

PROJECT ADDRESS	ZONING CLASSIFICATION
608 S. AMERICAN ST. PHILADELPHIA PA, 19147	RM-1
SCOPE OF WORK	
FOR THE CONSTRUCTION OF A NEW 4-STORY PLUS CELLAR, 9-UNIT STRUCTURE W/ (2) PILOT HOUSE ACCESSED ROOF DECKS. [SIZE AND LOCATION PER PLANS] (PROPOSED LOW INCOME BONUSES HAVE BEEN APPLIED AS PER ZONING TABLE BELOW)	

ZONING DATA				
RM-1 ZONING	REQ'D/ALLOWED	ALLOWED W/ BONUS	PROPOSED	
LOT AREA	1,440 SF		2500.00 SF	
USE	6-UNIT DWELLING	9-UNIT DWELLING	9-UNIT DWELLING	
COVERAGE	75% MAX	75% MAX	1874.5 SF	75.0%
OPEN AREA	25% MIN	25% MIN	625.5 SF	25.0%
FRONT YARD	NOT REQ'D	NOT REQ'D	NONE	
SIDE YARD	NOT REQ'D	NOT REQ'D	NONE	
REAR YARD	9'-0" MIN	9'-0" MIN	9'-3"	
HEIGHT	38'-0" A.A.G. MAX	45'-0" A.A.G. MAX	45'-0" A.A.G.	
PROPOSED BUILDING INFORMATION				
STREET ENCROACHMENTS			3'-0" EGRESS WELL	
			2'-0" BAY PROJECTION	
PROPOSED BONUS INFORMATION				
TYPE OF BONUS	BONUS EARNED		BONUS USED	
↑ LOW INCOME	50% UNIT DENSITY INCREASE [3 UNITS]		3 ADDITIONAL UNITS	
↑↑ LOW INCOME	7'-0" HEIGHT INCREASE		7'-0" HEIGHT	
** PROJECT SHALL PROVIDE AND MAINTAIN 10% OF ALL UNITS (1 UNIT) AS LOW INCOME QUALIFIED IN ACCORDANCE WITH 14-702(7)a.1.b OF THE PHILADELPHIA ZONING CODE				

OPEN AREA DIAGRAM		

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE

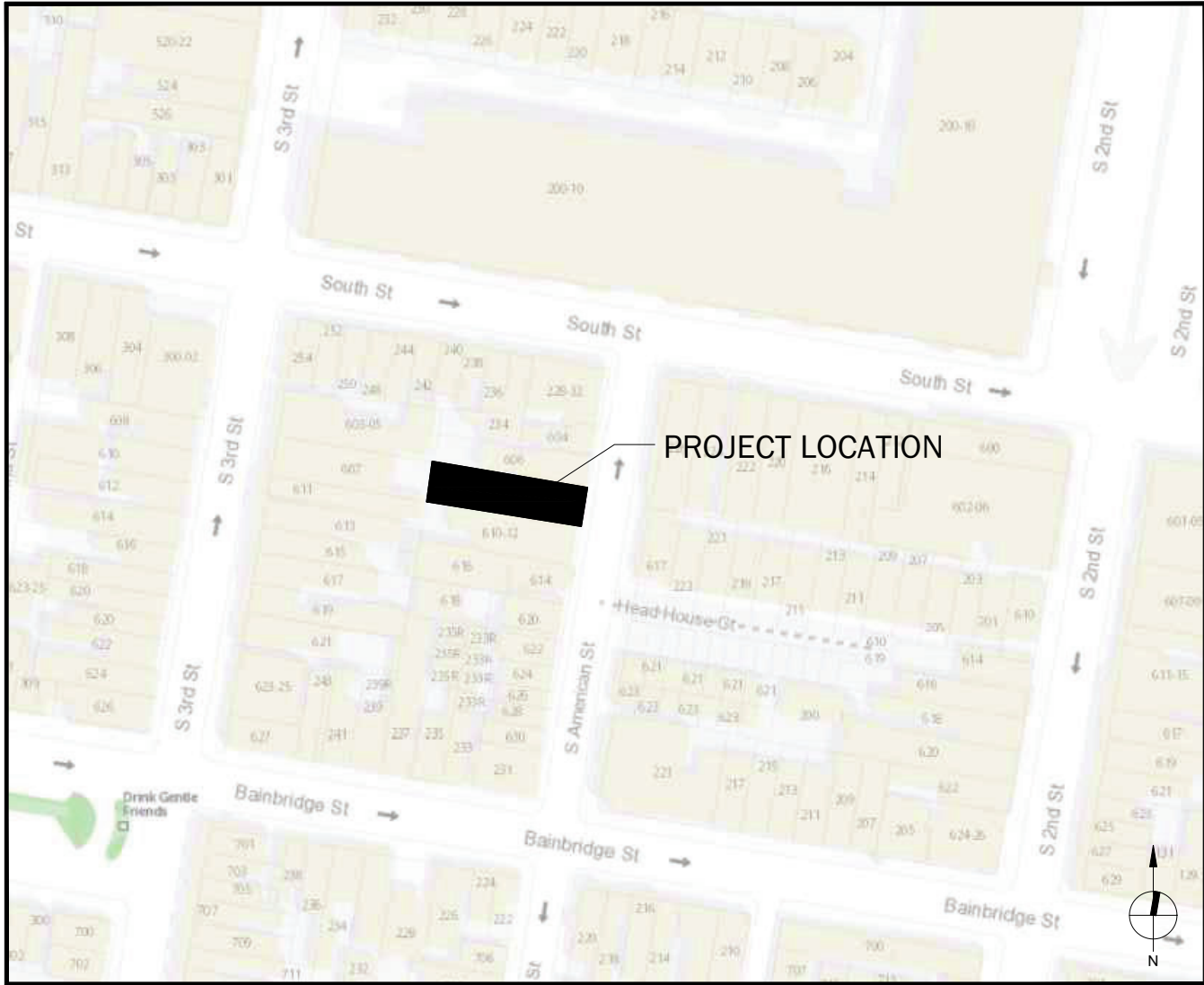


DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER: 608 S. AMERICAN ST. - 20221811782

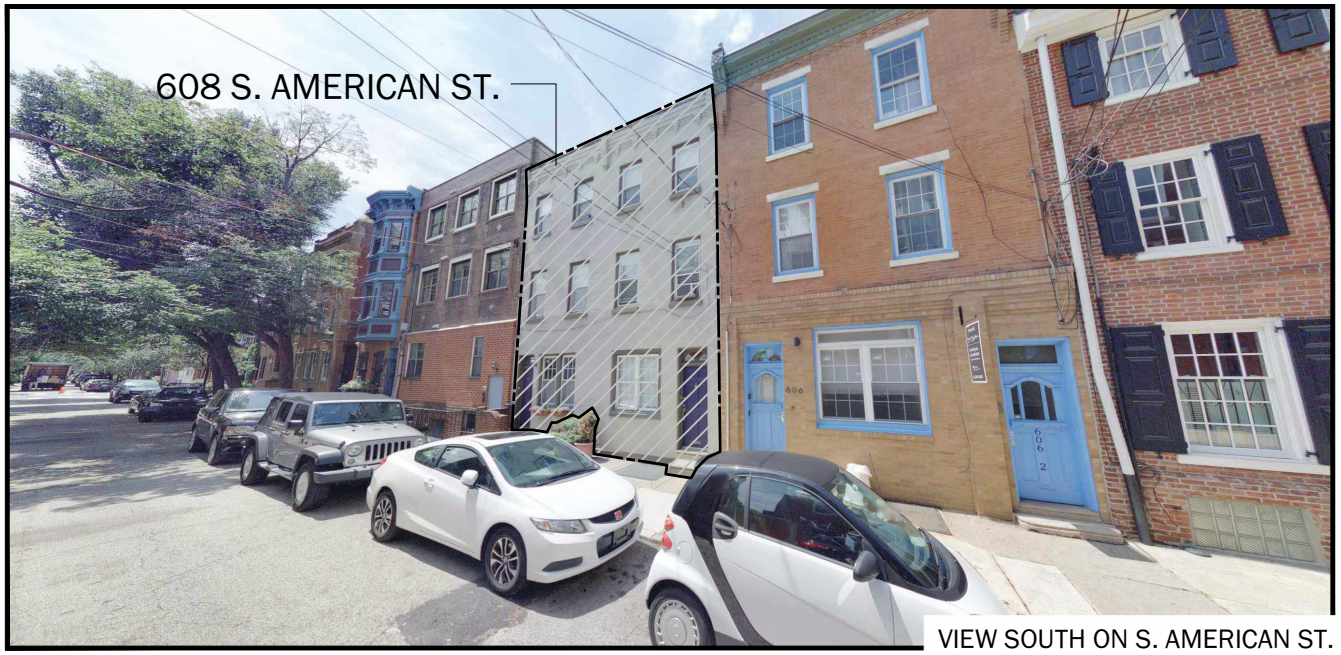
CONCRETE CURB	GRANITE CURB
CITY OF PHILADELPHIA DEPARTMENT OF STREETS TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION CONCRETE & GRANITE DRAWING NO. SC0101 DATE: 6-10-12 SHEET 1 OF 1 REVISION: 3-1-15 APPROVED: VLF	

STANDARD STREET WORKS DETAILS

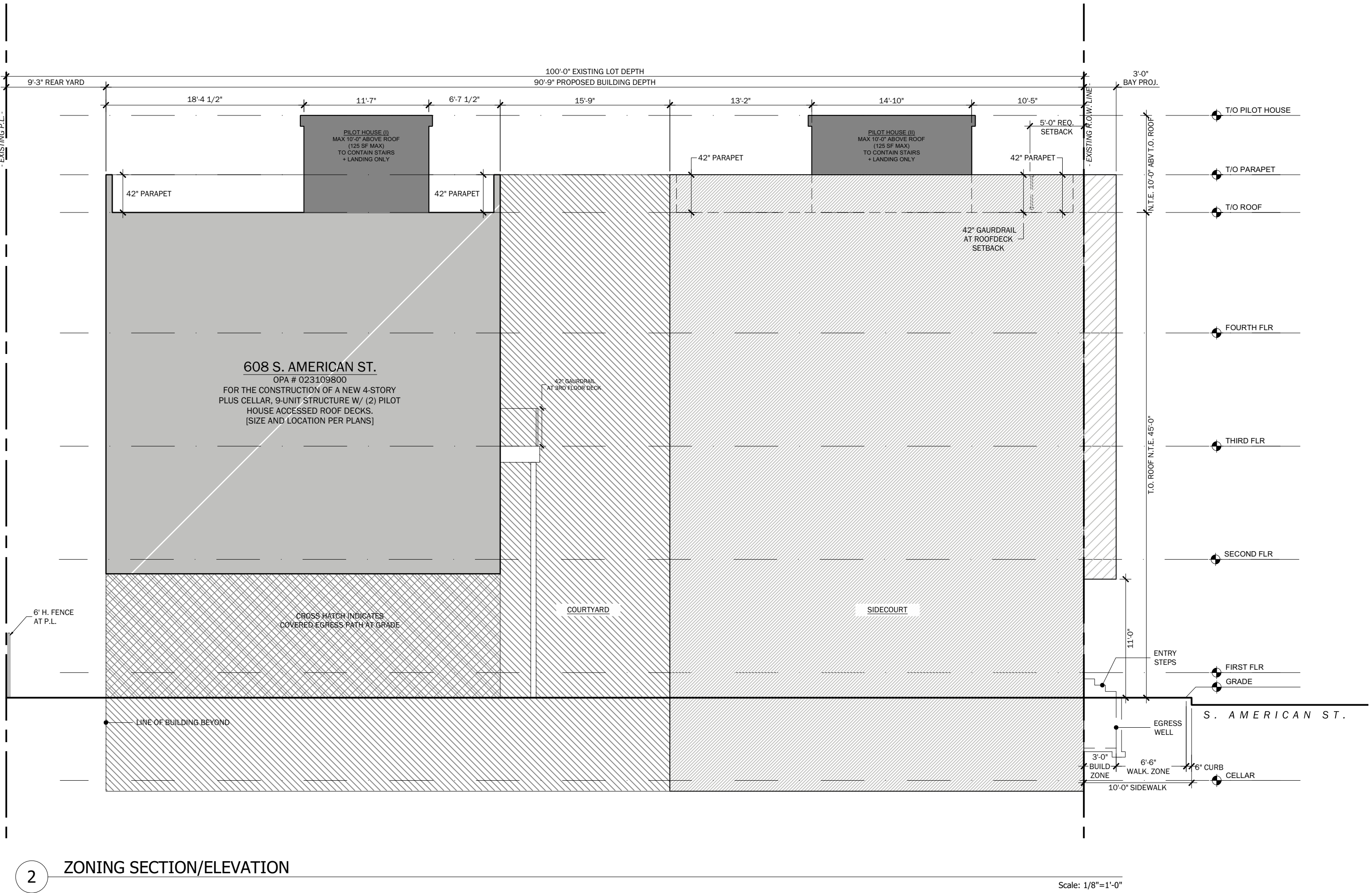
APPROVALS STAMPS



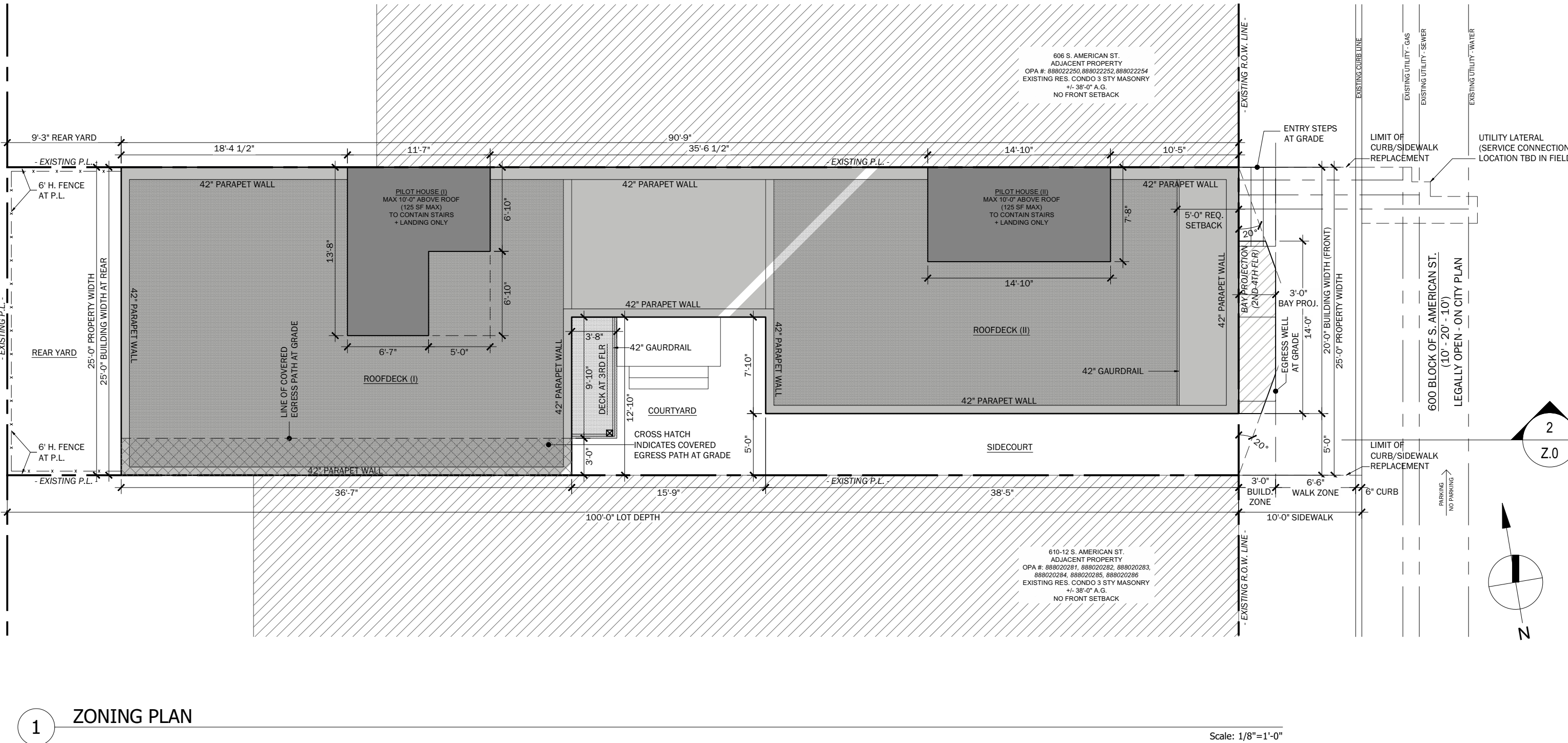
LOCATION MAP



EXISTING SITE PHOTOS



ZONING SECTION/ELEVATION



ZONING PLAN



Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

GUILFORD CT.

608 S. AMERICAN ST,
PHILADELPHIA, PA

OWNER

AYO 608 S. AMERICAN LLC
1012 ELLSWORTH ST.
PHILADELPHIA PA 19147

REV #	DATE	DESCRIPTION
1	07.05.2022	ZONING SUBMISSION

SEALS



Gnome Architects LLC
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Job No: 0391
Drawn By: JCP
Checked By: GJD

DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.0

Zoning Permit

Permit Number ZP-2022-008033

LOCATION OF WORK 608 S AMERICAN ST, Philadelphia, PA 19147-2304	PERMIT FEE \$1,929.00	DATE ISSUED 7/14/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER AYO S AMERICAN LLC	1012 ELLSWORTH ST PHILADELPHIA , Pennsylvania 19147
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OWNER CONTACT 1 JORDAN KATZ	1012 ELLSWORTH ST, PHILADELPHIA PA 19147
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT Erection of an attached structure with two (2) roof access structures. (Size and Location as Shown on plans)
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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.
- 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-2022-008033

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

608 S AMERICAN ST, Philadelphia, 19147-2304

ADDITIONAL USE DETAILS

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

(9) Nine Dwelling Units, Roof deck above Fourth floor Level access by pilot house.

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.