

# Zoning Permit

Permit Number ZP-2023-007153

|                                                                                           |                              |                              |
|-------------------------------------------------------------------------------------------|------------------------------|------------------------------|
| LOCATION OF WORK<br><br>9122 DEWEES ST T-B-470442, Philadelphia, PA 19114<br><br>PARCEL B | PERMIT FEE<br><br>\$654.00   | DATE ISSUED<br><br>7/31/2023 |
|                                                                                           | ZBA CALENDAR                 | ZBA DECISION DATE            |
|                                                                                           | ZONING DISTRICTS<br><br>RSA3 |                              |

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK  
  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
  
FOR THE COMPLETE DEMOLITION OF EXISTING BUILDINGS ON PARCEL B AND FOR THE ERECTION OF THREE (3) BUILDINGS (ONE SEMI-DETACHED AND TWO DETACHED) (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-B-470442, Philadelphia, PA 19114

## ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (60 UNITS) HOUSEHOLD LIVING AND TO INCLUDE FIFTY- FOUR (54) OFF-STREET ACCESSORY SURFACE PARKING SPACES (INCLUDING THREE (3) ADA VAN ACCESSIBLE PARKING SPACES, TWO (2) AUTOSHARE PARKING SPACES AND FOUR (4) ELECTRIC PARKING SPACES); TO INCLUDE ACCESSORY CLASS 1A TWENTY-SIX (26) BICYCLE PARKING SPACES ALONG AN ACCESSIBLE ROUTE

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](http://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  
WHEN YOU SUBMIT ANY DISPOSITION, ERECTION, OR  
REVISION FROM THE APPROVED PLANS, IT WILL  
REQUIRE THE APPROVAL OF THE DEPARTMENT OF  
LICENSES & INSPECTIONS.

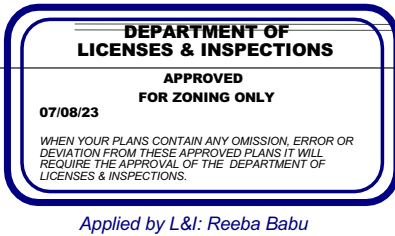
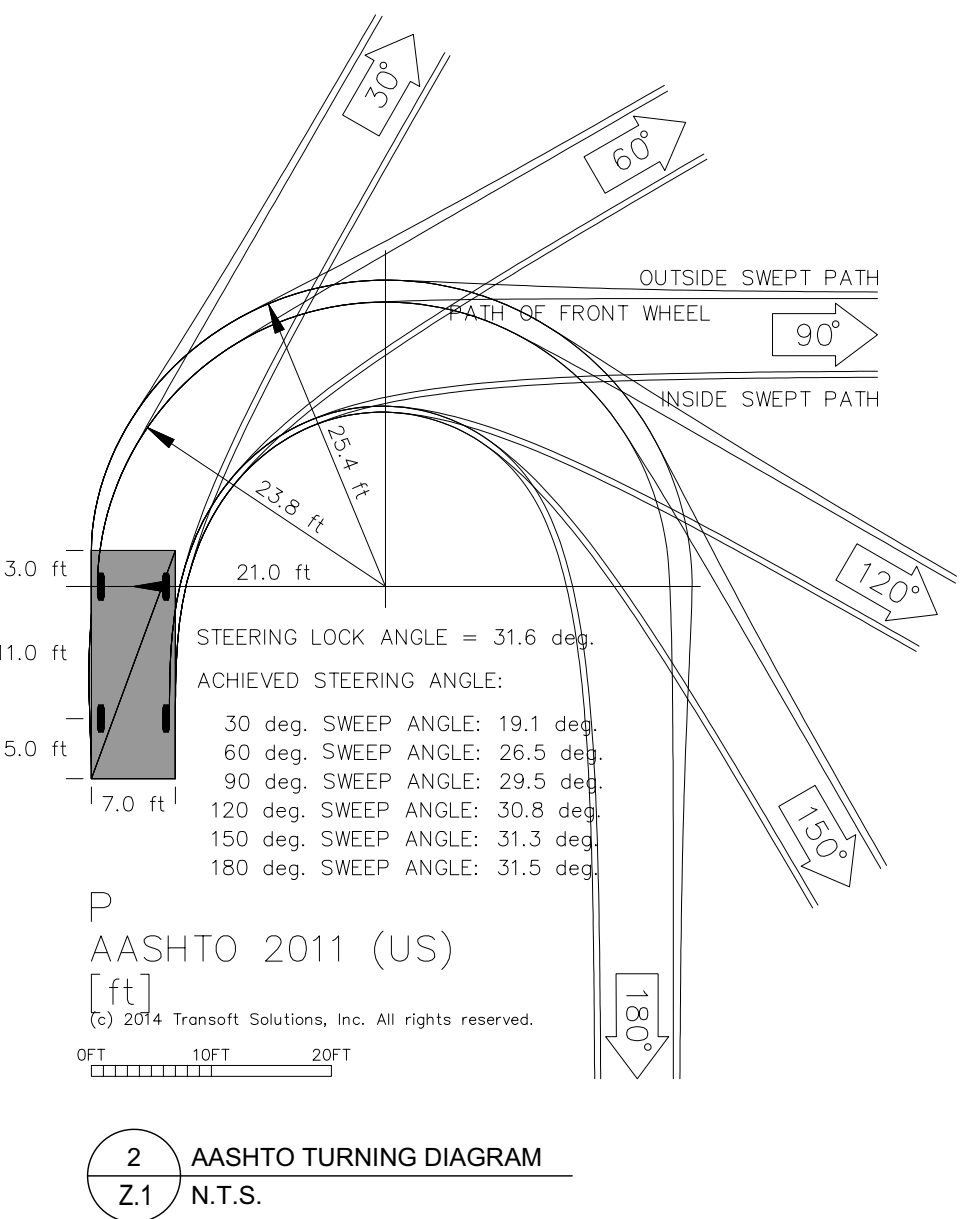
I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

