

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

Application Number: ZP-2023-008161	Zoning District(s): CMX5	Date of Refusal: 9/15/2023
Address/Location: 708 SANSOM ST, Philadelphia, PA 19106-3207 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Meredith Ferleger DBA: Dilworth Paxon LLP	Applicant Address: 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	Civic Design Review? Y

Application for:

FOR THE ERECTION OF AN ATTACHED HIGHRISE STRUCTURE WITH SKY PLANE OPTION A WITH ROOF DECKS AND BALCONIES. FOR USE AS 99 DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND VACANT COMMERCIAL SPACE. WITH PARKING GARAGE WITH 50 PARKING SPACES (3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE), 12 COMPACT SPACES, 3 EV SPACES, 11 VALET SPACES), 1 LOADING SPACE & 35 CLASS 1A BICYCLE SPACES. SIZE AND LOCATION AS SHOWN IN PLAN.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-803(1)(c)(.4)(.b)	Parking	Aboveground accessory parking garages require special exception.
Table 14-701-3	Max FAR	Max floor area shall be 1,200% of lot area whereas proposed floor area is 1,493%.
Table 14-803-1	Drive Aisle	Drive aisle shall be 18ft. whereas proposed valet spaces impede on drive aisles thus 0ft.

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Parcel Owner:

JR Sansom Partners, LLC



SHAKIR COHEN
PLANS EXAMINER

9/15/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Zoning Permit

Permit Number ZP-2023-008161

LOCATION OF WORK 708 SANSOM ST, Philadelphia, PA 19106-3207	PERMIT FEE \$2,104.00	DATE ISSUED 9/24/2024
	ZBA CALENDAR MI-2023-005620	ZBA DECISION DATE 9/24/2024
	ZONING DISTRICTS CMX5	

PERMIT HOLDER JR Sansom Partners, LLC	110 S. 19th Street, Suite 300 Philadelphia, Pennsylvania 19103
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OWNER CONTACT 1 Reed Slogoff	110 S. 19th Street, Suite 300, Philadelphia, PA 19103
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED HIGHRISE STRUCTURE WITH SKY PLANE OPTION A. SIZE AND LOCATION AS SHOWN IN PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: "(1) Revised plans, 3 pages, stamped by ZBA on September 24, 2024. (2) Use registration for vacant commercial space required prior to occupancy."
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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

Permit Number ZP-2023-008161

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

708 SANSOM ST, Philadelphia, PA 19106-3207

ADDITIONAL USE DETAILS

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

FOR 99 DWELLING UNITS AND VACANT COMMERCIAL SPACE. ACCESSORY PARKING GARAGE WITH 50 PARKING SPACES (3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE), 12 COMPACT SPACES, 4 EV SPACES, 18 VALET SPACES), 1 LOADING SPACE & 35 CLASS 1A 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.

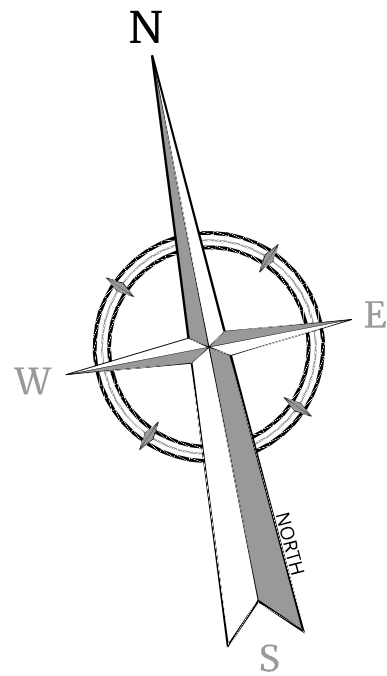
See § 14-303 of the Philadelphia Zoning Code for more information.



Tax 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.

SANSOM STREET

(60' WDE R.O.W.) (LEGALLY OPEN ON CITY PLAN)
(CITY NEIGHBORHOOD STREET) (BRICK ROADWAY)
ONE WAY PARKING (13'-34'-13' ON CITY PLAN)
PARKING (18.8'-26.5'-14.9' ACTUAL)



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GENERAL NOTES:

1. THIS PLAN REFERENCES A PLAN BY:

A. SURVEY: COLLIERS ENGINEERING & DESIGN

2. PENN. CENTER, SUITE 222

1500 JPK BLVD.

PHILADELPHIA, PA 19103

ENTITLED: ALTA/ACSM LAND TITLE SURVEY (2021)

DATED: 01-09-2023

3. SITE DATA:

708 SANSOM STREET

OPAH 862000076

4. ZONING DATA:

CMX-5 CENTER CITY CORE COMMERCIAL MIXED-USE

/CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL AREA

/CTR CENTER CITY OVERLAY DISTRICT - PARKING GARAGE GROUND FLOOR USE CONTROL AREA

/CTR CENTER CITY OVERLAY DISTRICT - RESIDENTIAL PARKING CONTROL AREA

/CTR CENTER CITY OVERLAY DISTRICT - MINIMUM BUILDING HEIGHT AREA

/CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA

/CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA

AREAS AND DIMENSIONS

MIN. LOT AREA:

N/A

12,440 SF [2] (POS)

ALLOWABLE FLOOR AREA RATIO:

149,280 (1,200%)

10,052 SF - EXISTING BUILDING

175,636 SF - NEW BUILDING

185,688 SF - TOTAL (1,493%) [3]

ALLOWABLE FLOOR AREA

(100%)

EXISTING

ALLOWABLE FAR TO BUILD

702-710 Sansom Street

9,038

108,456

0

108,456

712-14 Sansom Street

3,402

40,824

10,052

30,772

TOTAL

12,440

149,280

10,052

139,228

MIN. LOT WIDTH:

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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[1] SEE SHEET 3 FOR DIAGRAMS.

5. VEHICLE PARKING SPACES:

REQUIRED

PROVIDED

30

50 [4]

[2] PARCEL AREA INCLUDES THE RECORDED CONDOMINIUM PARCELS 001517-0173 AND 001517-0174 WHICH INCLUDES 712-14 SANSOM ST

[3] CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-702 (1)

[4] 3 ADA SPACES INCLUDES 1 VAN ACCESSIBLE SPACE, 12 COMPACT VEHICLE SPACES, 4 ELECTRIC VEHICLE SPACES, 18 VALET PARKING SPACES

1. BICYCLE PARKING (CLAS 12 ON ACCESSIBLE ROUTE)

RESIDENTIAL (6 OF 99 PROPOSED DWELLING UNITS)

OTHER USES OVER 20,000 SF, 13,000 SF

OTHER USES (0-7,500 SF)

TOTAL:

