

Zoning Permit

Permit Number ZP-2024-002593

LOCATION OF WORK 757 S 15TH ST, Philadelphia, PA 19146-2225	PERMIT FEE \$986.00	DATE ISSUED 6/10/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 757 Lofts LLC	22 BOWMAN DRIVE FEASTERVILLE, Pennsylvania 19053
--------------------------------	--

OWNER CONTACT 1 757 Lofts LLC	22 Bowman Dr Feasterville PA 19053
----------------------------------	------------------------------------

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A CEELAR. 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.

Zoning Permit

Permit Number ZP-2024-002593

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

757 S 15TH ST, Philadelphia, 19146-2225

ADDITIONAL USE DETAILS

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

NINE (9) FAMILIES. MIXED-INCOME HOUSEING BONUS

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.

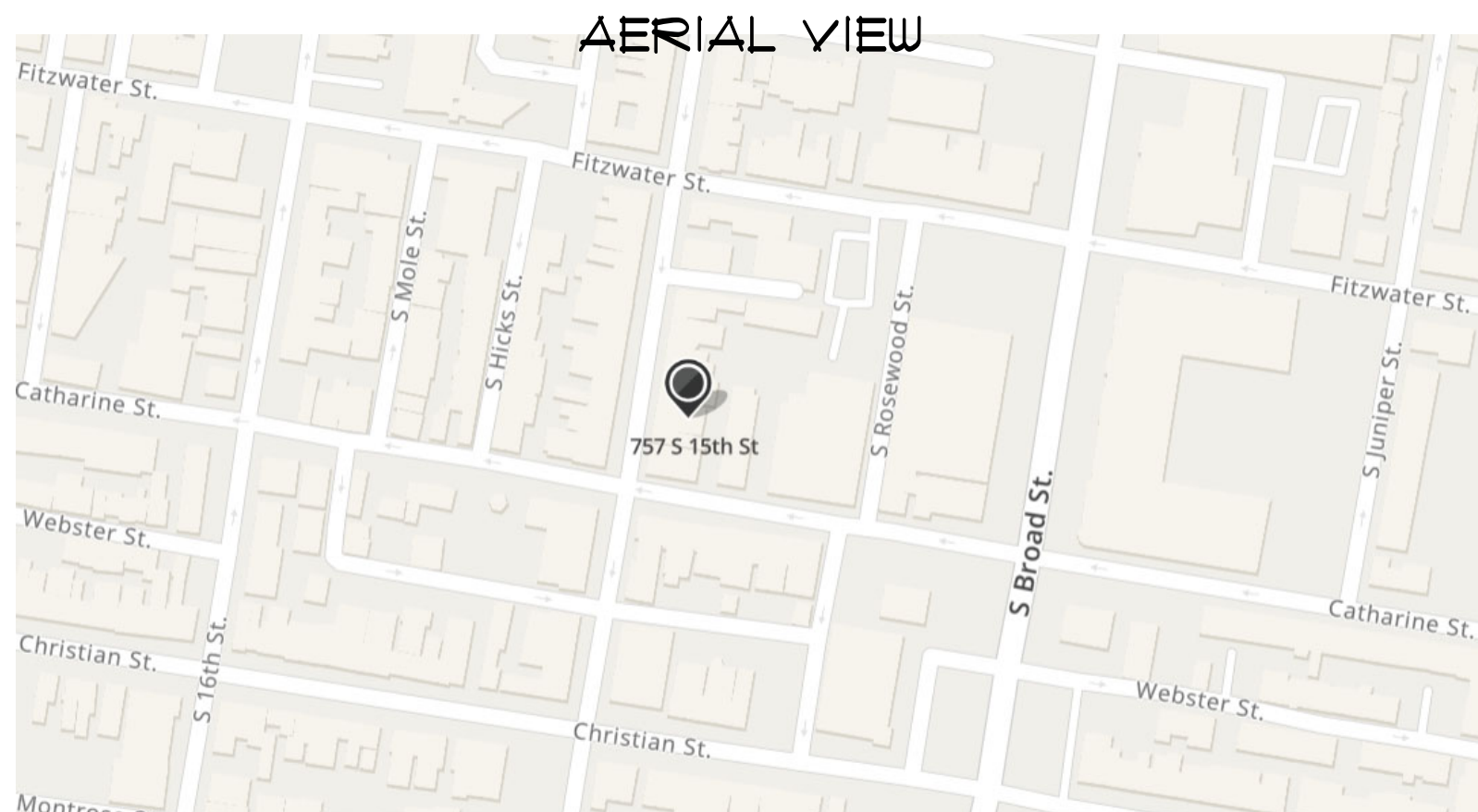
See § 14-303 of the Philadelphia Zoning Code for more information.



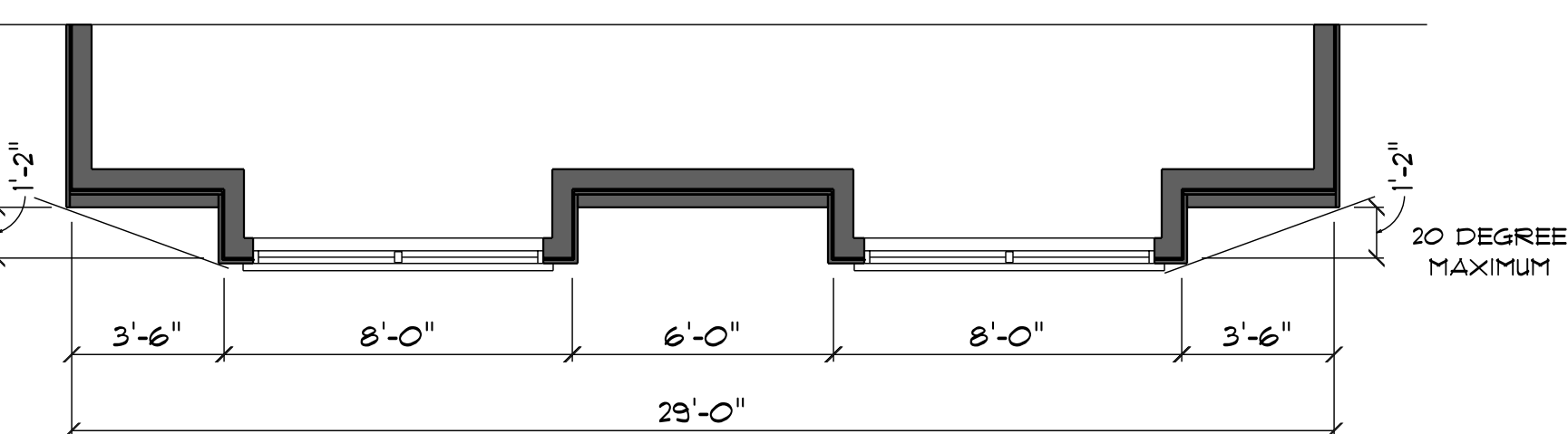
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS

757-59 S. 15TH STREET, PHILADELPHIA, PA



LOCATION MAP



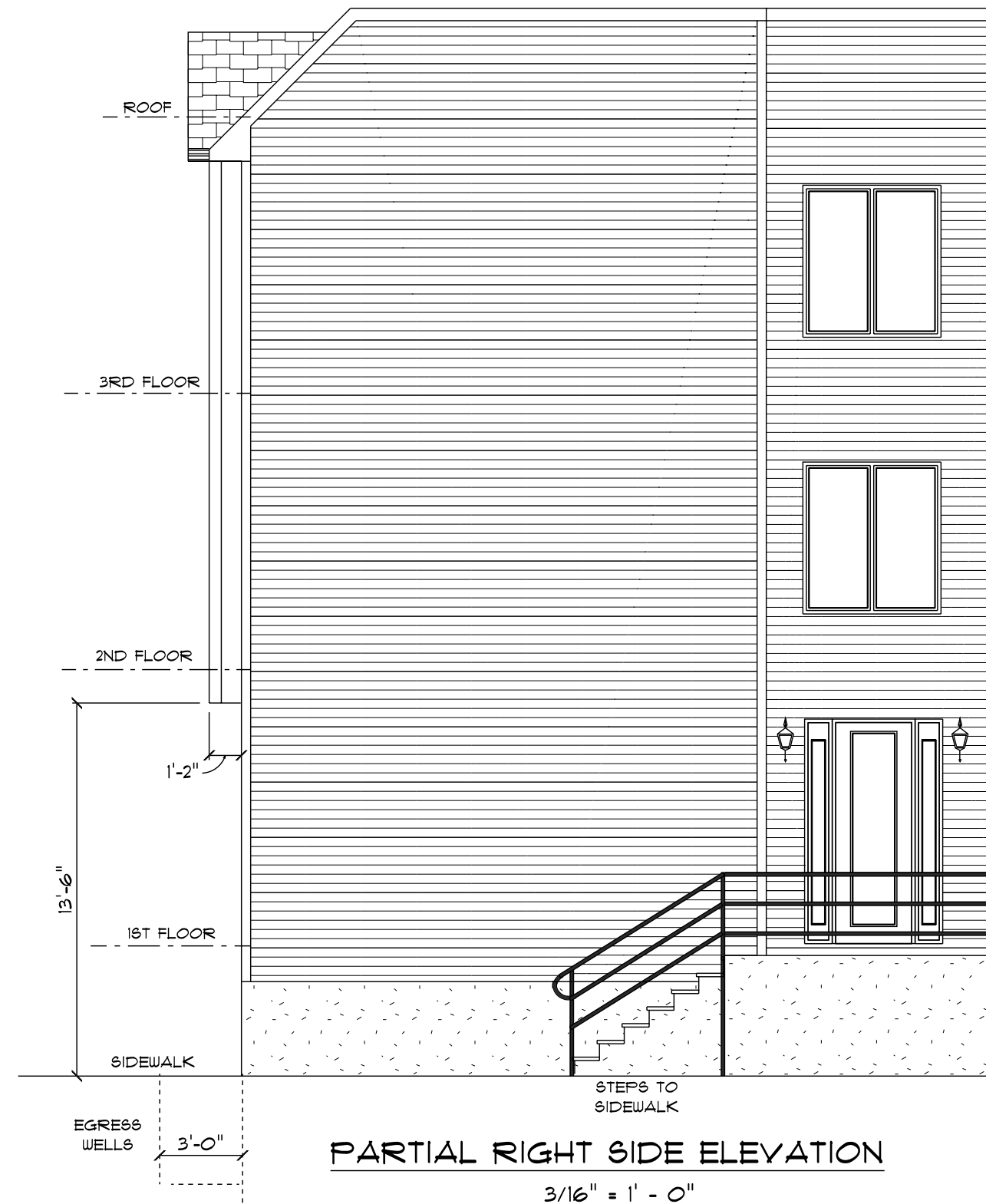
SECOND & THIRD FLOOR FRONT BUMP OUTS PLAN

1/4" = 1' - 0"



FRONT ELEVATION

3/16" = 1' - 0"



