

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

Application Number: ZP-2024-004166	Zoning District(s): CMX3	Date of Refusal: 5/21/2024
Address/Location: 417-25 CALLOWHILL ST, Philadelphia, PA 19123-4018 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Stephanie Boggs-Magagna Esq DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address: 1835 Market St Suite 1400 Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF TWO (2) ACCESSORY PROJECTING SIGNS (R1A: SINGLE-SIDED, 15'-3" W X 5'-7" H) & (R1B: SINGLE-SIDED, 15'-3" W X 5'-7" H) AND TWO (2) ACCESSORY STATICALLY ILLUMINATED FLAT WALL SIGNS (R2: 25' W X 3' H) & (R3: 26'-1 1/4" W X 2'-4" H) WITH ALL OTHER SIGNS AS PREVIOUSLY APPROVED TO AN EXISTING MULTI-FAMILY DWELLING STRUCTURE; SIZE AND LOCATION AS SHOWN IN THE PLAN. ** THE APPROVAL LETTER FROM THE PHILADELPHIA ART COMMISSION IS REQUIRED PRIOR TO THE ISSUANCE OF THE PERMIT **

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 REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
§14-904(1)(e)(1)	PROJECTING SIGNS SHALL NOT EXTEND MORE THAN FOUR (4) FT. FROM THE BUILDING FACADE TO WHICH IT IS ATTACHED. WHEREAS THE PROPOSED PROJECTING SIGNS 'R1A' & 'R1B' EXTEND 6'-8' FROM THE BUILDING FACADE.
§14-502(7)(e)(.1)	WALL SIGNS MAY NOT EXTEND ABOVE THE BOTTOM OF THE SECOND FLOOR OF THE BUILDING ON WHICH IT IS LOCATED IN CTR CENTER CITY OVERLAY DISTRICT - VINE STREET AREA. WHEREAS THE PROPOSED R2 AND R3 WALL SIGNS ARE TO BE INSTALLED ABOVE THE BOTTOM OF THE BUILDING'S SECOND FLOOR.

TWO (2) USE REFUSALS

FEE TO FILE APPEAL: \$300

NOTES TO THE ZBA:

SEE A/P # 396486, CAL # 17936; ZBA GRANTED VARIANCE FOR THE CREATION OF TWO (2) TENANT SPACES FROM ONE (1) TENANT SPACE. SPACE A – FOR AN ADULT DAYCARE (NO OVERNIGHT STAYS) AND SPCE B- EXISTING WAREHOUSE AND DISTRIBUTION OF ELECTRICAL SUPPLIES WITH ACCESSORY OFFICE CREATE A CONDITION OF MULTIPLE STRUCTURES ON A LOT. 6/13/12

SEE A/P # 991210013, CAL # 99-1475; ZBA GRANTED VARIANCE FOR THE LEGALIZATION OF THE ERECTION OF A SINGLE-FACED ROOFTOP SIGN AND FOR THE ERECTION OF A FLAT WALL SIGN ACCESSORY TO THE EXISTING WAREHOUSE AND DISTRIBUTION OF ELECTRICAL SUPPLIES WITH ACCESSORY OFFICE, 02/22/00.

Parcel Owner:

LINDEN ODG PHILLY LLC



CHANWOO JUNG
PLANS EXAMINER

5/21/2024
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

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Zoning Overlay District:

/CTR Center City Overlay District - Center City Commercial District Control Area / /CTR Center City Overlay District - Vine Street Area / /NIS Narcotics Injection Sites Overlay District / /ECO East Callowhill Overlay District / /CTR Center City Overlay District - Center City Residential District Control Area



CHANWOO JUNG
PLANS EXAMINER

5/21/2024
DATE SIGNED

Zoning Permit

Permit Number ZP-2024-004166

LOCATION OF WORK 417-25 CALLOWHILL ST, Philadelphia, PA 19123-4018	PERMIT FEE \$3,028.00	DATE ISSUED 8/14/2024
	ZBA CALENDAR MI-2024-003396	ZBA DECISION DATE 8/14/2024
	ZONING DISTRICTS CMX3	

