

Zoning Permit

Permit Number ZP-2021-014329

LOCATION OF WORK 4145 CHESTNUT ST, Philadelphia, PA 19104-3012	PERMIT FEE \$672.00	DATE ISSUED 11/4/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER CHESTNUT ACQUISITION LLC	3675 MARKET ST 2ND FLOOR PHILADELPHIA PA 19104
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE FOR USE AS HOUSEHOLD LIVING (ONE-HUNDRED AND THIRTY-SIX (136) DWELLING UNITS), WITH VACANT COMMERCIAL SPACES ON THE GROUND FLOOR (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY), AND PARKING GARAGE WITH THIRTY-FIVE (35) ACCESSORY PARKING SPACES (INCLUDING ACCESSIBLE SPACES) AND THE CREATION OF NINETY (90) CLASS IA BICYCLE SPACES, LOCATED ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

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)
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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.

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AMENDMENT APPROVED ON 11/23/2021: TO REFLECT THE CREATION OF NINE (9) OFF-SITE PARKING SPACES (INCLUDING ONE (1) ACCESSIBLE AND TWO (2) AUTO-SHARE SPACES), ALLOCATED TO 26-40 S. 42ND STREET.

AMENDMENT APPROVED AS OF 10/2/24:

TO UPDATE THE OCCUPIED AREA, FLOOR AREA, AND NUMBER OF ELECTRIC VEHICLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE AMENDED PLANS.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4145 CHESTNUT ST, Philadelphia, PA 19104-3012

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.



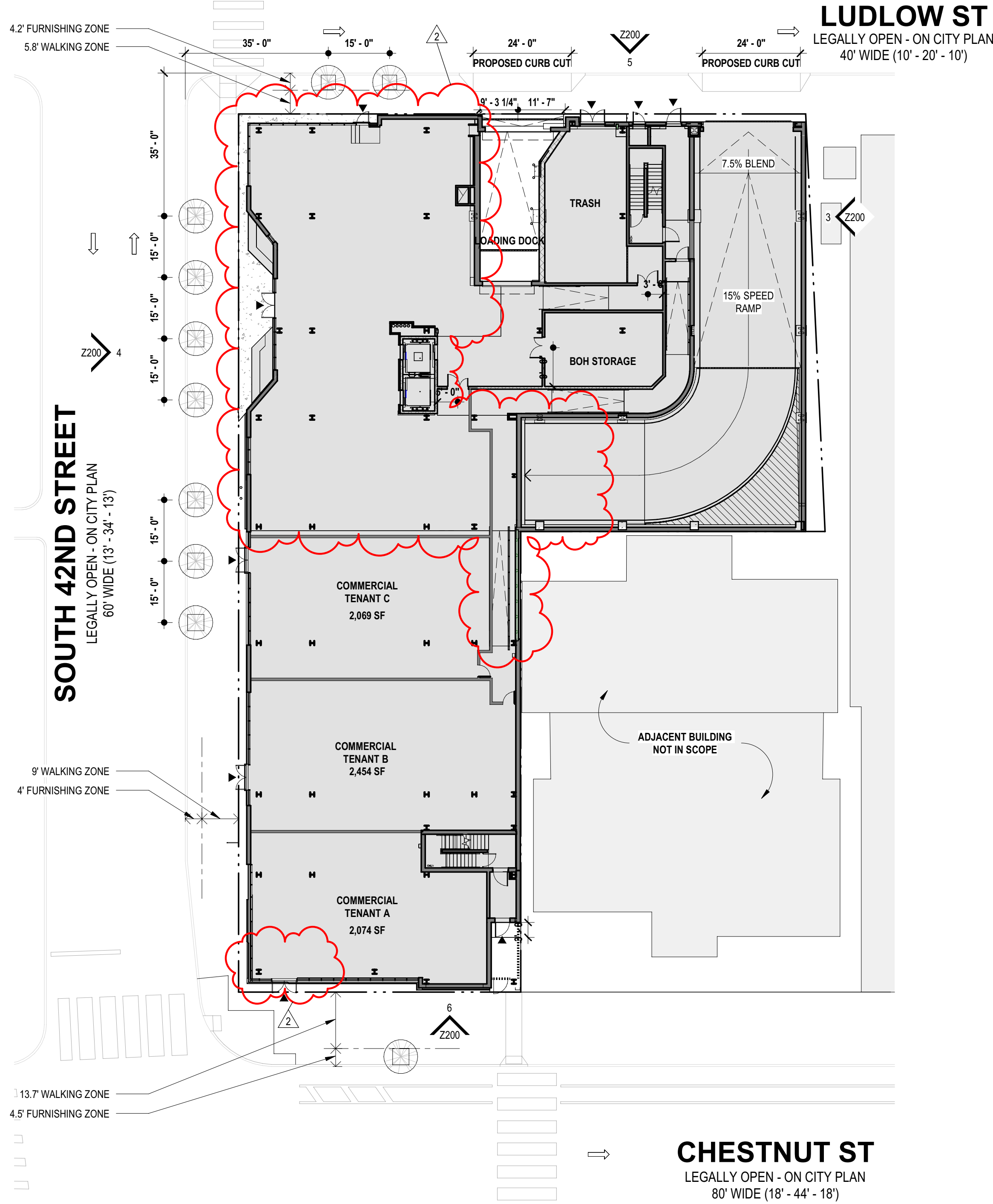
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



