

Zoning Permit

Permit Number ZP-2023-000534

LOCATION OF WORK 1731-39 TILGHMAN ST, Philadelphia, PA 19122-3113	PERMIT FEE \$1,456.00	DATE ISSUED 1/29/2020
	ZBA CALENDAR	ZBA DECISION DATE 1/29/2020
	ZONING DISTRICTS ICMX	

PERMIT HOLDER 1731 39 TILGHMAN QOZB LLC	1845 WALNUT STREET 2345 1731 39 TILGHMAN QOZB LLC PHILADELPHIA PA 19103
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OWNER CONTACT 1 1731 39 TILGHMAN QOZB LLC; Contact: Zachary Frankel	1845 Walnut Street 2345 Philadelphia PA 19103
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR TO AMENDMENT THE PREVIOUSLY APPROVED PERMIT # 992073 TO ADD AN ERECTION OF AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE AND ELEVATOR. THE REMAINING PERMIT SAME AS THE PREVIOUSLY APPROVED (PERMIT # 992073 ISSUED DATED 1/29/2020). SIZE AND LOCATION AS SHOWN IN THE 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) (Permit #992073, Cal # 38219).
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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

1731-39 TILGHMAN ST, Philadelphia, PA 19122-3113

ADDITIONAL USE DETAILS

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

FOR THE USES SAME AS THE PREVIOUSLY APPROVED PERMIT # 992073 (PERMIT # 992073 ISSUED DATED 1/29/2020).

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.

