

Zoning Permit

Permit Number ZP-2020-001575

LOCATION OF WORK 1600 N 11TH ST, Philadelphia, PA 19122-2709	PERMIT FEE \$500.00	DATE ISSUED 5/4/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER PHILA SUBURBAN, DEVELOPMENT CORP	100 ROSS RD SUITE 200 KING OF PRUSSIA PA 19406
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE ERECTION OF TWO SEPARATE STRUCTURE(NTE 38') ON THE SAME LOT. SIZES AND LOACTION AS SHOWN IN PLAN
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APPROVED USE(S) Residential - Household Living - Multi-Family
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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

1600-10 N 11TH ST, Philadelphia, PA 19122-2709

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR THREE HUNDRED AND TWENTY (320) DWELLING UNITS. SURFACE PARKING SPACES TO BE PROVIDED FOR NINETY-FIVE(95) VEHICLES WHICH WILL INCLUDE FOUR(4) HANDICAP PARKING SPACES, FOUR(4) ELECTRIC CAR CHARGING STATION AND ONE(1) VAN ACCESSIBLE PARKING SPACE. ONE HUNDRED AND TWELVE(112) BICYCLE PARKING SPACES TO BE PROVIDED.

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 SUMMARY:

1600 N 11TH STREET RM-1; ICMX	EXISTING	PROPOSED	REQUIRED
BUILDING AREA:	N/A	50,550 SF	
LOT WIDTH:	223'-0"	N/A	16'-0" MIN
LOT AREA:	109,549 SF	NO CHANGE	1,440 SF MIN
OPEN AREA:	N/A	47,156 SF (43%)	INTERMEDIATE 25%; CORNER 20%
SIDE YARD WIDTH:	N/A	51'-0"	5'-0"
REAR YARD DEPTH:	N/A	9'-0"	9'-0"
BUILDING HEIGHT:	N/A	34'-3 3/16"	38'-0"
NUMBER OF STORIES:	N/A	3	N/A
		320 UNITS	360 SF/DU FOR THE 1ST 1,440 SF LOT AREA 425 SF/DU FOR THE REMAINING LOT AREA PER OVERLAY 14-506(2)(b) 25% INCREASE ALLOWABLE PER 14-602(1) AND 14-602(7)

PARKING TABLE	
Residential Use	Bicycle Parking
Overlay 14.506 = 95 Required Spaces	1/3 units = 320 / 3 = 107 Required Spaces
Total Parking Spaces Provided = 95	112 Class 1A Bicycle Parking Provided
35 Spaces - Lot 1 (shown in plan)	
33 Spaces - Lot 2 (shown in plan)	
27 Spaces - Lot 3 (shown in plan)	

LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE in the 20th Ward of the City of Philadelphia and described in accordance with a Survey and Plan (16N11-102) made March 10th, 2020 by Daniel P. Burke, Surveyor and Regulator of the 9th Survey District, to wit;

BEGINNING AT A POINT located at the intersection of the westerly side of 11th Street (On City Plan 50' Wide, Legally Open) and the northerly side of Oxford Street (On City Plan 50' Wide, Legally Open); THENCE extending westwardly along said northerly side of Oxford Street and crossing the southerly side of former Marvine Street (50' wide/Stricken and Vacated/Reserved as Drainage R.O.W.) N.78°39'00"W. the distance of 396.000' to the point of intersection with the easterly side of 12th Street (On City Plan 50' Wide, Legally Open); THENCE extending northwardly along the said easterly side of 12th Street N.11°21'00"E. the distance of 65.000' to a point; THENCE extending S.78°39'00"E. the distance of 173.000' to a point on the westerly side of the R.O.W.; THENCE extending northwardly along the said westerly side of the R.O.W. N.11°21'00"E. the distance of 374.000' to a point on the southerly side of Cecil B. Moore Avenue (On City Plan 85' Wide, Legally Open); THENCE extending eastwardly along the said southerly side of Cecil B. Moore Avenue and partially along the northerly side of said R.O.W. S.78°39'00"E. the distance of 223.000' to the point of intersection with the said westerly side of 11th Street; THENCE extending southwardly along the said westerly side of 11th Street S.11°21'00"W. the distance of 439.000' to a point; being the FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING known as 1600-11 N. 11th Street, Philadelphia, Pennsylvania 19122

prepared for:

BG Capital, LLC 1516 N 5th St Suite 507, Philadelphia, Pennsylvania 19122

Map Registry #013N030330



SITE LOCATION



SITE PHOTO: N 11TH ST - LOOKING NORTH



SITE PHOTO: CORNER OF N 11TH ST AND W OXFORD ST



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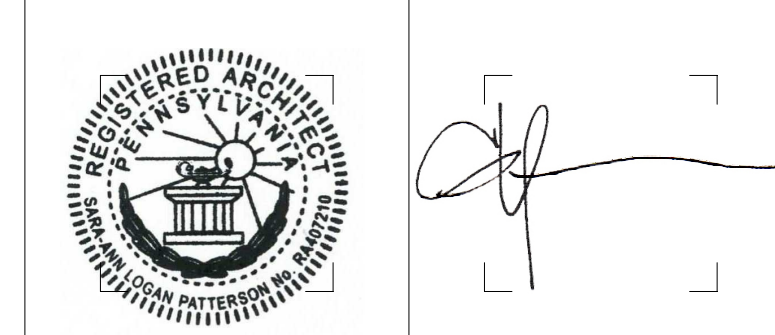
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Rob Reeves
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REVISIONS



ZONING PERMIT PLAN APRIL 18, 2022

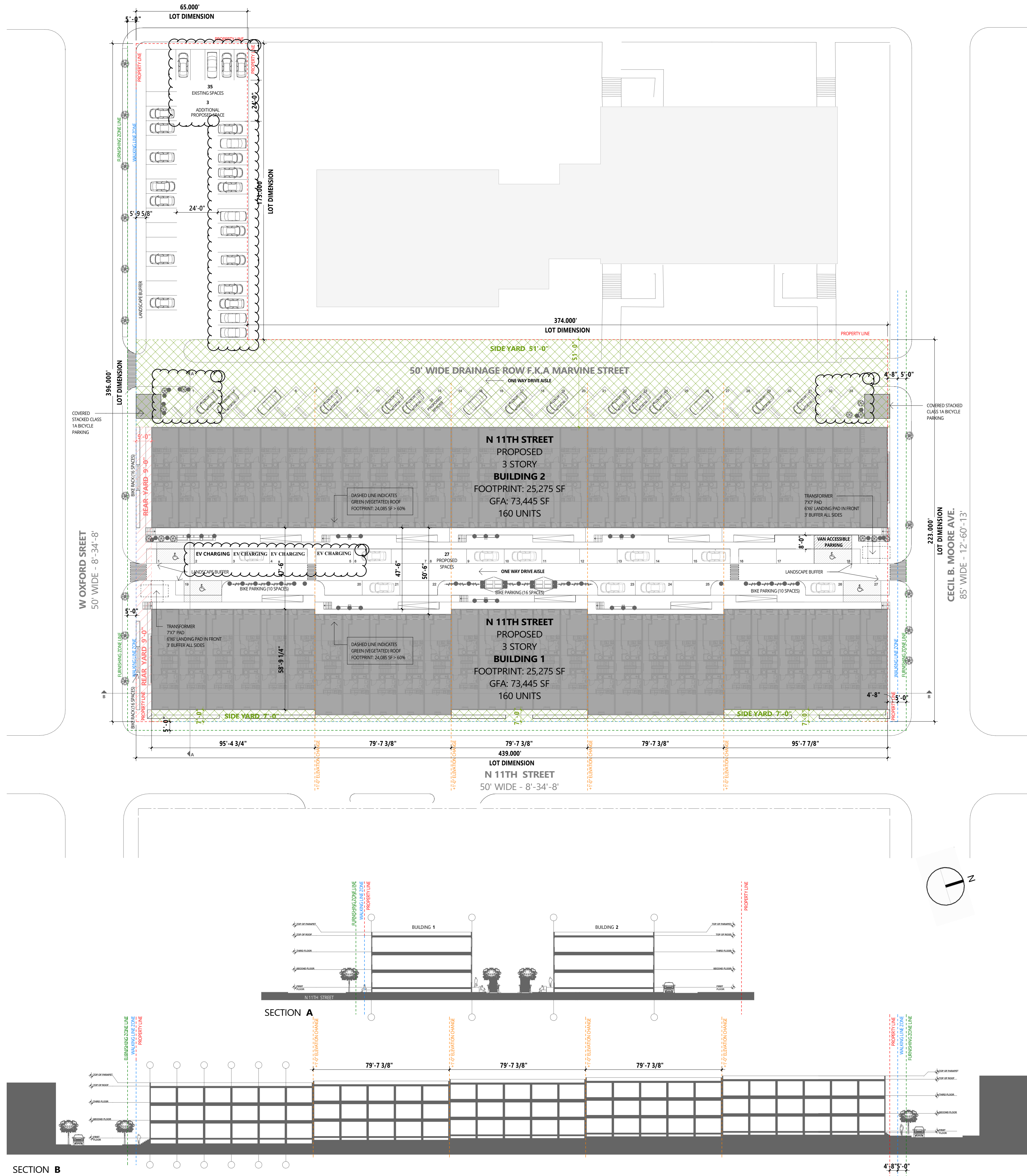
1600 N 11th

1600 N 11TH ST
PHILADELPHIA, PA 19122

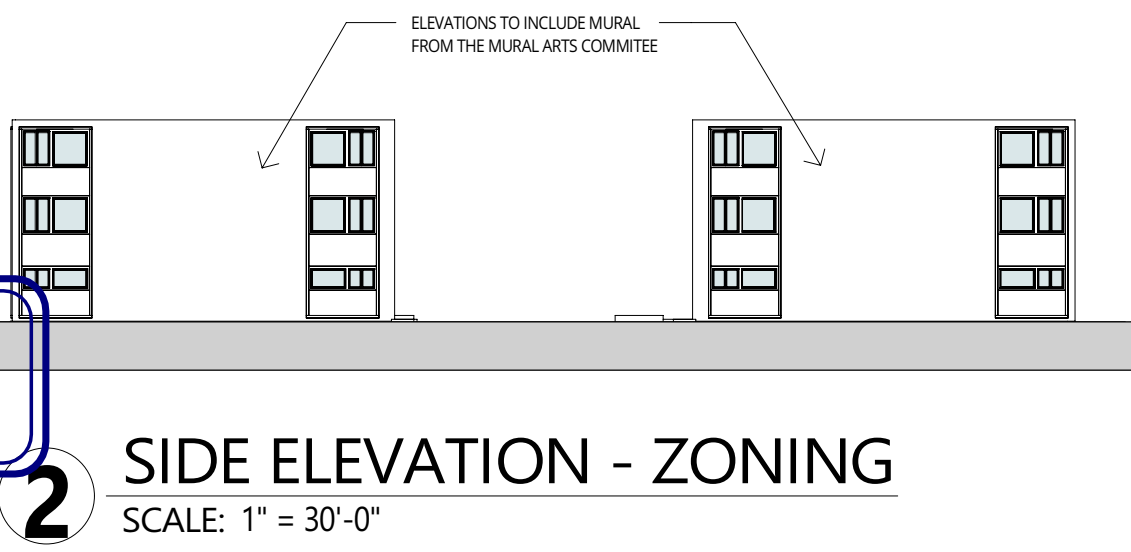
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Z01

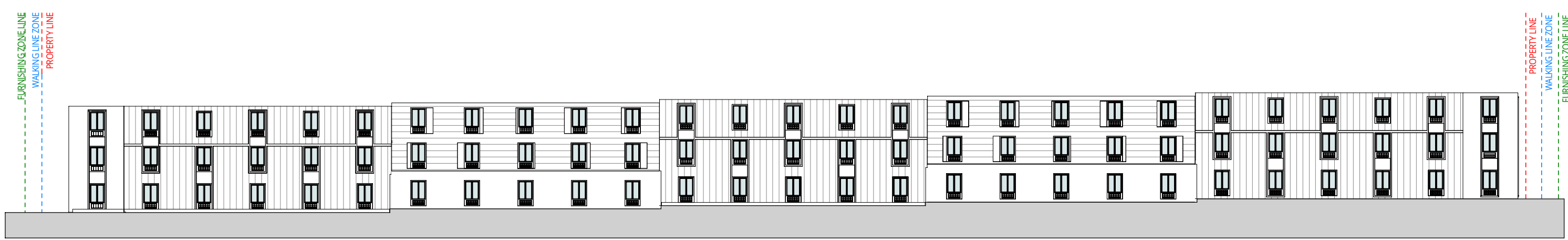
ZONING PLAN



1 N 11TH STREET - SITE PLAN ZONING AND SECTIONS
SCALE: 1" = 30'-0"



2 SIDE ELEVATION - ZONING
SCALE: 1" = 30'-0"



3 FRONT ELEVATION - SOUTH BUILDING - ZONING
SCALE: 1" = 30'-0"

APPROVED
FOR ZONING ONLY
04/18/22

Applied Electronically by L&L User

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

Application Number: ZP-2020-001575	Zoning District(s): ICMX	Date of Refusal: 3/30/2022
Address/Location: 1600 N 11TH ST, Philadelphia, PA 19122-2709 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Michael Cole DBA: MC Architectural LLC	Applicant Address: 615 Yost Ave Spring City, PA 19475 USA	

Application for:

FOR THE RELOCATION OF LOT LINES TO CREATE ONE LOT FROM ONE EXISTING LOT. SIZE AND LOCATION AS SHOWN IN APPLICATION/ PLAN. **FOR THE ERECTION OF TWO SEPARATE STRUCTURES WITH GREEN ROOFS. SIZE AND LOCATION AS SHOWN IN PLANS. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING [THREE HUNDRED AND TWENTY (320) DWELLING UNITS] WITH 90 PARKING SPACES TO INCLUDE FOUR(4) ACCESSIBLE PARKING SPACES, FIVE(5) ELECTRIC PARKING SPACES AND 112 CLASS 1A BICYCLE PARKING SPACES.**

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living, for more than 256 dwelling units is expressly prohibited in the ICMX (NCP North Central Philadelphia Overlay District - Subarea B) residential zoning district.

ONE (1) USE REFUSAL / REFERRAL
ONE (1) ZONING REFUSAL / REFERRAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

N/A

Parcel Owner:

PHILA SUBURBAN, DEVELOPMENT CORP



ROLAND NGBA
PLANS EXAMINER

3/30/2022
DATE SIGNED