Applied by L&I: Mark Griffenberg

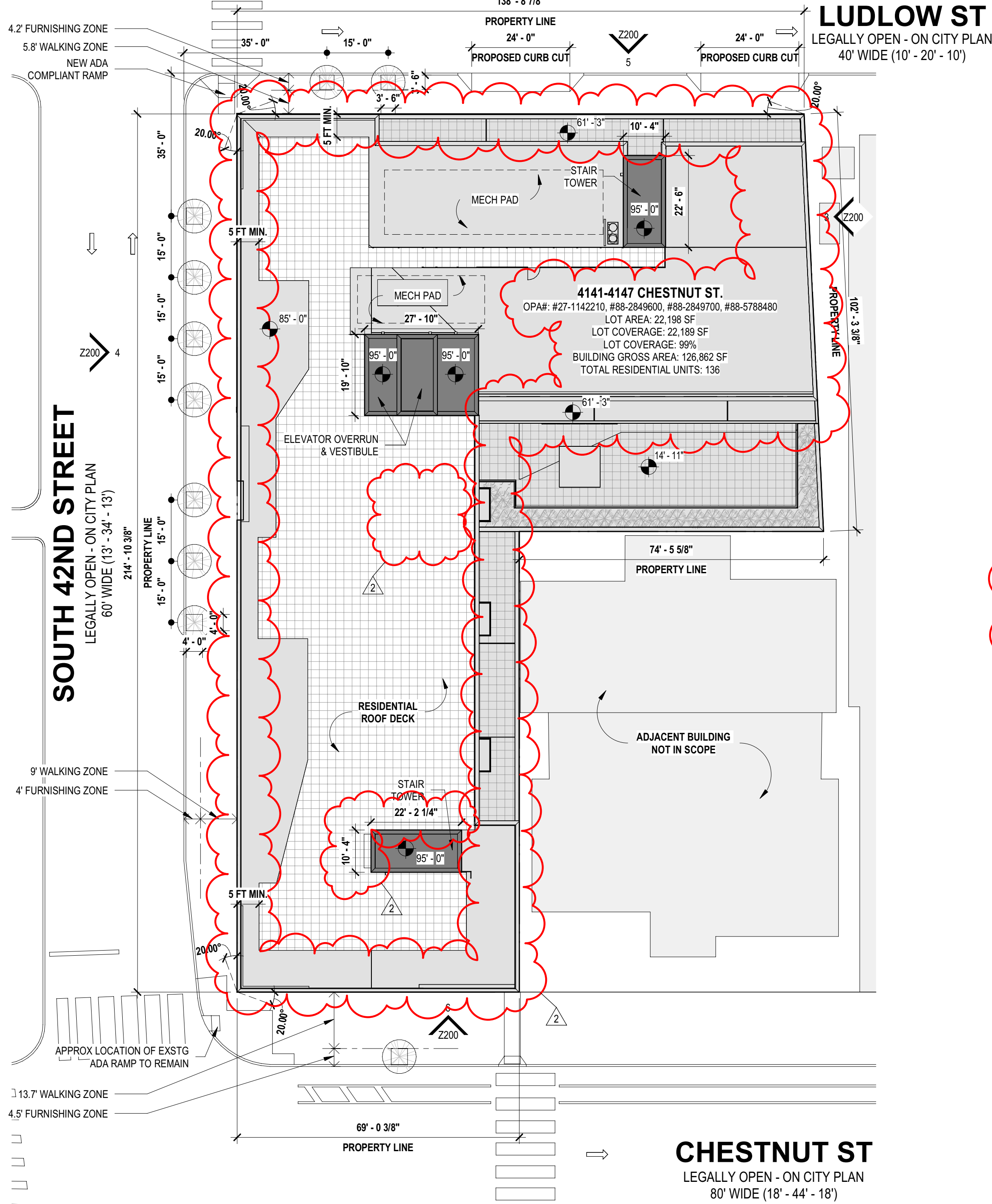
2 ZONING PLAN - FIRST FLOOR

Z100 1" = 20'-0"



