

Zoning Permit

Permit Number ZP-2023-007152

LOCATION OF WORK 9122 DEWEES ST T-A-470442, Philadelphia, PA 19114 PARCEL 'A'	PERMIT FEE \$654.00	DATE ISSUED 7/31/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA3	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF A DETACHED BUILDING. (SIZE AND LOCATION AS SHOWN ON PLANS)

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

9122 DEWEES ST T-A-470442, Philadelphia, PA 19114

ADDITIONAL USE DETAILS

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

MULTI-FAMILY (18 UNITS) HOUSEHOLD LIVING AND TO INCLUDE FIFTEEN (15) OFF-STREET ACCESSORY SURFACE PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE PARKING SPACE AND ONE (1) AUTOSHARE PARKING SPACE)

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.



ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS



PROPERTY ADDRESS:
9122 Dewees St

APPLICATION NUMBER:
ZP-2022-008180

CALENDAR NUMBER:

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL):
HARMAN DEUTSCH OHLER (DESIGN PROFESSIONAL)

PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

- increased sidewalk on Dewees St to 10' wide.
- eliminated keyed note 1-3, which did not apply to this project
- perimeter fence is now a 6' high metal fence instead of wood
- revised the shape of the roof dormer
- Parcel A: addition of 6 class 1-A bike stalls
- Parcel A: reduction of open area by 60 sf
- Parcel A: increase in GFA by 60 sf
- Parcel A: addition of 1 parking stall (change from 15 to 16 stalls)
- Parcel B: reduction of 1 parking stall (change from 54 to 53 stalls)

APPROVED

INSTRUCTIONS AND PLAN REQUIREMENTS:

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES:
ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100'
ARCHITECT: 1/16; 1/8; 1/4; 3/16

Revised plans, 3 pages, stamped by ZBA
on May 24, 2023.

Hilary J. Emerson

2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET.

Hilary J. Emerson, Esq.
Counsel for ZBA

3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

- ☒ IDENTIFICATION OF NORTH POINT;
- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;
- ☒ NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE;
- ☒ THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED

FOR ZONING ONLY

NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DEEDS LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

07/08/23
APPROVED BY THE DEPARTMENT OF
LICENSES & INSPECTIONS.

I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

DATE:

5.12.2023

3-1

ROOF RIDGE

3-2

ROOF EAVE

3-3

ROOF DORMER

3-4

PROJECTED PORTION @ 2ND FLOOR

3-5

OMMITTED

3-6

MEZZANINE AT 3RD FLOOR

2-1

PROJECTED BALCONY

2-2

PROJECTED BALCONY @ 2ND & 3RD FLOOR

2-3

ARCHITECTURAL EMPHATISM

2-4

RECESSED PORTION

2-5

RECESSED BALCONY

2-6

AWNING

2-7

CORNICE

2-8

DECK

2-9

OVERHANG

1-1

1ST FLOOR CORNER WELL REFER TO DETAIL

1-2

ADA ACCESSIBLE WELL

1-3

ADA AUTOMOBILE PARKING STALL

1-4

OMMITTED

1-5

6'-0" FENCE, ORNAMENTAL SCREENING FENCE AT PROPERTY LINE, WITH THE SIDE OF THE FENCE PRESENTING A MORE FINISHED APPEARANCE, OR THE SIDE WITHOUT BRACING SUPPORTS, FACING TOWARD THE RESIDENTIAL DISTRICT.

1-6

PEDESTRIAN WALKWAY

1-7

AUTOMOBILE PARKING STALL (8'-6" x 18'-0", TYP.)

1-8

DRIVEWAY EASEMENT

1-9

PROPOSED CURBOUT, REFER TO DETAIL

1-10

LANDSCAPED AREA

1-11

PROPOSED STREET TREE

1-12

CLASS 1A BIKE STALL

0-1

STREET TREE

0-2

UTILITY POLE

0-3

STREET SIGN

0-4

CURB OUT (TO BE FILLED)

0-5

ADA CORNER RAMP

0-6

UPGRADE TO ADA STANDARDS

30°

60°

90°

120°

150°

OUTSIDE SWEEP PATH

PATH OF FRONT WHEEL

INSIDE SWEEP PATH

STEERING LOCK ANGLE = 31.6 deg

ACHIEVED STEERING ANGLE:

30 deg. SWEEP ANGLE: 19.1 deg

60 deg. SWEEP ANGLE: 26.5 deg

90 deg. SWEEP ANGLE: 29.5 deg

120 deg. SWEEP ANGLE: 30.8 deg

150 deg. SWEEP ANGLE: 31.3 deg

180 deg. SWEEP ANGLE: 31.5 deg

P

AASHTO 2011 (US)

[ft]

0 10FT 20FT

2

AASHTO TURNING DIAGRAM

Z1

N.T.S.