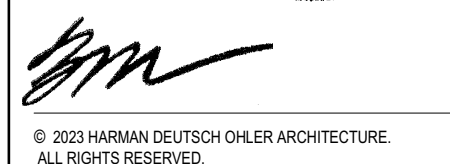


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

PROJECT ADDRESS

1731-39 Tilghman Street
Philadelphia, PA 19122

SEAL



CONSULTANTS

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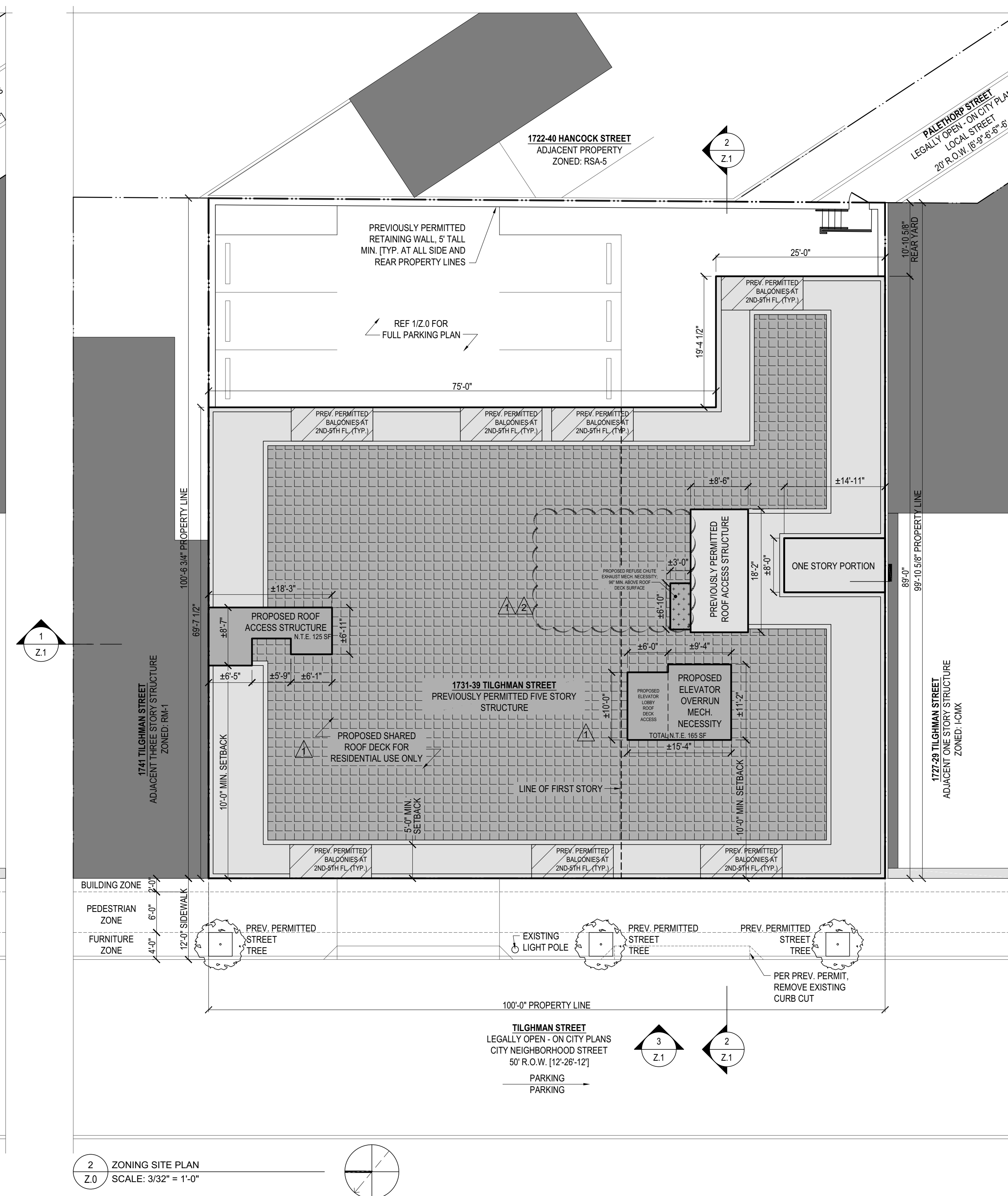
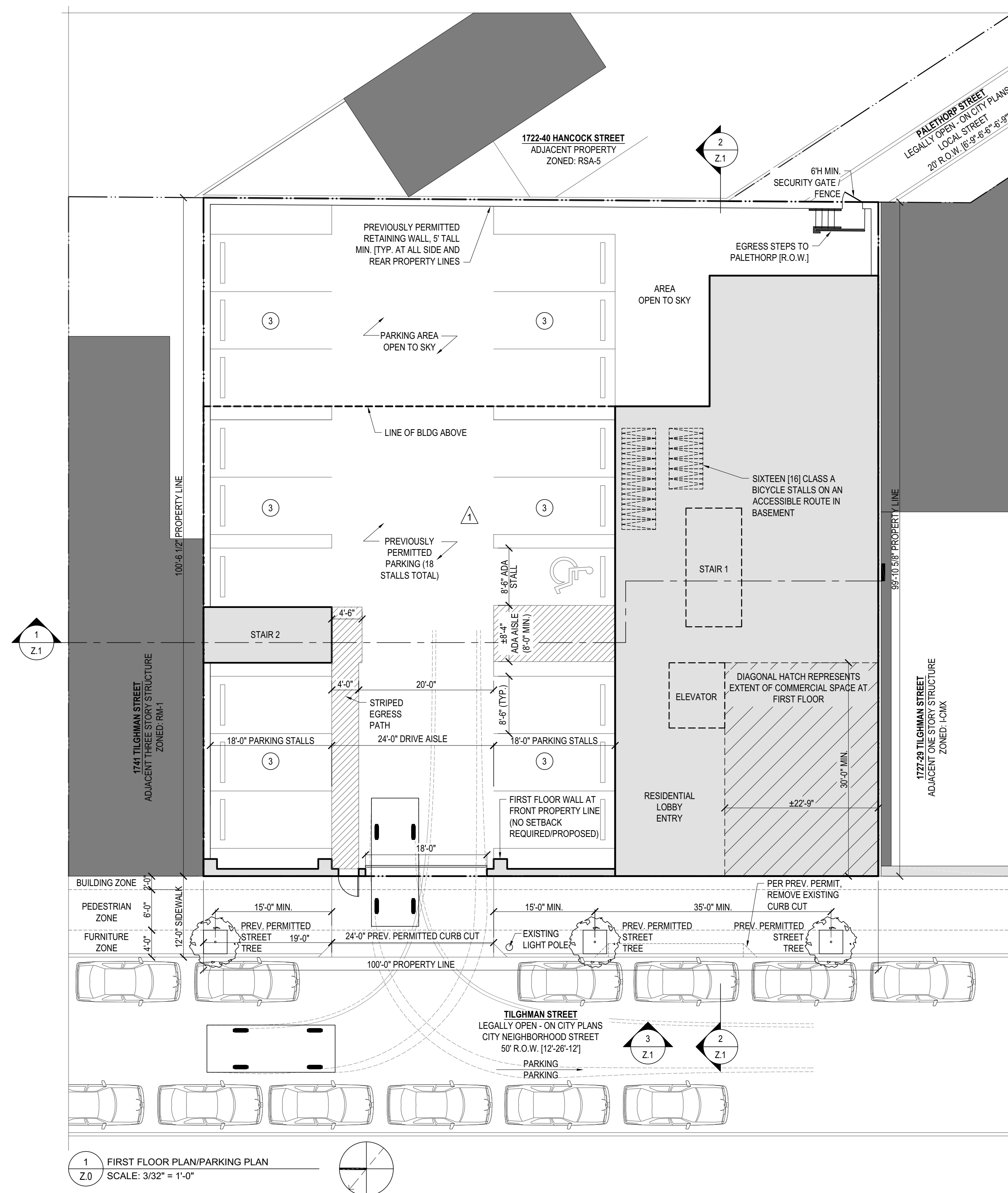
EQ / JI

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.0



PROJECT SUMMARY: 1731-19 TILGHMAN STREET			
ZONING: I-CMX			
ABUTTING ZONING DISTRICT: RSA-5, RM-1, I-CMX			
ZONING DISTRICT ACROSS STREET: I-CMX			
LOT AREA: 10,022.3 SQUARE FEET			
USE: TWENTY EIGHT (28) DWELLING UNITS, ONE (1) COMMERCIAL SPACE			
GARAGE WITH 18 OFF-STREET PARKING STALLS			
<u>DIMENSIONAL STANDARDS</u>	<u>REQUIRED / ALLOWED</u>	<u>EXISTING (PREV. PERMITTED)</u>	<u>PROPOSED</u>
OPEN AREA	0%	2,575.3 SF (25.7%)	NO CHANGE
OCCUPIED AREA	100%	7,447 SF (74.3%)	NO CHANGE
FRONT YARD SETBACK	0'	0'	NO CHANGE
SIDE YARD SETBACK	8' IF USED	NOT USED	NO CHANGE
REAR YARD	8' IF USED	10' 0" 8"	NO CHANGE
HEIGHT	60'	60'	NO CHANGE
FAR	500%	427.5% (42,851 SF GFA)	97.5% INCREASE
GFA BREAKDOWN		GFA BREAKDOWN	
BASEMENT GFA: 3,200 SF		SECOND FLOOR GFA: 7,447 SF	
FIRST FLOOR GFA: 1,355 SF		THIRD FLOOR GFA: 7,327 SF EACH (21,981 SF)	
3,655 SF: 720 SF (21.5%) COMMERCIAL		ACCESSORY ROOF STRUCTURES	
40 SF OF PARKING		& MECH. NECESSITIES GFA: 468 SF	

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
3. GUARDRAILS / TYPICAL PARAPETS ARE 42" ABOVE T.O. ROOF SLOPE.
4. 5' TALL RET. WALL PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE.

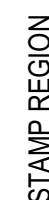
TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

- PEDESTRIAN ZONE 6'-0"
FURNISHING ZONE 4'-0"
BUILDING ZONE 2'-0"
- BAY WINDOWS AND BALCONIES: NOT TO BE ERRECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.
ERECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NO MORE THAN 3'-0" BAYS TO BE MIN. 10'-0" IN HEIGHT OVER RIGHT OF WAYS.

<u>PARKING SUMMARY</u>		
	<u>REQUIRED</u>	<u>PROPOSED</u>
AUTO PARKING	14 SP (1 ADA)	18 SP (1 ADA; 2 B)
BICYCLE PARKING	11	16
<u>LANDSCAPING SUMMARY</u>		
PARKING LOT & PATIO OPEN TO SKY: 2,575.3 SF		
	<u>REQUIRED</u>	<u>PROPOSED</u>
LANDSCAPED AREA	169 SF (10%)	752 SF
REQUIRED PLANTING (1 TREE PER 300 SF)	3 TREES	3 TREES
LANDSCAPE BUFFER ZONE	NO FRONT SETBACK REQ'D/PROPOSED	

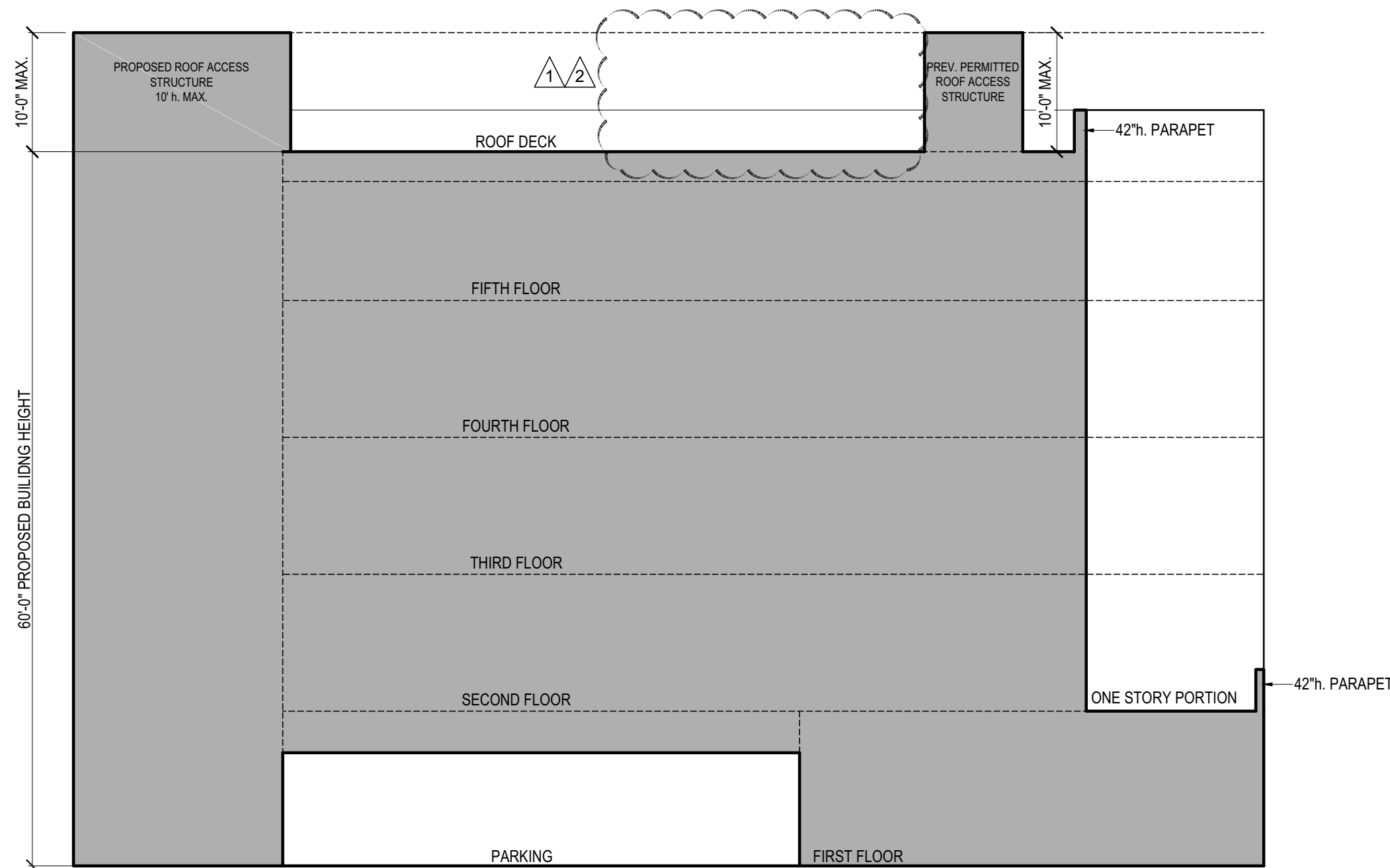
LANDSCAPE NOTES

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. SHRUBS SHALL BE PLANTED AT AN INTERVAL SUCH THAT THERE ARE NOT LESS THAN THREE (3) SHRUBS PER 10' OF LINEAGE ALONG LOT FRONTAGE ALONG PUBLIC STREET AND HAVE A MATURE HEIGHT OF NOT LESS THAN 2'-0".
5. PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCE/WALL.
6. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.2 FAMILY DWELLING.
7. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