33 SPACES

33 SPACES

2 SPACES

0 SPACES

35 SPACES

35 SPACES

35 SPACES

35 SPACES

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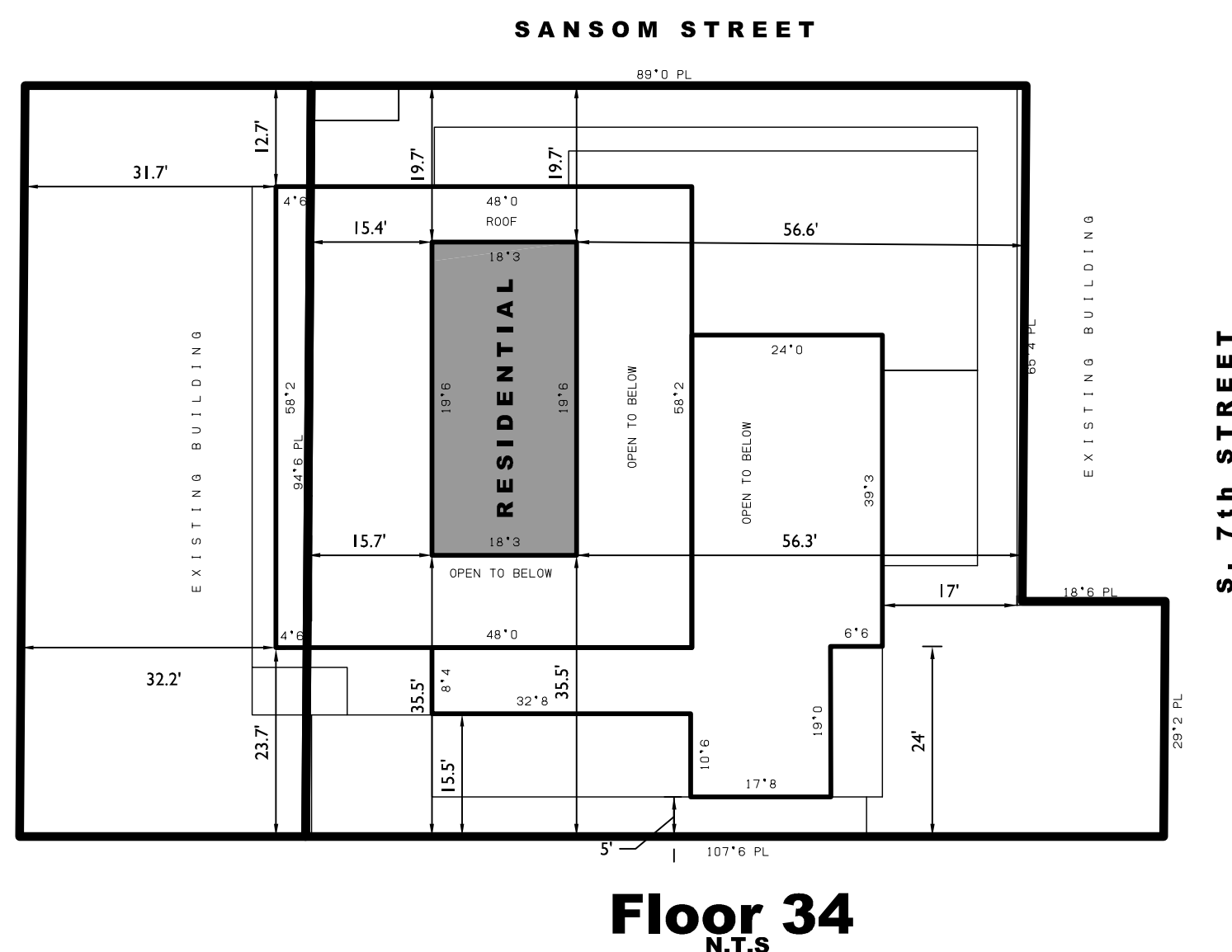
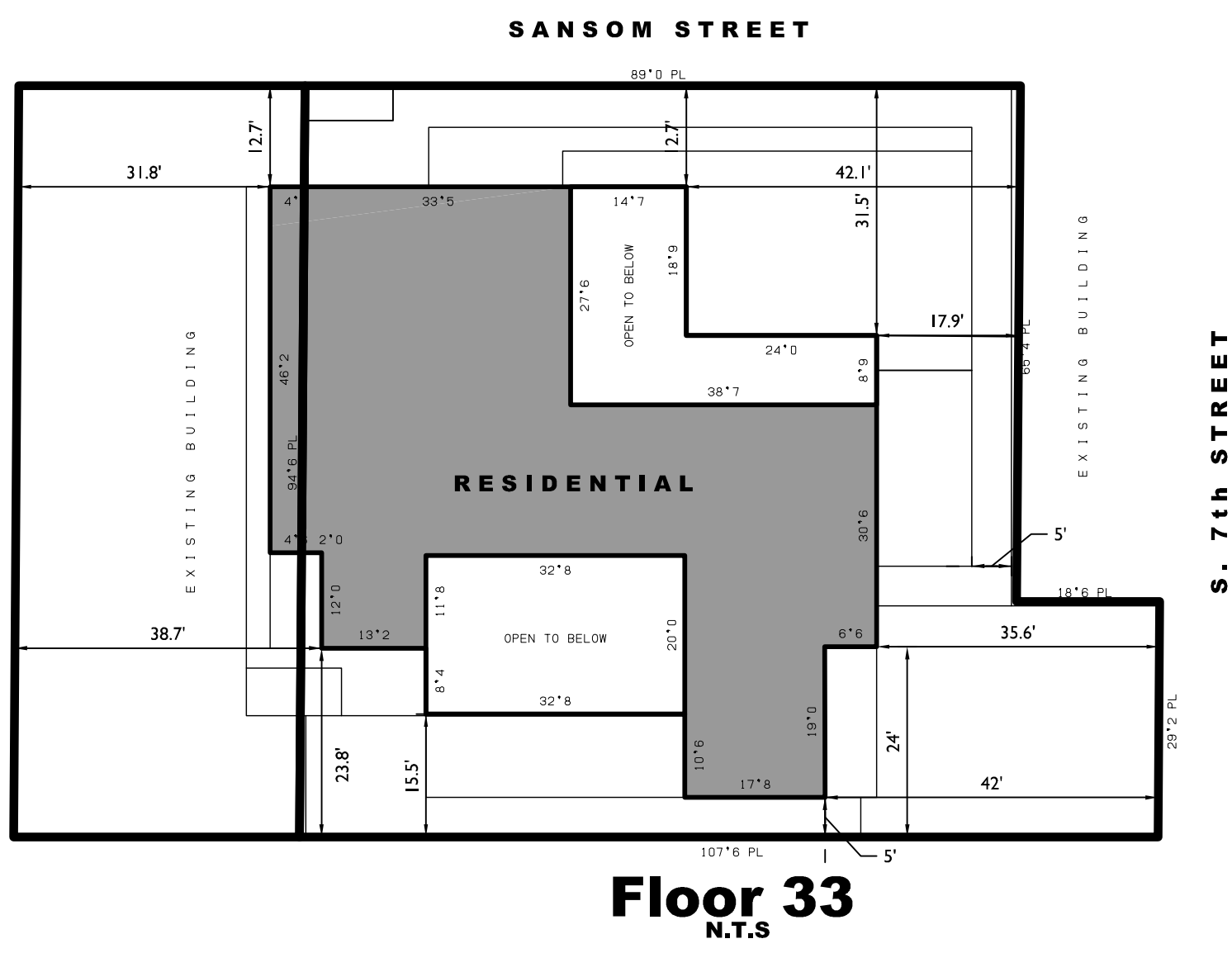
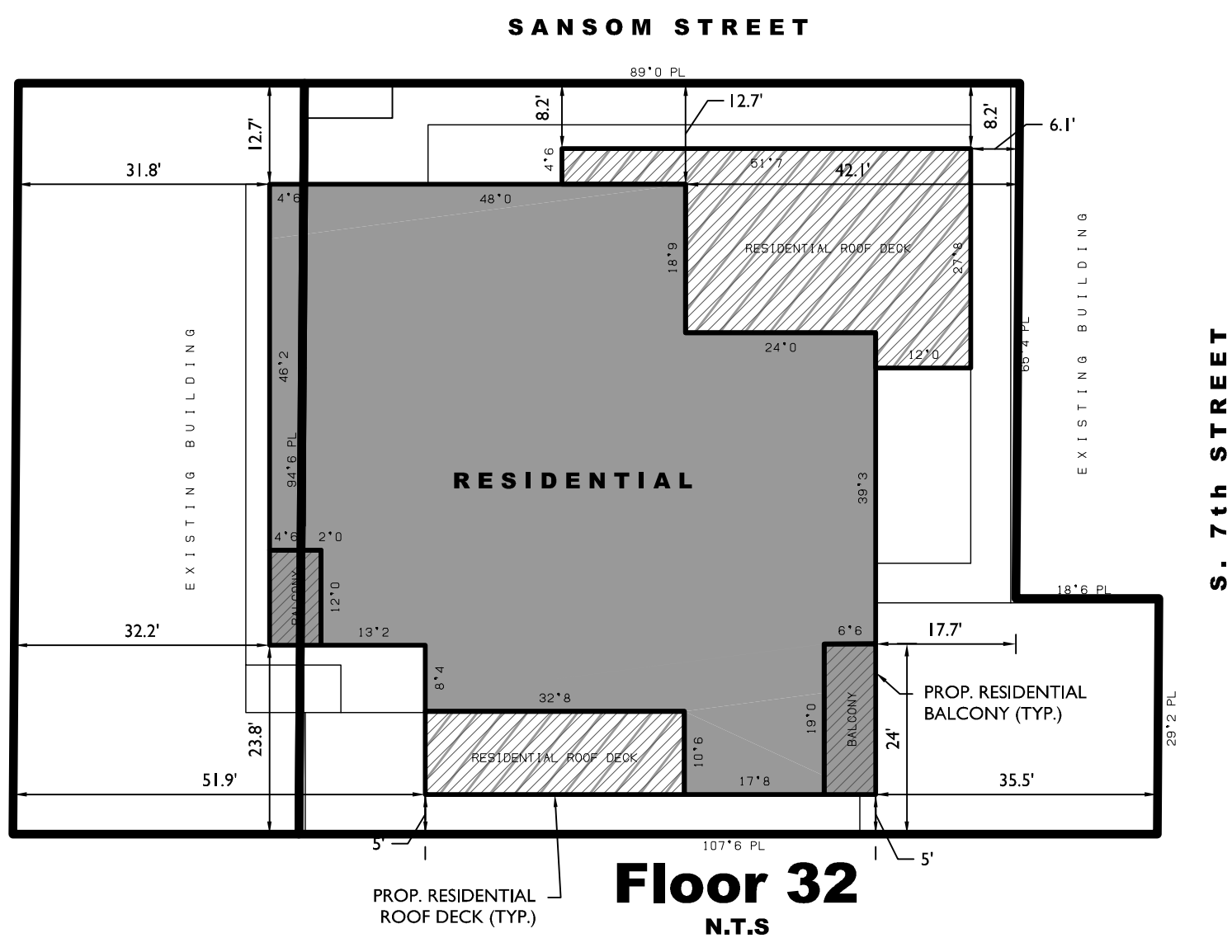
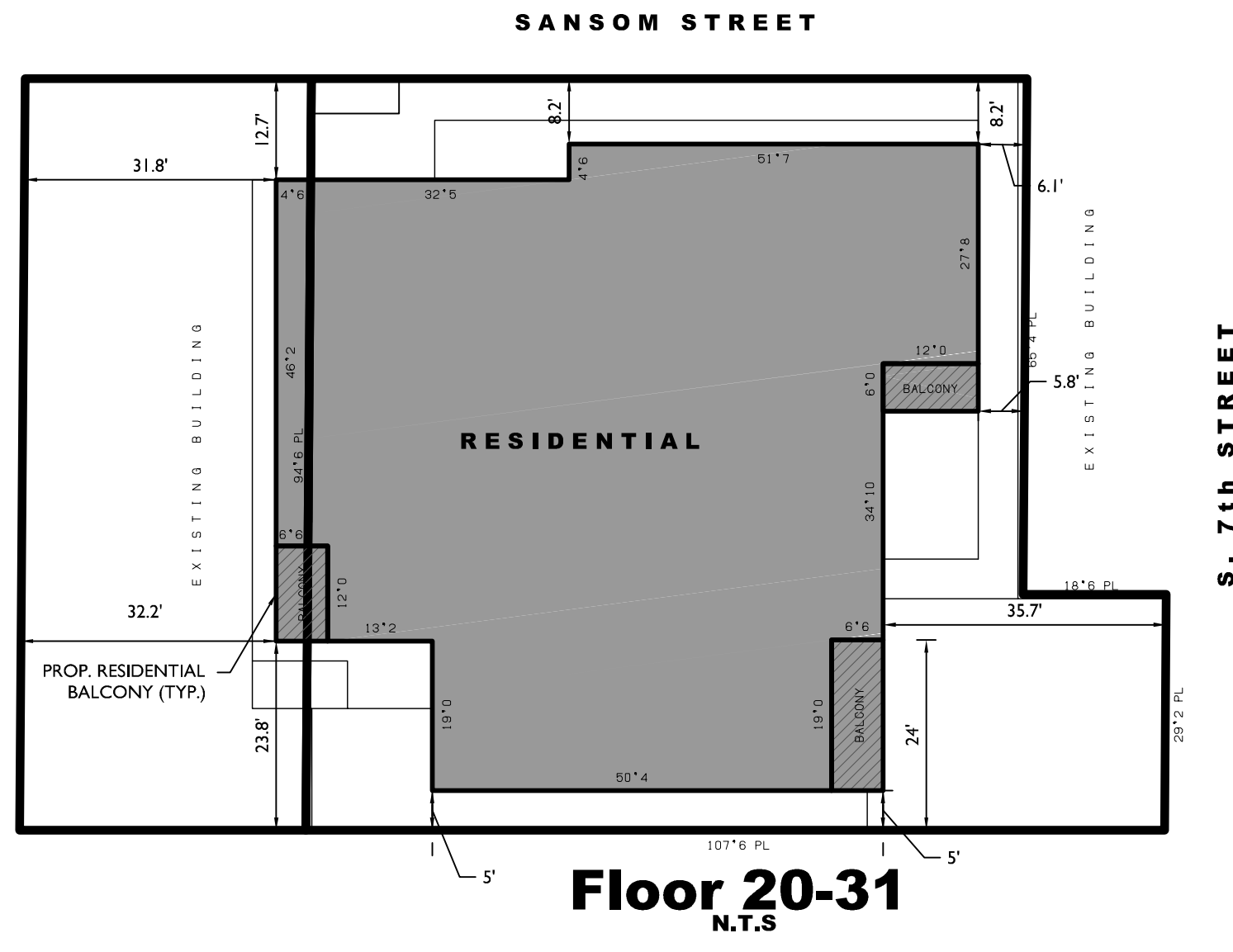
