

Zoning Permit

Permit Number ZP-2020-001035

LOCATION OF WORK 2304-08 N 9TH ST, Philadelphia, PA 19133-1505	PERMIT FEE \$350.00	DATE ISSUED 10/1/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER GOLDEN RULE LLC	144 BUCKWALTER RD ROYERSFORD PA 19468
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APPLICANT Christopher Carickhoff DBA: Studio C Architecture LLC	422 Dudley Avenue Narberth, PA 19072 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION ON AN ATTACHED STRUCTURE WITH CELLAR, ROOF DECK AND ROOF DECK ACCESS STRUCTURES WITH FOUR (4) ACCESSORY SURFACE PARKING SPACES INCLUDING ONE (1) ACCESSIBLE PARKING SPACE. SIZE AND LOCATION PER APPROVED PLANS.

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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Zoning Permit

Permit Number ZP-2020-001035

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2304-08 N 9TH ST, Philadelphia, PA 19133-1505

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (ELEVEN (11) 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.



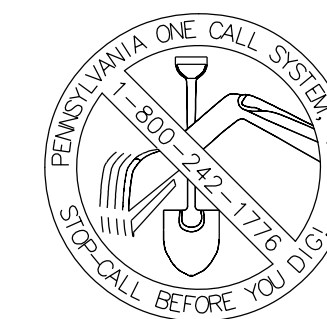
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



2304-08 N. 9TH STREET
2304-08 N. 9TH STREET
PHILADELPHIA PA 19133

Z-001	PROPOSED ZONING PLAN	
	ISSUE	DATE
	PERMIT SUBMISSION	02.28.20
	ZONING REVISION 1	05.19.20

PENNSYLVANIA ONE CALL SYSTEM, INC.

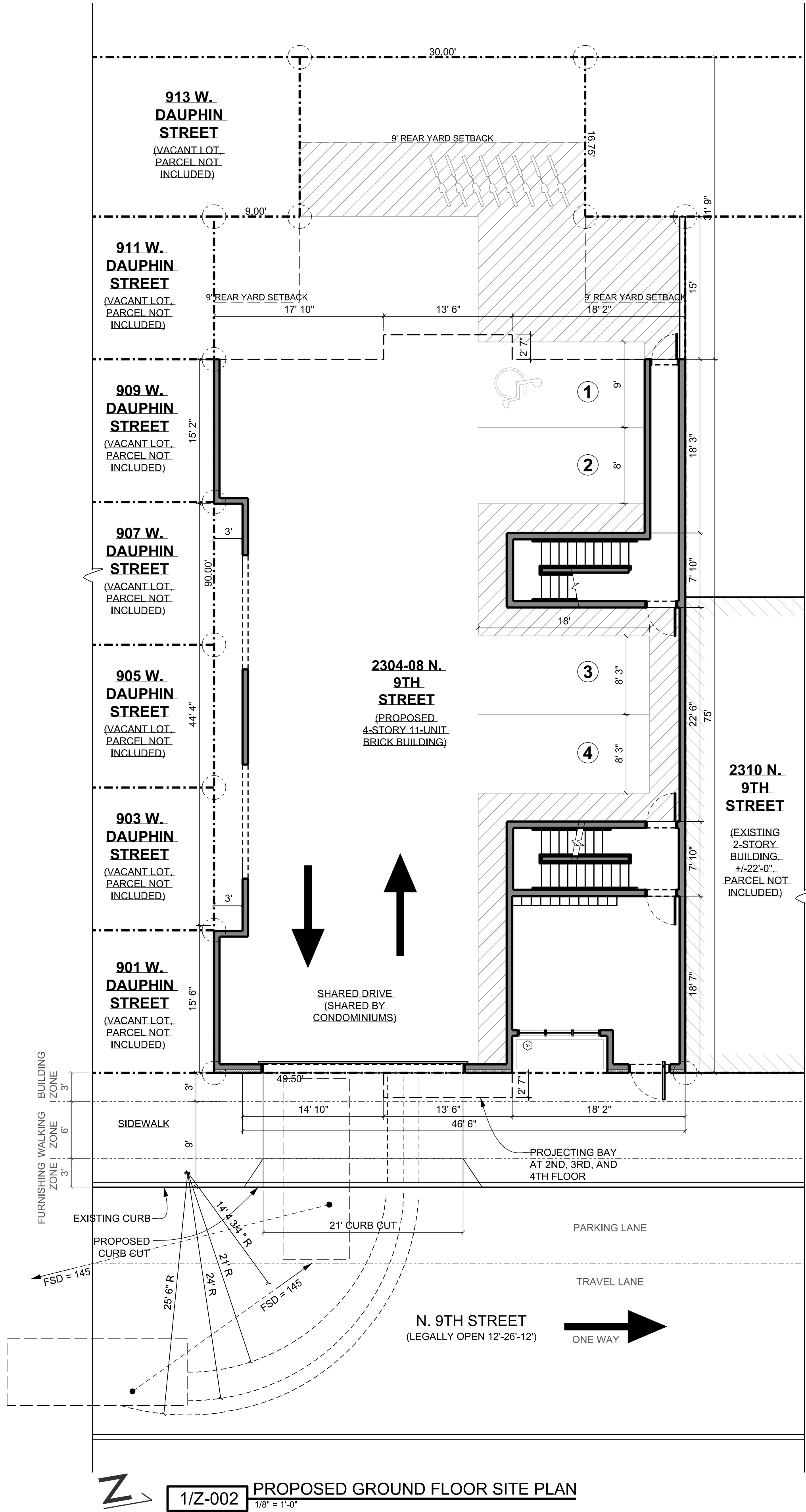


BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL #20200772831



A rectangular stamp with a blue border. The word "APPROVED" is in large, bold, black capital letters. Below it, "FOR ZONING ONLY" is in smaller, bold, black capital letters. Below that, the date "09/24/20" is in bold, black capital letters. A paragraph of smaller text follows: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." At the bottom, the text "Applied Electronically by L&I User:" is in a blue, italicized font.



PENNSYLVANIA ONE CALL SYSTEM, INC.



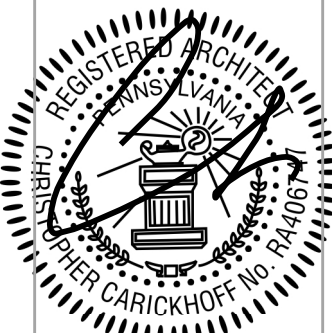
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ZONING INFORMATION			
PROJECT:		ADDRESS:	
2304-08 N. 9TH STREET		2304-08 N. 9TH STREET PHILADELPHIA PA 19133	
APPLICABLE ZONING + BUILDING CODES:			
THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE			
DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (TABLE 14-701-2):			
ZONING CLASSIFICATION		RM-1 RESIDENTIAL MULTI-FAMILY-1	
		REQUIRED	PROVIDED
MIN. OPEN AREA (% OF LOT)		25	30
MINIMUM FRONT YARD DEPTH (FT.)		MATCH ADJACENT	MATCH ADJACENT
MINIMUM SIDE YARD WIDTH, EACH (FT.)		8' IF USED	0
MINIMUM REAR YARD DEPTH (FT.)		9'	15'
MAXIMUM HEIGHT (FT.)		38'	38'
PROPOSED BUILDING			
TOTAL LOT AREA		4,957.5 S.F.	
PROPOSED BUILDING COVERAGE		3,487.5 S.F.	
AREA OF EARTH DISTURBANCE		4,000 S.F.	
PROJECT DESCRIPTION			
4-STORY ATTACHED ELEVEN (11) UNIT MULTI-FAMILY CONDOMINIUM BUILDING, WITH 7 CAR PARKING LOT, PARTIAL CELLAR, PILOT HOUSE AND ROOF DECK.			
(4) PARKING SPACES PROVIDED W/ SHARED DRIVEWAY (SHARED BY CONDOMINIUM OWNERS)			
[PARKING REQUIRED BY NCP OVERLAY - SUBAREA C, CODE SECTION 14-506(2)]			



STUDIO C
ARCHITECTURE, LLC



RA406747

2304-08 N. 9TH STREET
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PHILADELPHIA PA 19133

ISSUE	DATE
PERMIT SUBMISSION	02.28.20
ZONING REVISION 1	05.19.20

PROPOSED
ZONING PLAN

Z-002



Applied Electronically by L&I User: