

Zoning Permit

Permit Number ZP-2022-005272

LOCATION OF WORK 3310 FAIRMOUNT AVE, Philadelphia, PA 19104	PERMIT FEE \$622.00	DATE ISSUED 5/10/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER 4115BROWN LLC	3308 FAIRMOUNT AVE 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 A DETACHED STRUCTURE WITH A ROOF DECK WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN ON PLANS. AMENDMENT (7/05/2022) TO ADD CURB CUT TO APPROVED PLANS. STREETS DEPARTMENT APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
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APPROVED USE(S) Artist Studios and Artisan Industrial.; Residential - Household Living - Multi-Family

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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3308 FAIRMOUNT AVE, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (TWENTY (20) FAMILIES) WITH ACCESSORY STRUCTURE PARKING AND BIKE PARKING AS PER PLANS. AMENDMENT 10/2/24AMENDMENT TO DOCUMENT ARTIST STUDIOS AND ARTISAN INDUSTRIAL USE (EQUAL TO AT LEAST 50% OF GROUND FLOOR AREA) AT BASEMENT LEVEL

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.

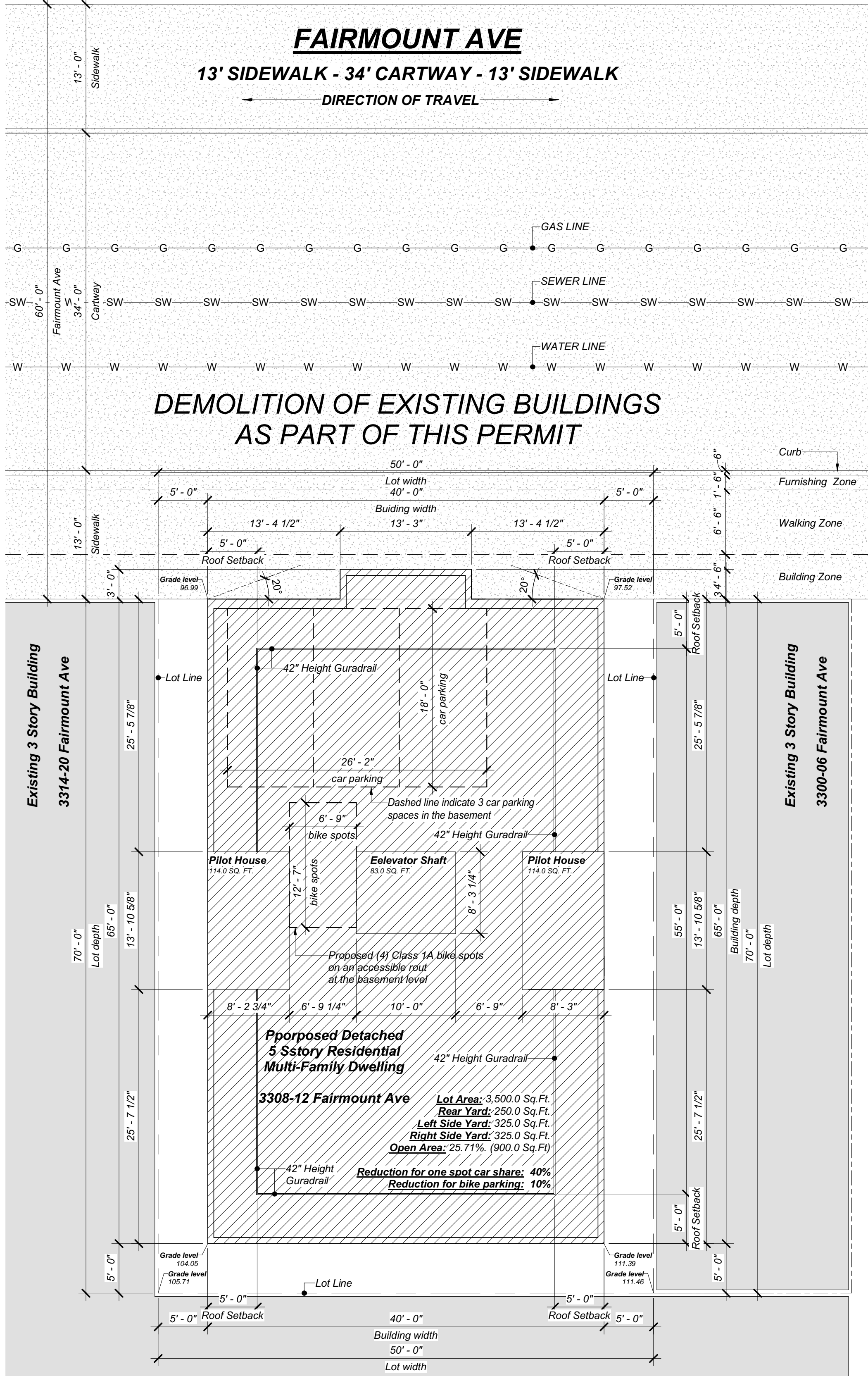
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