PARTIAL RIGHT SIDE ELEVATION

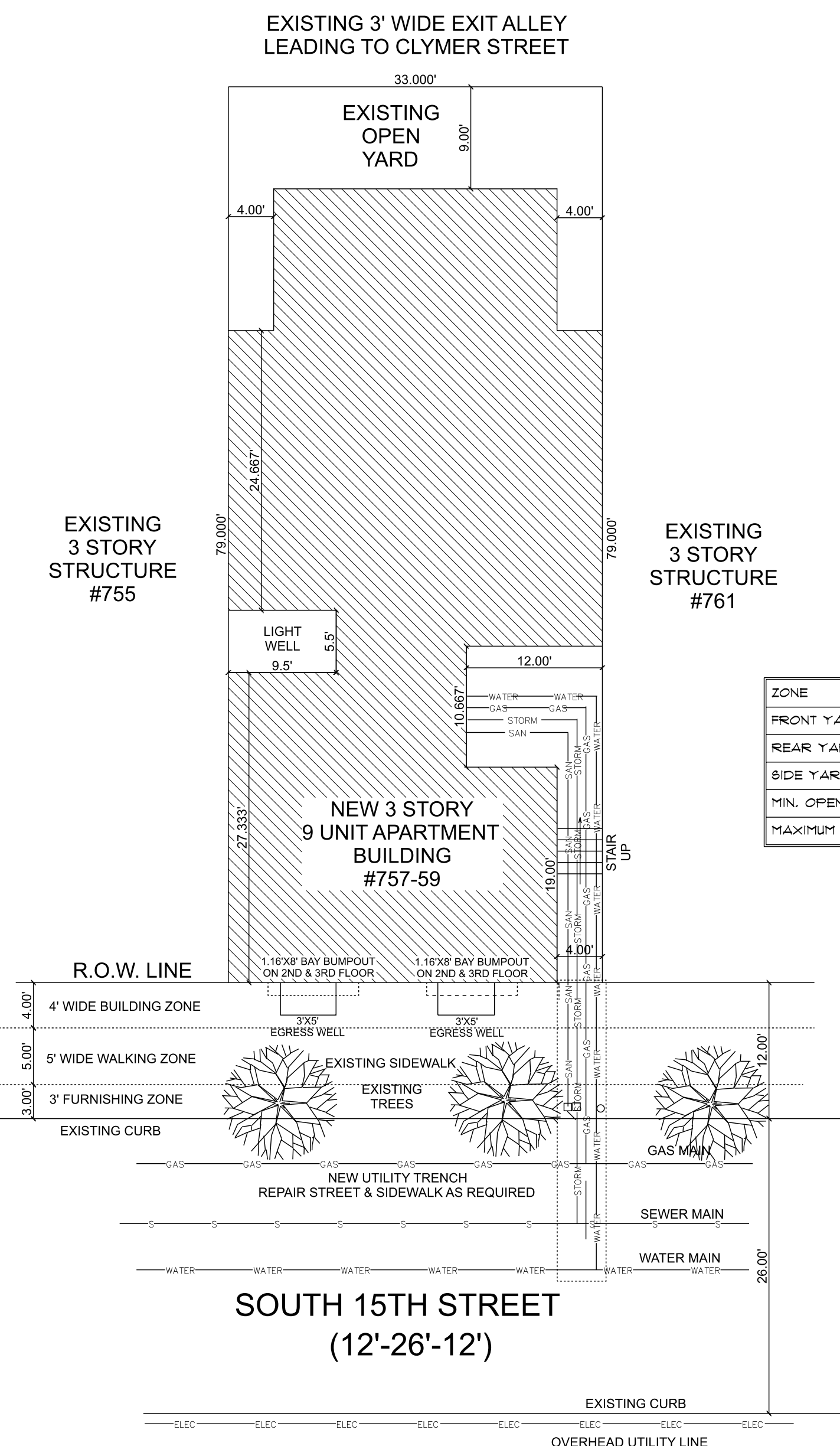
3/16" = 1' - 0"



VIEW NORTH



VIEW SOUTH

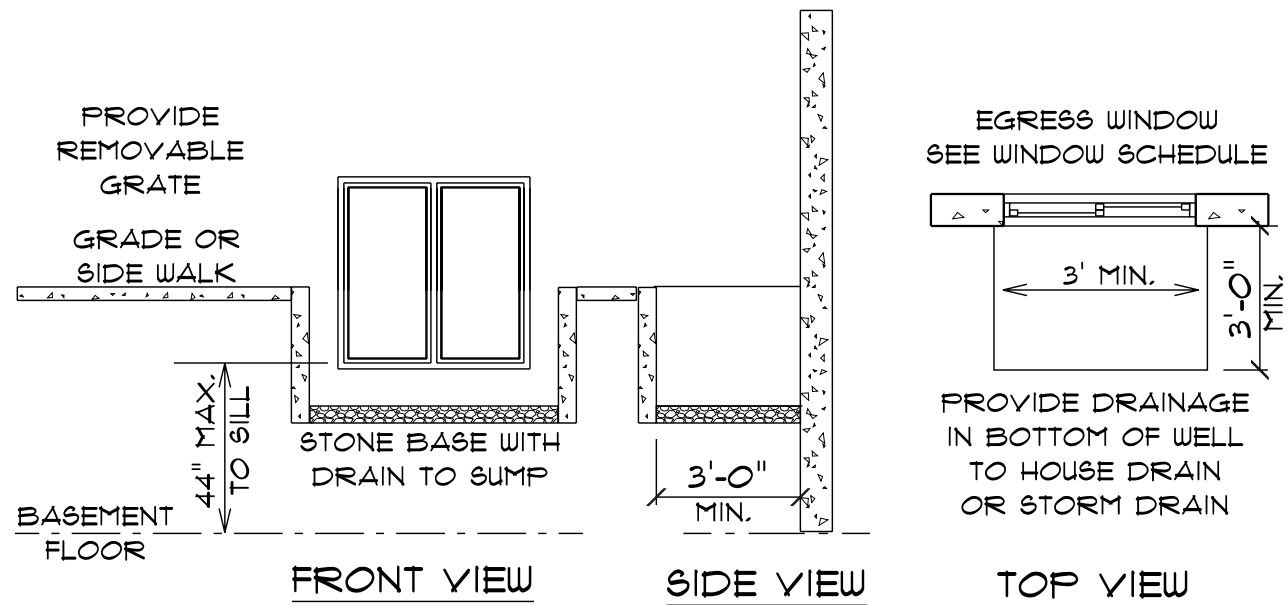


PROPOSED SITE PLAN

1" = 10'

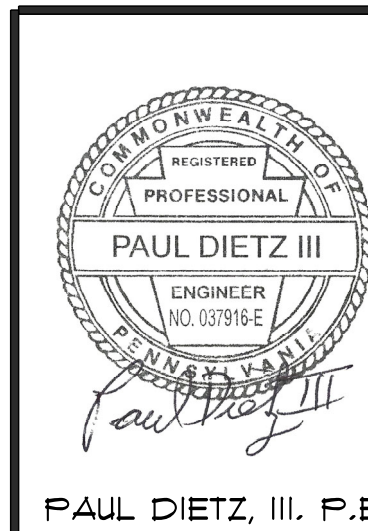
LOT SIZE	2,607.0SF
NEW 3 STORY STRUCTURE	1,955.0SF
OPEN SPACE	652.0SF
	25.0%

ALLOWABLE RENTAL UNITS - 4 PER FIRST 1,440SF OF LOT AREA
2,607SF LOT AREA - 1,440SF = 1,167SF REMAINING LOT AREA
1,167SF/480SF = 2 ADDITIONAL UNITS
6 TOTAL UNITS PER ZONING FOR THE RM-1 DISTRICT
MIXED INCOME BONUS (50% FOR LOW INCOME) 3 ADDITIONAL UNITS ALLOWED
3 EXTRA UNITS PROPOSED
9 TOTAL RENTAL UNITS PROPOSED WITH 1 UNIT DESIGNATED AS AFFORDABLE HOUSING UNIT ON SECOND FLOOR - UNIT #5

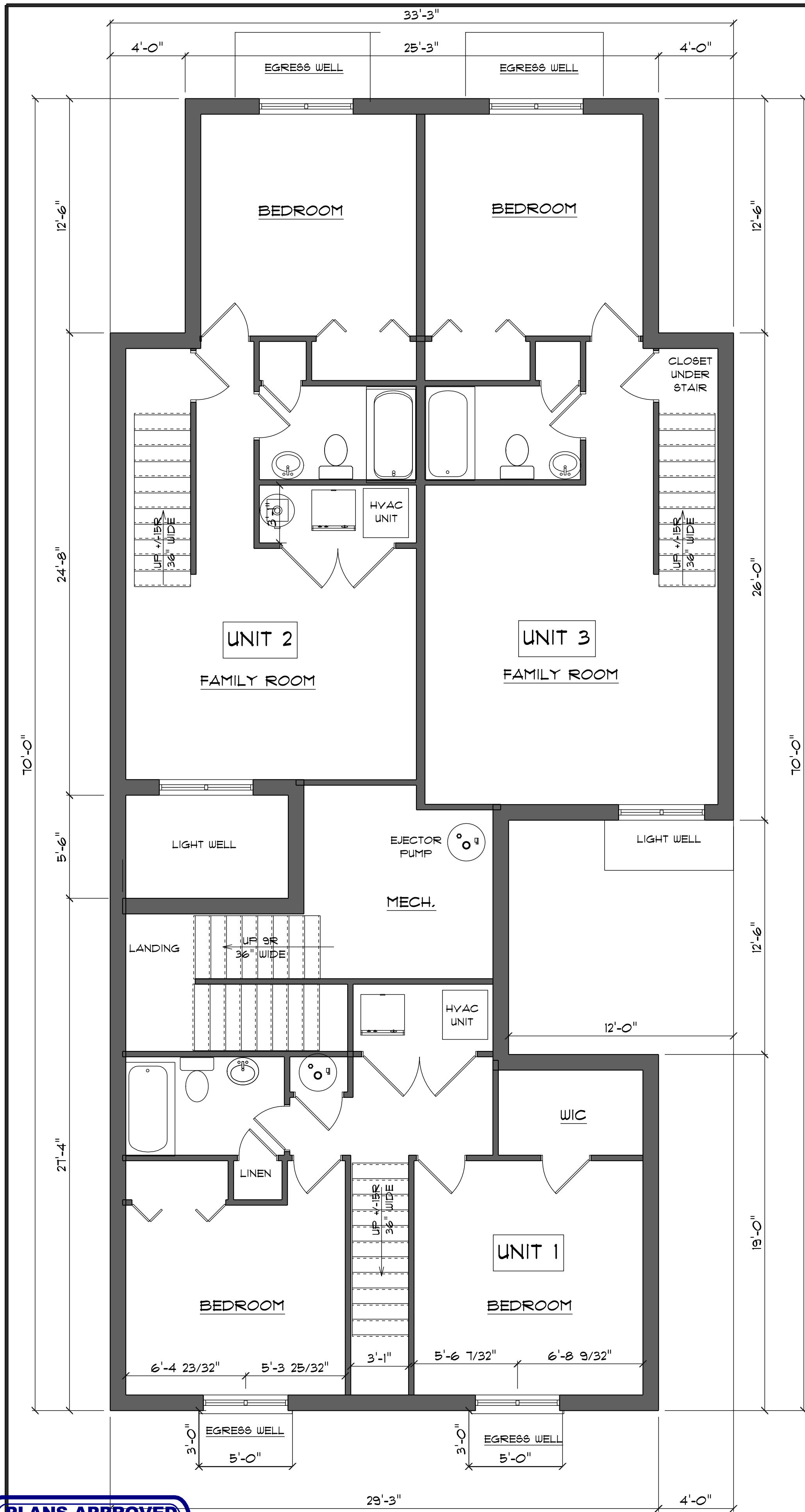


EMERGENCY ESCAPE WINDOW WELLS PER SECTION 1030 The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section 1030.4.2. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well. Bars, grilles, covers, screens or similar devices are permitted per section 1030.5 to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections 1030.2 thru 1030.4, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

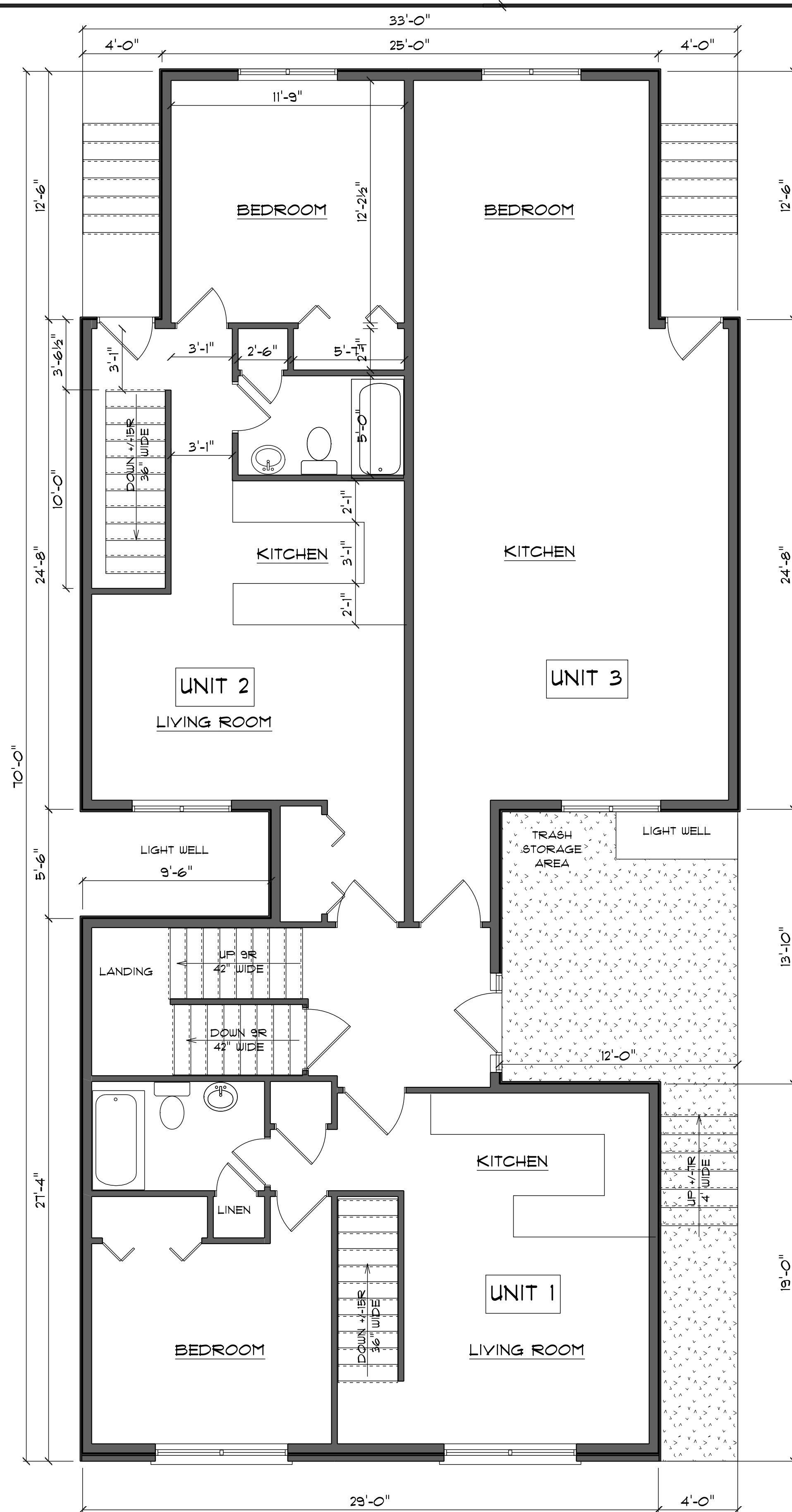
BASEMENT EMERGENCY ESCAPE WINDOW



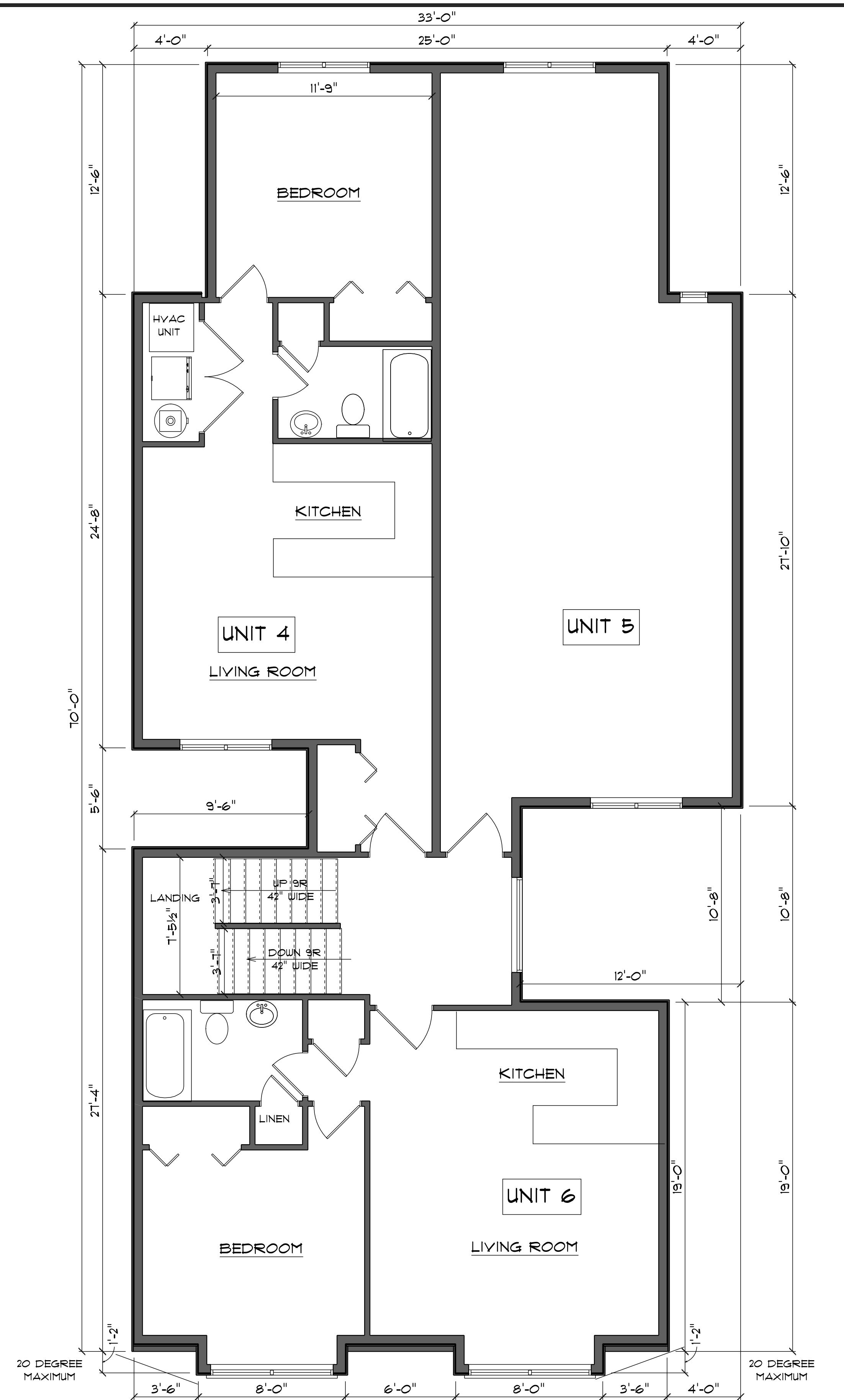
Here's The Plan, LLC 541 Street Road, 2nd floor, Southampton, PA 18966 Office: 215-355-1262 Email: herestheplanllc@gmail.com		
NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS		
757-59 S. 15TH STREET PHILADELPHIA, PA	DRAWN BY: E.S./R.A. DATE: MARCH 7, 2024	
REV.	REV.	DRAWING NUMBER
PLANS, SPECIFICATIONS, SECTION	05/09/2024	Z1 OF 3



BASEMENT PLAN
1/4" = 1' - 0"



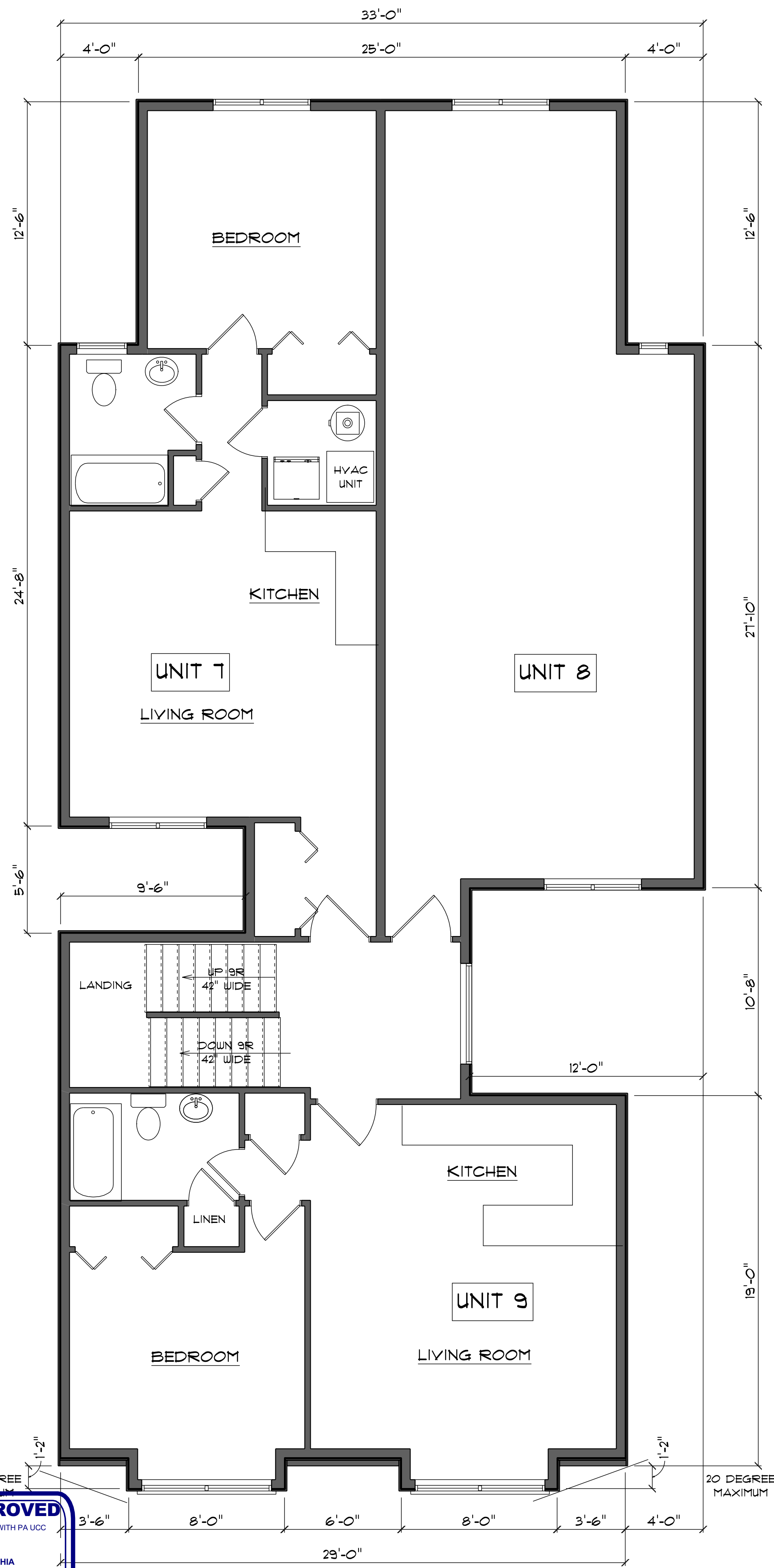
FIRST FLOOR PLAN
1/4" = 1' - 0"



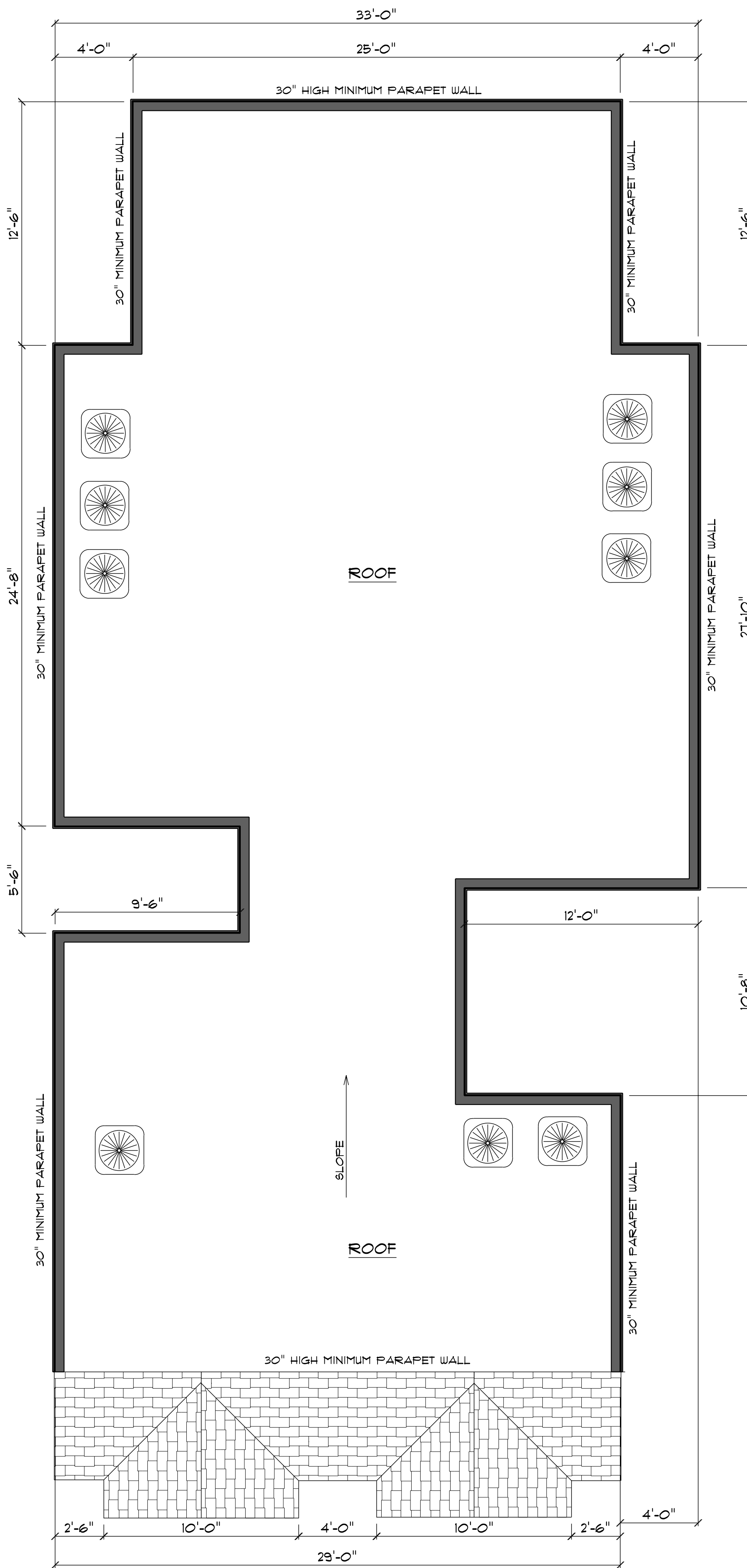
SECOND FLOOR PLAN
1/4" = 1' - 0"



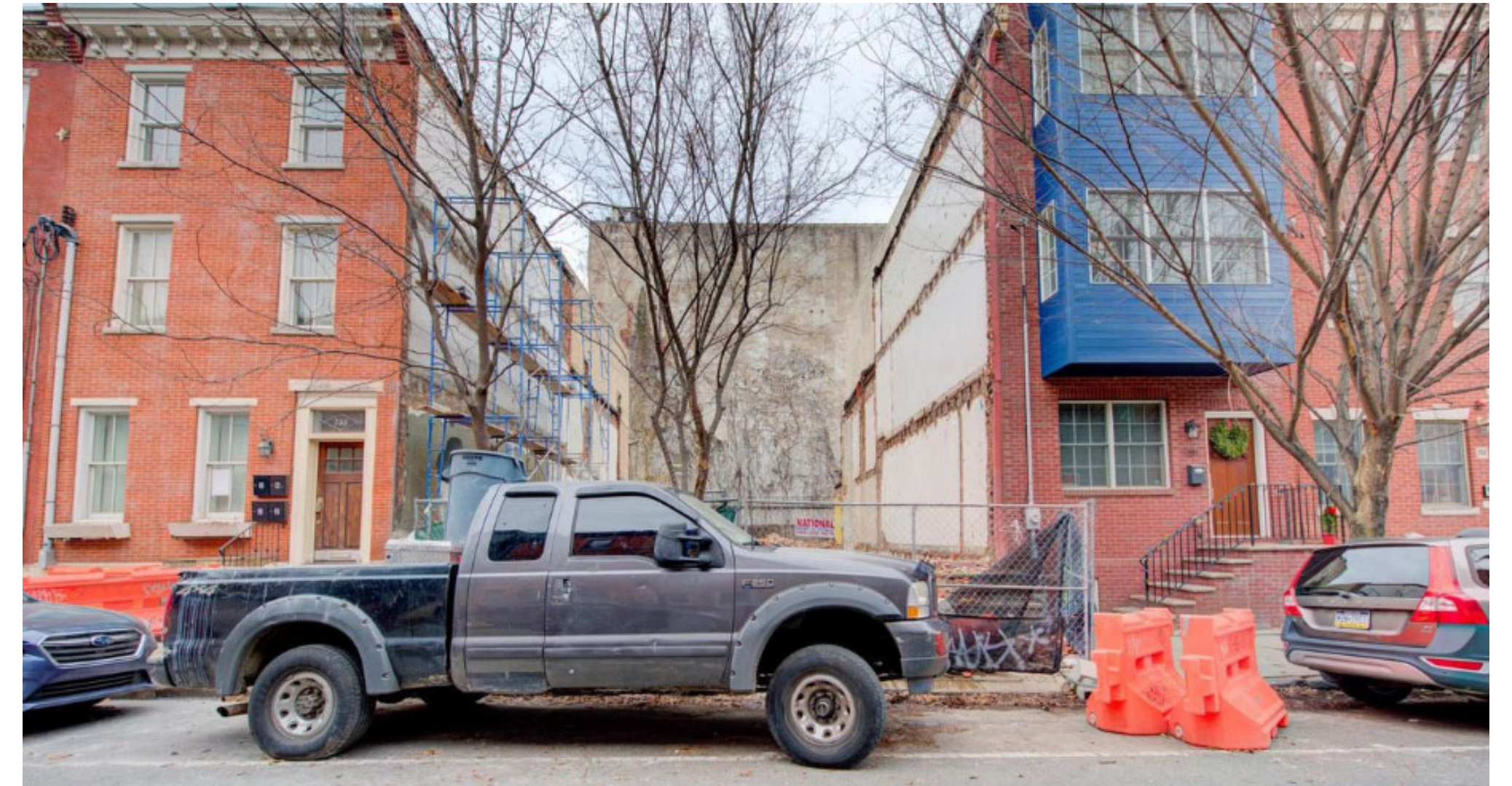
Here's The Plan, LLC 541 Street Road, 2nd floor, Southampton, PA 18966 Office: 215-355-1262 Email: herestheplanllc@gmail.com	
NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS	
151-59 S. 15TH STREET PHILADELPHIA, PA	DRAWN BY: E.S./R.A. DATE: MARCH 7, 2024
PLANS, SPECIFICATIONS, SECTION	REV. 05/09/2024 DRAWING NUMBER 22 of 3



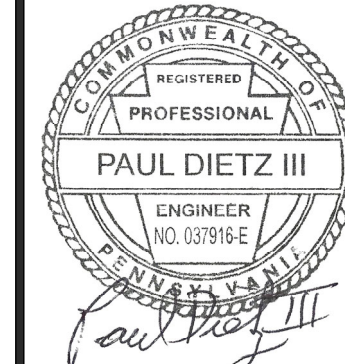
THIRD FLOOR PLAN
1/4" = 1' - 0"



ROOF PLAN
1/4" = 1' - 0"



DEMOLITION OF EXISTING BUILDINGS



Here's The Plan, LLC 541 Street Road, 2nd floor, Southampton, PA 18966 Office: 215-355-1262 Email: herestheplanllc@gmail.com			
NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS			
151-59 S. 15TH STREET PHILADELPHIA, PA		DRAWN BY: E.S./R.A. DATE: MARCH 1, 2024	
PLANS, SPECIFICATIONS, SECTION		REV. 05/03/2024	DRAWING NUMBER Z3 of 3