

Zoning Permit

Permit Number ZP-2021-007853

LOCATION OF WORK 212-14 W RITTENHOUSE ST, Philadelphia, PA 19144-3312	PERMIT FEE \$1,722.00	DATE ISSUED 8/23/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER LUSTIG S JEFFREY, LUSTIG JARRETT H	5900-04 GREENE ST PHILADELPHIA PA 19144
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APPLICANT Gabriel Deck DBA: Gnome Architects, LLC	1901 S 9th StreetRoom 526Philadelphia, PA 19148USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND INTERIOR RECESS BALCONIES AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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)
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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. 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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

212-14 W RITTENHOUSE ST, Philadelphia, PA 19144-3312

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR STREET FRONTAGE (PRIMARY FRONTAGE) WITH A MINIMUM DEPTH OF 30') (USES ONLY PERMITTED IN CMX-2.5 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTY-TWO (32) DWELLING UNITS, AND ACCESSORY OFF STREET PARKING SIXTEEN (16) SPACES INCLUDING ONE (1) ACCESSIBLE SPACE (INCLUDING VAN ACCESSIBLE SPACE) AND ELEVEN (11) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

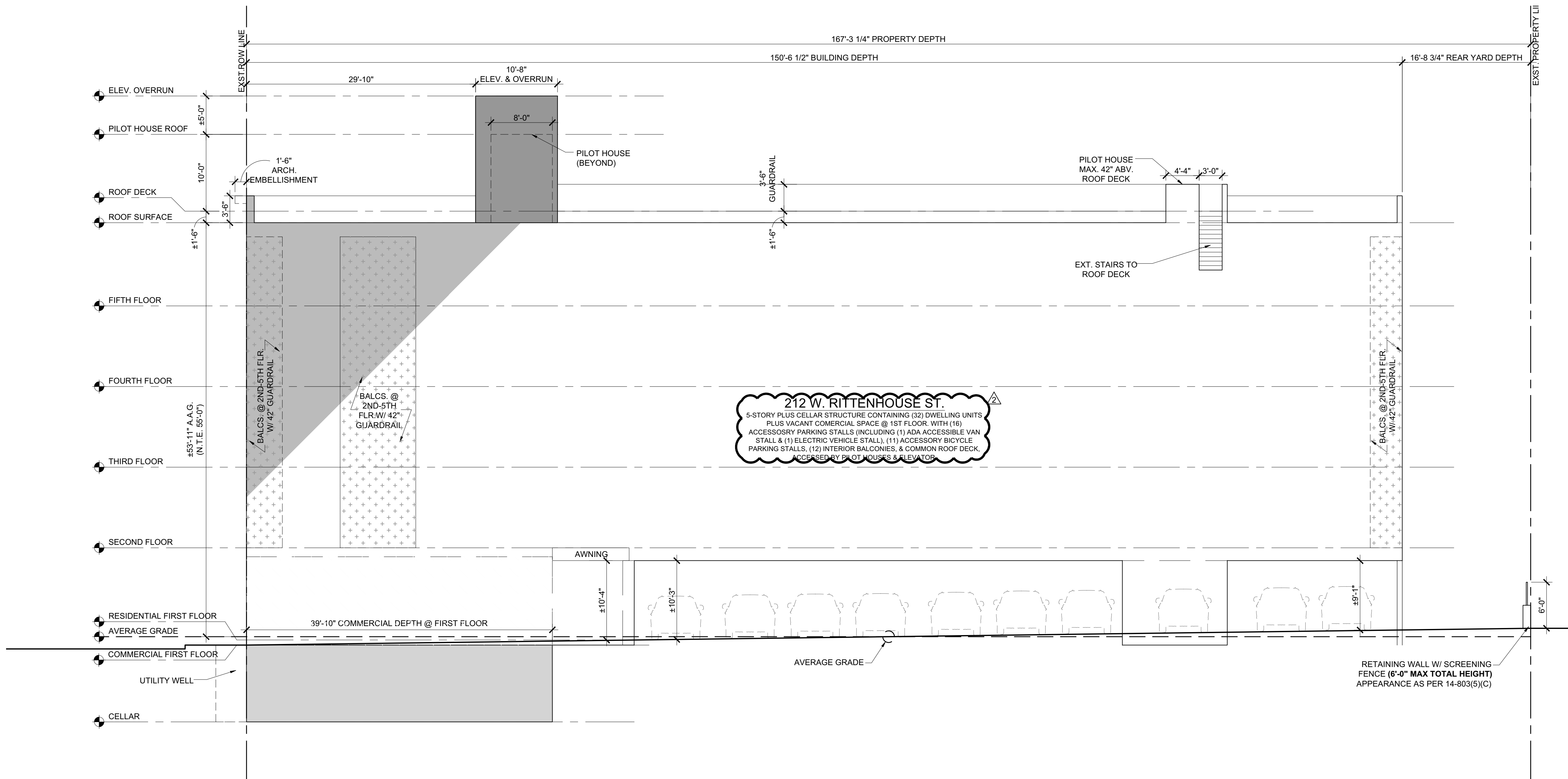
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

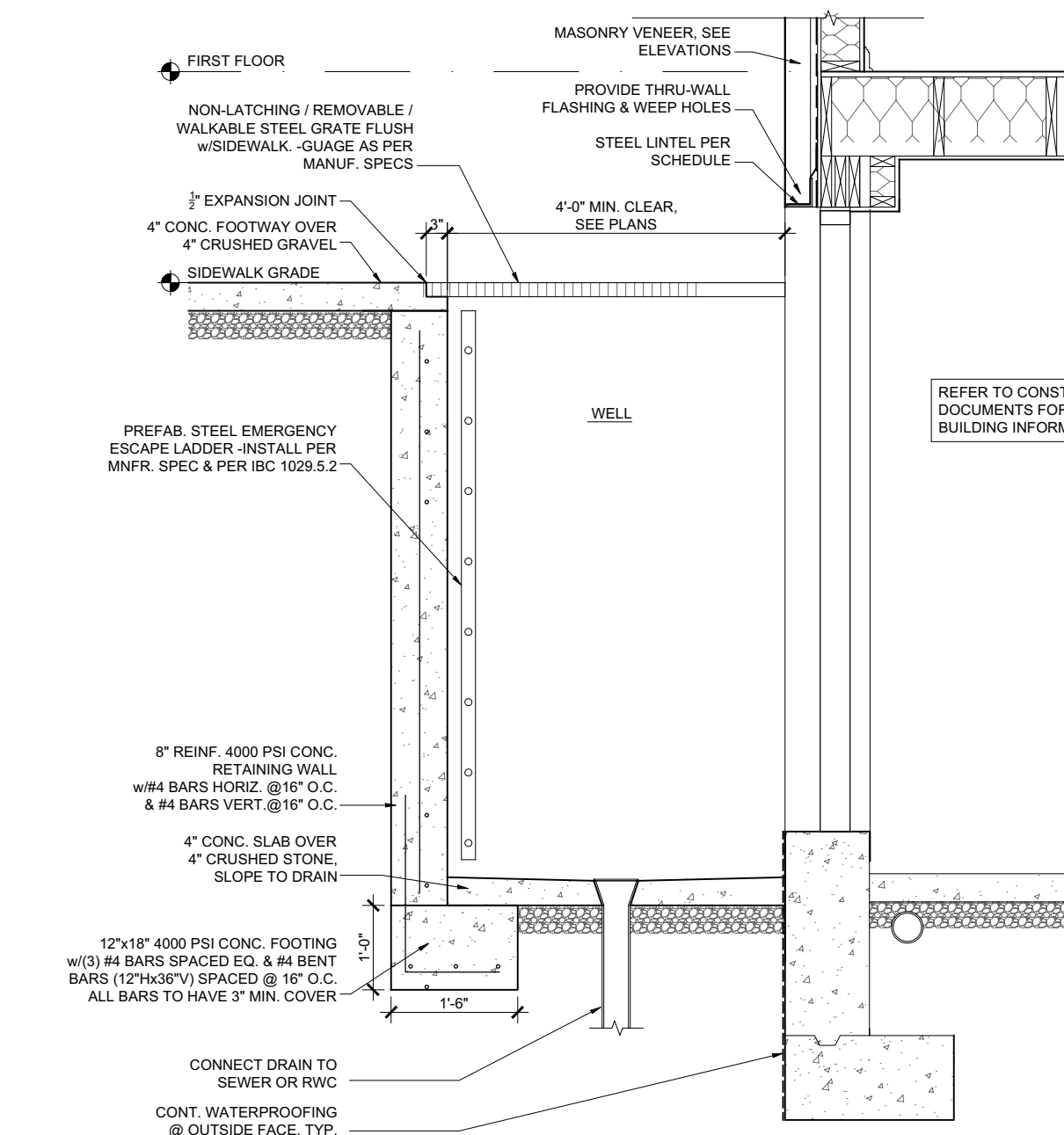
See § 14-303 of the Philadelphia Zoning Code for more information.



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, 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.

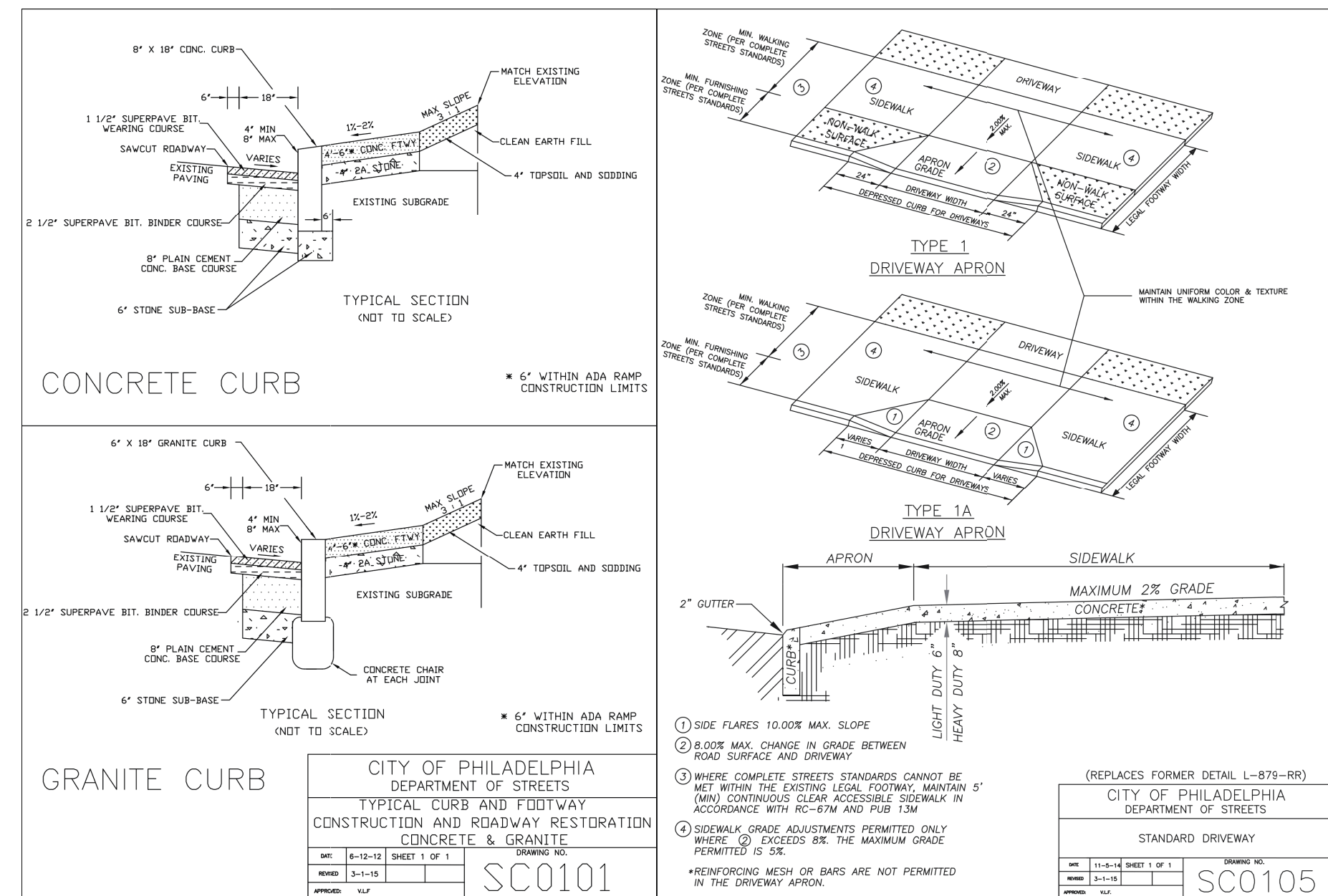


1 ZONING SECTION
Scale: 1/8"=1'-0"



UTILITY WELL DETAIL

Scale: 1/2"=1'-0"



STANDARD STREET WORK DTLS

Scale: N.T.S.



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Philadelphia PA 19148

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CONSULTANTS

PROJECT

W RITTENHOUSE
MULTIFAMILY

212 W. RITTENHOUSE ST,
PHILADELPHIA, PA

OWNER

JEFFREY & JARRETT LUSTIG

REV #	DATE	DESCRIPTION
1	06.23.2021	ZONING SUBMISSION
2	08.10.2021	ZONING RFI

SEALS



Gnome Architects LLC
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material appearing herein constitute the original and unpublished work of Gnome Architects LLC
and the same may not be duplicated, used or disclosed to any person, firm or corporation for
any purpose whatsoever without the written consent of the architect.

Job No: 0358

Drawn By: JB

Checked By: DS

DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.1

APPROVALS STAMPS

APPROVED
FOR ZONING ONLY
08/22/21

WHEN YOUR PLANS CONTAIN ANY ORIGIN
STAMP OR SIGNATURE FROM THESE APPROVED
CONSULTANTS, YOU MUST OBTAIN THE WRITTEN
CONSENT OF THE CONSULTANT'S ARCHITECT
DEPARTMENT OF LICENSING & INSPECTIONS

Applied Electronically by L&I User: