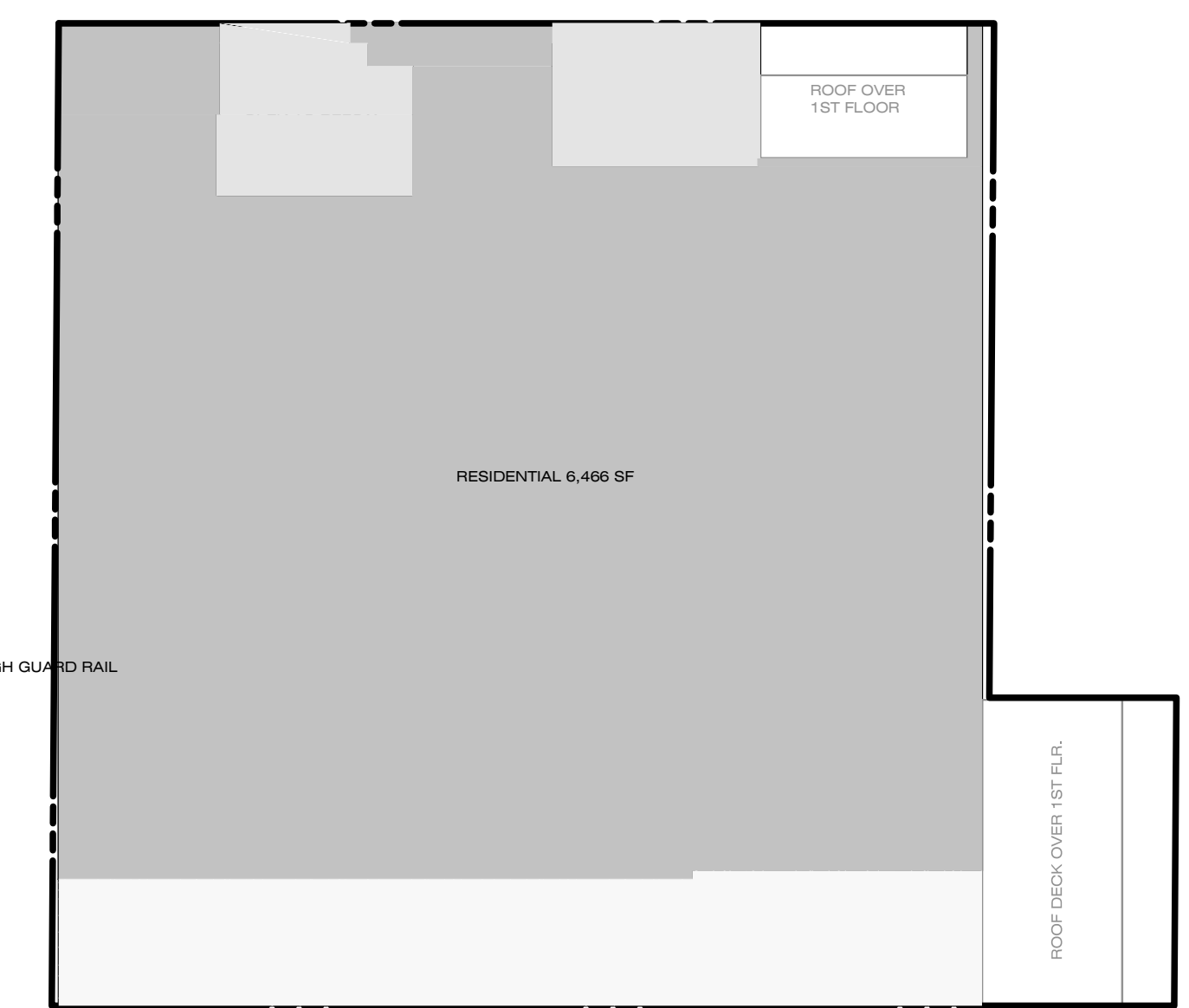
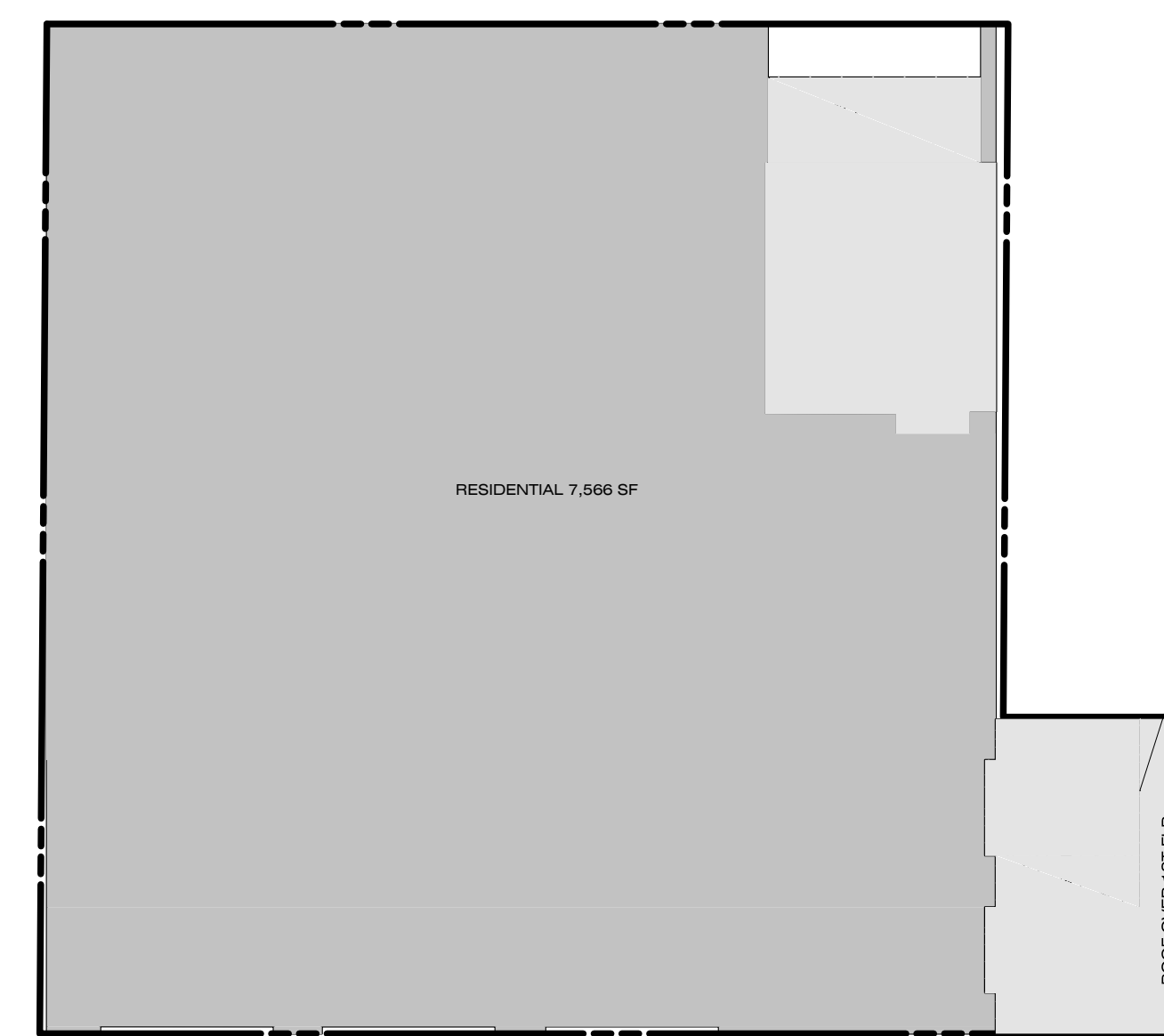
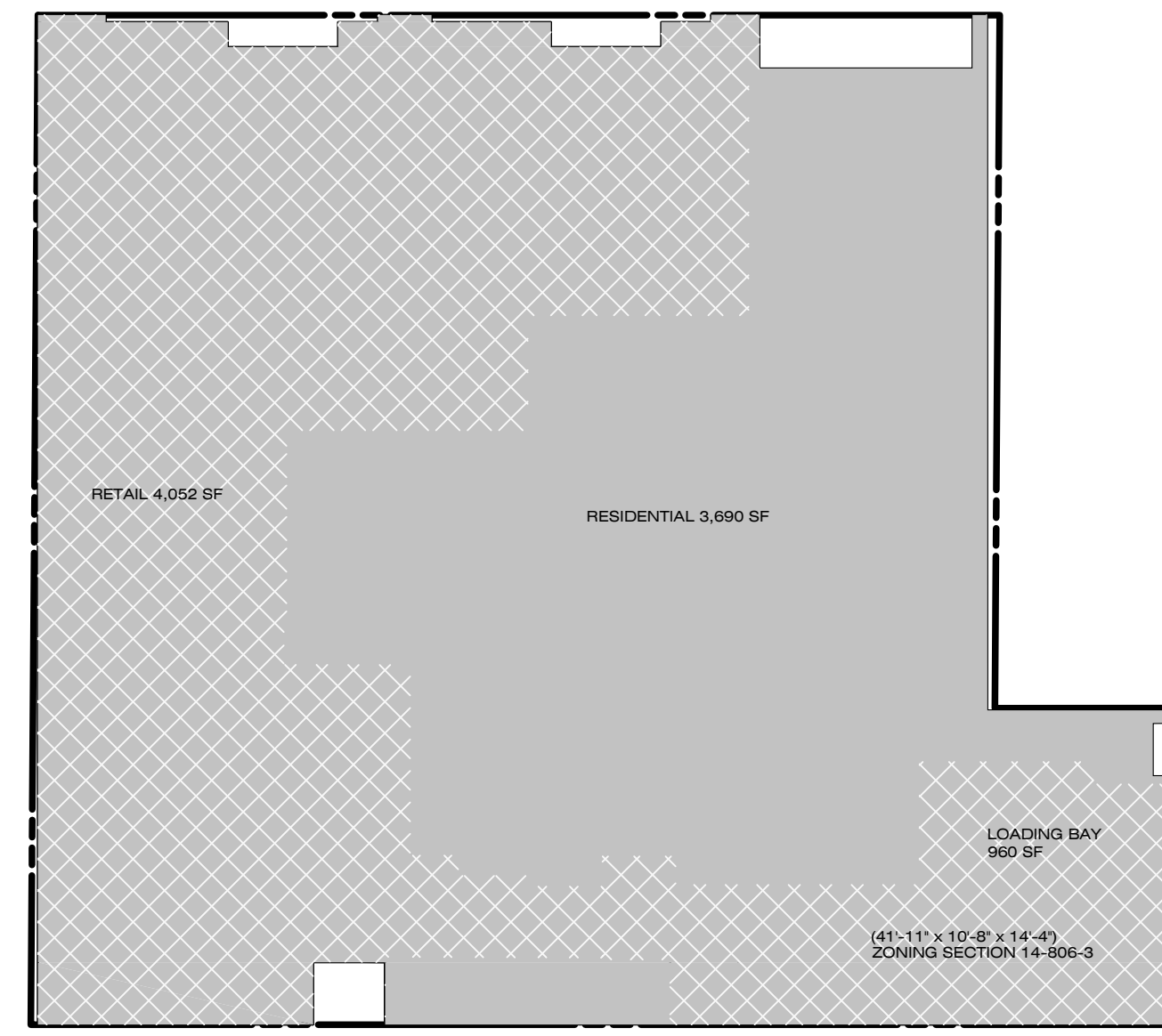
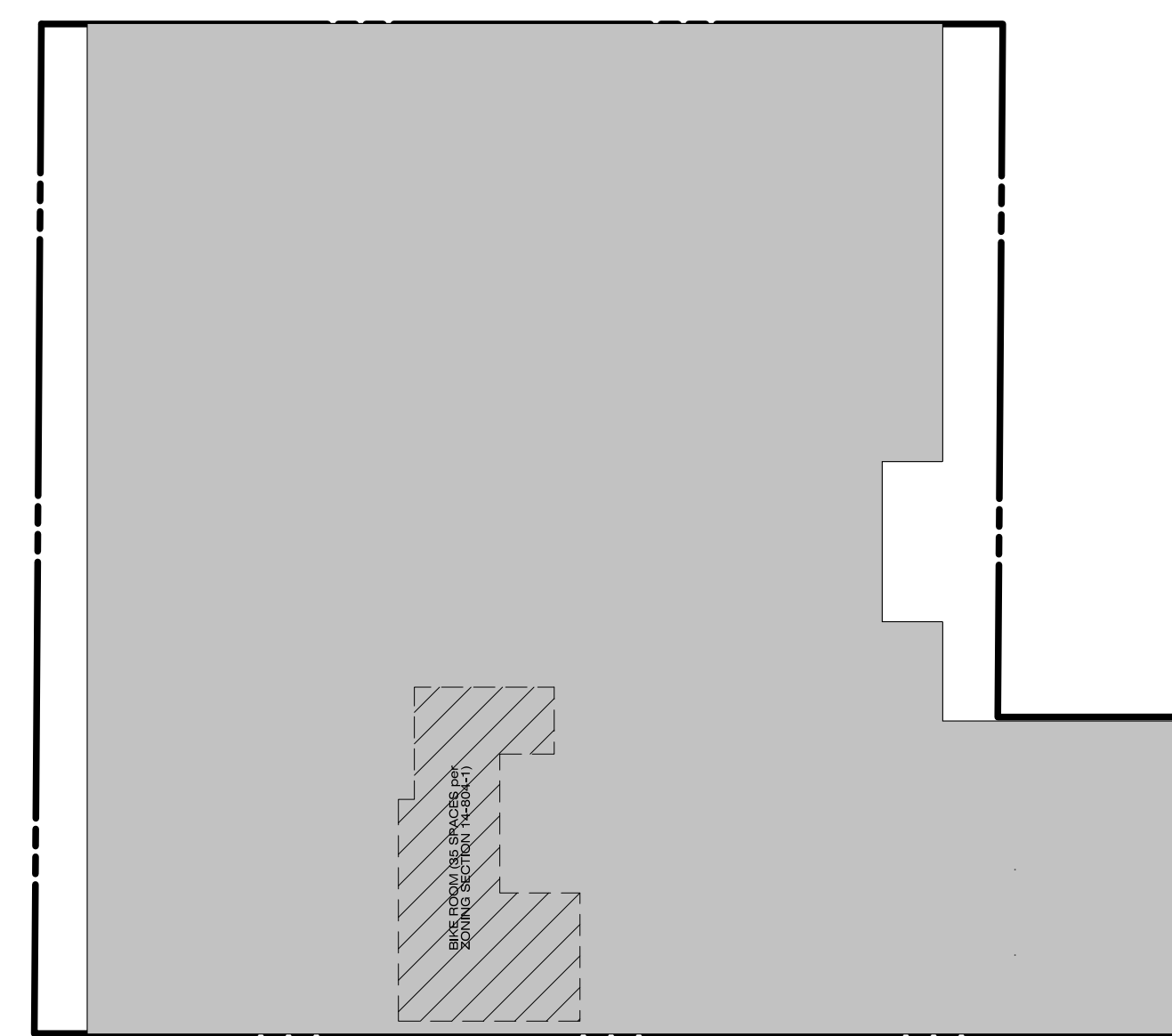
Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone 215.508.3900 fax 215.508.3900 www.ruggieroplante.com

Plan Date:
December 1, 2016

Scale: 1" = 10'
10' 5' 0' 10'

Sheet Title:
ZONING PLAN
Sheet 1 of 2





REVISIONS			
01	12-14-2016	Zoning Comments	07 04-11-2018 Revised Architecture
02	02-06-2017	Streets Grading	08 08-05-2018 Addition of Van lift
03	04-12-2017	Zoning Comments	09 04-23-2020 Revised Architecture,Removed Van lift
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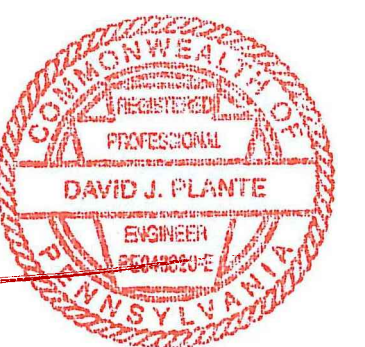
702-10 SANSOM STREET
712-14 SANSOM STREET
Philadelphia, PA 19106
Ward #5

prepared for:
TOLL BROTHERS CITY LIVING
2500 Giralderat Road 855-897-8655
Horsham, PA 19044

prepared by: *David J. Planté*

DAVID J. PLANTÉ, Professional Engineer

PA. No. PE-043820-E

A circular red ink seal for a Professional Engineer in the State of Pennsylvania. The outer ring contains the text "STATE OF PENNSYLVANIA" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "DAVID J. PLANTÉ" and the license number "043820-E". The seal is stamped over the signature and the printed name of the engineer.

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date:
December 1, 2016

Scale: 1" = 16'

A horizontal graphic scale bar with tick marks at 16', 8', 0, and 16'. The bar is divided into segments by these tick marks. The segments from 16' to 8' and from 8' to 0 are shaded gray, while the segments from 0 to 8' and from 8' to 16' are white. The total length of the bar is 32 feet.

Sheet Title:
ZONING ELEVATIONS AND FLOOR PLATES
Sheet 2 of 2