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

070823

WHEN YOUR PLANS CONTAIN ANY DESIGN, CONSTRUCTION OR SPECIFICATION, THEY MUST BE APPROVED BY THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&I: Reeba Babu

APPROVED

Revised plans, 3 pages, stamped by ZBA
on May 24, 2023.

Hilary J. Emerson

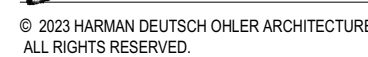
Hilary J. Emerson, Esq.
Counsel for ZBA

The site plan illustrates a residential development on a large lot. It features four main buildings: Building 1 (18 units), Building 2 (12 units), Building 3 (12 units), and Building 4 (18 units). The plan includes detailed parking layouts with various stall types (e.g., 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139, 1-140, 1-141, 1-142, 1-143, 1-144, 1-145, 1-146, 1-147, 1-148, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-180, 1-181, 1-182, 1-183, 1-184, 1-185, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-199, 1-200, 1-201, 1-202, 1-203, 1-204, 1-205, 1-206, 1-207, 1-208, 1-209, 1-210, 1-211, 1-212, 1-213, 1-214, 1-215, 1-216, 1-217, 1-218, 1-219, 1-220, 1-221, 1-222, 1-223, 1-224, 1-225, 1-226, 1-227, 1-228, 1-229, 1-230, 1-231, 1-232, 1-233, 1-234, 1-235, 1-236, 1-237, 1-238, 1-239, 1-240, 1-241, 1-242, 1-243, 1-244, 1-245, 1-246, 1-247, 1-248, 1-249, 1-250, 1-251, 1-252, 1-253, 1-254, 1-255, 1-256, 1-257, 1-258, 1-259, 1-260, 1-261, 1-262, 1-263, 1-264, 1-265, 1-266, 1-267, 1-268, 1-269, 1-270, 1-271, 1-272, 1-273, 1-274, 1-275, 1-276, 1-277, 1-278, 1-279, 1-280, 1-281, 1-282, 1-283, 1-284, 1-285, 1-286, 1-287, 1-288, 1-289, 1-290, 1-291, 1-292, 1-293, 1-294, 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1-724, 1-725, 1-726, 1-727, 1-728, 1-729, 1-730, 1-731, 1-732, 1-733, 1-734, 1-735, 1-736, 1-737, 1-738, 1-739, 1-740, 1-741, 1-742, 1-743, 1-744, 1-745, 1-746, 1-747, 1-748, 1-749, 1-750, 1-751, 1-752, 1-753, 1-754, 1-755, 1-756, 1-757, 1-758, 1-759, 1-760, 1-761, 1-762, 1-763, 1-764, 1-765, 1-766, 1-767, 1-768, 1-769, 1-770, 1-771, 1-772, 1-773, 1-774, 1-775, 1-776, 1-777, 1-778, 1-779, 1-780, 1-781, 1-782, 1-783, 1-784, 1-785, 1-786, 1-787, 1-788, 1-789, 1-790, 1-791, 1-792, 1-793, 1-794, 1-795, 1-796, 1-797, 1-798, 1-799, 1-800, 1-801, 1-802, 1-803, 1-804, 1-805, 1-806, 1-807, 1-808, 1-809, 1-810, 1-811, 1-812, 1-813, 1-814, 1-815, 1-816, 1-817, 1-818, 1-819, 1-820, 1-821, 1-822, 1-823, 1-824, 1-825, 1-826, 1-827, 1-828, 1-829, 1-830, 1-831, 1-832, 1-833, 1-834, 1-835, 1-836, 1-837, 1-838, 1-839, 1-840, 1-841, 1-842, 1-843, 1-844, 1-845, 1-846, 1-847, 1-848, 1-849, 1-850, 1-851, 1-852, 1-853, 1-854, 1-855, 1-856, 1-857, 1-858, 1-859, 1-860, 1-861, 1-862, 1-863, 1-864, 1-865, 1-866, 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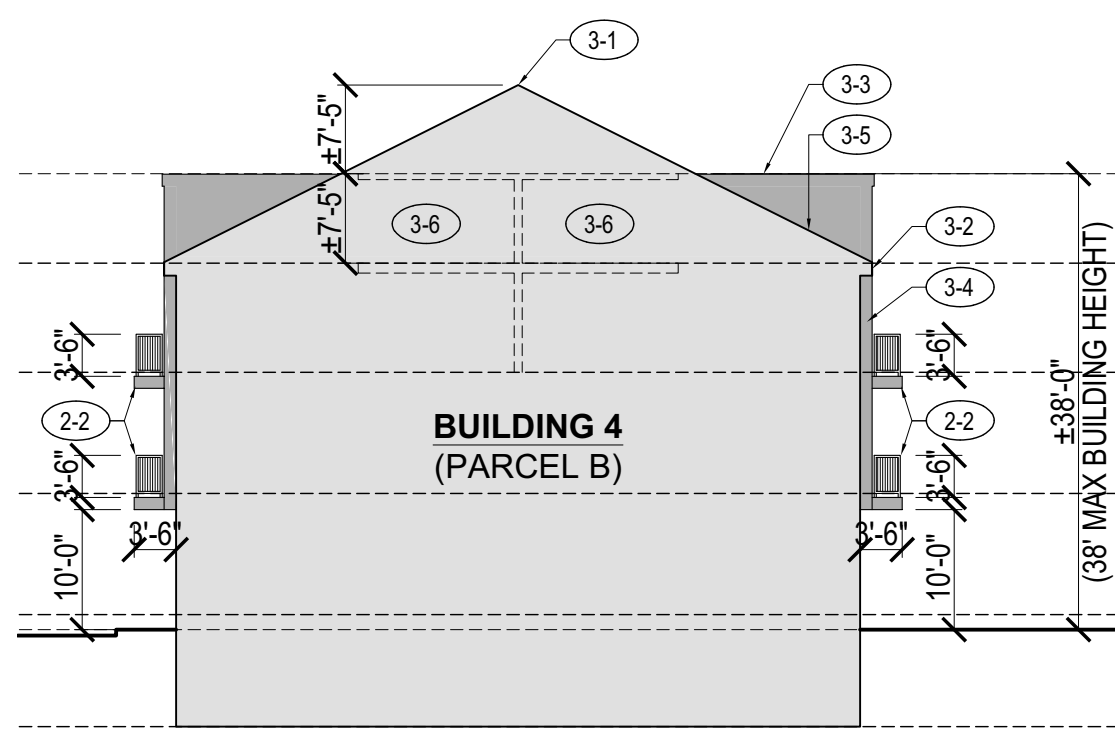