1 ZONING PLAN - SITE

Z100 1" = 20'-0"



AREA REGULATIONS

LOT INFORMATION			
LOT ADDRESS(ES):	4141-4147 CHESTNUT STREET, PHILADELPHIA, PA 19104		
LOT AREA(S):	22,198 SF (22,123 SF P.D.S.)		
OPA NUMBER:	#27-1142210, #88-2849600, #88-2849700, #88-5788480 (EXSTG LOTS WILL BE COMBINED TO FORM A SINGLE LOT)		
BASE ZONING DISTRICT:	CMX-4		
OVERLAY ZONING DISTRICT:	N/A		
USE REGULATIONS (TABLE 14-602-2)			
PROPOSED & PERMITTED USES:	FLOOR	PROPOSED USE	
	CELLAR	MECHANICAL PARKING	
	1ST	RETAIL SALES, RESIDENTIAL LOBBY	
	2ND THRU 7TH	MULTI-FAMILY HOUSING	
	ROOF	RESIDENTIAL ROOF DECK (See Note 1)	
DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)			
	REQUIRED	PROPOSED	
MIN LOT WIDTH (FT)	N/A	NO CHANGE	
MIN LOT AREA (SF)	N/A	NO CHANGE	
MAX OCCUPIED AREA (% OF LOT)	100%	99% (22,189 SF BLDG)	
YARDS (TABLE 14-701-3)			
	REQUIRED	PROPOSED	
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"	
MIN SIDE YARD WIDTH, EACH (FT)	N/A	0' - 0"	
MIN REAR YARD DEPTH (FT)	N/A	0' - 0"	
HEIGHT (TABLE 14-701-3)			
	REQUIRED	PROPOSED	
MAX HEIGHT (FT)	N/A	85' - 10"	
MAX FLOOR AREA (% OF LOT AREA)	500 + 200' = 700	572	
		*UNDERGROUND PARKING BONUS	
CMX-4 + CMX-5 BULK + MASSING CONTROLS, OPTION A (14-701-5)			
	ALLOWED	PROPOSED	
REGULATED STREET FRONTAGE	WIDEST	CHESTNUT (80 FT)	
HEIGHT THRESHOLD FOR 100% LOT AREA OCCUPANCY (80 - 89 FT WIDE STREETS)	< 110 FT	85' - 10"	
OCCUPIED AREA (% OF LOT)	100%	99%	
OFF STREET PARKING REQUIREMENTS (14-803)			
	ALLOCATED TO 4141-4147 CHESTNUT ST	ALLOCATED TO 26-40 S 42ND ST	4141-4147 CHESTNUT ST
	REQUIRED	REQUIRED	PROPOSED
TOTAL	21 (See Note 2)	9	35
AUTO SHARE	4	2	6
COMPACT	-	-	6
ELECTRIC VEHICLE	2 (30 to 39)	-	4
ACCESSIBLE	2 (40 to 59)	1 (40 to 25)	2 (26-30)
BICYCLE REQUIREMENTS (14-804)			
BICYCLE PARKING	48 (See Note 3)		90
OFF STREET LOADING REQUIREMENTS (14-806)			
LOADING SPACES	1 (See Note 4)		1 (10' x 40' x 14')
NOTES			
Note 1: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 SF per 14-604(5)(c)(2) in CMX-4. Stairs do not exceed 10ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards.			
Note 2: 136 units x 0.3 requirement (14-802-2) = 41 spaces Auto-share reduction (14-802(8)(b)): 4 auto-share spaces = 16 space reduction Bicycle parking reduction (14-802(8)(e)): 20 Class 1 bicycle parking spaces = 4 space reduction Total required parking after reductions: 21 spaces Total provided parking: 35 spaces			
Note 3: Per Table 14-804-1: Multifamily residential uses require 1 Class 1 Bicycle space per every 3 dwelling units. 136 units/3 = 46 class 1 bicycle parking spaces. 7,501 - 20,000 SF = 2 Class 1 bicycle parking spaces 48 required, 90 spaces provided.			
Note 4: Floor Area = 126,862 SF Residential Use + 6,597 SF Retail Use Per 14-806-1, the capacity of mixed-use buildings and developments, off-street loading requirements shall be calculated by determining the required loading spaces for the cumulative gross floor area occupied by each group of uses listed in each row of Table 14-806-1 or Table 14-806-2, as applicable, and then taking the highest result of these calculations. Per Table 14-806-2 Residential Use of 100,000 - 200,000 = 1 space Retail Use of 40,000 - 100,000 = 0 space Highest Result = 1 Loading Space			

In accordance with the terms and provisions of Section 14-701 (5) (b) of the Philadelphia Code pertaining to

SKY PLANE

This application complies with the Sky Plane Control requirements of Section 14-701 (5) (b) and the Regulations of the City Planning Commission.

Applied Electronically By: BRIAN WENRICH
September 27, 2024
Lidger No.: E-6023

Philadelphia City Planning Commission

CMA[®]
CosciaMoos



Signature and Seal

4141
CHESTNUT
STREET

PHILADELPHIA, PA
19104

PROJECT NO: 587

OWNER:

4141 Chestnut Acquisition, LLC
c/o Matthew McClure Ballard Spahr LLP
1735 Market Street
51st Floor
Philadelphia, PA 19103

ARCHITECT:

CosciaMoos Architecture
123 South Broad Street
Suite 220, South Lobby
Philadelphia PA 19109
www.cosciamoos.com
267-761-9416

CIVIL ENGINEER:

Colliers Engineering & Design Inc.
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
https://colliersengineering.com/
215-861-9021

STRUCTURAL ENGINEER:

O'Donnell & Naccarato
701 Market Street
Suite 6000
Philadelphia, PA 19106
https://www.o-n.com/
215-925-3788

MEPFP ENGINEER:

J+M Engineering LLC
11 West Thompson Street
Philadelphia, PA 19125

https://www.jandmengineers.com/

215-454-2662

LANDSCAPE ARCHITECT:

OMNES LLC
1262 Simon Blvd, Suite B103
Easton, PA 18042

https://omnes.studio/

215-882-0500

SUSTAINABILITY:

THE SHEWARD PARTNERSHIP, LLC
2300 Chestnut Street

www.thesheawardpartnership.com

215-751-9301

2 ZONING RESUBMISSION 09/12/2024
1 ZONING RESUBMISSION 10/13/2021

09/12/2024

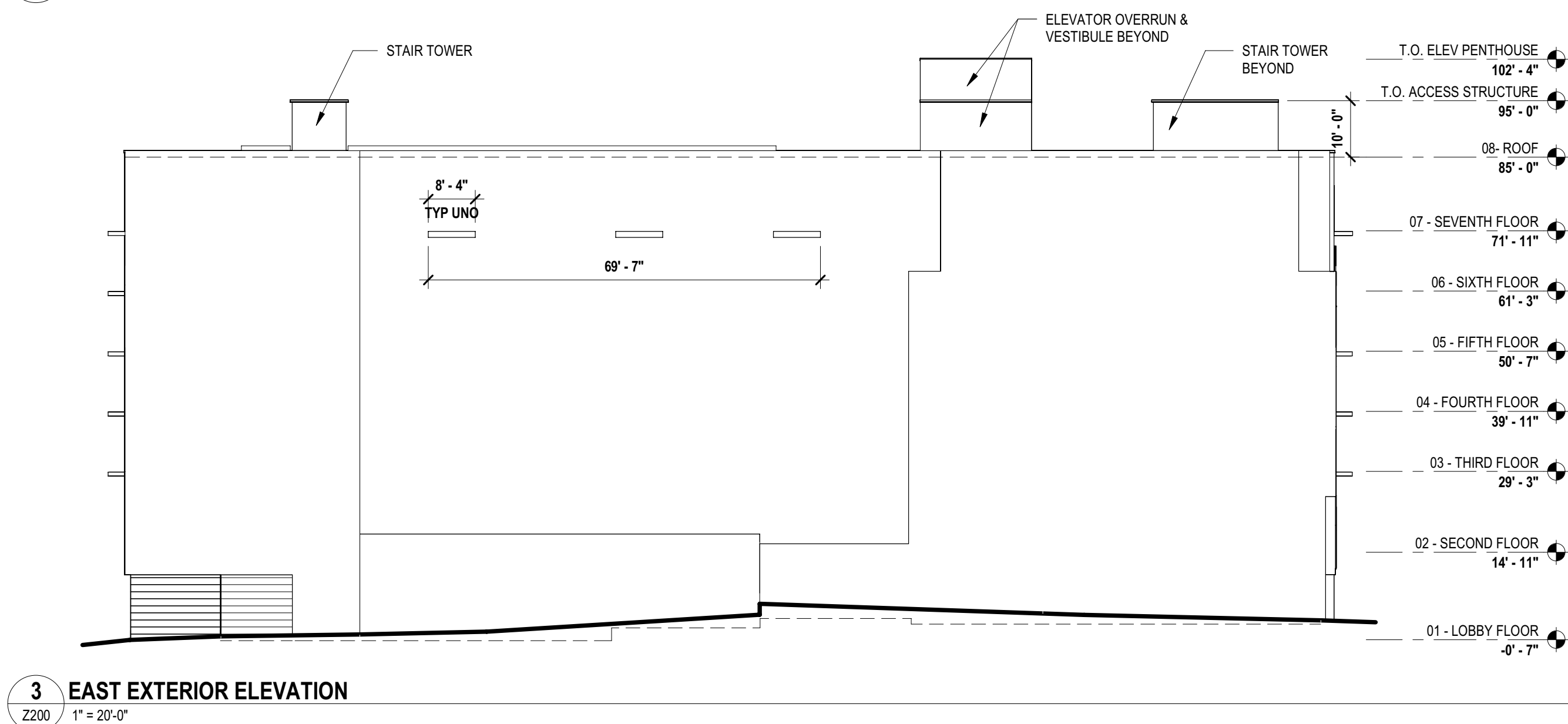
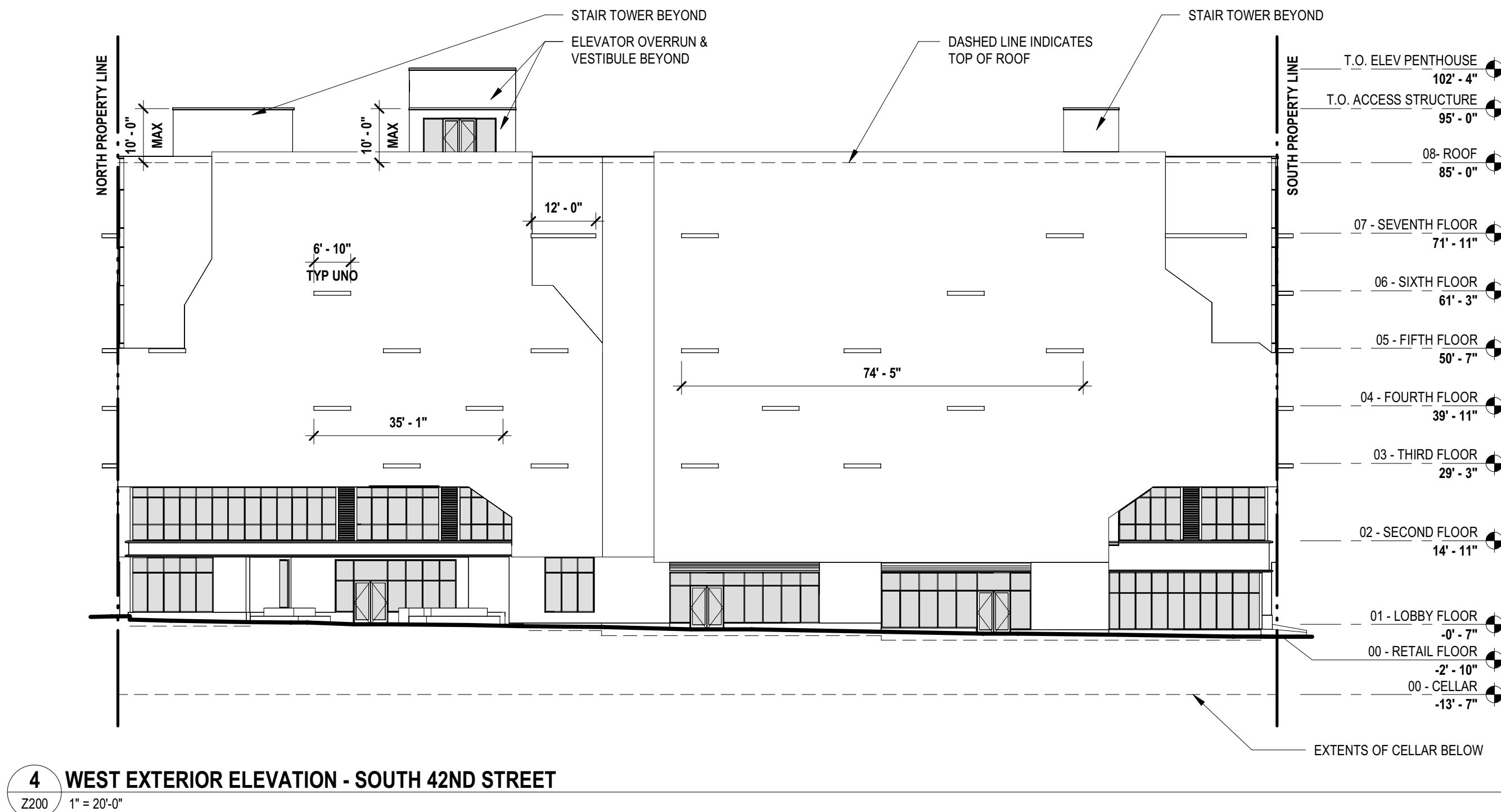
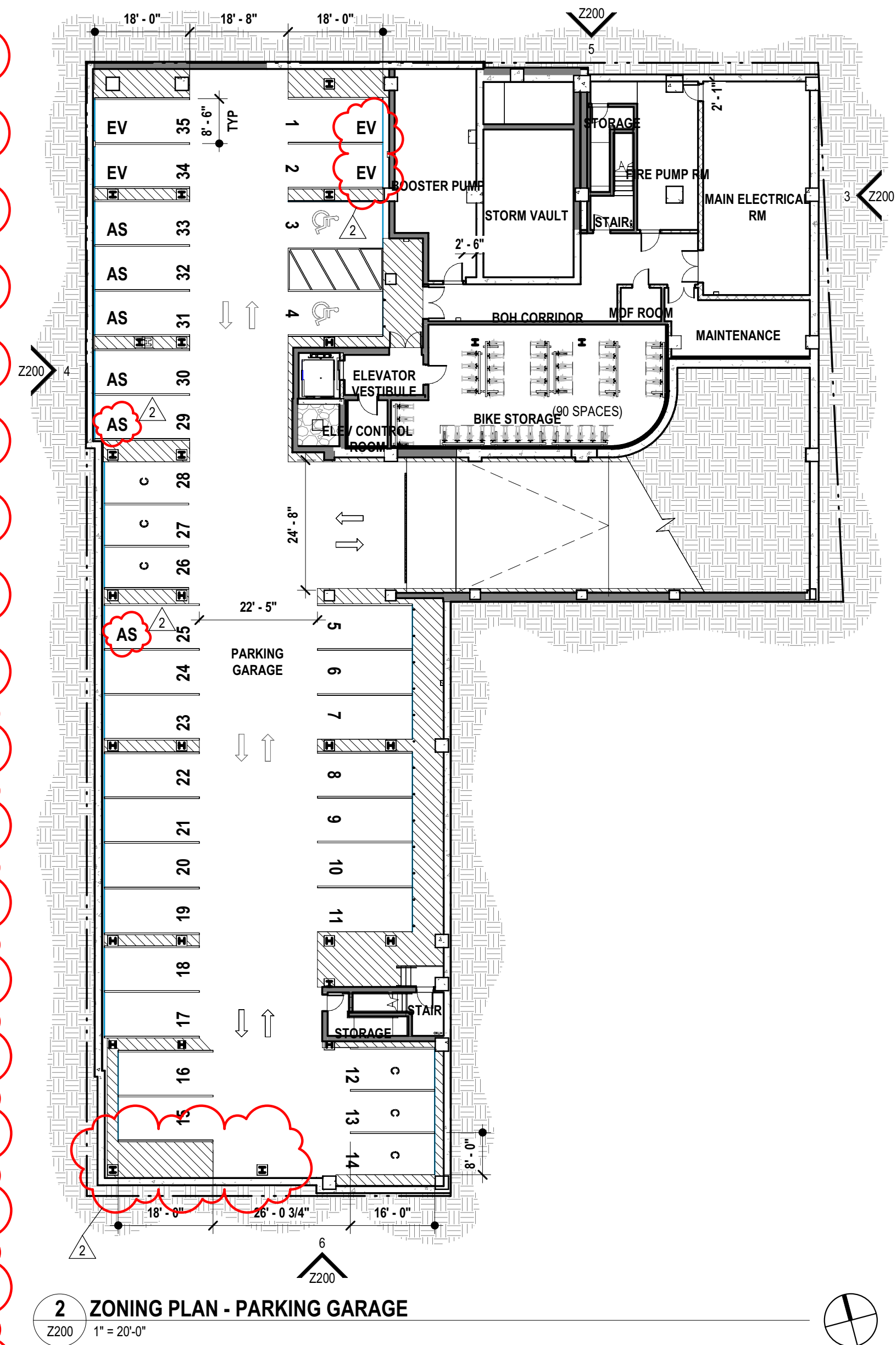
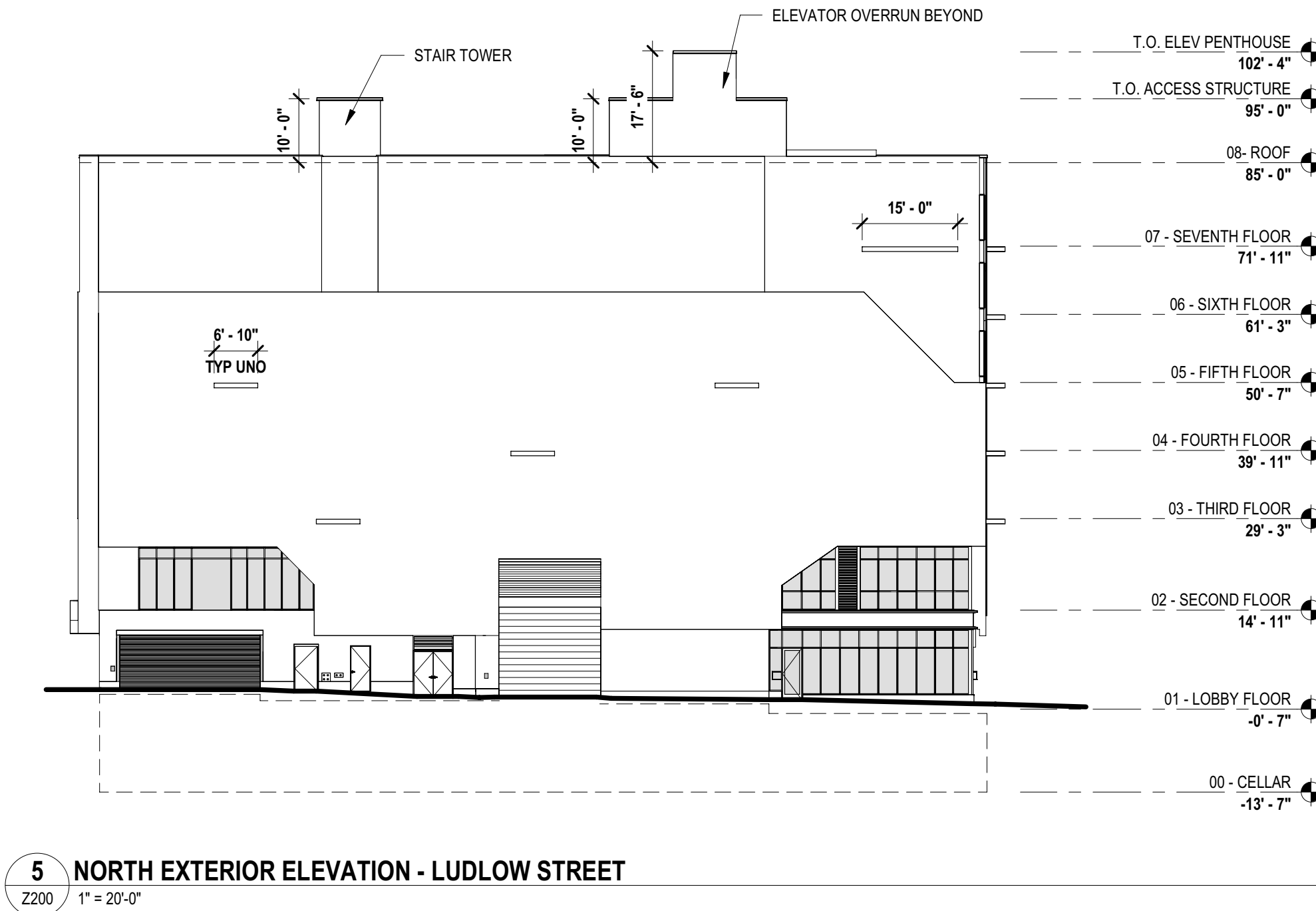
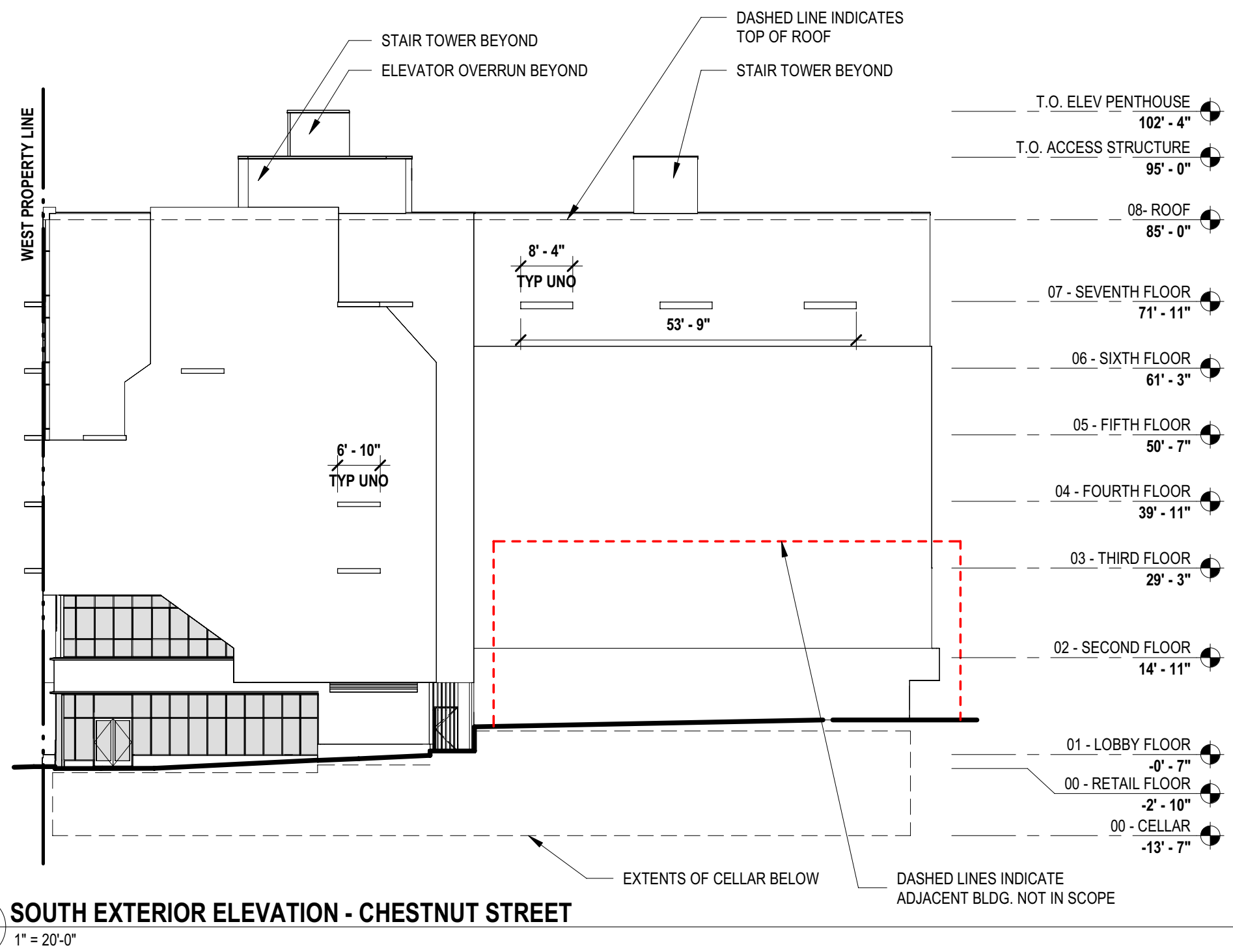
ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: CMA