PROPERTY SCHEDULE			
Parcel No.	Address	Area	Proposed
#242119400/#242119500	3308-12 Fairmount Ave	3500 SF	3,500.0 Sq.Ft.



Site Plan

SCALE: 1/8" = 1'-0"

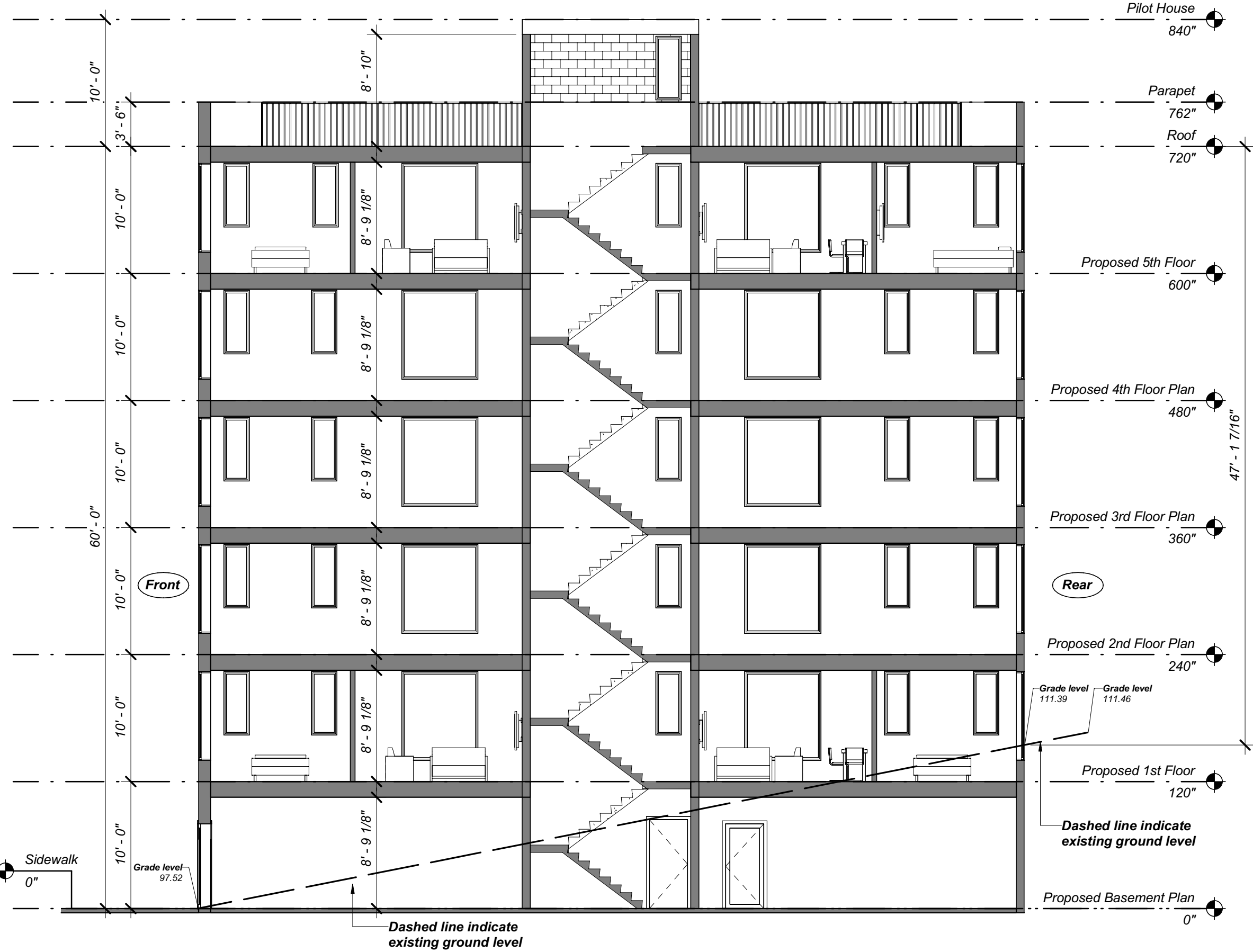
Longitudinal Section

SCALE: 1/8" = 1'-0"

ZONING PLAN ABBREVIATIONS	
W	WATER LINE
SW	SEWER LINE
G	GAS LINE
E	ELECTRICAL LINE
P	PROPOSED BUILDING LINE
L	LOT LINE
D	DIRECTION OF TRAFFIC
C	CURB CUT (ADA RAMP)