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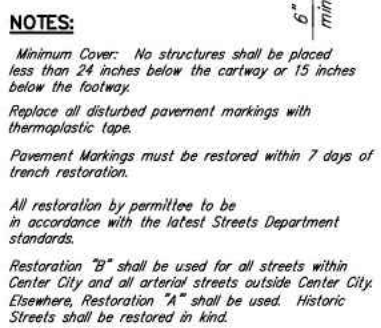
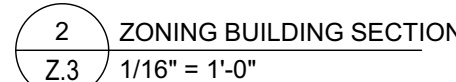
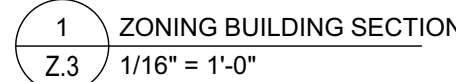


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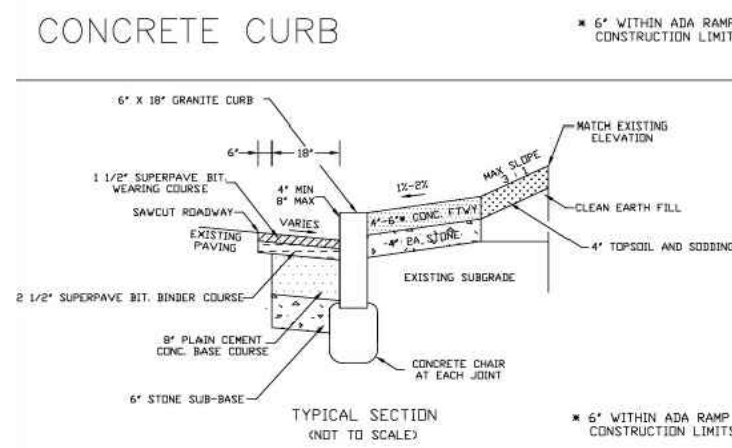
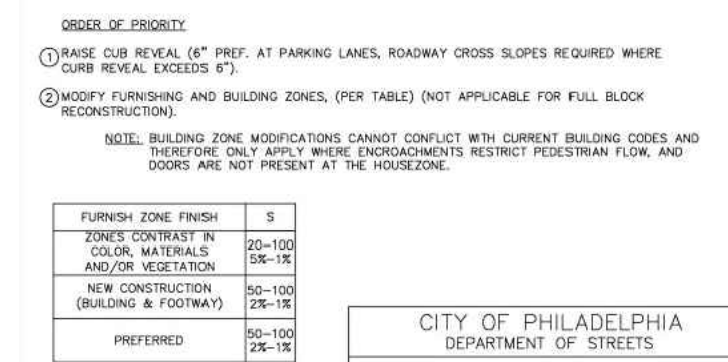
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