DATE:

5.12.2023

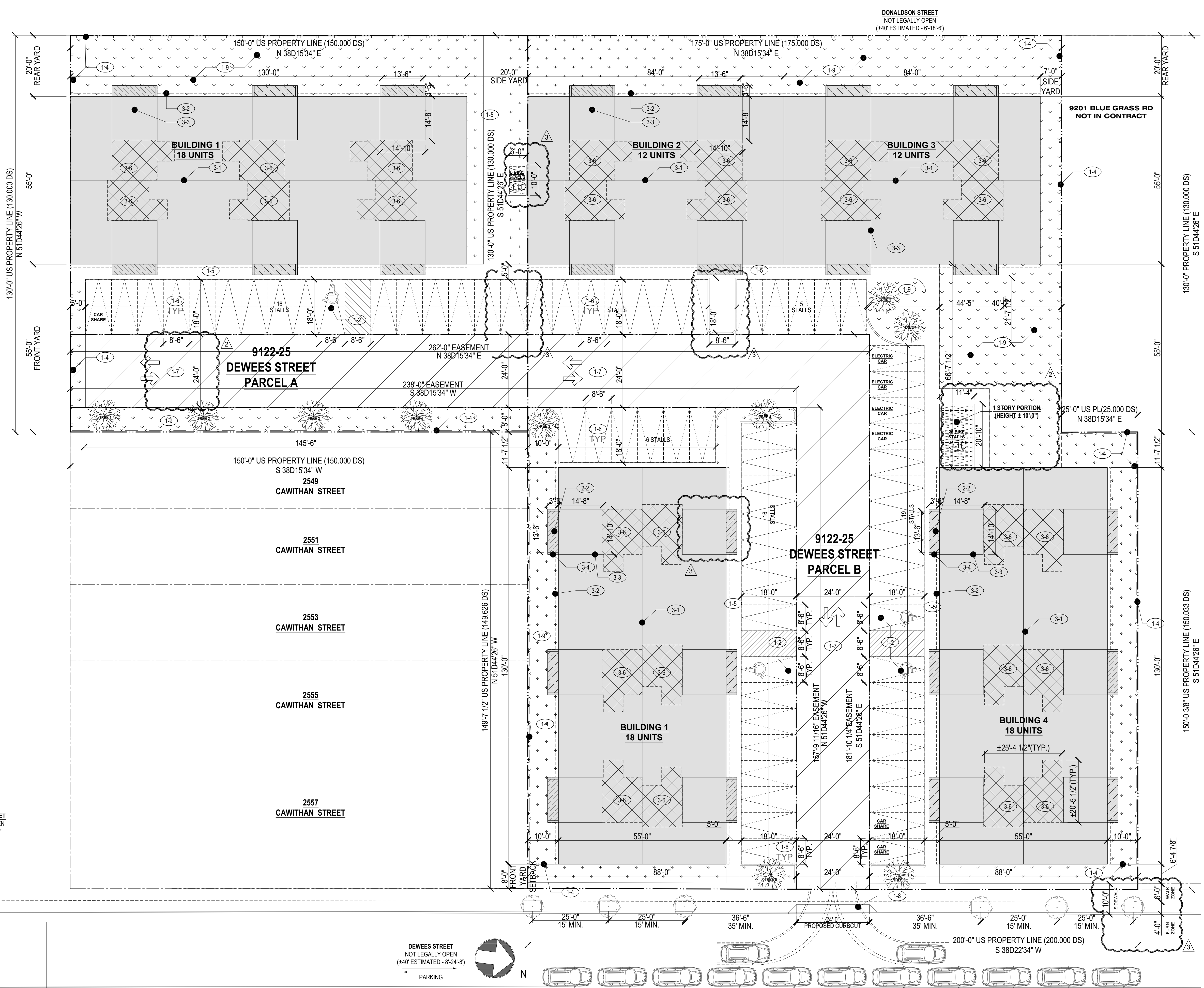
|              |                     |                                                                                                                                                                                                                    |
|--------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 - ROOF     | 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 - FACADE   | <del>2-1</del>      | <del>PROJECTED BAY</del>                                                                                                                                                                                           |
|              | 2-2                 | PROJECTED BALCONY @ 2ND & 3RD FLOOR                                                                                                                                                                                |
|              | <del>2-3</del>      | <del>ARCHITECTURAL EMBELLISHMENT</del>                                                                                                                                                                             |
|              | <del>2-4</del>      | <del>RECEDED PORTION</del>                                                                                                                                                                                         |
|              | <del>2-5</del>      | <del>RECEDED BALCONY</del>                                                                                                                                                                                         |
|              | <del>2-6</del>      | <del>WALKWAY</del>                                                                                                                                                                                                 |
|              | <del>2-7</del>      | <del>CORNICE</del>                                                                                                                                                                                                 |
|              | <del>2-8</del>      | <del>BEAM</del>                                                                                                                                                                                                    |
|              | <del>2-9</del>      | <del>OVERHANG</del>                                                                                                                                                                                                |
| 1 - SITE     | <del>1-1</del>      | <del>ADA WAY - CROSSWALK, REFER TO DETAIL</del>                                                                                                                                                                    |
|              | <del>1-1A</del>     | <del>ADA WAY - RECALL ACCESS LEVEL</del>                                                                                                                                                                           |
|              | 1-2                 | ADA AUTOMOBILE PARKING STALL<br><small>(WITH VAN ACCESSIBLE ASIDE (16'-0" x 18'-0" TYP.))</small>                                                                                                                  |
|              | 1-3                 | OMMITTED                                                                                                                                                                                                           |
|              | 1-4                 | 6'-0" FENCE, ORNAMENTAL SCREENING FENCE AT<br>PROPERTY LINE, WITH THE SIDE OF THE FENCE PRESENTING A MORE<br>FINISHED APPEARANCE, OR THE SIDE WITHOUT BRACING SUPPORTS,<br>FACING TOWARD THE RESIDENTIAL DISTRICT. |