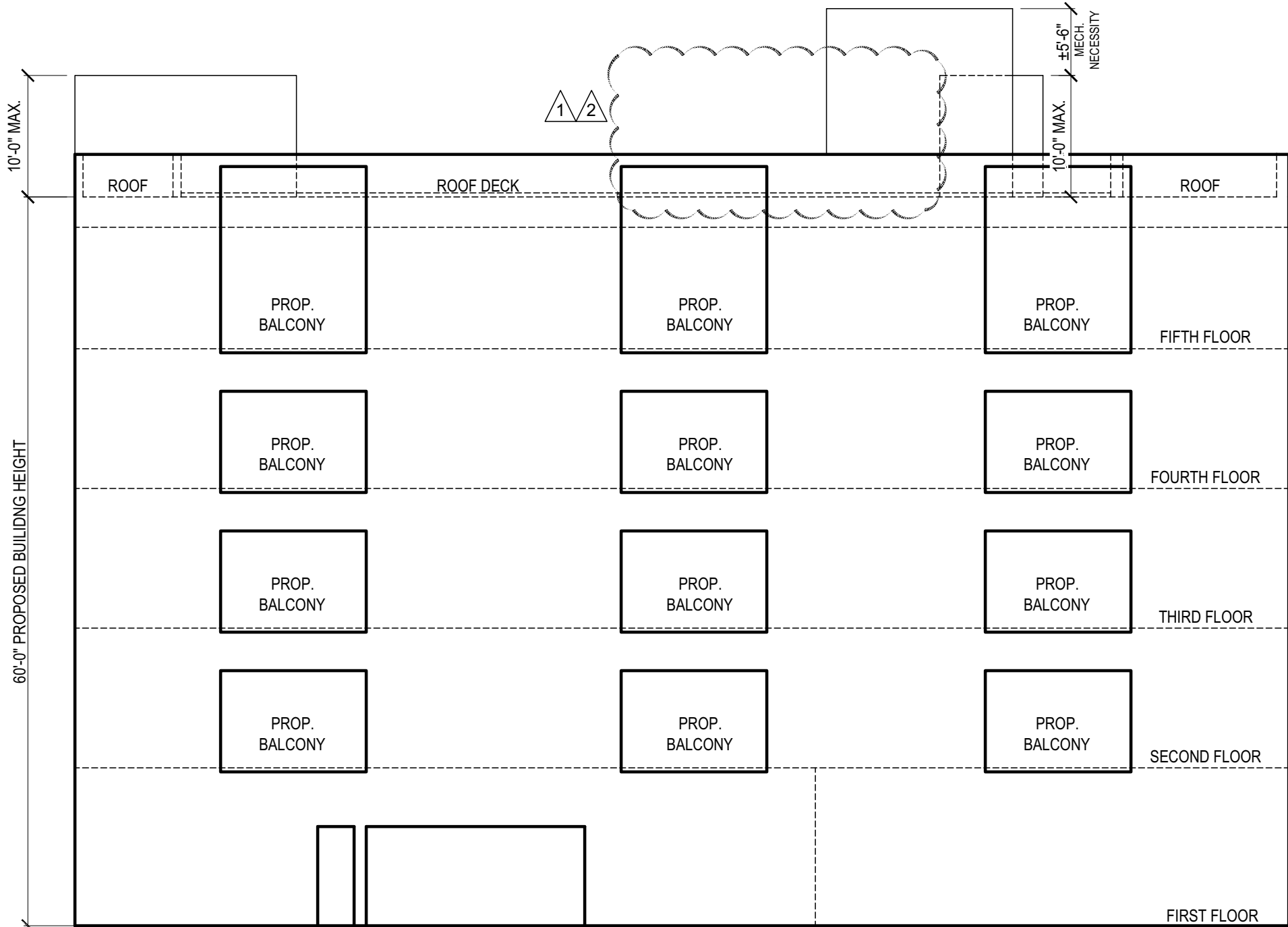


03/23 FOR ZONING ONLY

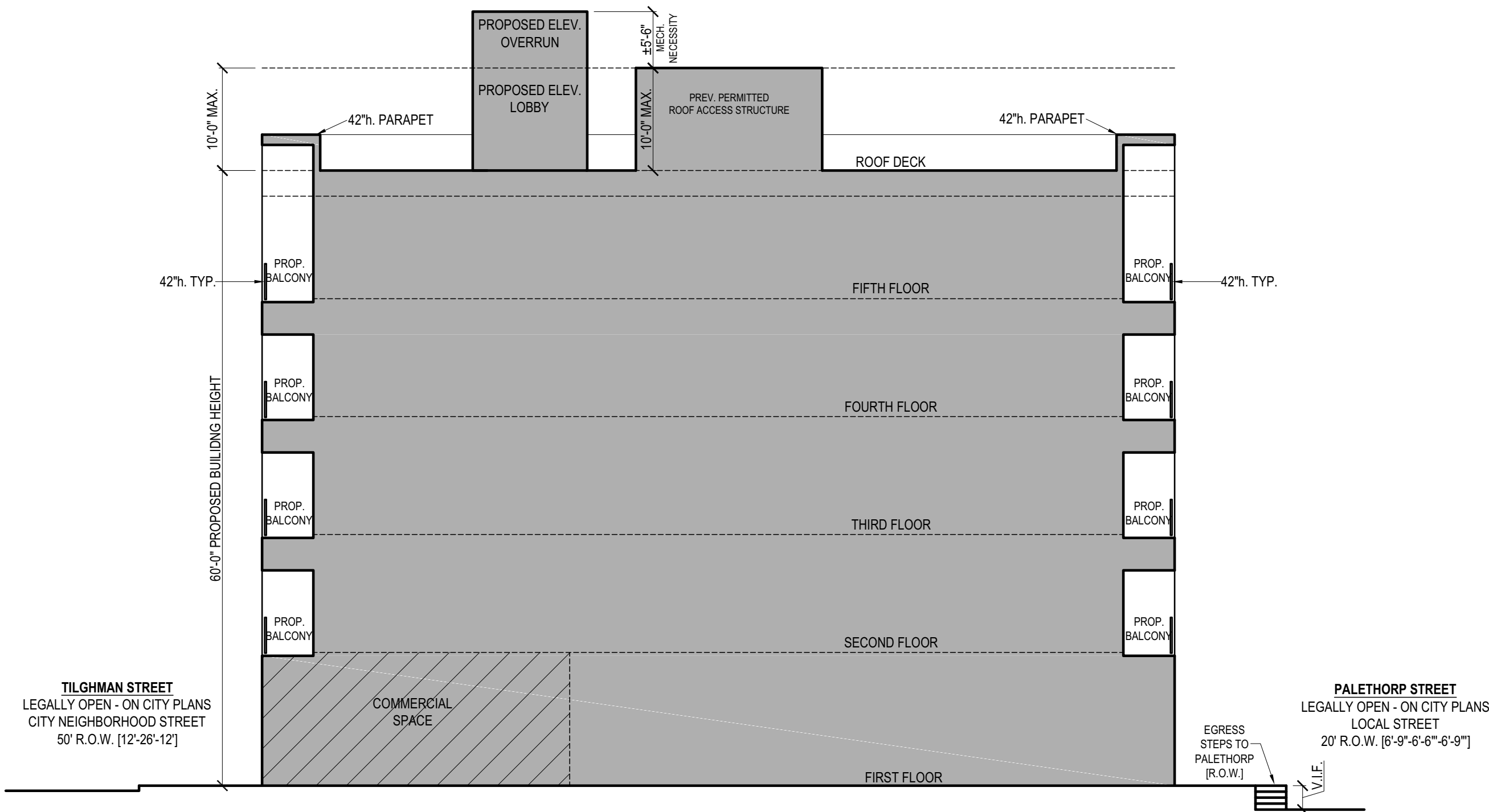
IF YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
VIOLATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
CIVIL ENGINEERING.



1 NORTH-SOUTH ZONING SECTION
Z.1 SCALE: 3/32" = 1'-0"



3 TILGHMAN STREET ELEVATION
Z.1 SCALE: 3/32" = 1'-0"



2 WEST-EAST ZONING SECTION
Z.1 SCALE: 3/32" = 1'-0"



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architecture
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hdoarch.com
267.324.3601

PROJECT ADDRESS:

1731-39 Tilghman Street
Philadelphia, PA 19122



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CONSULTANTS:

#	DATE	ISSUE / REVISION
	01.10.2023	ZONING SUBMISSION
△	01.26.2023	ZONING RFI REV 01
△	04.24.2023	ZONING REVISION 02

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PLAN

DRAWING NUMBER:

Z.1



STAMP REGION