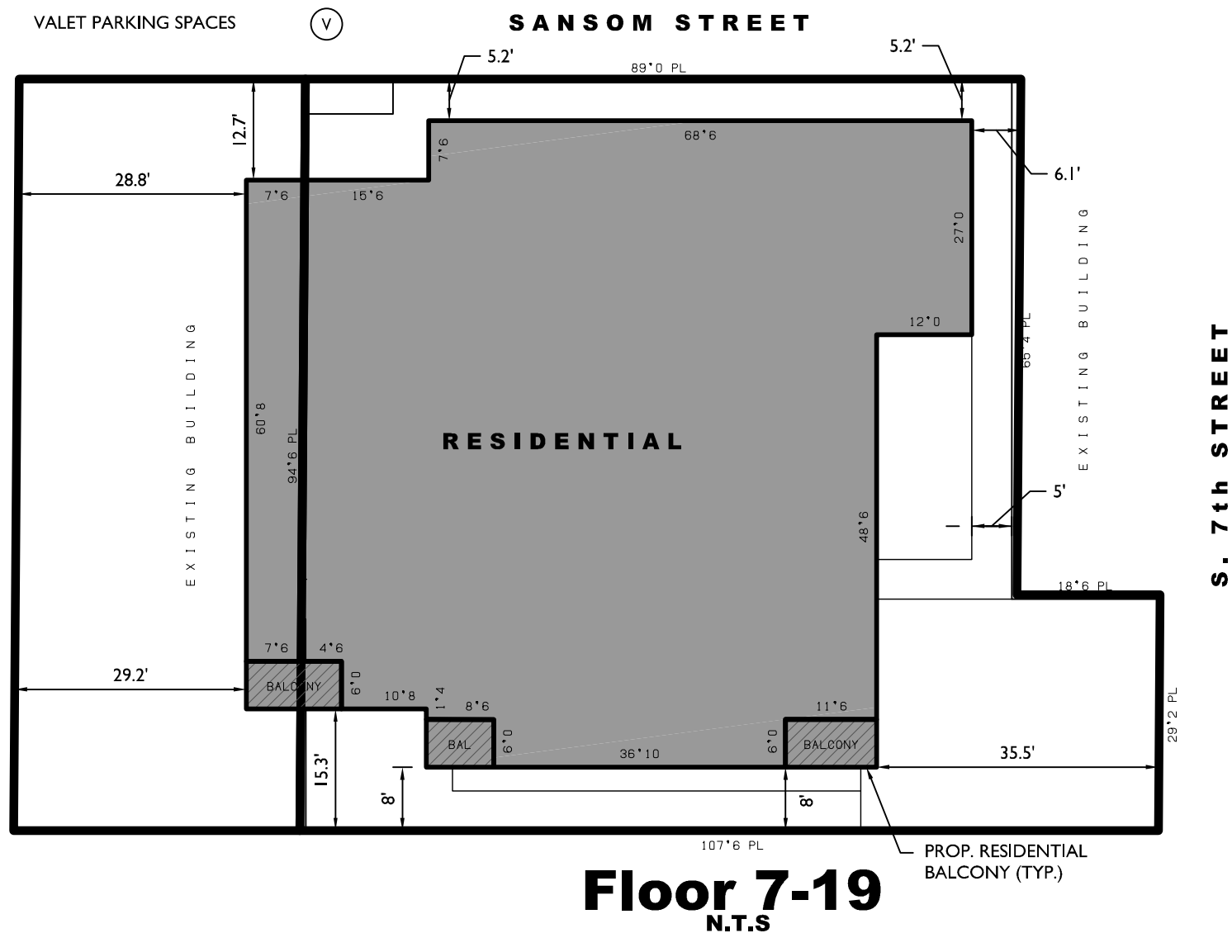
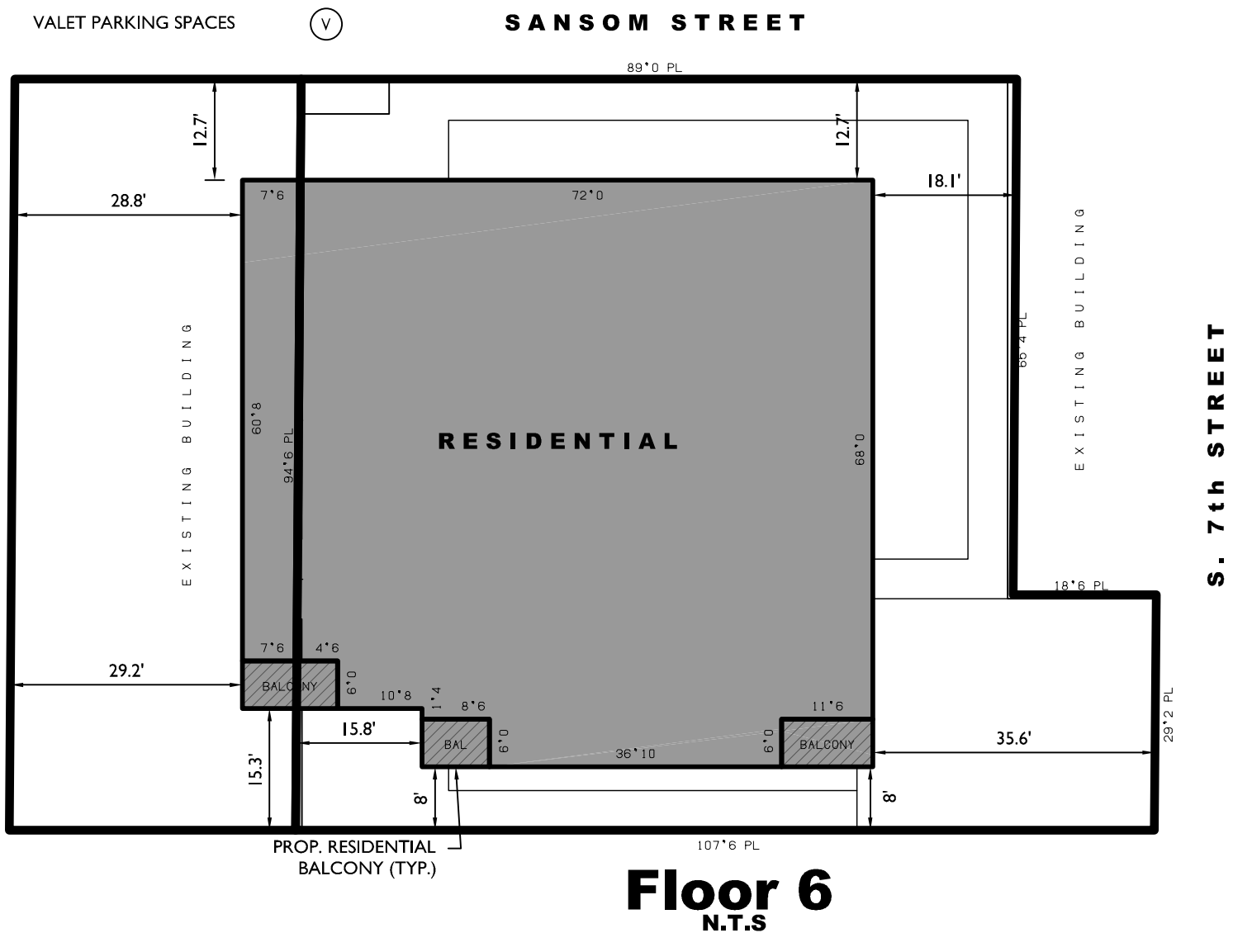
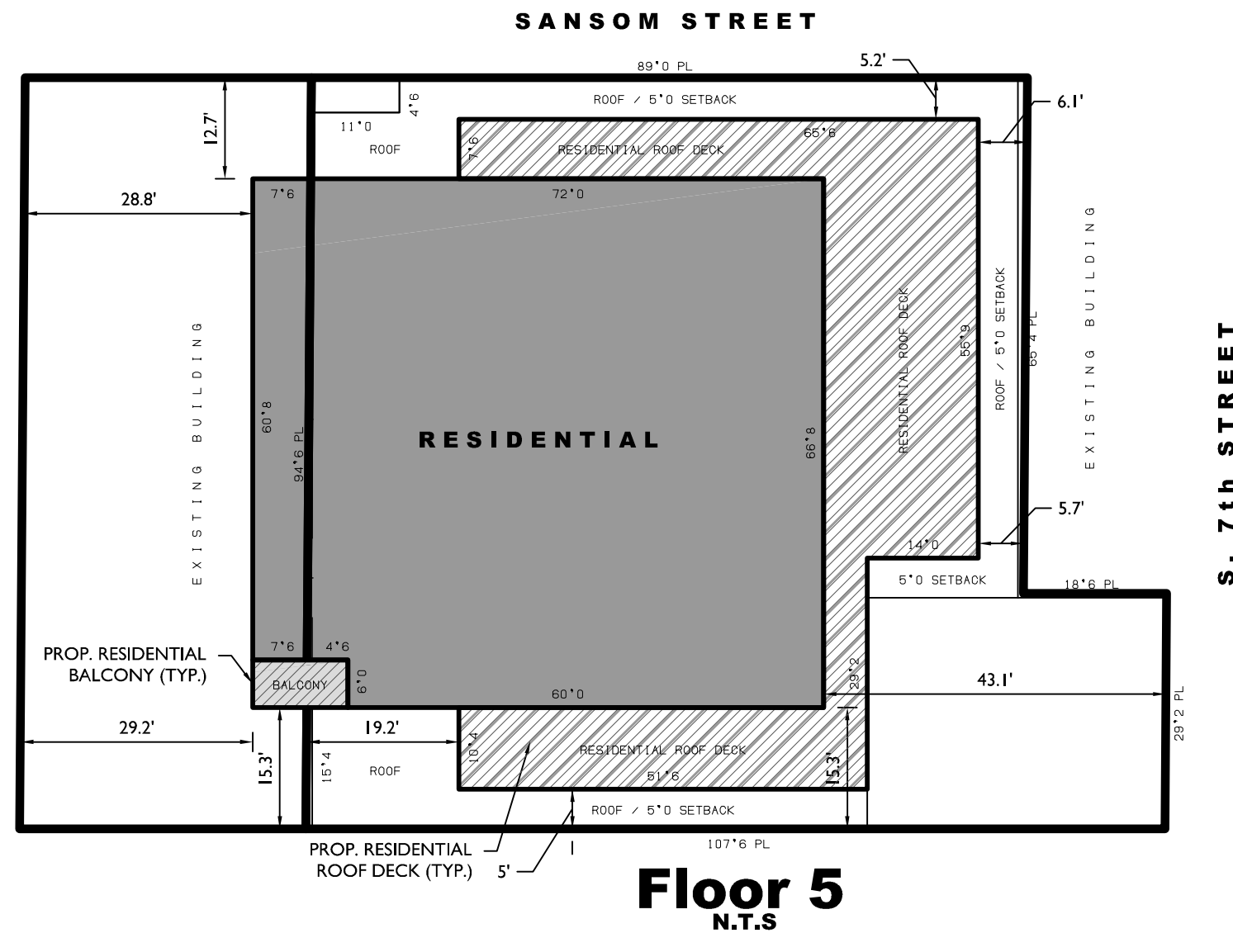
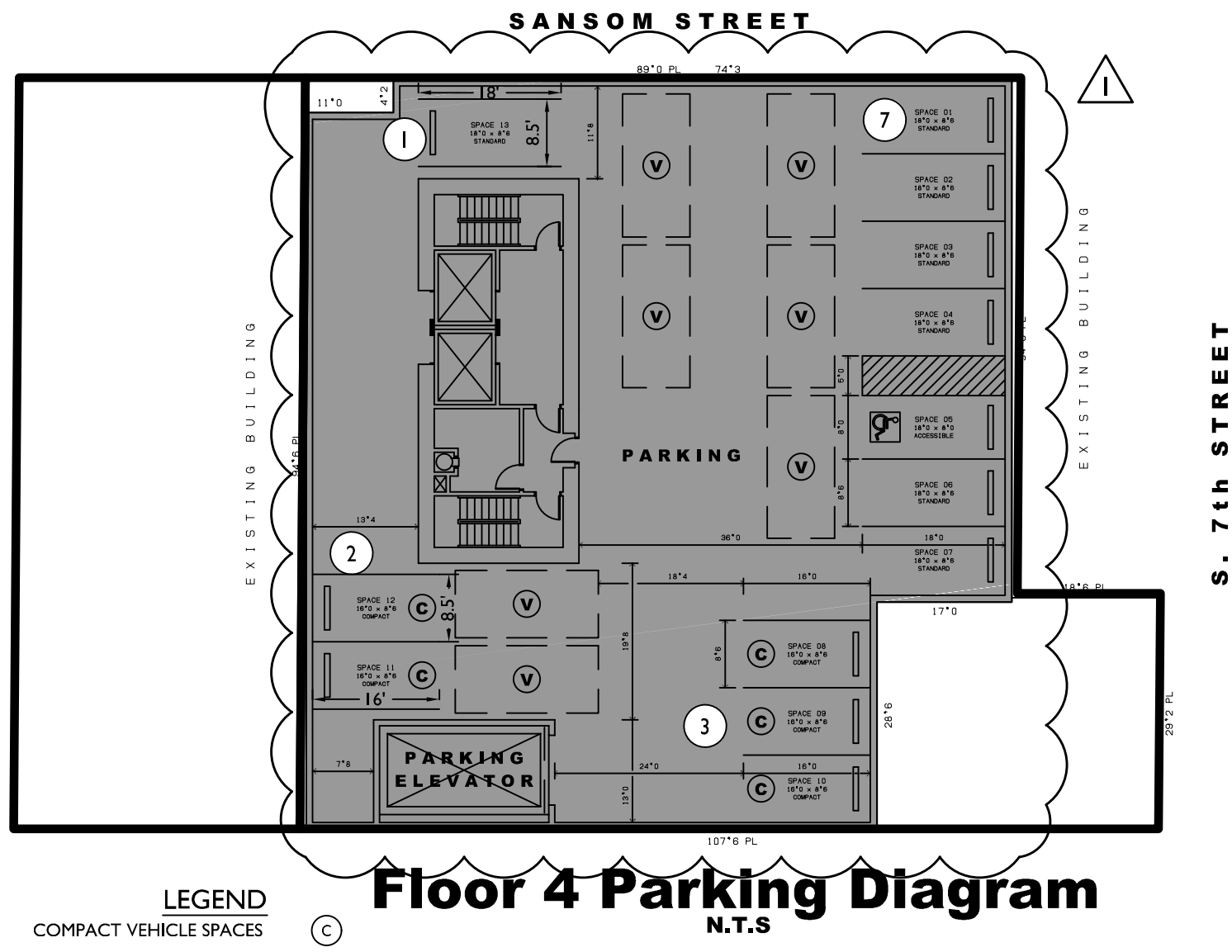
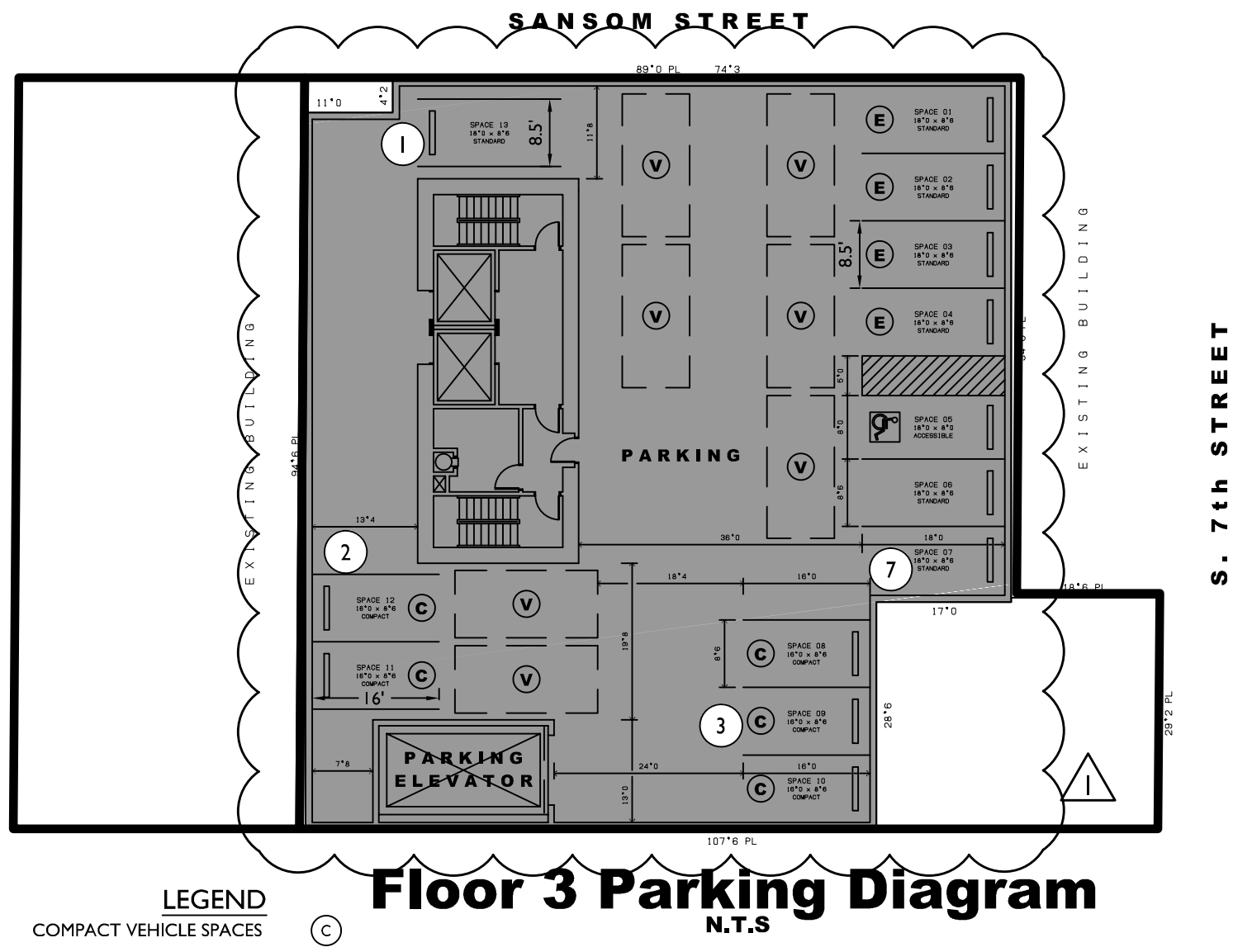
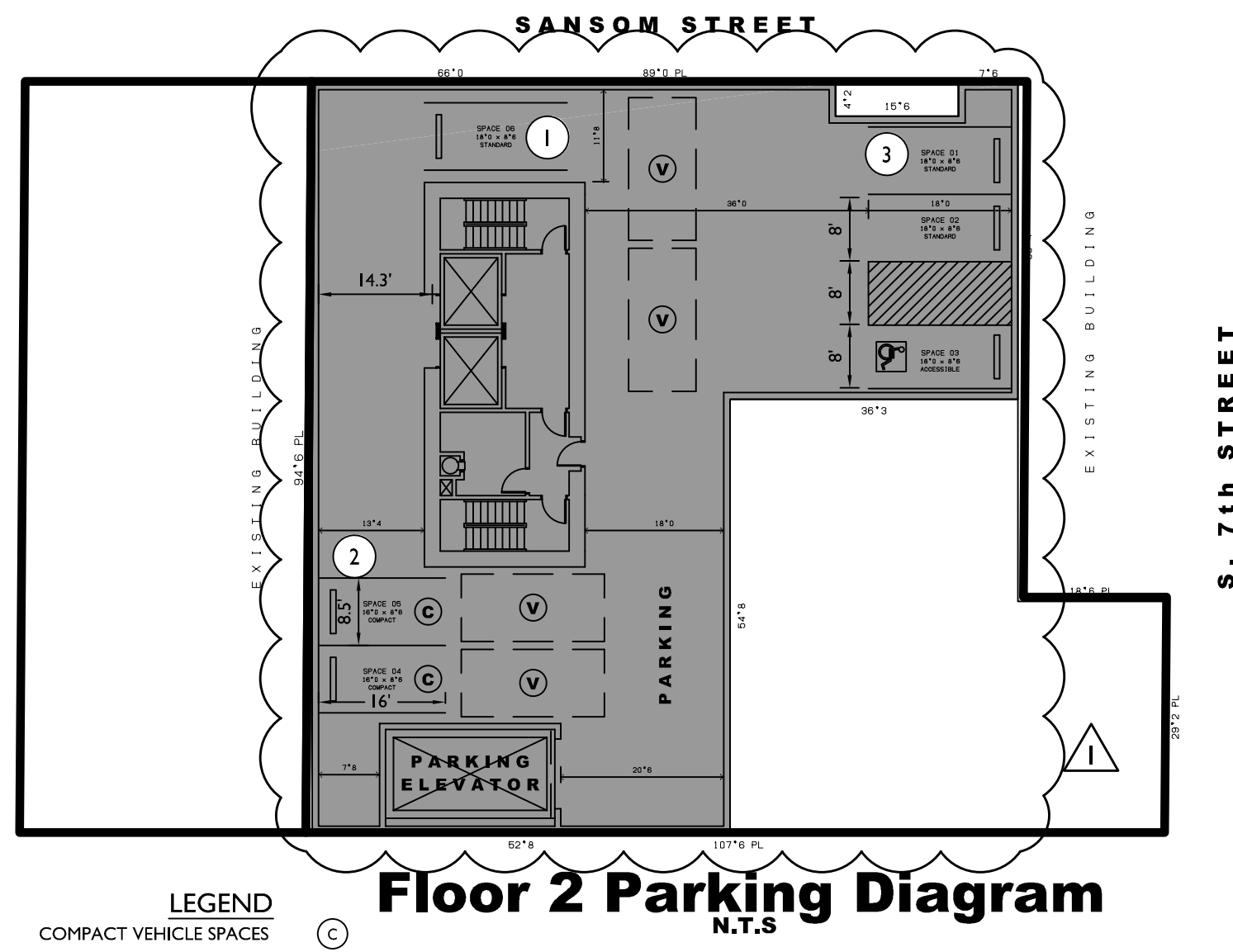
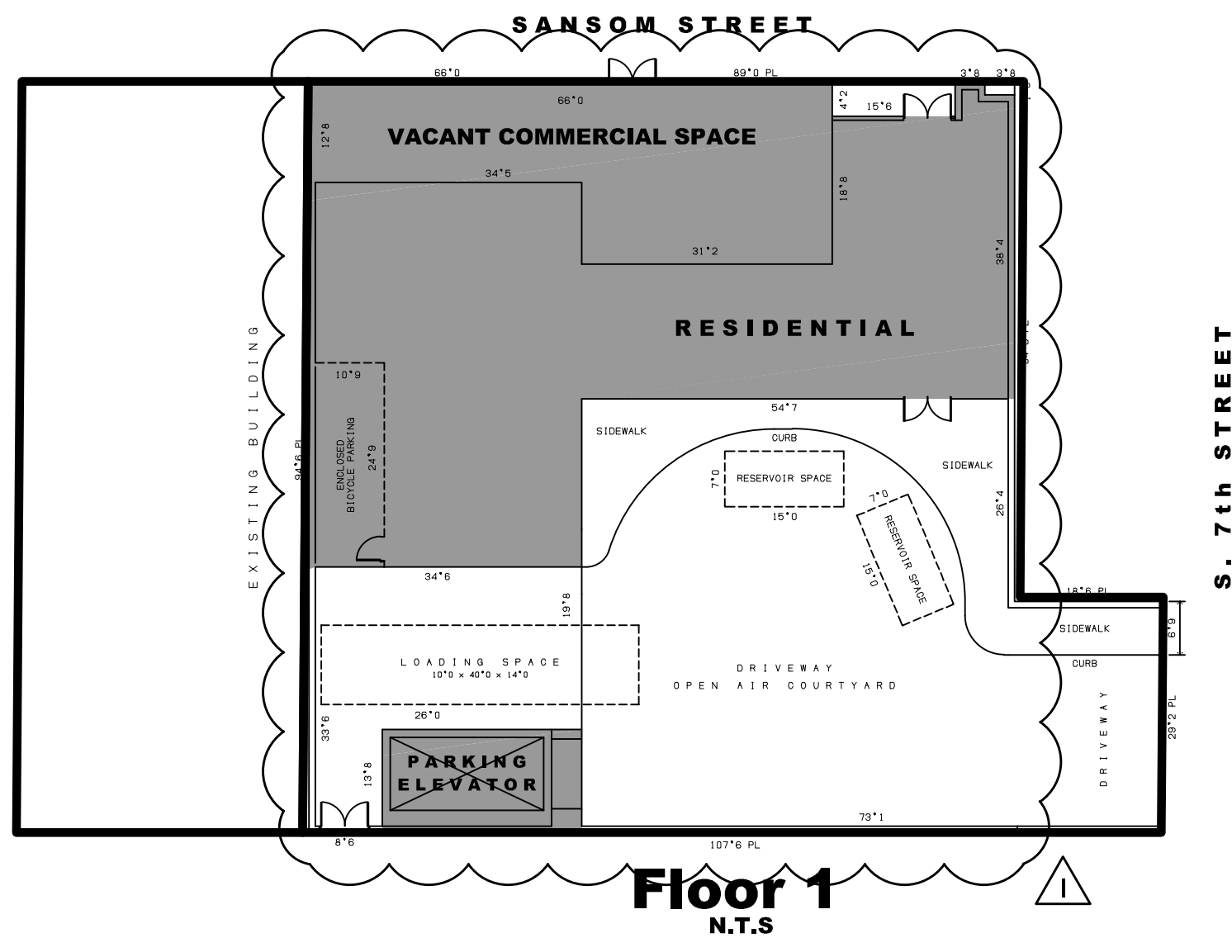
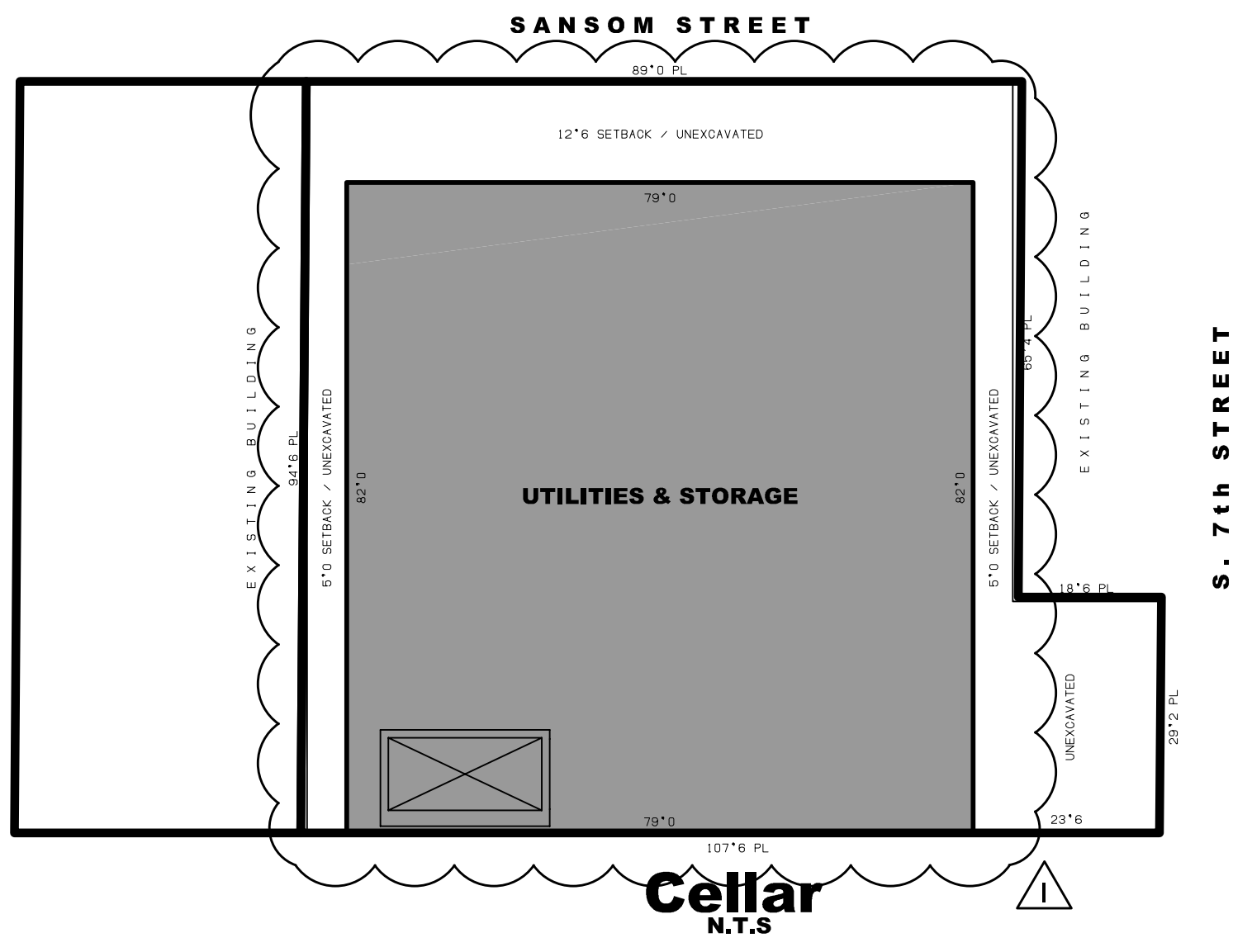
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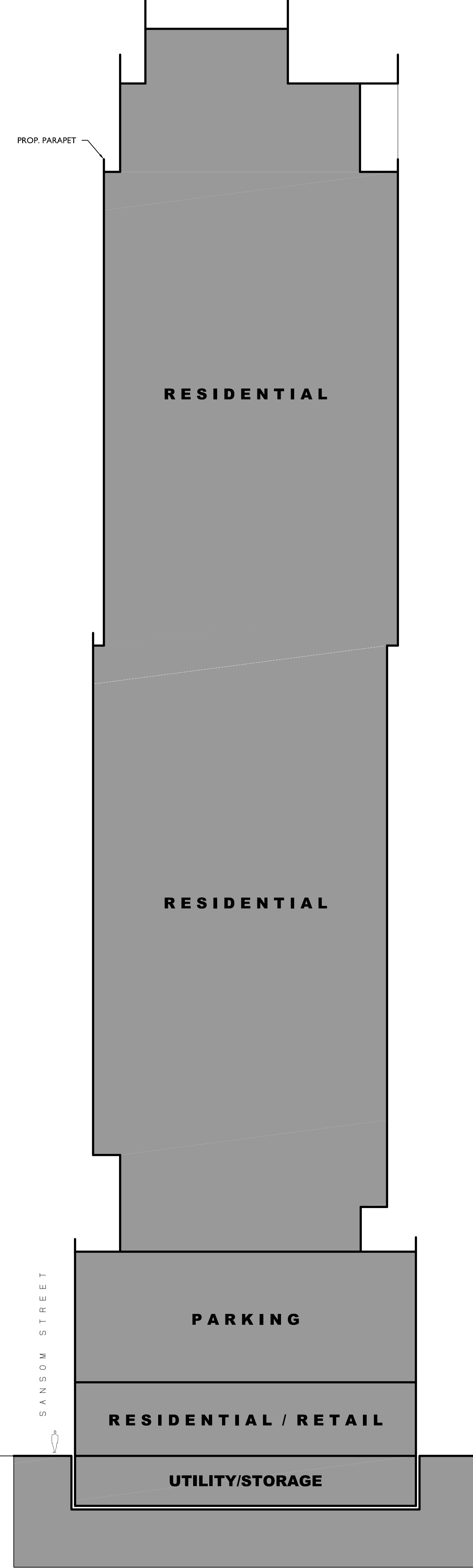
APPROVED

Revised plans, 3 pages, stamped by ZBA on September 24, 2024.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

PARAPET EL, 403'06" +
ROOF EL, 395'06" +
PARAPET EL, 388'04" +
34th FLOOR EL, 380'04" +
33rd FLOOR EL, 367'06" +
PARAPET EL, 359'04" +
32nd FLOOR EL, 355'10" +
31st FLOOR EL, 341'10" +
30th FLOOR EL, 331'04" +
29th FLOOR EL, 320'10" +
28th FLOOR EL, 310'04" +
27th FLOOR EL, 299'10" +
26th FLOOR EL, 289'04" +
25th FLOOR EL, 278'10" +
24th FLOOR EL, 268'04" +
23rd FLOOR EL, 257'10" +
22nd FLOOR EL, 247'04" +
21st FLOOR EL, 236'10" +
PARAPET EL, 228'01" +
20th FLOOR EL, 224'07" +
19th FLOOR EL, 209'05" +
18th FLOOR EL, 198'11" +
17th FLOOR EL, 188'05" +
16th FLOOR EL, 177'11" +
15th FLOOR EL, 167'05" +
14th FLOOR EL, 156'11" +
13th FLOOR EL, 146'05" +
12th FLOOR EL, 135'11" +
11th FLOOR EL, 125'05" +
10th FLOOR EL, 114'11" +
9th FLOOR EL, 104'05" +
8th FLOOR EL, 93'11" +
7th FLOOR EL, 83'05" +
6th FLOOR EL, 70'00" +
PARAPET EL, 60'07" +
5th FLOOR EL, 56'07" +
4th FLOOR EL, 40'03" +
3rd FLOOR EL, 30'04" +
2nd FLOOR EL, 20'05" +
1st FLOOR EL, 0'0" +
CELLAR FLOOR EL, (12'10") +



