

Zoning Permit

Permit Number ZP-2020-008454

LOCATION OF WORK 1200-10 W LOUDON ST, Philadelphia, PA 19141-3416	PERMIT FEE \$672.00	DATE ISSUED 11/17/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER WISE PATH INVESTMENTS LLC	701 E CATHEDRAL RD STE 45 PHILADELPHIA PA 19128
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APPLICANT Jenna Dietrich DBA: JAD Development Co LLC	1525 S 5TH STREETPHILADELPHIA , PA 19147USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure, size and location as shown on plan/application.
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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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1200-10 W LOUDON ST, Philadelphia, PA 19141-3416

ADDITIONAL USE DETAILS

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

For use as multi-family household living (fourteen (14) dwelling units).

This permit is subject to the following specific conditions.

CONDITIONS

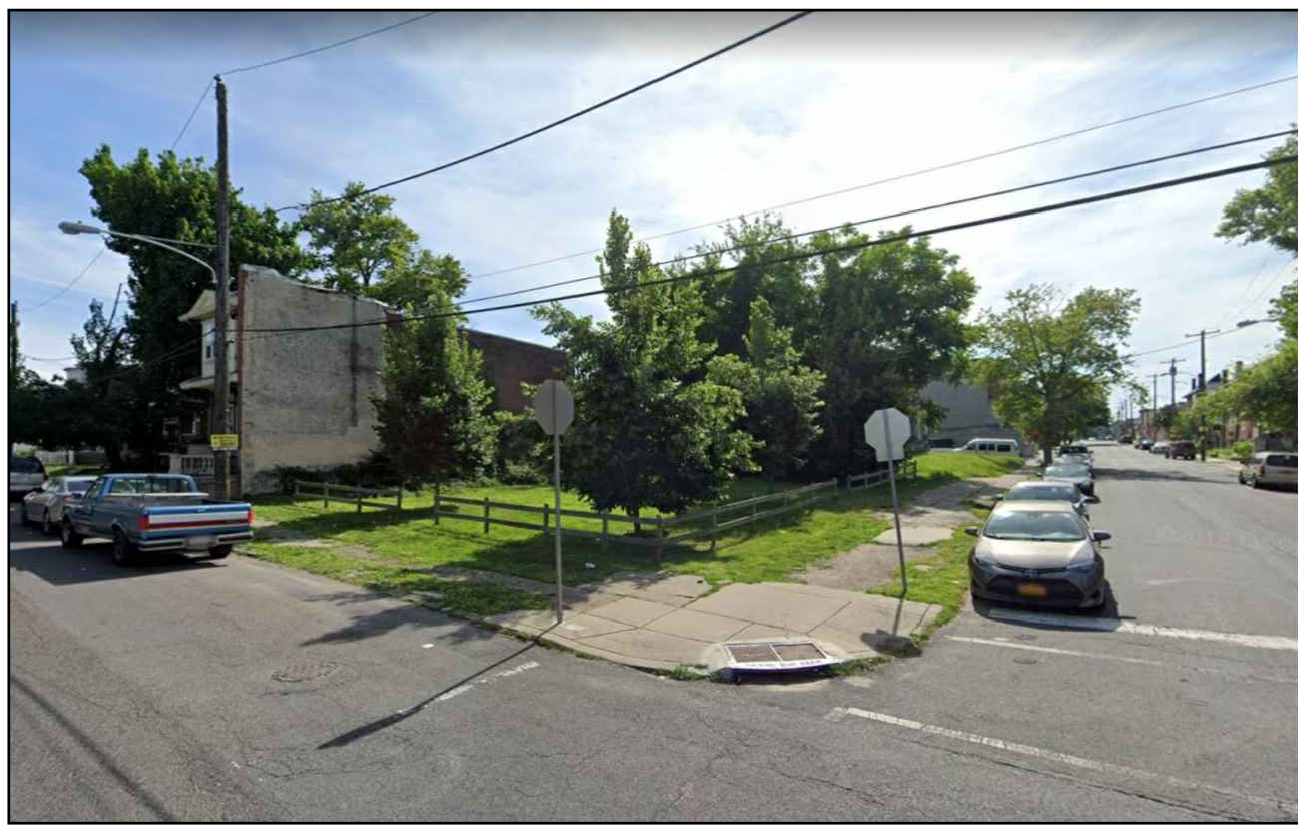
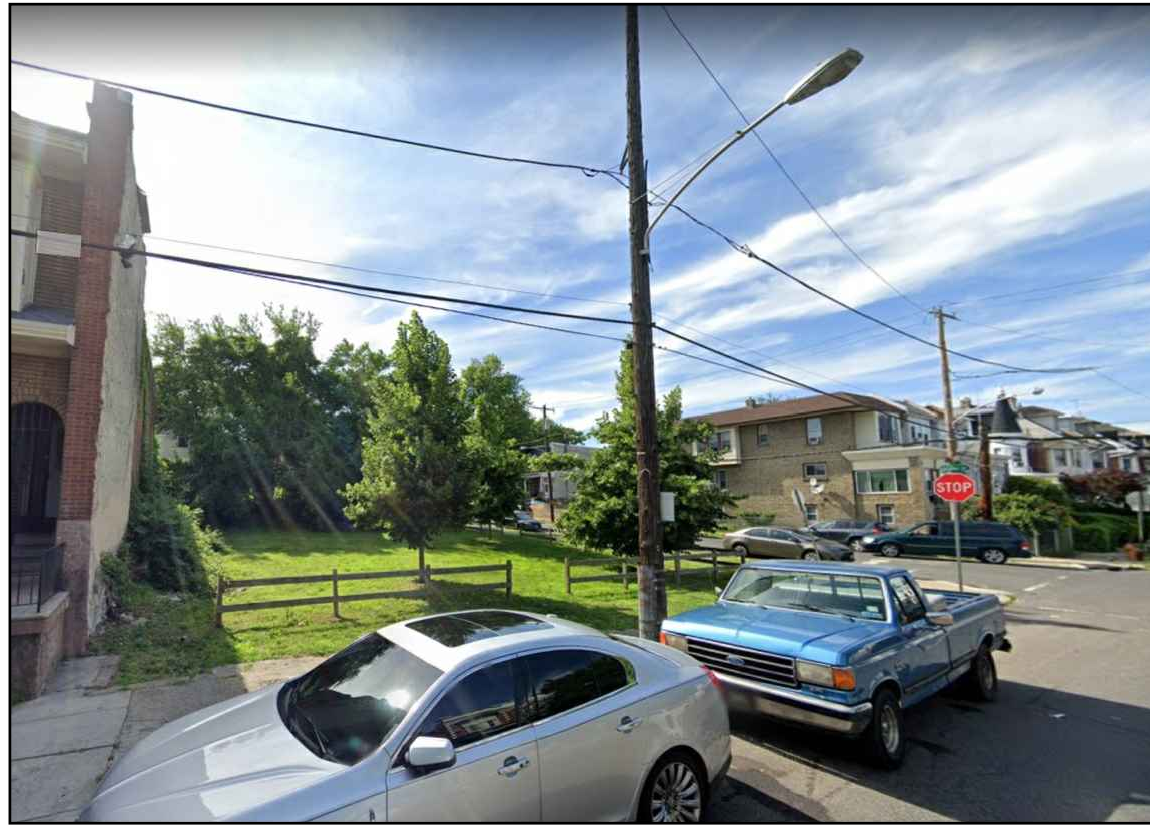
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



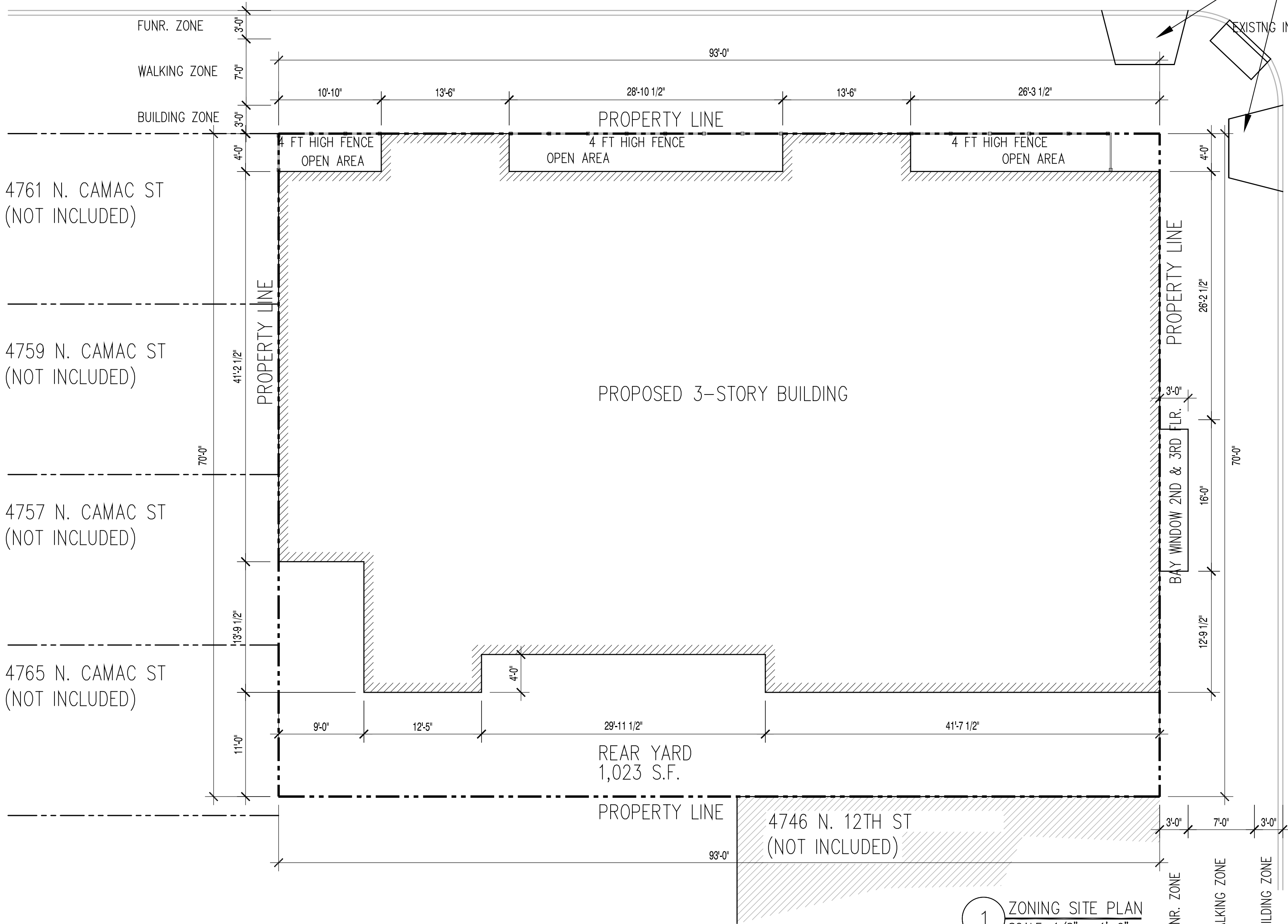
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



W. LOUDON STREET
60 FT (R.O.W. 13'-34'-13')



SITE MAP (N.T.S.)
SITE LOCATION



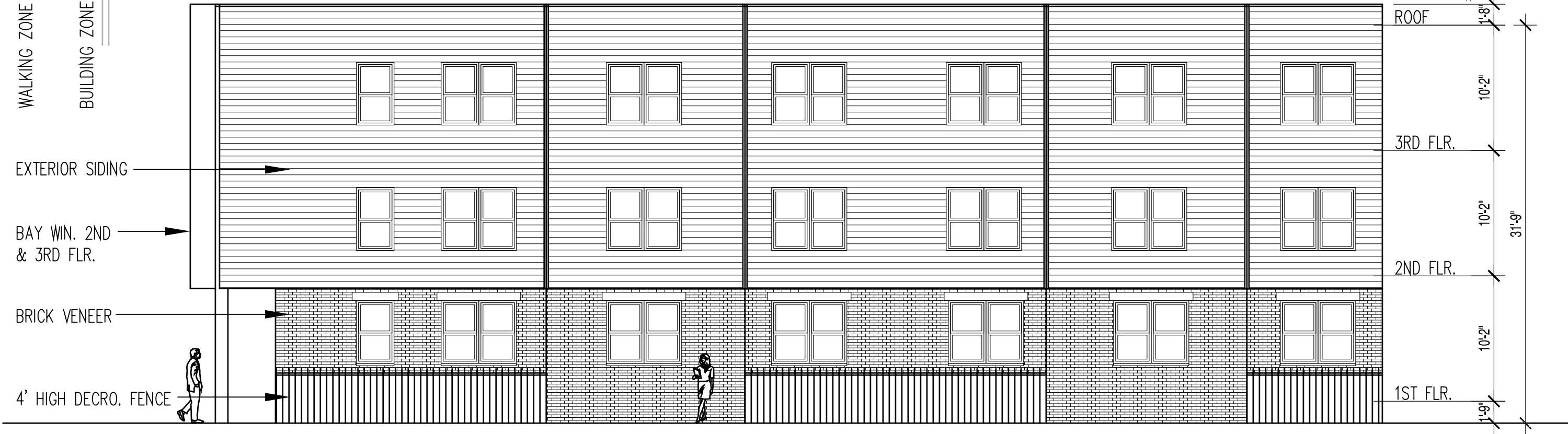
N. 12TH STREET
60 FT (R.O.W. 13'-34'-13')

UPDATE ADA
CURB RAMP
AS REQUIRE
BY PSD.

RM-1 ZONING DISTRICT
LOT AREA = 6,510 S.F.
OCCUPIED AREA = 4,978.96 S.F.
OPEN AREA = 1,531.04 S.F. (23.52%)
REAR YARD = 11'-0" (1,023 S.F.)
NUMBER OF STORY = 3
BUILDING HEIGHT = < 38'-0"
PROPOSED USE = 14 HOUSEHOLD LIVING UNITS.



2 N. 12TH ST. ELEVATION
SCALE: 1/8" = 1'-0"



3 W. LOUDON ST. ELEVATION
SCALE: 3/16" = 1'-0"

APPROVED
FOR ZONING ONLY
11/17/20
WHEN YOUR PLANS CONTAIN ANY CHANGES,
PLEASE RE-APPROVE FROM THESE APPROVED
PLANS. ANY CHANGES TO THE APPROVAL OF THE
PHILADELPHIA DEPARTMENT OF STREETS ARE PROHIBITED.

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
North 12th Street is the primary street;
Opposite of North 12th Street is the rear;
Street is the rear street
Applied Electronically by: Ariel Diliberto
November 10, 2020
PHILADELPHIA CITY PLANNING COMMISSION

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
☒ DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Jeanien Wilson
ON: **November 13, 2020**
FOR CHIEF HIGHWAY ENGINEER

SEAL:		MC3 Architects 213 S. 8TH STREET Philadelphia, Pa 19148 Tel. 215-762-8808	
ZONING SITE PLAN		PREPARED FOR: OWNER, WISE PATH INVESTMENTS LLC 701 E CATHEDRAL RD STE 45-33 PHILADELPHIA PA 19128	
Project No. 2017.1		PROJECT LOCATION: 1200-10 W. Loudon Street Philadelphia, PA 19141	
Date: 09-15-2020	Scale: 1/8" = 1'-0"	Drawn By: JC	
Z-1.0		Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. MC3 Architects, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of MC3 Architects.	