PERMIT HOLDER LINDEN ODG PHILLY LLC	3504 5TH AVE SUITE 200 LINDEN ODG PHILLY LLC PITTSBURGH PA 15213
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OWNER CONTACT 1 Linden ODG Philly LLC	3504 5th Ave, Suite 200, Pittsburgh, PA 15213
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OWNER CONTACT 2 Linden ODG Philly LLC, c/o Matthew T. Stamborski	3504 5th Ave, Suite 200, Pittsburgh, PA 15213
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TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF TWO (2) ACCESSORY PROJECTING SIGNS (R1A: SINGLE-SIDED, 15'-3" W X 5'-7" H) & (R1B: SINGLE-SIDED, 15'-3" W X 5'-7" H) AND TWO (2) ACCESSORY FLAT WALL SIGNS (R2: 25' W X 3' H) & (R3: 26'-1 1/4" W X 2'-4" H) WITH ALL OTHER SIGNS AS PREVIOUSLY APPROVED TO AN EXISTING MULTI-FAMILY DWELLING STRUCTURE; 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) With proviso: "Revised plans, 6 pages, stamped by ZBA on August 14, 2024."
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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.

Zoning Permit

Permit Number ZP-2024-004166

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

417-25 CALLOWHILL ST, Philadelphia, PA 19123-4018

ADDITIONAL USE DETAILS

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

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 BOARD OF ADJUSTMENT

REVISED PROVISO PLANS FORM

PROPERTY ADDRESS: 417-25 Callowhill Street

ZONING PERMIT NUMBER (ZP-): ZP-2024-004166

CALENDAR NUMBER (MI-): MI-2024-003396

OWNER/OWNER'S REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL):
Stephanie Boggs Magagna, Esq.; Klehr Harrison Harvey Branzburg LLP

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:

1. The wall sign proposed along the West Elevation (R2) has been reduced by 9.83 sq. ft. so the edges of the sign align with the length of the windows below; and
2. The raceway behind the "E" along a portion of the wall sign proposed along the East Elevation (R3) has been removed so that the raceway does not extend above the top of the building.

APPROVED

Revised plans, 6 pages, stamped by
ZBA on August 14, 2024.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

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
2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZED SHEET
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 THE 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, STREET TREES, AND HERITAGE TREES WHERE APPLICABLE; AND
 - THE EXACT LOCATION, SIZES, AND TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE.

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

SIGNATURE OF OWNER/OWNER'S REPRESENTATIVE:

APPROVED
10/18/24
ZONING DIVISION

Stephanie Boggs Magagna

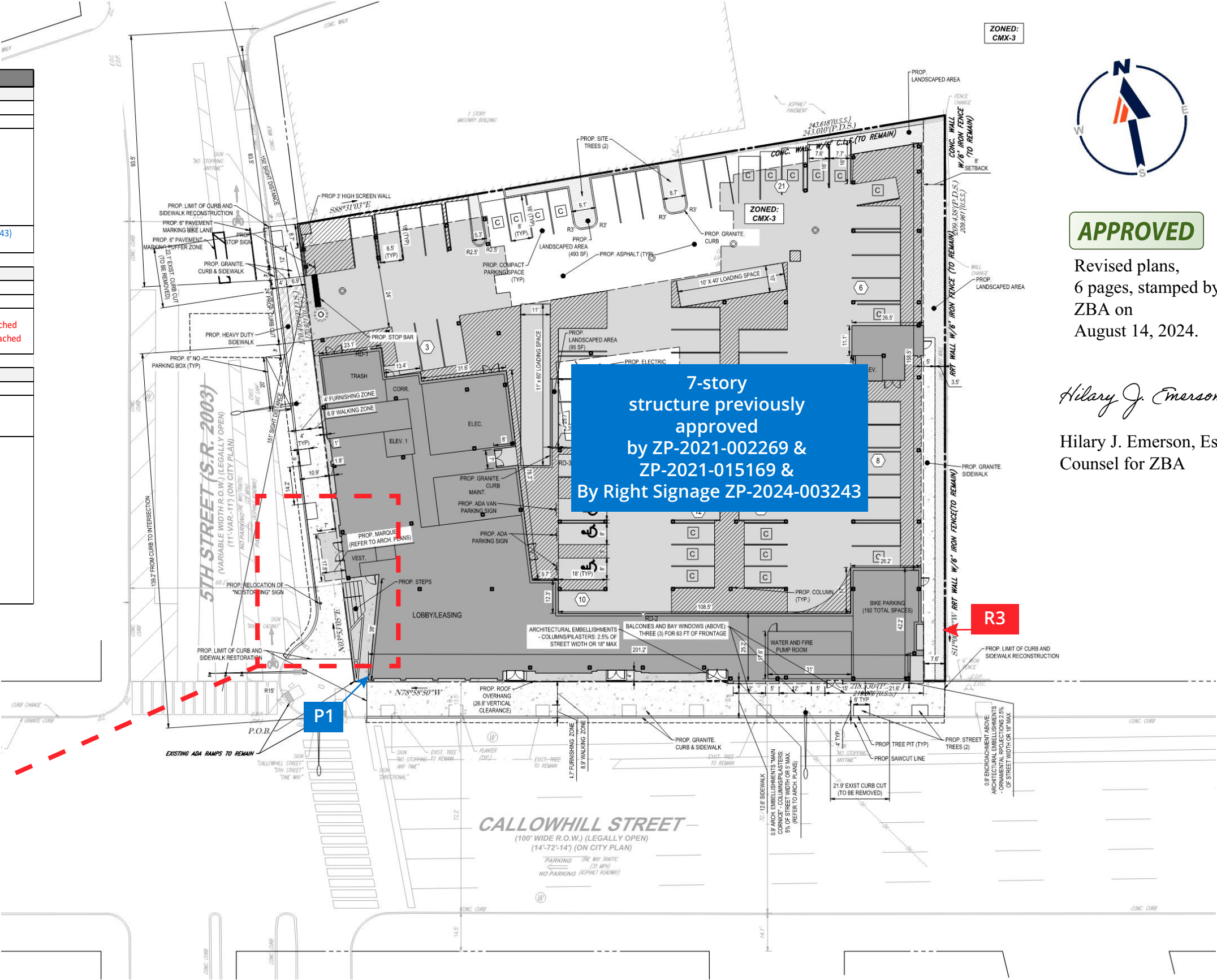
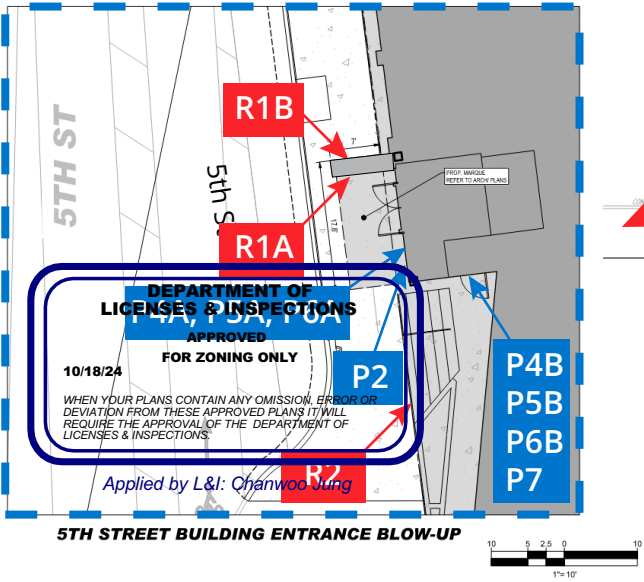
Applied by L&I: Chanwoo Jung