|              | 1-5                 | PEDESTRIAN WALKWAY                                                                                                                                                                                                 |
|              | 1-6                 | AUTOMOBILE PARKING STALL (8'-6" x 18'-0", TYP.)                                                                                                                                                                    |
|              | 1-7                 | DRIVEWAY EASEMENT                                                                                                                                                                                                  |
|              | 1-8                 | PROPOSED CURB CUT, REFER TO DETAIL                                                                                                                                                                                 |
|              | 1-9                 | LANDSCAPED AREA                                                                                                                                                                                                    |
|              | 1-10                | PROPOSED STREET TREE                                                                                                                                                                                               |
| 1-11         | CLASS 1A BIKE STALL |                                                                                                                                                                                                                    |
| 0 - EXISTING | 0-1                 | STREET TREE                                                                                                                                                                                                        |
|              | <del>0-2</del>      | <del>UTILITY POLE</del>                                                                                                                                                                                            |
|              | <del>0-3</del>      | <del>STREET SIGN</del>                                                                                                                                                                                             |
|              | <del>0-4</del>      | <del>CURB CUT (TO BE FILLED)</del>                                                                                                                                                                                 |
|              | <del>0-5</del>      | <del>ADA CORNER RAMP</del>                                                                                                                                                                                         |
|              | <del>0-6</del>      | <del>UPGRADE TO ADA STANDARDS</del>                                                                                                                                                                                |



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

Hilary J. Emerson

Hilary J. Emerson, Esq.  
Counsel for ZBA



STAMP REGION

1 ZONING PLAN  
Z.1 1/16" = 1'-0"



harman  
deutsch  
ohler  
**architecture**

1225 n 7th street  
philadelphia, pa 19122  
hdoarch.com  
267.324.3601

PROJECT ADDRESS:

2549-57 CARWITHAN ST  
PREMISES F  
PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

[illegible]

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DRAWINGS CHECKED BY:

EQ

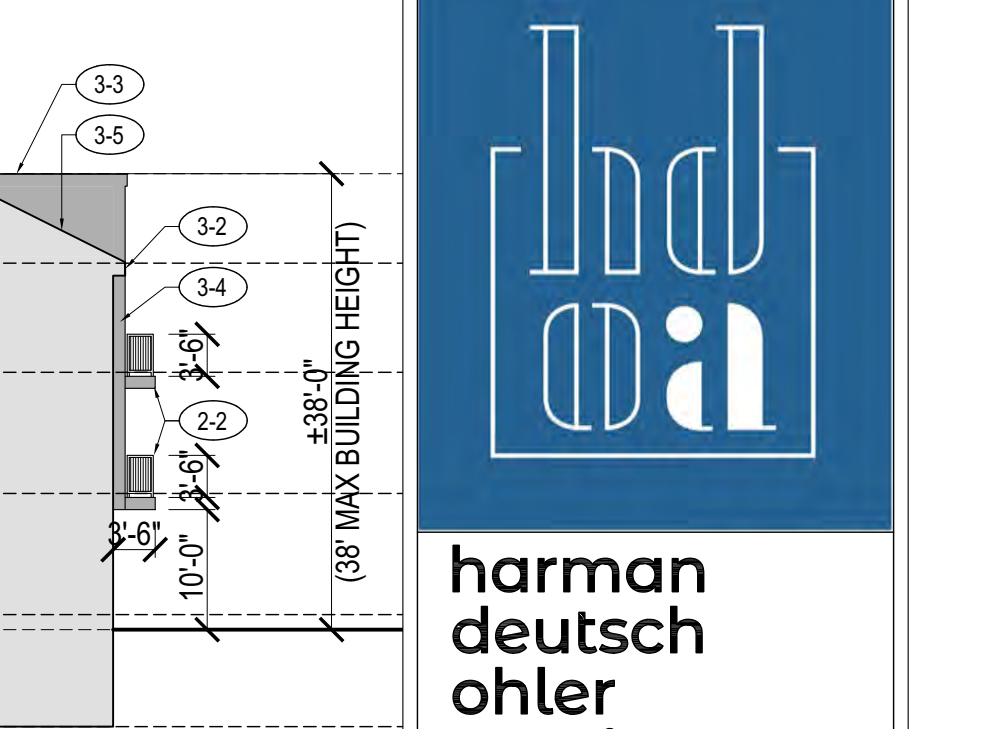
DRAWING TITLE:

## ZONING SITE PLAN

DRAWING NUMBER:

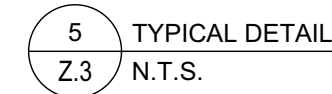
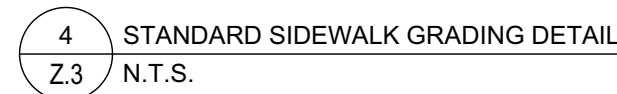
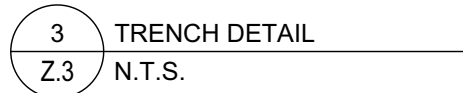
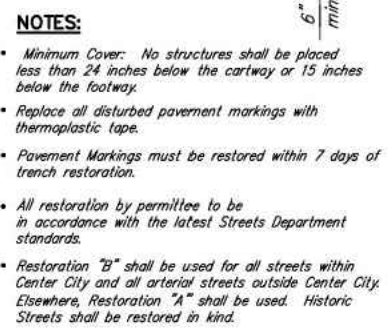
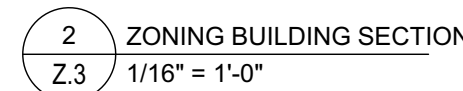
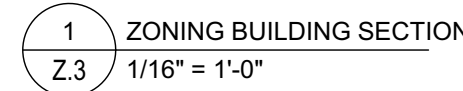
## Z.1

## ZONING / R.O.W REVIEW



## CONSULTANTS

## ZONING / R.O.W REVIEW



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**architecture**

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PHILADELPHIA, PA**

EAL:



2023 HARMAN DEUTSCH GHLER ARCHITECTURE.

CONSULTANTS:

| # | DATE       | ISSUE / REVISION  |
|---|------------|-------------------|
| 1 | 09.13.2022 | ZONING SUBMISSION |
| 2 | 03.03.2023 | ZONING RFI        |
| 3 | 05.12.2023 | ZBA               |
|   |            |                   |
|   |            |                   |
|   |            |                   |
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RAWINGS PREPARED BY:  
L

RAWINGS CHECKED BY:  
Q

RAWING TITLE:

## ZONING SITE PLAN

RAWING NUMBER: \_\_\_\_\_

## Z.3

## ZONING / R.O.W REVIEW

**APPROVED**

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

Hilary J. Emerson

Hilary J. Emerson, Esq.  
Counsel for ZBA

STAMP REGION

Applied by L&I: Reebe Babu