

Zoning Permit

Permit Number ZP-2023-004837

LOCATION OF WORK 1713 N FRONT ST, Philadelphia, PA 19122-3203	PERMIT FEE \$2,278.00	DATE ISSUED 12/13/2023
	ZBA CALENDAR MI-2023-002872	ZBA DECISION DATE 12/13/2023
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 1713 FRONT QOZB LLC	1100 LUDLOW ST 7TH FL 1713 FRONT QOZB LLC PHILADELPHIA PA 19107
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT REMOVAL OF TEN (10) ACCESSORY PARKING SPACES WITH EXISTING 15 FT. 6 IN. HIGH PARTY WALL AT REAR TO REMAIN; FOR THE CREATION OF ONE (1) VACANT NON-RESIDENTIAL SPACE AT GROUND FLOOR (TOTAL THREE (3) VACANT NON-RESIDENTIAL SPACES AT GROUND FLOOR: USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With proviso: "Per amended refusal dated 8/21/23
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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-2023-004837

LIVING (FIFTYFIVE (55) DWELLING UNITS) FROM SECOND (2ND) THRU SIXTH (6TH) FLOORS AND TWENTY (20) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT GROUND FLOOR AS PREVIOUSLY APPROVED. (SEE APPLICATION# ZP-2022-014230 FOR PERMIT); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN. With proviso: "Per amended refusal dated 8/21/23



APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1713 N FRONT ST, Philadelphia, PA 19122-3203

ADDITIONAL USE DETAILS

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

ONE (1) VACANT NON-RESIDENTIAL SPACE AT GROUND FLOOR (TOTAL THREE (3) VACANT NON-RESIDENTIAL SPACES AT GROUND FLOOR: USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING (FIFTY-FIVE (55) DWELLING UNITS) FROM SECOND (2ND) THRU SIXTH (6TH) FLOORS AND TWENTY (20) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT GROUND FLOOR AS PREVIOUSLY APPROVED. (SEE APPLICATION# ZP-2022-014230 FOR 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.

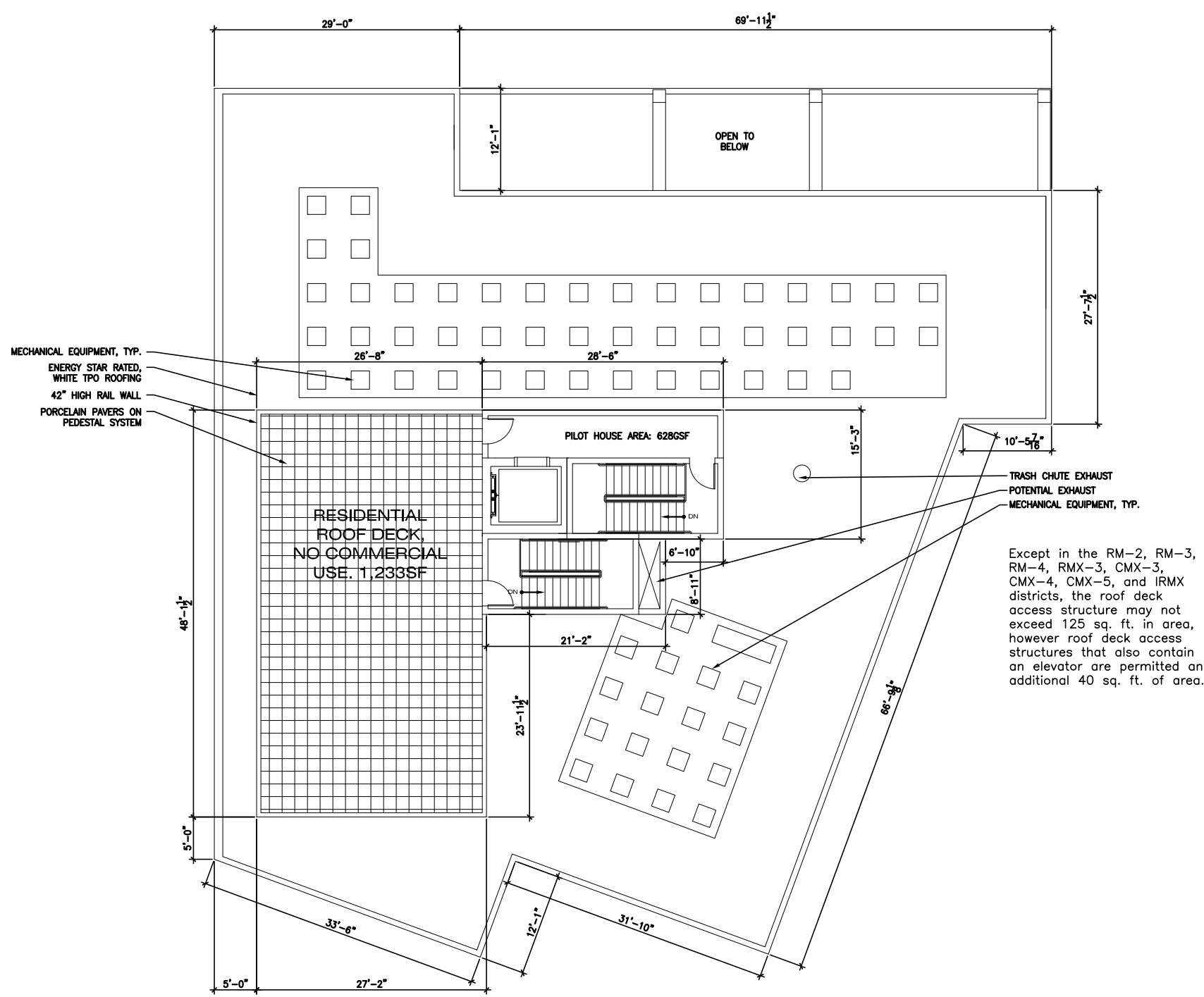


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

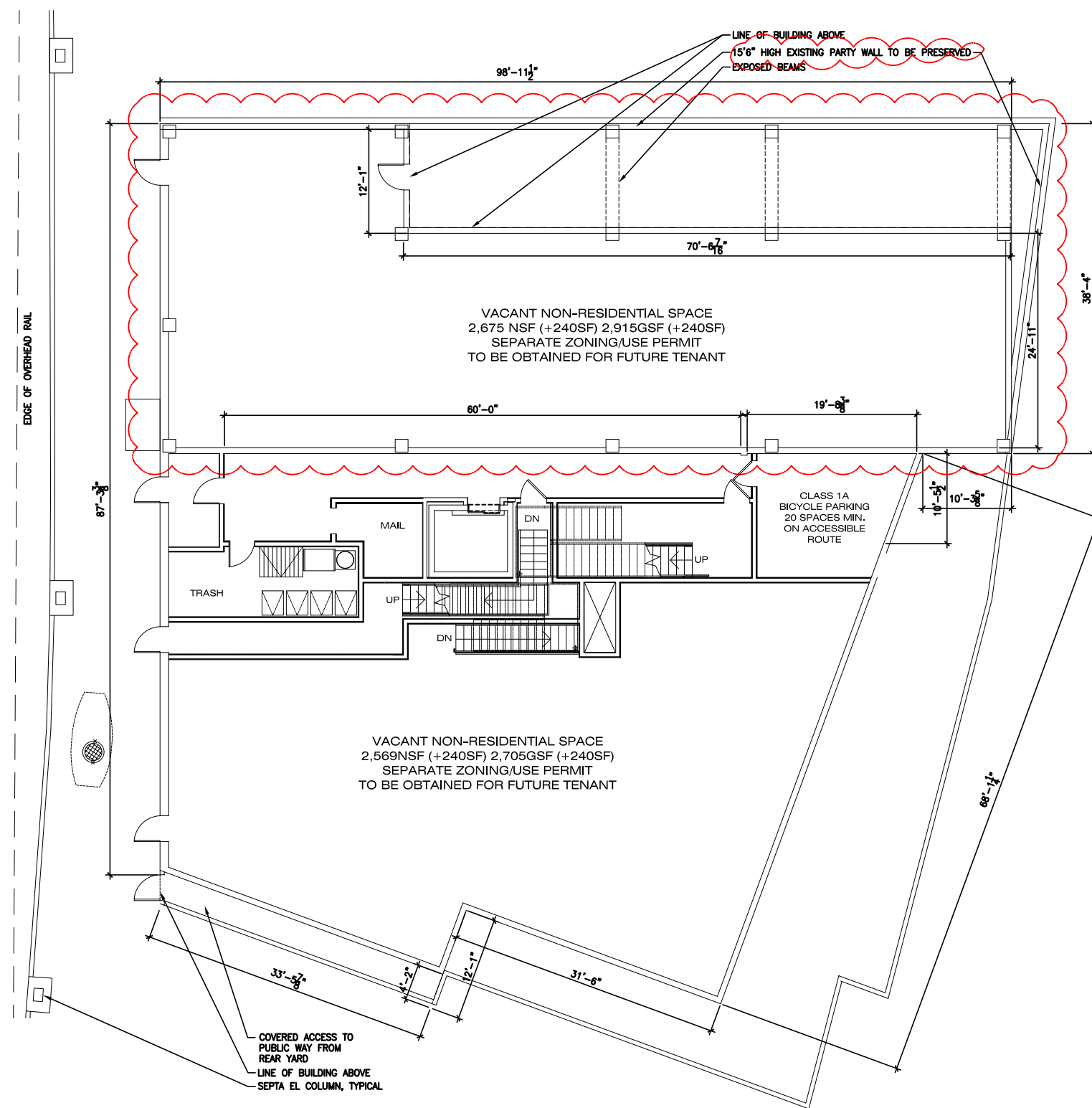
KHOLSA - NORTH

LOT CONSOLIDATION AND NEW CONSTRUCTION 1713-21 N. FRONT STREET PHILADELPHIA, PA
OPA#: 88-4343355 PARCELS #77,23,48 & 109, OPA# 18-3055900 PARCEL #84

GENERAL NOTES



NORTH FRONT STREET
ON CITY PLAN
LEGALLY OPEN
60' RIGHT OF WAY
13' - 34' - 13'



G1

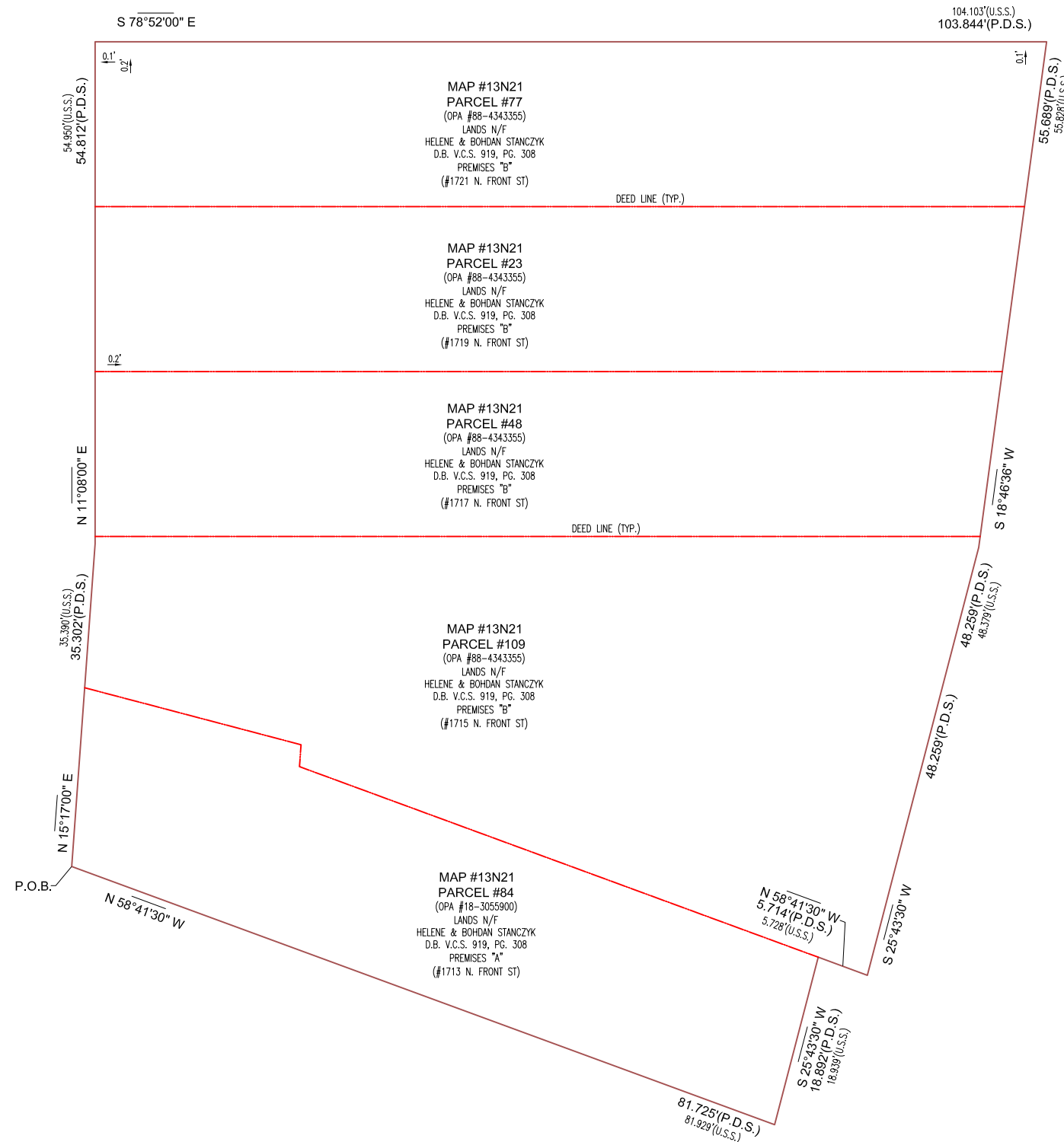
ZONING ROOF PLAN

1/16" = 1'-0"

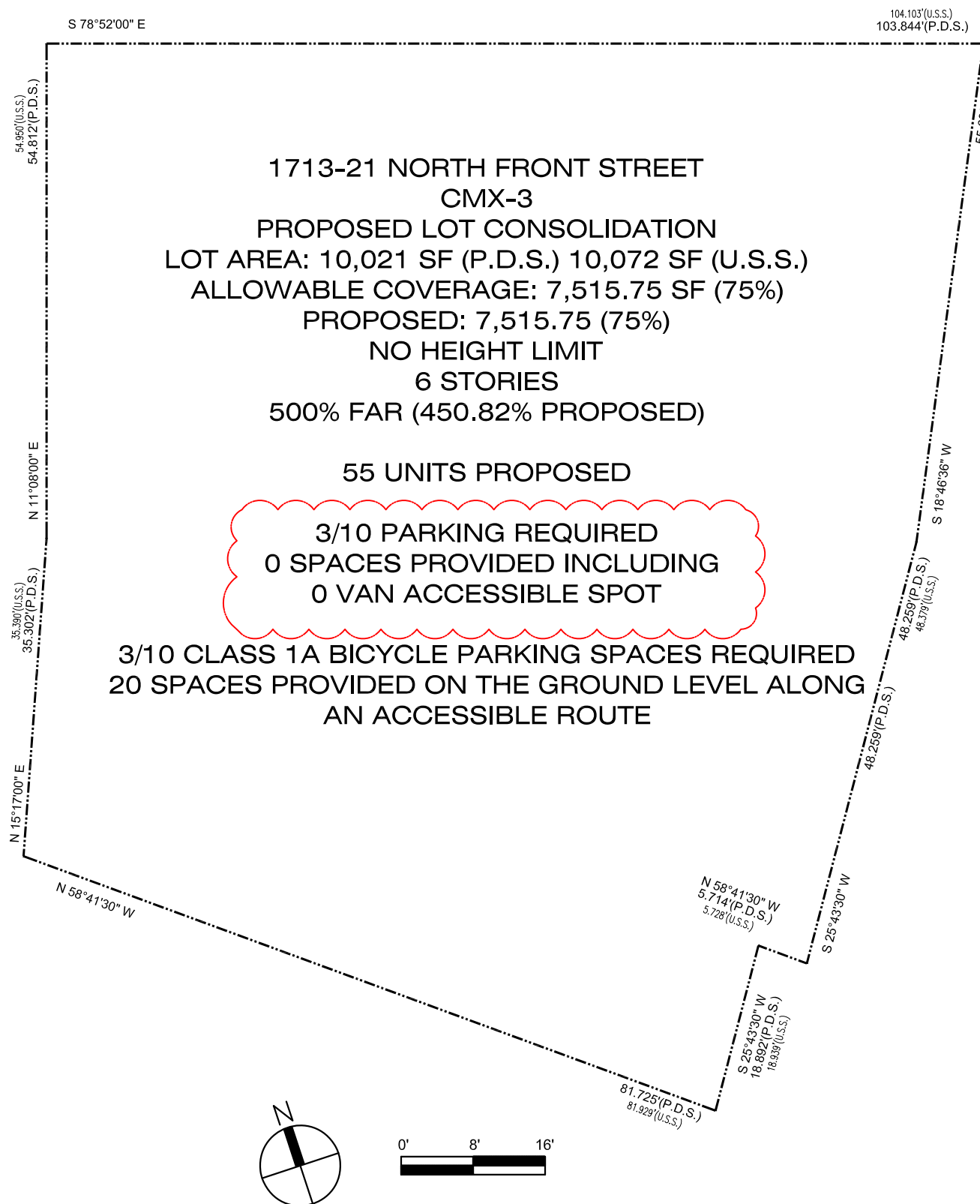
G7

ZONING GROUND FLOOR PLAN

1/16" = 1'-0"



NORTH FRONT STREET
ON CITY PLAN
LEGALLY OPEN
60' RIGHT OF WAY
13' - 34' - 13'



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.
20220911396

ZONING AMENDMENT 05.05.2023
No. REVISIONS/SUBMISSIONS Date

KHOSLA NORTH
1713-21 North Front Street
Philadelphia, PA

CANNObdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING

Seal
Drawn
Checked
Reviewed
Date
Scale
Project No.
CAD File No.
Drawing No.

Z-1

APPROVED
FOR ZONING ONLY
01/09/24

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT,
CANNObdesign SHALL BE RESPONSIBLE FOR THE
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

A1

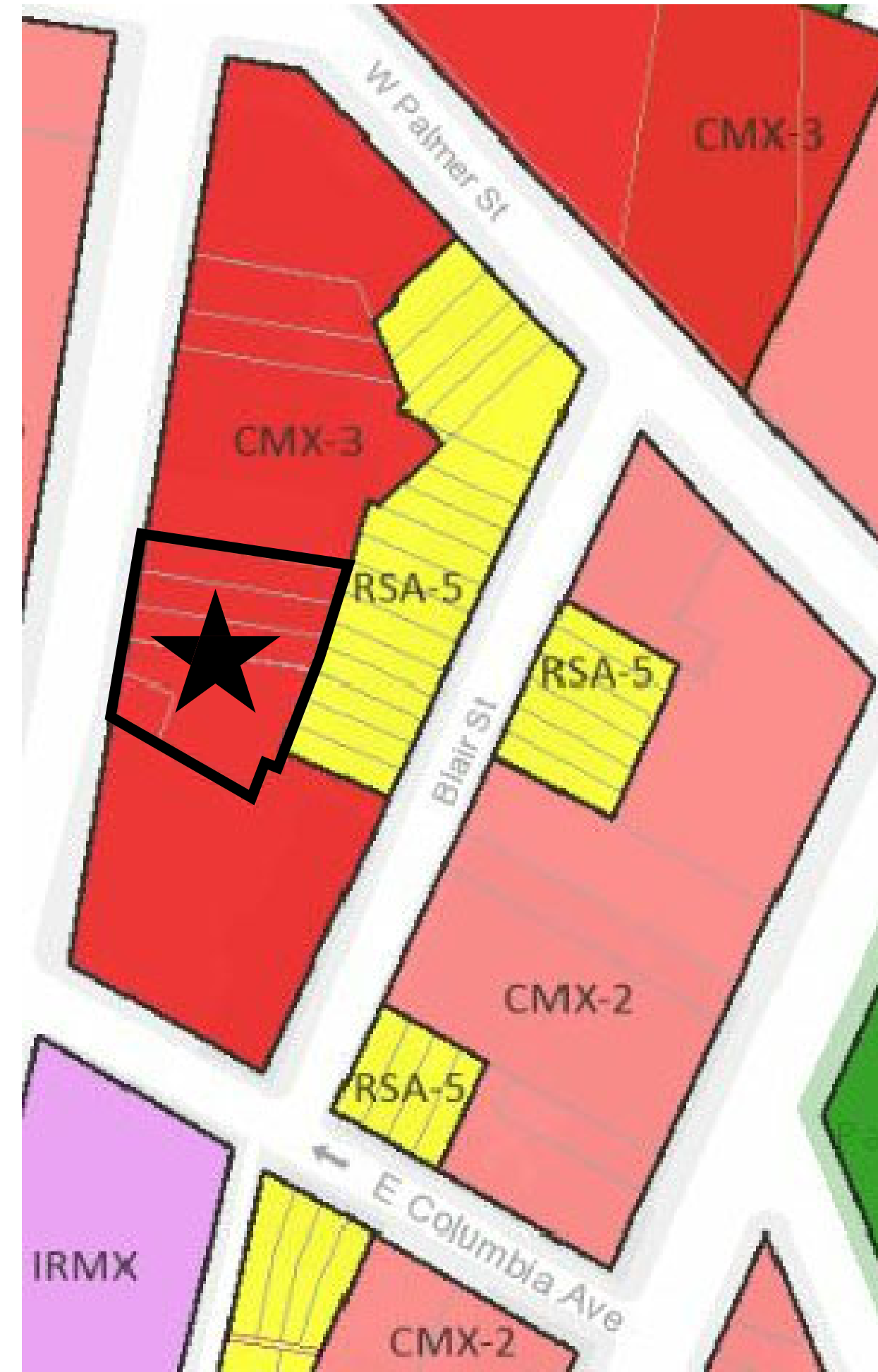
EXISTING LOT LINES

1/16" = 1'-0"

A7

CONSOLIDATED LOT LINES

1/16" = 1'-0"



APRON

2" GUTTER

CONCRETE

MAXIMUM 2% GRADE

LIGHT DUTY 6"

HEAVY DUTY 8"

① SIDE SLOPE 1:10 OR MAX. SLOPE

② GROSS MAX. CHANGE IN GRADE WITHIN ROUGH SURFACE AND DRIVEWAY

③ WHERE COMPLETE STREET STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL FOOTWAY, MAXIMUM 5' IN WIDTH OF DRIVEWAY SHALL BE MAINTAINED IN ACCORDANCE WITH RC-SPM AND PUB 13M

④ SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHERE: ① EXISTING OR THE MAXIMUM GRADE IS PERMITTED IS IN THE DRIVEWAY

*REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE SIDEWALK APRON.

(REPLACES FORMER DETAIL L-679-RR)

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS

STANDARD DRIVEWAY

SCALE: 1" = 1'-0"

DATE: 11-14-18
BY: [signature]
CHK: [signature]

800105

PROBES	USA	☐ ☐ ☐ ☐ ☐ ☐
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KHOSLA NORTH
1713-21 North Front Street
Philadelphia, PA

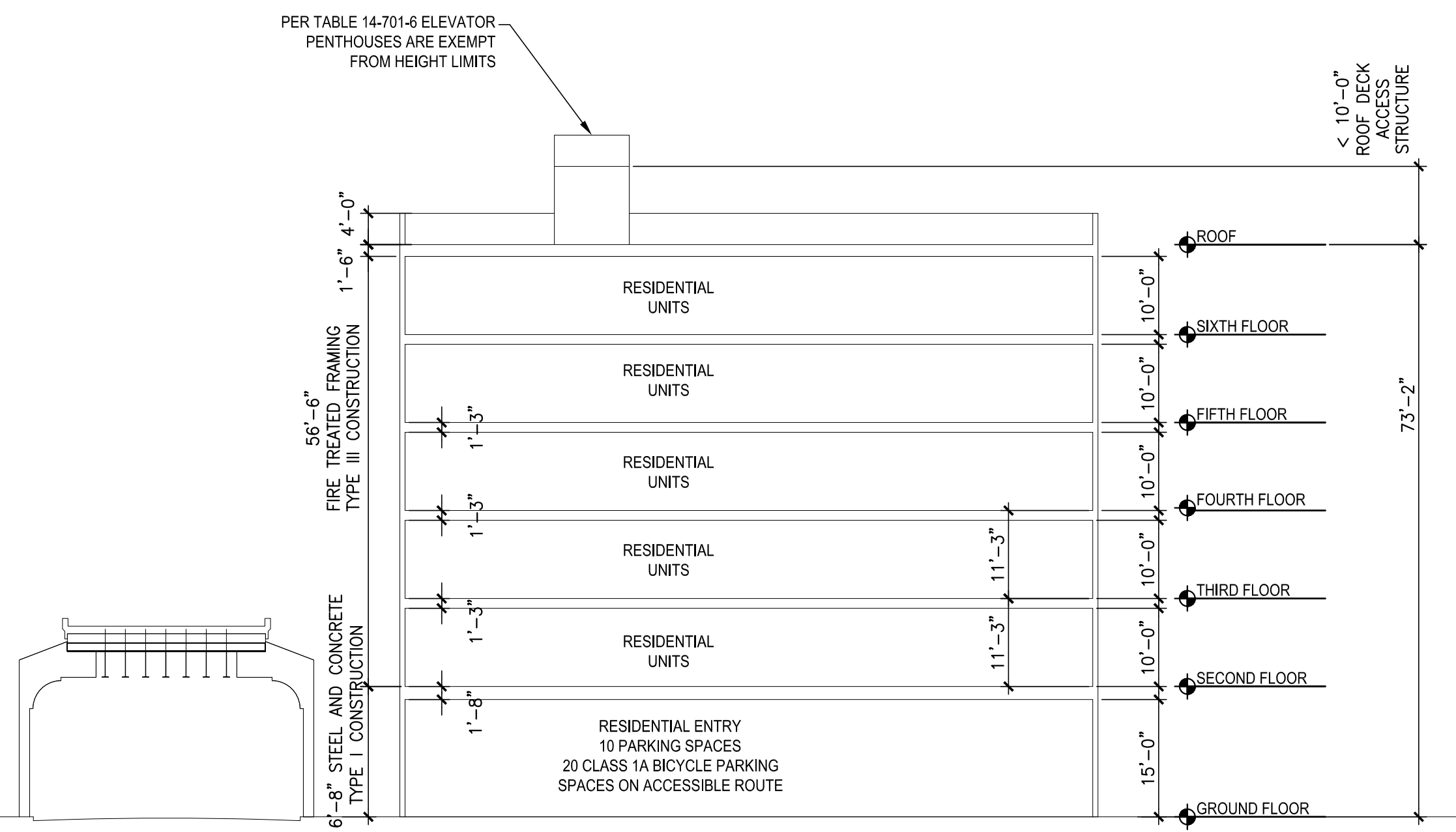
Drawing Title	ZONING
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Z-2

Applied Electronically by L&I Users.

G 1

SITE VIEWS



A1

ZONING SECTION

$$1/16'' = 1'-0''$$

G10

ZONING MAP

ZONING SUMMARY (CMX-3)				
DIMENSIONAL STANDARDS				
		CMX-3	PROPOSED	CONFORMING/ NON CONFORMING
MIN. STREET FRONTAGE	FT	NA		NA
MIN. LOT WIDTH	FT	NA		NA
MIN. LOT AREA	SF	NA	10,021 SF P.D.S. 10,072 SF U.S.S.	NA
MAX. OCCUPIED AREA	%	75%	75% (7,515.75 SF)	CONFORMING
FRONT YARD		NA		NA
SIDE YARD(S)	FT	8' IF USED	NONE PROPOSED	CONFORMING
REAR YARD	FT	NA		NA
MAX. HEIGHT	FT	NA	7'3"-2"	NA
MAX. FAR	%	500% (50,105SF)	450.82% (45,177SF)	CONFORMING
BIKE PARKING		3 (17 SPACES)	20 CLASS 1A ON ACCESSIBLE ROUTE SEE GROUND FLOOR PLAN	CONFORMING
AUTO PARKING		3 (17 SPACES)	0 (1 VAN ACCESSIBLE) 0 CAR SPACES PROVIDED	NON-CONFORMING
USE REGULATIONS				
MULTI-FAMILY, ACCESSORY PARKING AND VACANT COMMERCIAL ALL ALLOWED USES, SEPARATE USE PERMIT TO BE OBTAINED FOR FUTURE COMMERCIAL TENANT.				

A7

ZONING SUMMARY

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

Application Number: ZP-2023-004837	Zoning District(s): CMX3	Date of Refusal: 8/21/2023
Address/Location: 1713 N FRONT ST, Philadelphia, PA 19122-3203 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Thomas Keller DBA: CANNODesign	Applicant Address: 109 S 13th St Philadelphia, PA 19107 USA	Civic Design Review? N

Application for:

FOR THE REMOVAL OF TEN (10) ACCESSORY PARKING SPACES WITH EXISTING 15 FT. 6 IN. HIGH PARTY WALL AT REAR TO REMAIN; FOR THE CREATION OF ONE (1) VACANT NON-RESIDENTIAL SPACE AT GROUND FLOOR (TOTAL THREE (3) VACANT NON-RESIDENTIAL SPACES AT GROUND FLOOR: USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING (FIFTY-FIVE (55) DWELLING UNITS) FROM SECOND (2ND) THRU SIXTH (6TH) FLOORS AND TWENTY (20) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT GROUND FLOOR AS PREVIOUSLY APPROVED. (SEE APPLICATION# ZP-2022-014230 FOR PERMIT); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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.)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
TABLE 14-802-2		REQUIRED	PROPOSED
	REQUIRED PARKING (3 SPACES / 10 DWELLING UNITS)	17	NONE

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

NONE

Parcel Owner:

STANCZYK HELENE, STANCZYK BOHDAN



CHANWOO JUNG
PLANS EXAMINER

8/21/2023
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.