SITE PLAN

CMX-3 Zoning		
Wall Signs		
	Required	Proposed
Max #	N/A	4
Max Area	2 SF per linear foot of street frontage (170'-6" Linear frontage on 5th Street = +/- 341 SqFt)	P1 = 35.8435 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P2 = 4.96 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) R2 = 65.17 SqFt R3 = 60.91 SqFt 166.8525 SqFt
Max Height	Below Second Floor Windowsill	Conformed: P1, P2 (APPROVED PREVIOUSLY BY ZP-2024-003243) Non-Conformed: R2, R3
Projecting Signs		
	Required	Proposed
Max #	N/A	2
Max Projection	A projecting sign shall not extend more than four ft. from the building facade to which it is attached.	R1A = Projects 6'-8" from the face of the façade to which it is attached R1B = Projects 6'-8" from the face of the façade to which it is attached
Window Signs		
	Required	Proposed
Max #	Signs may be placed in no more than 2 windows; or one window and one transparent glass door. See § 14-904 (1)(i)	1 Window, 1 Door APPROVED PREVIOUSLY BY ZP-2024-003243
Max Area	20% of the total area	Window #1: 16.125 SqFt glass P4A= .71875 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P5A= .63736 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P6A= .1111 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) TOTAL= 9.1% Door #1: 19.125 SqFt glass P4B= .71875 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P5B= .63736 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P6B= .1111 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) P7= .1111 SqFt (APPROVED PREVIOUSLY BY ZP-2024-003243) TOTAL= 8.25%

PREVIOUSLY APPROVED BY ZP-2024-003243

CURRENTLY SUBMITTED



APPROVED

Revised plans,
6 pages, stamped by
ZBA on
August 14, 2024.

Hilary J. Emerson
Hilary J. Emerson, Esq.
Counsel for ZBA

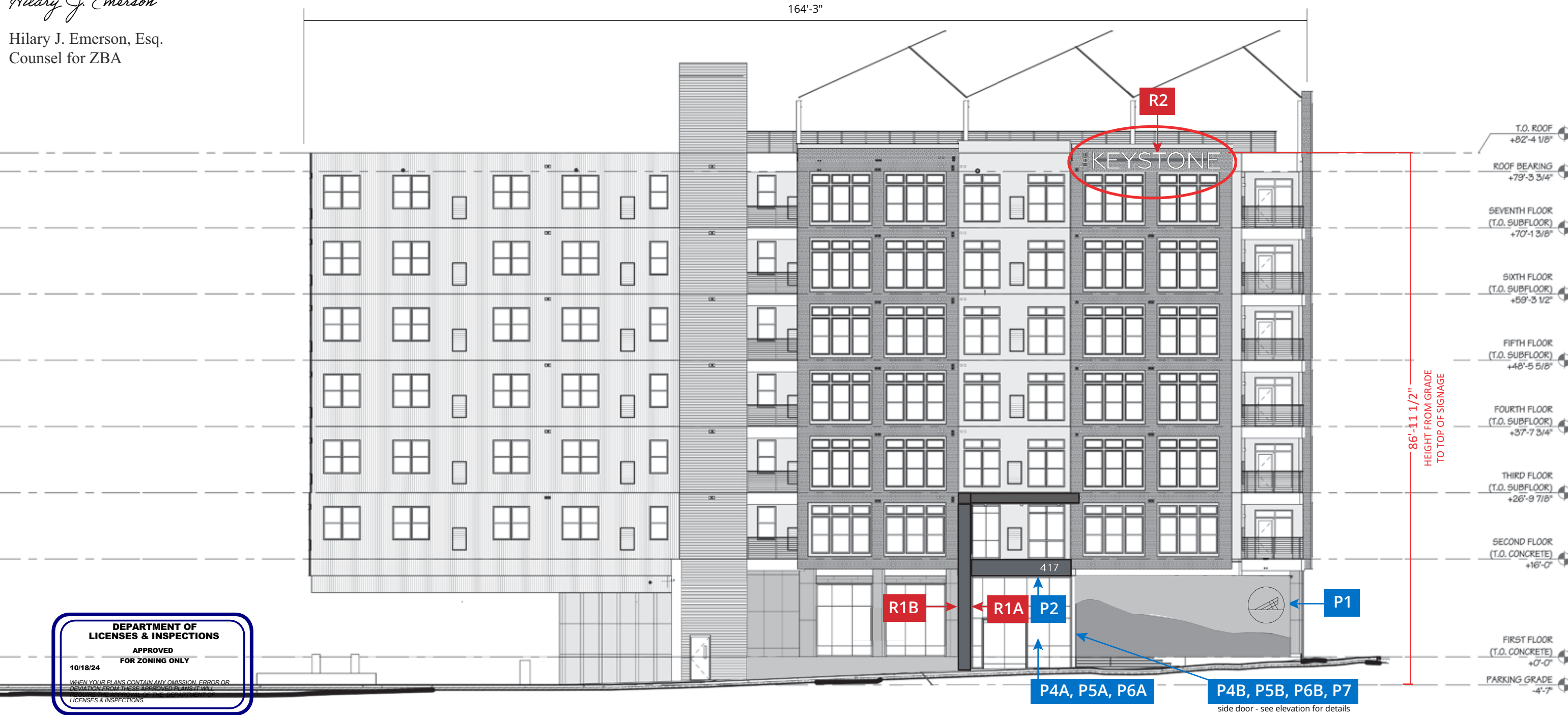
WEST ELEVATION

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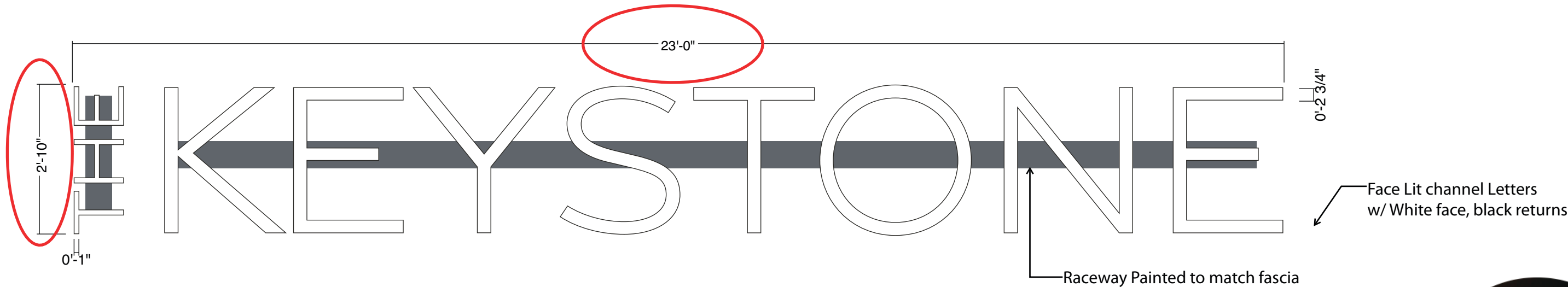


1 West Elevation
Scale: 1/16" = 1'

WEST ELEVATION

PREVIOUSLY APPROVED BY ZP-2024-003243

CURRENTLY SUBMITTED



1 **R2 - UPPER RIM LETTER SET FRONT VIEW**
Scale: 1/2" = 1'

65.17 Sq.Ft.

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Hilary J. Emerson, Esq.
Counsel for ZBA



Slimtek-F

Face lit

A simple but impactful letter! The face lights up perfectly uniform and it can be vinyl-coated for further customization. The back and returns are painted to any Pantone color code.



Applied by L&I: Chanwoo Jung



2 **West Elevation**
Scale: 3/32" = 1'

EAST ELEVATION

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CURRENTLY SUBMITTED

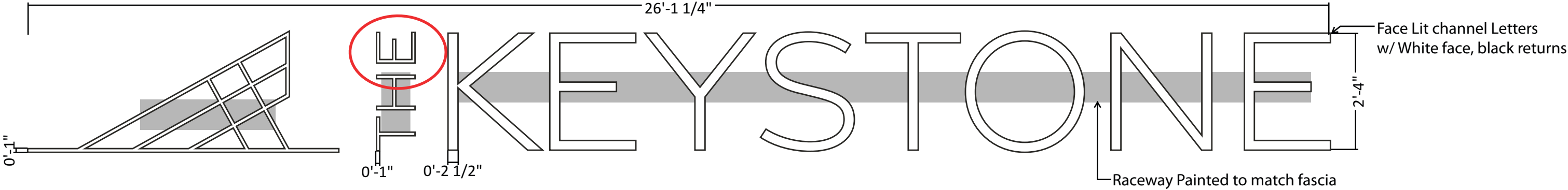


1 East Elevation
Scale: 1/16" = 1'

EAST ELEVATION

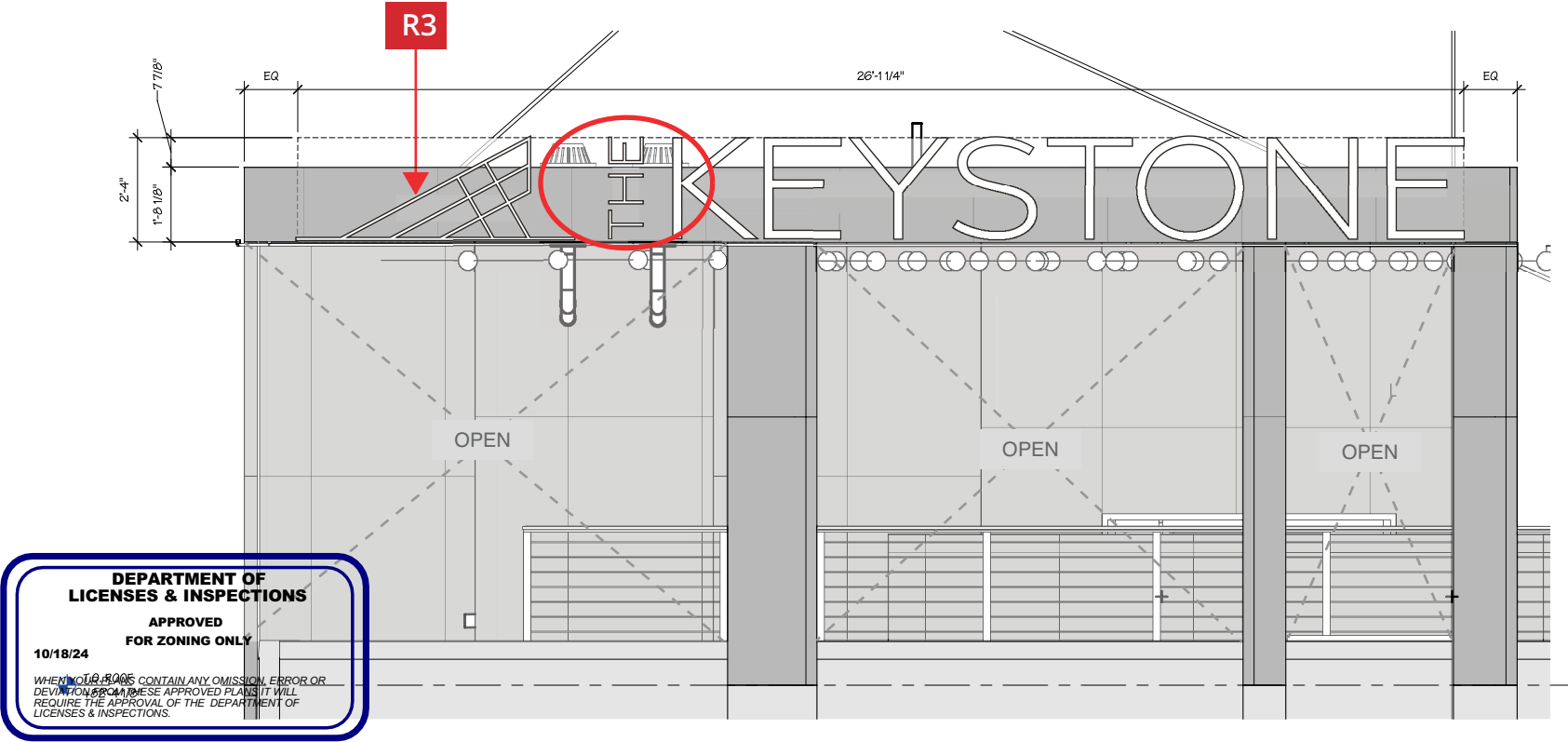
PREVIOUSLY APPROVED BY ZP-2024-003243

CURRENTLY SUBMITTED



1 R3 - UPPER RIM LETTER SET FRONT VIEW
Scale: 1/2" = 1'

60.91 Sq.Ft.



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on August 14, 2024.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
10/18/24
WHEN THESE PLANS CONTAIN ANY OMISSION, ERROR, OR
DEVIATION FROM THESE APPROVED PLANS, IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

2 Applied by L&I: Chanwoo Jung
East Elevation
Scale: 1/4" = 1'