ZONING TABLES &
PLANS

Z100



VIEW FROM CORNER OF SOUTH 42ND STREET & CHESTNUT STREET



VIEW FROM CORNER OF SOUTH 42ND STREET & LUDLOW STREET

CMA
CosciaMoos



Signature and Seal

**4141
CHESTNUT
STREET**
**PHILADELPHIA, PA
19104**

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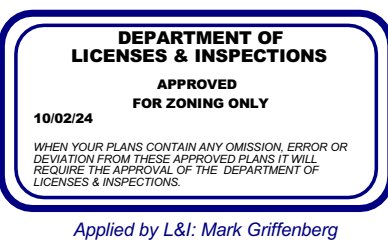
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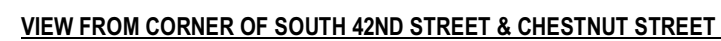
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**PLANS &
ELEVATIONS**

Z200



Applied by L&I: Mark Griffenberg



1 SITE PHOTOS
Z200

Architect

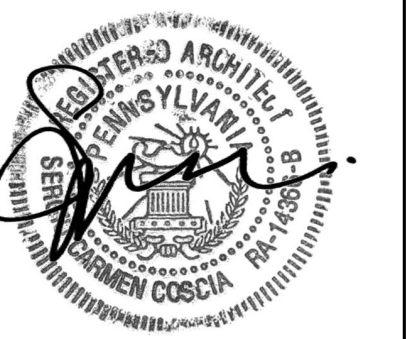
COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer



Colliers Engineering & Design, Inc.
Doing Business as Maser Consulting
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
215 861 9021



Signature and Seal

Project

4141-4147
CHESTNUT ST
PHILADELPHIA PA

Sheet Title

PLANS &
ELEVATIONS

Date 10/13/21

Scale As indicated	Drawn SR	Project No. 587
Sheet No.		

Z200

APPROVED
FOR ZONING ONLY
11/23/21

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: