

# Zoning Permit

Permit Number ZP-2021-016023

|                                                                    |                          |                           |
|--------------------------------------------------------------------|--------------------------|---------------------------|
| LOCATION OF WORK<br>619-29 N BROAD ST, Philadelphia, PA 19123-2417 | PERMIT FEE<br>\$2,195.00 | DATE ISSUED<br>11/14/2022 |
|                                                                    | ZBA CALENDAR             | ZBA DECISION DATE         |
|                                                                    | ZONING DISTRICTS<br>CMX4 |                           |

|                                        |                                                                    |
|----------------------------------------|--------------------------------------------------------------------|
| PERMIT HOLDER<br>619 BROAD HOLDING LLC | 2013 N FRONT ST 100 619 BROAD HOLDING LLC<br>PHILADELPHIA PA 19122 |
|----------------------------------------|--------------------------------------------------------------------|

|                                |                                              |
|--------------------------------|----------------------------------------------|
| OWNER CONTACT 1<br>Roger M Low | 125 Edgewood Avenue, San Francisco, CA 94117 |
|--------------------------------|----------------------------------------------|

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| OWNER CONTACT 2<br>James Halperin | 5933 St Andrews Drive, Dallas, TX 75205 |
|-----------------------------------|-----------------------------------------|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br><b>**AMENDMENT APPROVED ON 7/14/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016023, TO DOCUMENT THE CHANGE TO (1) RECONFIGURATION OF PARKING LAYOUT AND GROUND FLOOR; (2) TO DECREASE IN GROSS FLOOR AREA; (3) THE INCREASE IN COMMERCIAL SPACE; AND (4) THE INCREASE IN BICYCLE PARKING FROM FORTY TO FIFTY (50) CLASS 1A BICYCLE PARKING SPACES AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| 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-2021-016023

AND LOCATION AS SHOWN ON THE PLANS\*\*

FOR ERECTION OF ATTACHED STRUCTURE WITH UNDERGROUND PARKING GARAGE AND ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.



## APPROVED USE(S)

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-2021-016023

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

619-29 N BROAD ST, Philadelphia, PA 19123-2417

## ADDITIONAL USE DETAILS

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

**\*\*AMENDMENT APPROVED ON 7/14/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016023, TO DOCUMENT THE CHANGE TO (1) RECONFIGURATION OF PARKING LAYOUT AND GROUND FLOOR; (2) TO DECREASE IN GROSS FLOOR AREA; (3) THE INCREASE IN COMMERCIAL SPACE; AND (4) THE INCREASE IN BICYCLE PARKING FROM FORTY TO FIFTY (50) CLASS 1A BICYCLE PARKING SPACES AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\* FOR VACANT COMMERCIAL SPACES ON GROUND FLOOR (USES AS PERMITTED IN CMX-4, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED NINETEEN (119) DWELLING UNITS, AND TWO (2) RESERVOIR SPACES AND ACCESSORY INTERIOR BELOW GROUND PARKING THIRTY-FOUR (34) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), TWO (2) ELECTRIC PARKING SPACES AND FORTY (40) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE (BICYCLE RACKS PLACED ON SIDEWALK / THE PUBLIC RIGHT-OF-WAY REQUIRE BUILDING OWNER ENTERS INTO A MAINTENANCE AGREEMENT WITH THE STREETS DEPARTMENT AND AN APPROVAL FOR THE INSTALLATION OBTAINED FROM THE STREETS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMIT ZONING CODE 14-804 (2)(B)) AND ONE (1) OFF STREET LOADING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.**

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.