U	UTILITY POLE
F	FIRE HYDRANT
N	NORTH SIGN
P	PLANTER (TREE)
D	DROP INLET
T	TRAFFIC SIGN
B	PROPOSED BUILDING ADDITIONS
E	EXISTING BUILDINGS
N	EXISTING NEIGHBORING BUILDINGS
R	ROAD COVER
W	PROPOSED DOMESTIC WATER LINE
SW	PROPOSED FIRE SERVICE WATER LINE
SW	PROPOSED SANITARY LINE
L	LIMIT OF DISTURBANCE



Aerial View

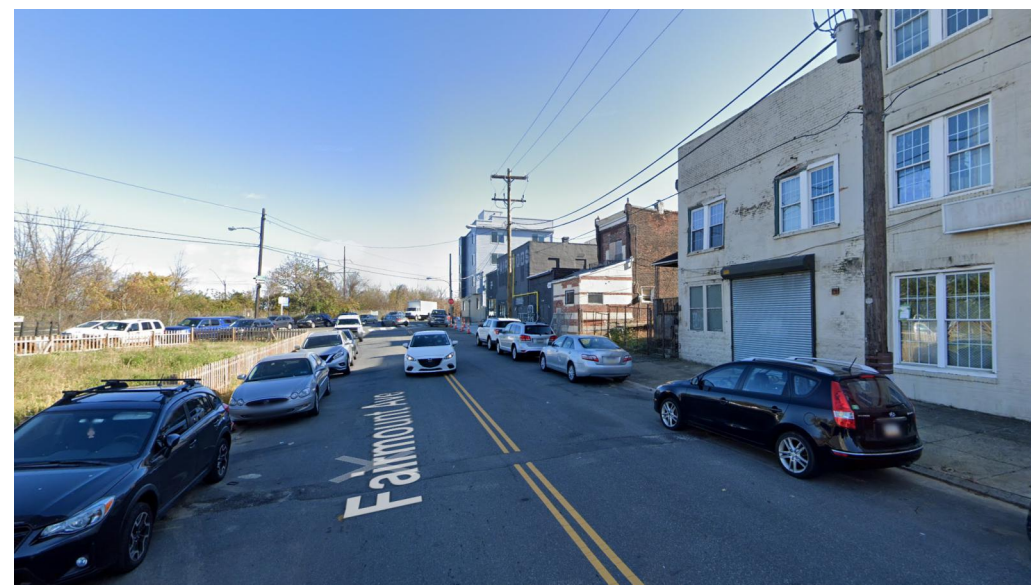


Longitudinal Section

SCALE: 1/8" = 1'-0"