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REV	DATE	DESCRIPTION
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FY23-SANS-7305-01
NOT APPROVED FOR CONSTRUCTION

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLANS

FOR
JR SANSOM
PARTNERS, LLC

LOCATION:
708-712-14 SANSOM
STREET, PHILADELPHIA, PA
19106

PHILADELPHIA
2 Penn Center, Suite 222
1500 JK Boulevard
Philadelphia, PA 19102
Phone: 215-861-9021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

Colliers
Engineering & Design

SCALE: AS SHOWN
DATE: 08/08/23
PROJECT NUMBER: 22012714A
DRAWING NAME: CLAYT

SHEET TITLE:
FLOOR PLATES & PARKING
DIAGRAMS

SHEET NUMBER:
2 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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2	08/14/17	REWORK PER COMMENTS
3	09/04/17	REWORK PER CLIENT REQUEST FOR REVISION
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5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

REGISTERED
PROFESSIONAL
RHETT N. CHILBERT
PE07358

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

JR SANSOM
PARTNERS, LLC

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& Design

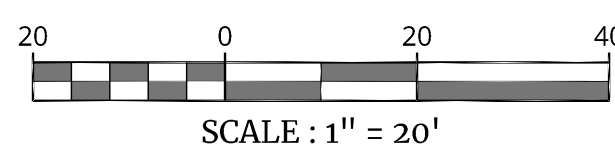
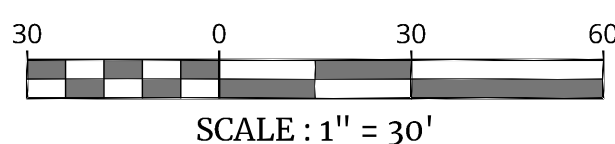
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PROJECT NUMBER: 22012714A		DRAWING NAME: C-LAYT	

SHEET TITLE:

SKYPLANE DIAGRAM

SHEET NUMBER: 3 of 3

Hilary J. Emerson, Esq.
Counsel for ZBA



Philadelphia City Planning Commission

Applied by L&L: Shwlr Cshlr

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION