

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

|                                                                                                         |                                                                                            |                                            |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Application Number:</b><br>ZP-2024-001678                                                            | <b>Zoning District(s):</b><br>CMX3                                                         | <b>Date of Refusal:</b><br><b>5/2/2024</b> |
| <b>Address/Location:</b><br>200-24 SPRING GARDEN ST, Philadelphia, PA 19123-2923<br>Parcel (PWD Record) |                                                                                            | <b>Page Number</b><br>Page 1 of 1          |
| <b>Applicant Name:</b><br>Stephanie Boggs-Magagna Esq<br>DBA: KLEHR HARRISON<br>HARVEY BRANTZBU         | <b>Applicant Address:</b><br>1835 Market St<br>Suite 1400<br>Philadelphia, PA 19103<br>USA | <b>Civic Design Review?</b><br>N           |

**Application for:**

FOR THE ERECTION OF TWO (2) ACCESSORY MARQUEE SIGNS, ACCESSORY TO AN EXISTING MULTI-FAMILY HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

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](http://www.phila.gov).)

| CODE REFERENCE       | PROPOSED USE IS REFUSED FOR THE FOLLOWING:      |              |              |
|----------------------|-------------------------------------------------|--------------|--------------|
| §14-904(1)(d)(3)(.c) | (MARQUEE SIGNS)                                 |              |              |
|                      |                                                 | REQUIRED     | PROPOSED     |
|                      | EXTENSION OF SIGNS OVER<br>PUBLIC RIGHTS-OF-WAY | FOUR (4) FT. | TEN (10) FT. |

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

200 SPRING GARDEN STREET ASSOCIATES LLC

**Zoning Overlay District:**  
*Non-Accessory Signs - Regulations Applicable to the I-95 Acquisition Corridor / TOD Transit-Oriented Development Overlay District - Spring Garden Station (Market-Frankford Line) / ECO East Callowhill Overlay District / CTR Center City Overlay District - Vine Street Area / CTR Center City Overlay District - Center City Commercial District Control Area / NIS Narcotics Injection Sites Overlay District / CTR Center City Overlay District - Center City Residential District Control Area*



CHANWOO JUNG  
PLANS EXAMINER

5/2/2024  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

# Zoning Permit

Permit Number ZP-2024-001678

|                                                                                               |                          |                         |
|-----------------------------------------------------------------------------------------------|--------------------------|-------------------------|
| LOCATION OF WORK<br>200-24 SPRING GARDEN ST, Philadelphia, PA 19123-2923<br>OPA No. 884023000 | PERMIT FEE<br>\$1,514.00 | DATE ISSUED<br>5/8/2024 |
|                                                                                               | ZBA CALENDAR             | ZBA DECISION DATE       |
|                                                                                               | ZONING DISTRICTS<br>CMX3 |                         |

|                                                          |                                     |
|----------------------------------------------------------|-------------------------------------|
| PERMIT HOLDER<br>200 SPRING GARDEN STREET ASSOCIATES LLC | 515 MARIN BLVD JERSEY CITY NJ 07302 |
|----------------------------------------------------------|-------------------------------------|

|                                                                                  |                                       |
|----------------------------------------------------------------------------------|---------------------------------------|
| OWNER CONTACT 1<br>200 Spring Garden Street Associates LLC; c/o Jon Kushner, Off | 515 Marin Blvd, Jersey City, NJ 07302 |
|----------------------------------------------------------------------------------|---------------------------------------|

|                                                                                |                                       |
|--------------------------------------------------------------------------------|---------------------------------------|
| OWNER CONTACT 2<br>200 Spring Garden Street Associates LLC; c/o Jeremy Kaplan, | 515 Marin Blvd, Jersey City, NJ 07302 |
|--------------------------------------------------------------------------------|---------------------------------------|

|                                                   |
|---------------------------------------------------|
| TYPE OF WORK<br>Signs (Accessory / Non-Accessory) |
|---------------------------------------------------|

|                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF TWO (2) ACCESSORY MARQUEE SIGNS, ACCESSORY TO AN EXISTING MULTI-FAMILY HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN ON THE PLANS. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>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-2024-001678

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

200-24 SPRING GARDEN ST, Philadelphia, PA 19123-2923

## 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](http://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.



200 SPRING GARDEN

200-24 Spring Garden Street  
Philadelphia, PA, 19123

OWNER

200 SPRING GARDEN STREET ASSOCIATES LLC  
520 US HIGHWAY 22 EAST, PO BOX 6872  
BRIDGEWATER, NJ 08807  
908.725.8100

ARCHITECT

HANDEL ARCHITECTS, LLP  
120 Broadway, 6th Floor  
New York, NY 10271  
T: 212.595.4112 F: 212.595.9032

CIVIL ENGINEER

PENNONI ASSOCIATES INC.  
1900 Market Street, Suite 300  
Philadelphia, PA 19103  
215.222.3000

STRUCTURAL ENGINEER

THE HARMAN GROUP  
150 South Warner Road, Suite 100  
King of Prussia, PA 19406  
610.337.3360

MEP ENGINEER

BALA Consulting Engineer  
443 South Gulph Road  
King of Prussia, PA 19406  
610.649.8000

GEOTECHNICAL CONSULTANT

Advanced Geo Services  
1055 Andrew Drive, Suite A  
West Chester, PA 19380  
610.840.9100

EXTERIOR WALL CONSULTANT

EDWARDS & COMPANY  
1022 Keystone Dr  
Sellersville, PA 18960  
215.703.0628

VERTICAL TRANSPORTATION

VAN DEUSEN & ASSOCIATES  
120 Eagle Rock Avenue, Suite 310  
East Hanover, NJ 07936  
973.994.9220

LIGHTING CONSULTANT

Lighting Design Collaborative  
1216 Arch Street, Suite 3A  
Philadelphia, PA 19107  
215.569.2115

INTERIOR DESIGNER

MAJOR  
1 Whitehall St. Floor 14  
New York, NY 10004  
646.904.8885

LANDSCAPE ARCHITECT

MPFP  
120 Broadway, 20 Floor  
New York, NY 10271  
212.477.5365

ACOUSTICAL CONSULTANT

LONGMAN LINDSEY  
200 West 41st Street, Suite 1100  
New York, NY 10036  
212.315.6400

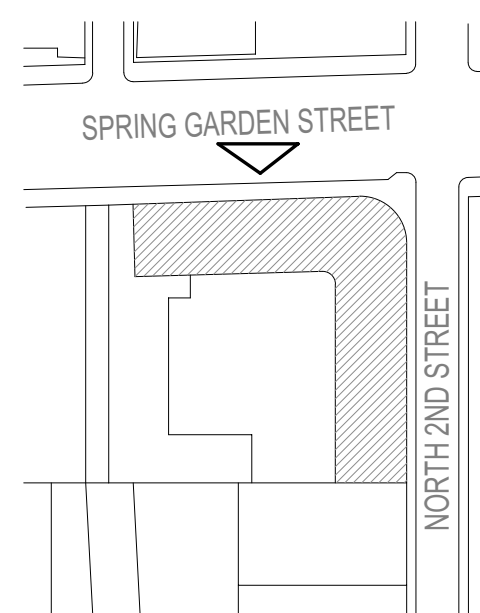
PARKING CONSULTANT

THE HARMAN GROUP  
150 South Warner Road, Suite 100  
King of Prussia, PA | 19406  
610.337.3360

POOL CONSULTANT

ATLANTIC AQUATIC ENGINEERING  
1823 Deep Run Road  
Pipersville, PA 18947  
215.766.0409

KEY PLAN

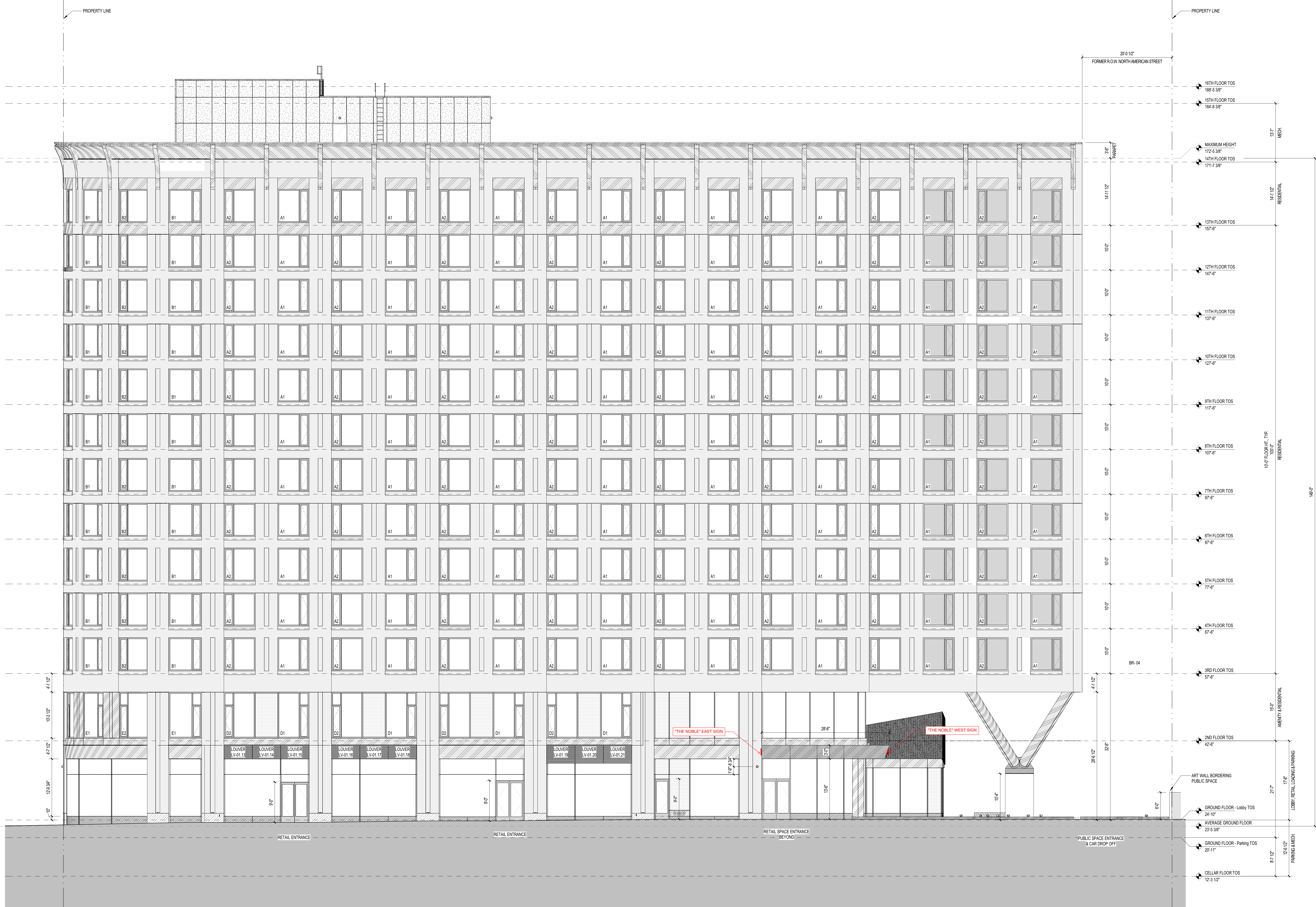


SCALE As indicated  
PROJECT NO. 1552

DRAWING TITLE:  
NORTH ELEVATION

DRAWING NO.:

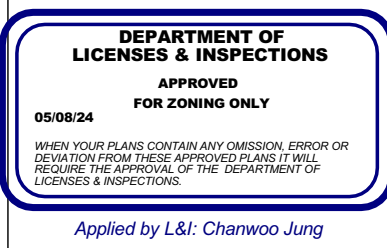
ZP-2021-003489



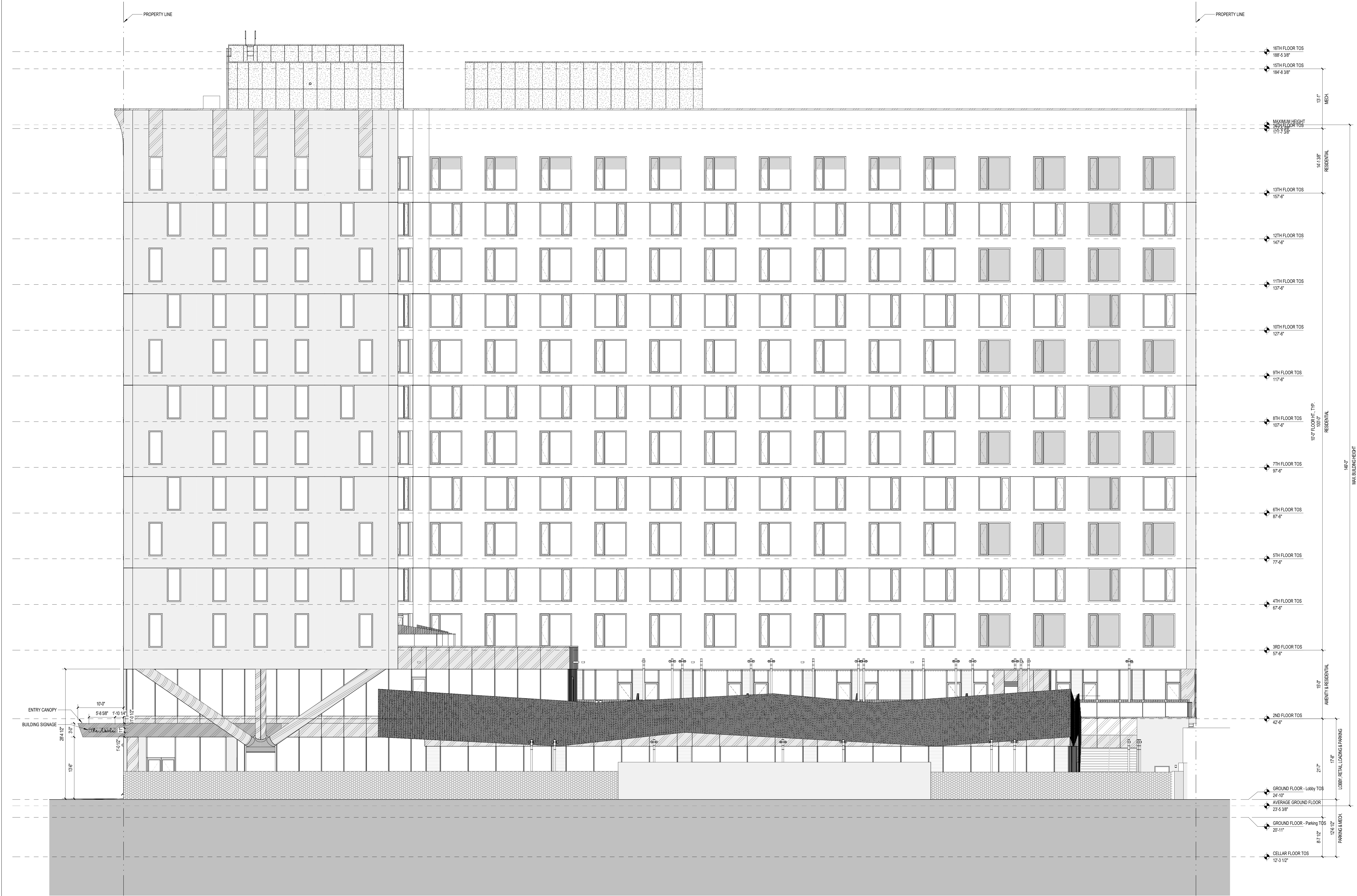
1 BUILDING ELEVATION - NORTH

1/8" = 1'-0"

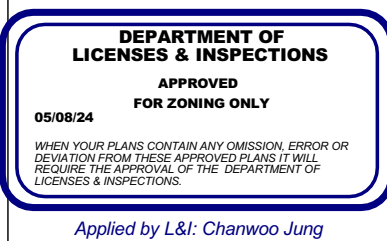
3/18/2024 3:38:04 PM



3/19/2024 9:27:37 AM



1 BUILDING ELEVATION - WEST - 2  
1/8" = 1'-0"



# 200 SPRING GARDEN

200-24 Spring Garden Street  
Philadelphia, PA, 19123

## OWNER

200 SPRING GARDEN STREET ASSOCIATES LLC  
520 US HIGHWAY 22 EAST, PO BOX 6872  
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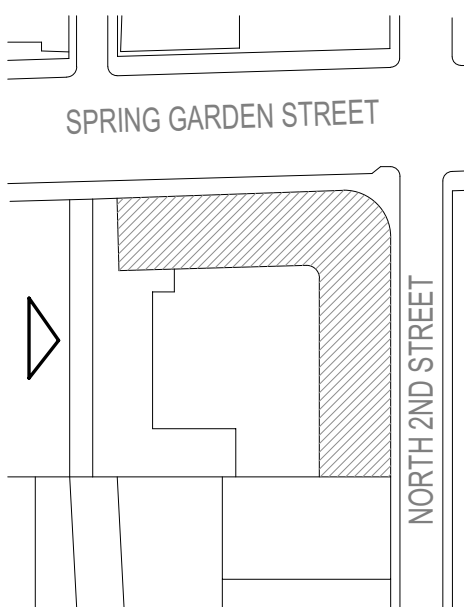
## PARKING CONSULTANT

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## POOL CONSULTANT

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1823 Deep Run Road  
Pipersville, PA 18947  
215.766.0409

## KEY PLAN



SCALE As indicated

PROJECT NO. 1552

SEAL & SIGNATURE

DRAWING TITLE:

WEST ELEVATION - 2

DRAWING NO:

ZP-2021-003489