Street Views



614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: Plans@HaverfordSq.com

IRMX		
NEW DISTRICT NAME		3308-12 FAIRMOUNT AVE, PHILADELPHIA, PA 19104
PERMITTED BUILDING TYPE INDUSTRIAL RESIDENTIAL MIXED-USE		
USES PERMITTED AS OF RIGHT:		
MULTI-FAMILY, CARETAKER QUARTERS, GROUP LIVING, PASSIVE RECREATION, ACTIVE RECREATION, DAY CARE, EDUCATIONAL FACILITIES, FRATERNAL ORGANIZATION, LIBRARIES AND CULTURAL EXHIBITS, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, UTILITIES AND SERVICES, BASIC, WIRELESS SERVICE FACILITY, OFFICE, BUILDING SUPPLIES AND EQUIPMENT, CONSUMER GOODS (EXCEPT DRUG, PHARMACEUTICALS AND GUNS), FOOD, BEVERAGES, AND GROCERIES, SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES, WEARING APPAREL, AND ACCESSORIES, ANIMAL SERVICES, BUILDING SERVICES, BUSINESS SUPPORT, EATING AND DRINKING ESTABLISHMENTS, FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS), FUNERAL AND MORTUARY SERVICES, MAINTENANCE AND REPAIR OF CONSUMER GOODS, PERSONAL SERVICES (EXCEPT BODY ART SERVICES), RADIO, ELEVATOR, AND RECORDING SERVICES, VISITOR ACCOMMODATIONS, COMMISSARIES AND CATERING SERVICES, COMMERCIAL VEHICLE SALES AND RENTAL, WAREHOUSE, DISTRIBUTOR OF MALT OR BREWED BEVERAGES, ARTISTS STUDIOS AND ARTISAN INDUSTRIAL, RESEARCH AND DEVELOPMENT, COMMUNITY GARDEN, MARKET OR COMMUNITY SUPPORTED FARM, HORTICULTURE NURSERIES AND GREENHOUSES		
	REQUIRED	PROPOSED
MIN. FRONT YARD DEPTH (Ft.)	0 FT. [3]	
MIN. SIDE YARD WIDTH (Ft.)	0 FT. [3]	
MIN. REAR YARD DEPTH (Ft.)	0 FT. [3]	
MAX. OCCUPIED AREA (% of Lot)	INTERMEDIATE 75%; CORNER 80% [5]	
MAX. HEIGHT (Ft.)	60 Ft. [4] [5]	
MAX. FLOOR AREA RATIO (%)	500%	
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (Sq.Ft.)		
SIDE YARD (Sq.Ft.)		
FRONT YARD (Sq.Ft.)		
BUILDING FOOTPRINT (Sq.Ft.)		
BUILDING USE	UNIT QTY	NOTES
RESIDENTIAL MULTI-FAMILY	20 RESIDENTIAL UNITS	

STREETS DEPARTMENT 3308-12 FAIRMOUNT AVE,
RIGHT OF WAY PHILADELPHIA, PA 19104

STREET BREAK-DOWN: BRANDYWINE STREET

13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60' WIDE

	ENCROACHMENT TYPE		DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT	
STAIRS / STEPS	N/A	N/A	
BAY WINDOW	PROPOSED	3' - 0"	
WINDOW WELL	N/A	N/A	

MAXIMUM ENCROACHMENT ALLOWED: 4'-6"

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

Owner:

4115BROWN LLC



Know what's below.
Call before you dig.



ISSUED BY:
Haverford Square Designs
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK (X) ONE BOX ONLY ☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

REV. 0 INITIAL PERMIT SUBMISSION FEBRUARY 11, 2022

Project Name:

3308-12 Fairmount Ave,
Philadelphia, PA 19104

Drawing Name:

Zoning Plan.

Project number 3308-12 Fairmount Ave

Date 2/11/2022 10:19:40 PM

Drawn by Alexandr Stratila

Checked by

Sheet Number:

Z-1

Scale As indicated



Applied Electronically by L&I User

BEGINNING at a point on the southerly side of Fairmount Avenue (60' wide on City Plan, legally open), said point being located N.83°40'31"E., a distance of 155,000 feet from the intersection of the same with the easterly side of N. 34th Street (60' wide on City Plan, legally open);

THENCE extending along the said southerly side of Fairmount Avenue, N.83°40'31"E., a distance of 50,000 feet to a point;

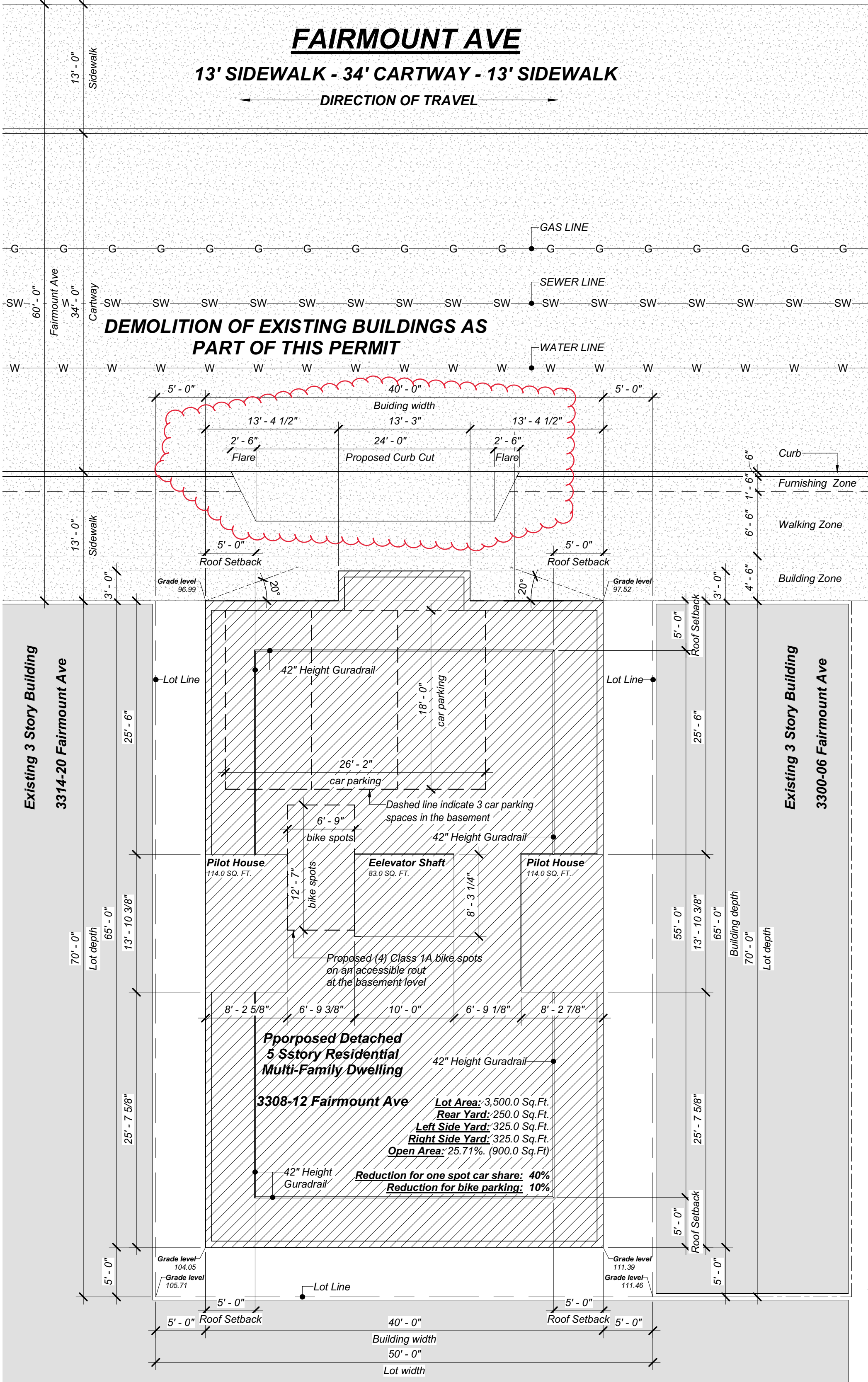
THENCE extending through a wall, S.06°19'29"E., a distance of 70,000 feet to a point;

THENCE extending S.83°40'31"W., a distance of 50,000 feet to a point;

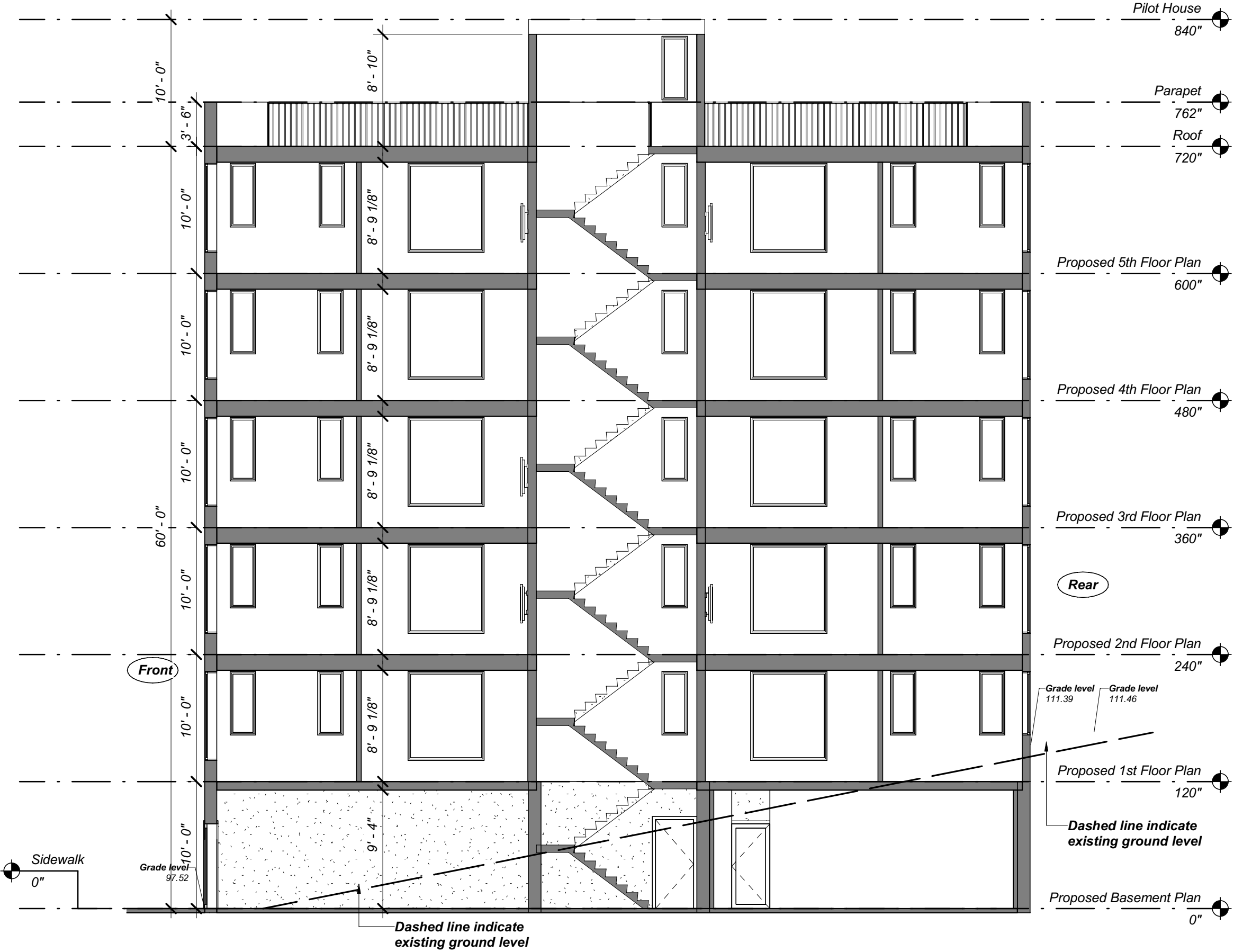
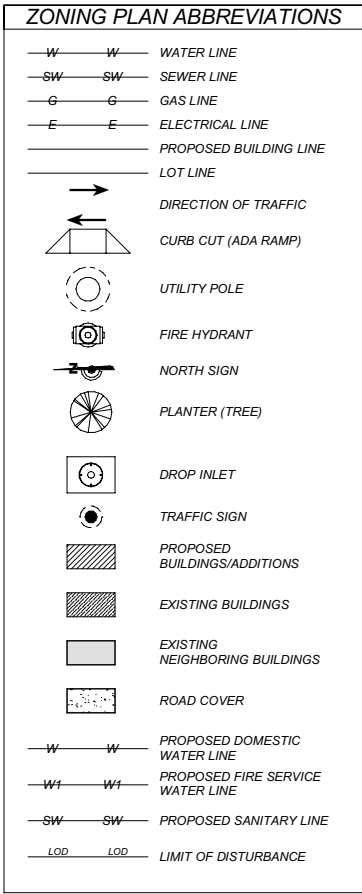
THENCE extending along the average face of a building, N.06°19'29"W., a distance of 70,000 feet to a point on the said southerly side of Fairmount Avenue, being the first mentioned point and PLACE OF BEGINNING.

Deed

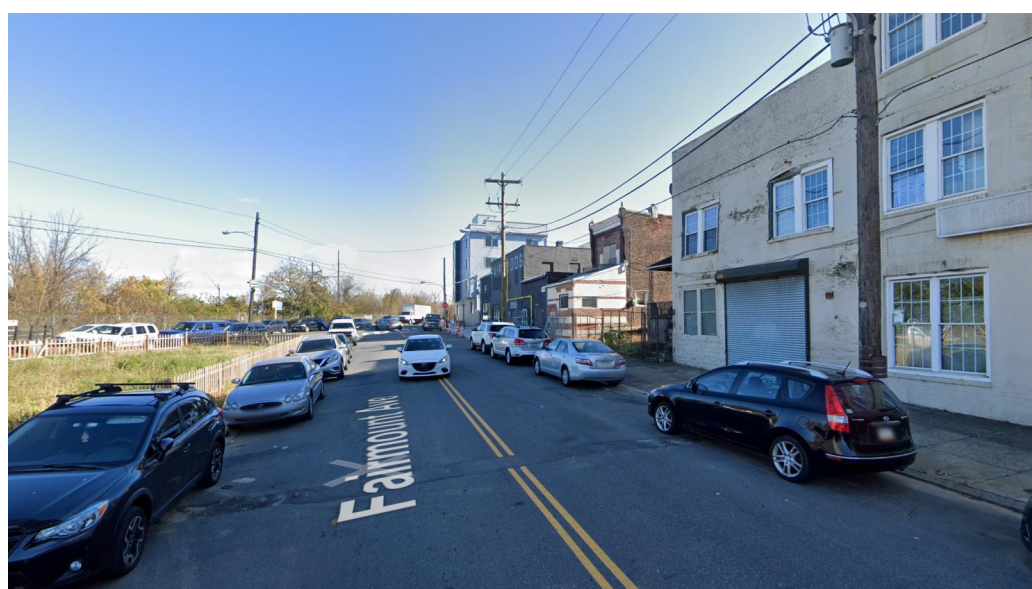
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☒ APPROVED AS IS
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CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

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Project Name:

3308-12 Fairmount Ave,
Philadelphia, PA 19104

Drawing Name:

Zoning Plan.

Project number	3308-12 Fairmount Ave
Date	6/3/2022 7:11:41 PM
Drawn by	Alexandr Stratila
Checked by	

Sheet Number:

Z-1

Scale As indicated

APPROVED
FOR ZONING ONLY
07/05/22

WHEN YOUR PLANS CONTAIN ANY ENCROACHMENT, YOU MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. YOUR PLANS WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.

Applied Electronically by L&I User

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