

AREA REGULATIONS

LOT INFORMATION		
LOT ADDRESS(ES):	922-38 N.BROAD ST, PHILADELPHIA, PA, 19130	
LOT AREA(S):	26,987 SF	
OPA NUMBER:	88-2171410	
BASE ZONING DISTRICT:	CMX-4	
OVERLAY ZONING DISTRICT:	Center City Commercial Mixed-Use	
USE REGULATIONS (TABLE 14-802-2)		
PROPOSED & PERMITTED USES:	FLOOR	PROPOSED USE
	BASEMENT THRU 2ND	RETAIL SALES, RESIDENTIAL LOBBY, MECHANICAL, PARKING
	3RD THRU 7TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)		
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	100%	100% (26,987 SF BLDG)
YARDS (TABLE 14-701-3)		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	N/A (See Note 1)	0' - 0"
MIN REAR YARD DEPTH (FT)	N/A	0' - 0"
HEIGHT (TABLE 14-701-3)		
MAX HEIGHT (FT)	N/A	82'-6"
MAX FLOOR AREA (% OF LOT AREA)	500	479 (See Note 2)
CMX-4 + CMX-5 BULK + MASSING CONTROLS. OPTION A: SKY PLANE CONTROLS (TABLE 14-701-5)		
N CARLISLE ST - 40' WIDE	N/A	N/A
W GIRARD AVE - 80' WIDE	110'	84'-0"
BROAD STREET - 113' WIDE	125'	84'-0"
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENT	15 (See Note 3)	5 (See Note 3)
OFF STREET PARKING REQUIREMENTS (14-802)		
TOTAL CAR PARKING	37 (See Note 4)	40
AUTOSHARE	2	2
COMPACT PARKING	2	2
ELECTRIC VEHICLE PARKING	3 (40-49 Spaces)	3
ADA PARKING	2 (26-50 Spaces)	2
BICYCLE PARKING	57 (See Note 5)	64
OFF STREET LOADING REQUIREMENTS (14-806)		
LOADING SPACES	1 (See Note 6)	1 (10' x 40' x 14')
ROOF DECK (14-804(5))		
RESIDENTIAL ROOF DECK	PERMITTED (See Note 7)	PROPOSED
NOTES		
Note 1: Per 14-701(1)(d) Properties bounded by three streets have no side yard and must only comply with front and rear yard requirements.		
Note 2: Per Table 14-701-3 Max Floor Area = 500. Gross Floor Area = 157,627 SF - 28,289 SF retail sales = 129,338 SF FAR = 479		
Note 3: Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft of linear front shall be provided. Street trees may be placed at regular or irregular intervals provided that there is at least 15 ft of space between tree trunks. 487'-3" (linear frontage)/35 = 15 Street Trees (rounded up) Due to existing site constraints (curb cuts, the subway, the trolley poles) and the required loading off of Carlisle only 4 trees can fit at the site.		
Note 4: Parking minimums that apply to the scope of work: a.) Per Table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-4 is 3 per every 10 units. 196 Units/10 = 19.6 x 3 = 59 spaces The minimum number of parking spaces for Retail Sales Uses is -0. Shared Parking Reduction: 1.2 59 spaces / 1.2 = 50 spaces 50 (spaces) x .40 (max reduction) = 20 (parking space reduction), -8 reduction taken. 50 (spaces) x .10 (max reduction) = 5 (parking space reduction) x 5 = 20 class 1 bicycle spaces 37 Total Spaces required.		
Note 5: Per 14-804(1): Multifamily residential uses require 1 Class 1 Bicycle space per every 3 dwelling units. All others require 1/10,000 GSF. 196 units/3 = 65 class 1 bicycle parking spaces. 22,000/10,000 = 3 Class 1 bicycle parking spaces 68 required, 68 Spaces provided.		
Note 6: Floor Area = 134,600 Residential Use + 22,000 Retail Use Per 14-806: In the case of mixed-use buildings or developments, off-street loading requirements shall be calculated by determining the required loading spaces for the cumulative gross floor area occupied by each group of uses listed in each row of Table 14-806-1 or Table 14-806-2, as applicable, and then taking the highest result of these calculations. Per Table 14-806-2 Residential Use of 100,000 - 200,000 = 1 space Retail Use of 40,000 - 100,000 = 0 space Highest Result = 1 Loading Space		
Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 SF per 14-604(5)(c)(2) in CMX-4. Stairs do not exceed 10ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards.		
Note 8: 14-701(5)(b)(1)(b) Buildings may occupy 100% of the lot area below the height threshold for that street as shown in Column B of Table 14-701-5.		

APPROVED May 20, 2022

In accordance with the terms and provisions of the Philadelphia Code, this submission satisfies the requirements for the following regulatory review(s):

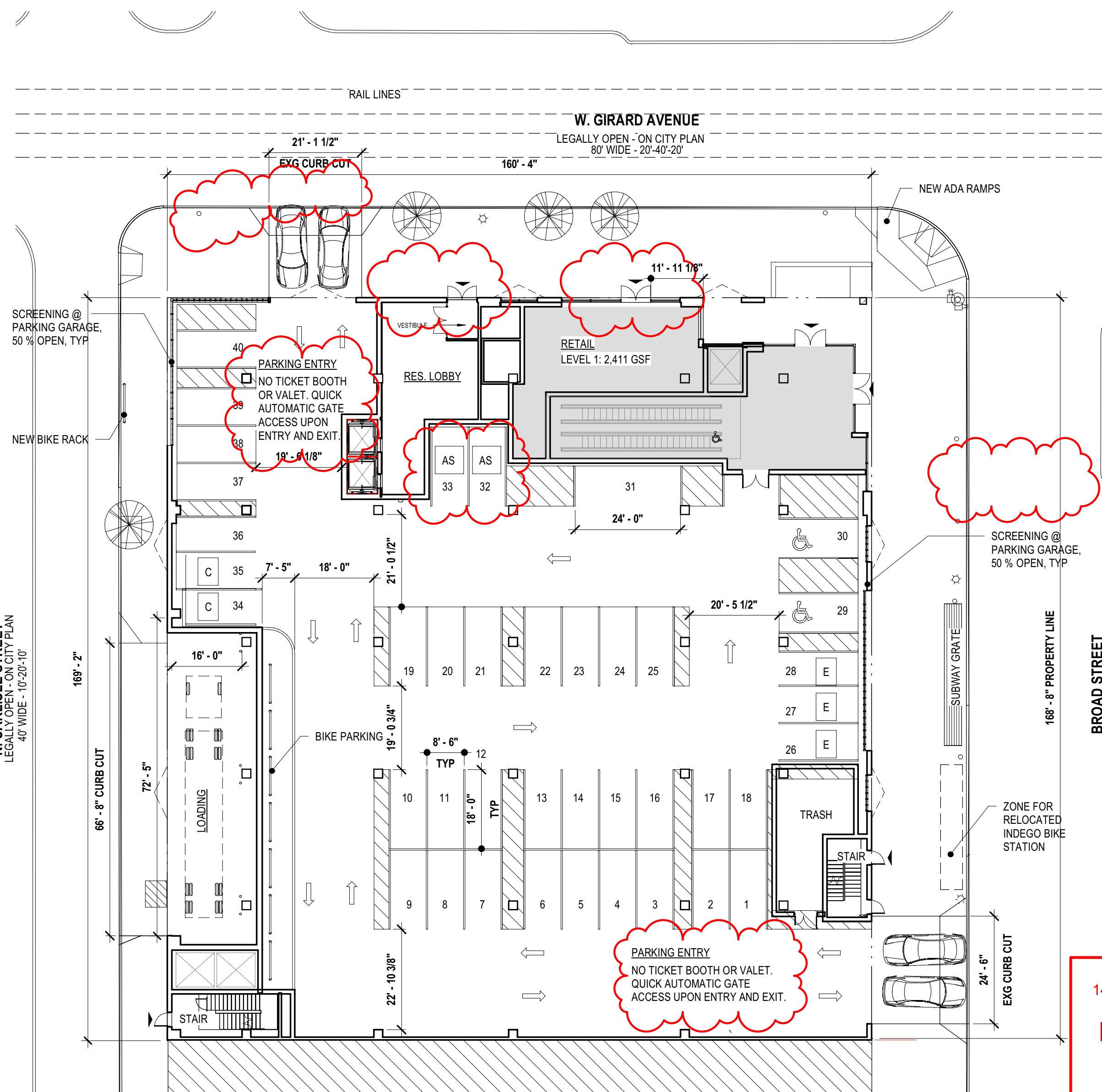
- ☒ Sky Plane, 14-701(5)
- ☐ Garage Facade, 14-803(4)
- ☐ Public Open Space Bonus, 14-702(6)

Applied Electronically by: DAVID FECTEAU

PHILADELPHIA CITY PLANNING COMMISSION

2 ZONING PLAN - BASEMENT

Z100 1" = 20'-0"



3 ZONING PLAN - FIRST FLOOR

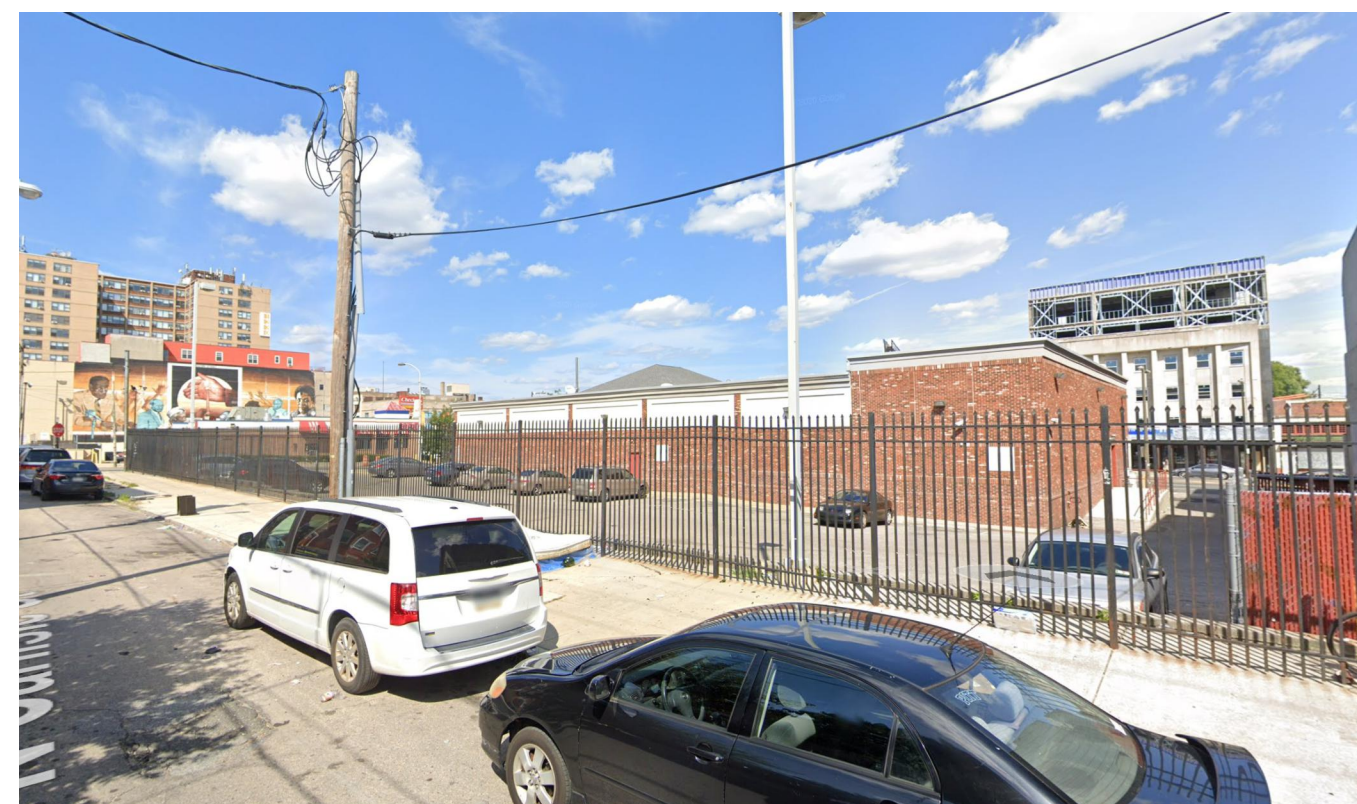
Z100 1" = 20'-0"



Applied Electronically by L&J User.

1 ZONING SITE PLAN

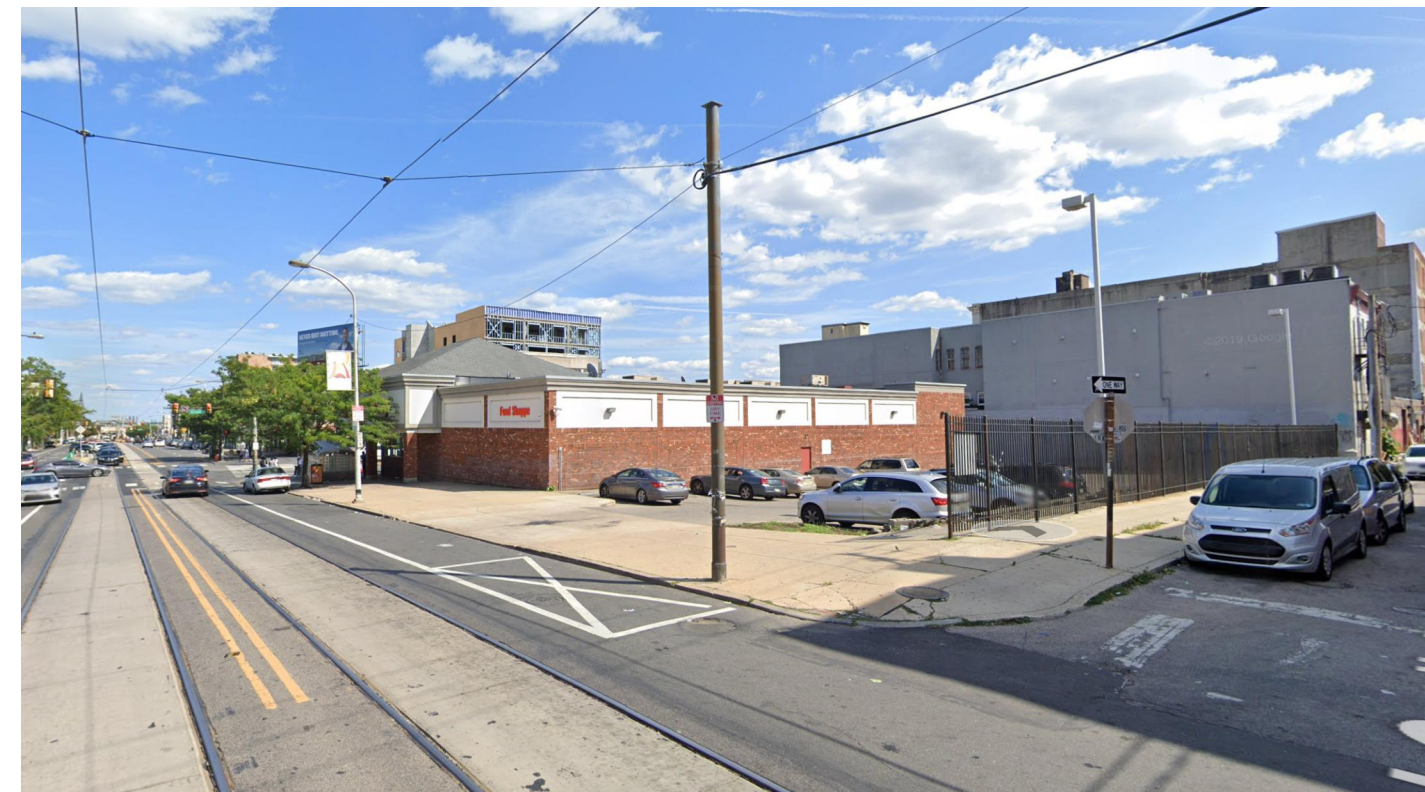
Z100 1" = 20'-0"



VIEW FROM N. CARLISLE



VIEW FROM CORNER OF WEST GIRARD AND BROAD ST



VIEW FROM CORNER OF W GIRARD AND N. CARLISLE

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: not applicable

PRIMARY FRONTAGE: Broad Street & Girard Avenue

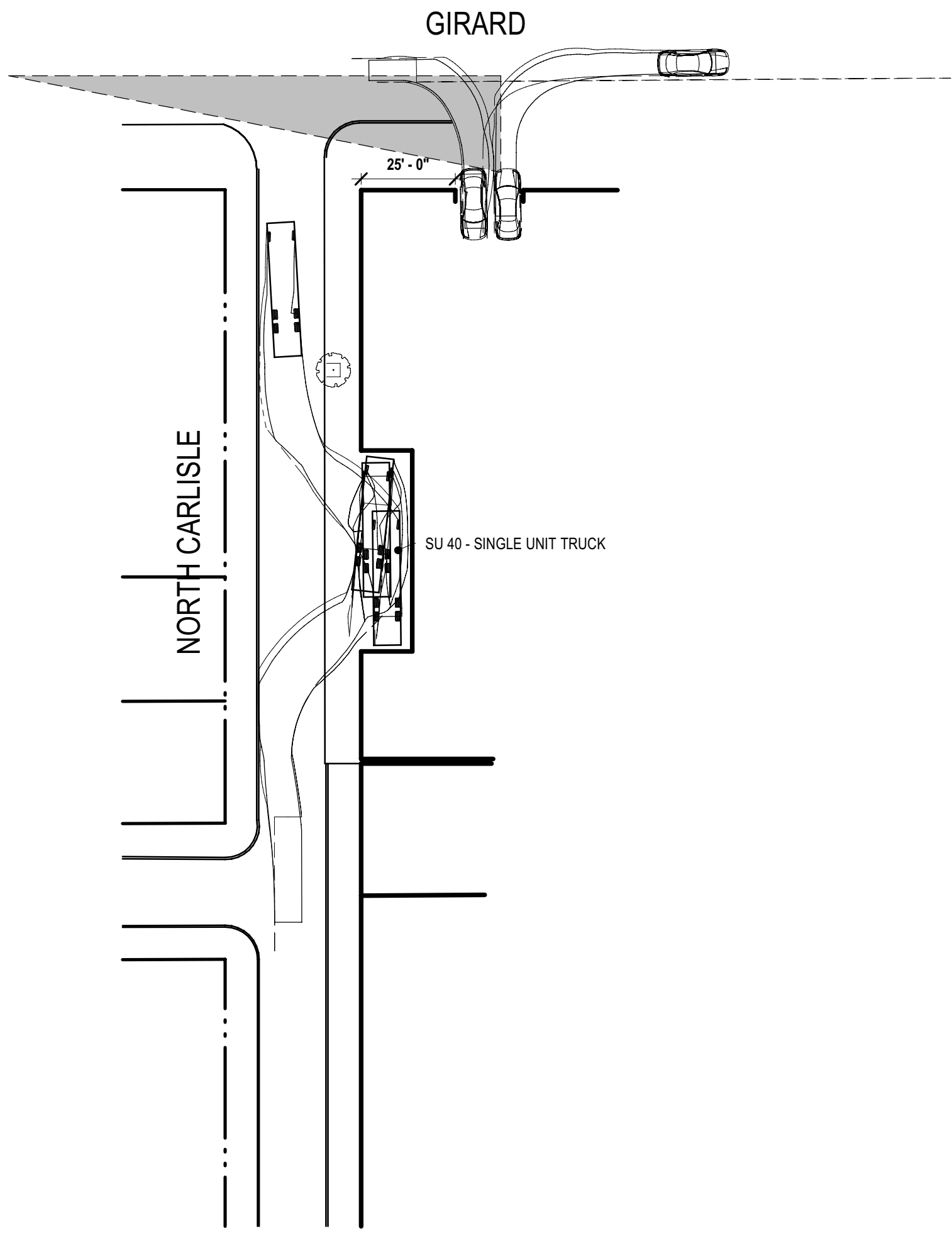
REAR STREET: not applicable

Applied Electronically By: DAVID FECTEAU

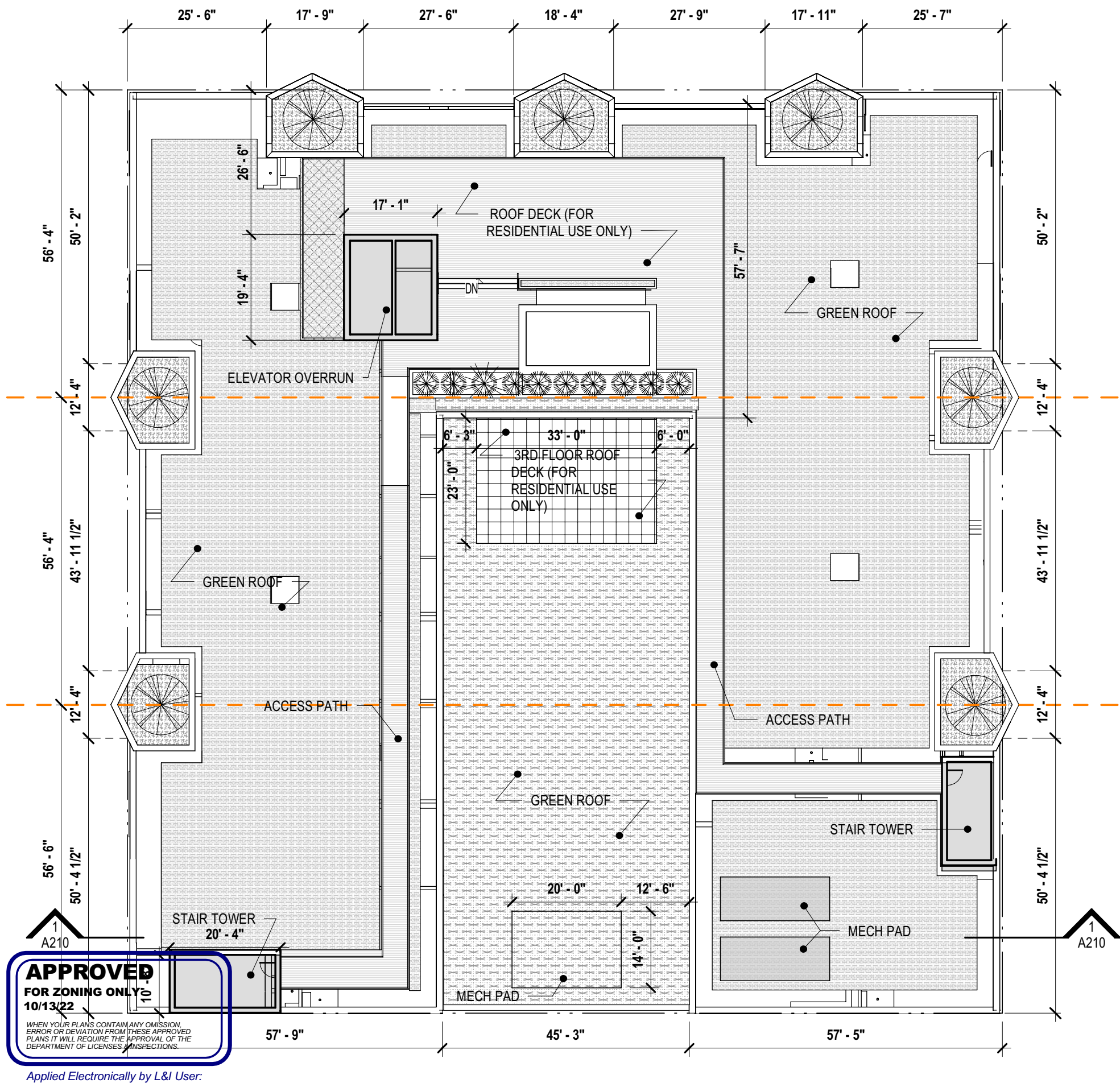
May 5, 2022

Ledger No.: E-3254

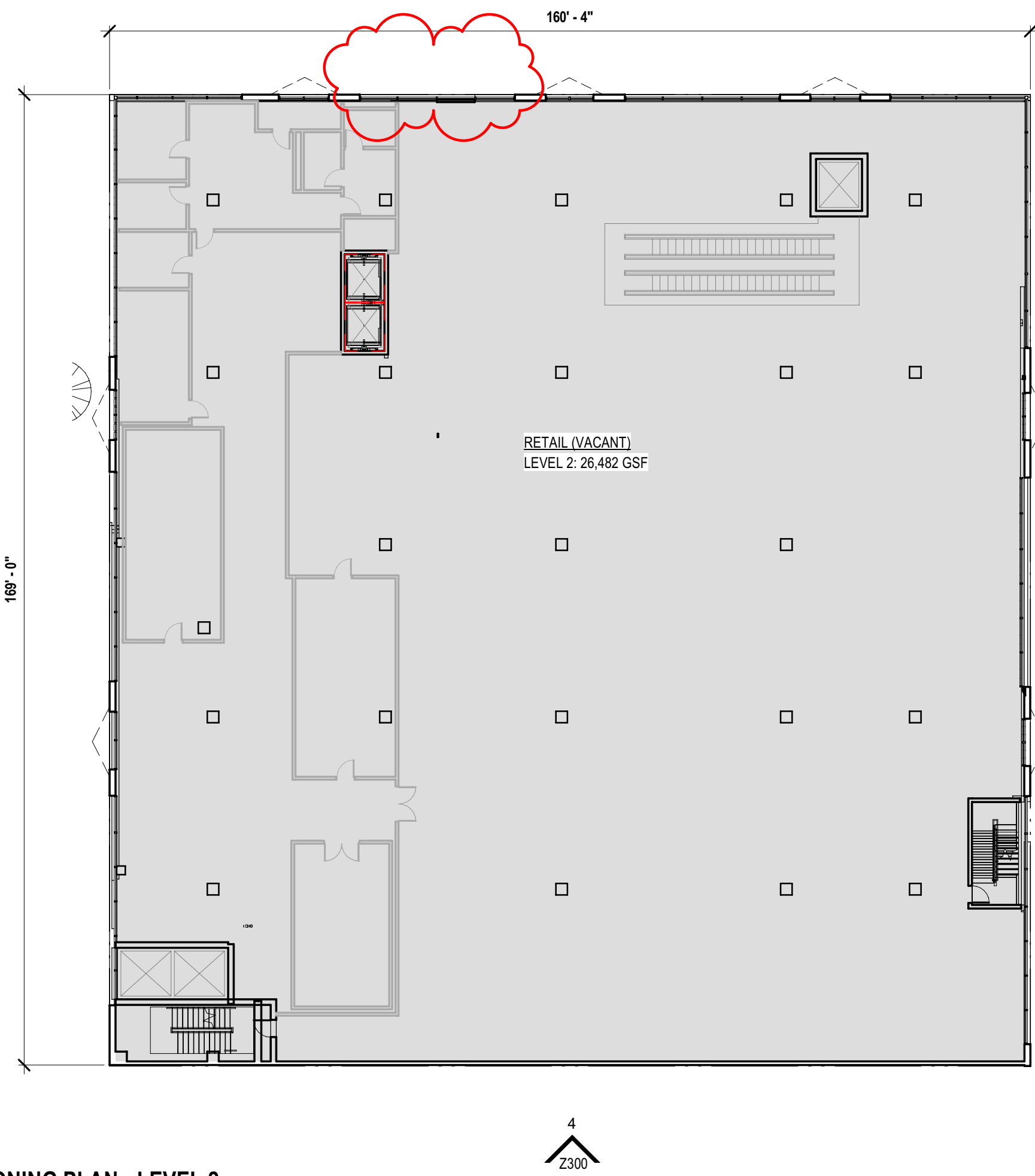
Philadelphia City Planning Commission



3 TRUCK TURNING DIAGRAM
Z200 1/32" = 1'-0"



2 ZONING ROOF PLAN
Z200 1" = 20'-0"



4 ZONING PLAN - LEVEL 2
Z200

AREA REGULATIONS		
LOT INFORMATION		
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LOT AREA(S): 26,987 SF		
OPA NUMBER: 88-2171410		
BASE ZONING DISTRICT: CMX-4		
OVERLAY ZONING DISTRICT: Center City Commercial Mixed-Use		
USE REGULATIONS (TABLE 14-602-2)		
PROPOSED & PERMITTED USES:	FLOOR	PROPOSED USE
	BASEMENT THRU 2ND	RETAIL SALES, RESIDENTIAL LOBBY, MECHANICAL, PARKING
	3RD THRU 7TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)		
	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	100%	100% (26,987 SF BLDG)
YARDS (TABLE 14-701-3)		
	N/A	0' - 0"
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	N/A (See Note 1)	0' - 0"
MIN REAR YARD DEPTH (FT)	N/A	0' - 0"
HEIGHT (TABLE 14-701-3)		
	N/A	82'-6"
MAX FLOOR AREA (% OF LOT AREA)	500	479 (See Note 2)
CMX-4 + CMX-5 BULK + MASSING CONTROLS. OPTION A: SKY PLANE CONTROLS (TABLE 14-701-5)		
	HEIGHT THRESHOLD	MAXIMUM HEIGHT
N. CARLISLE ST - 40' WIDE	N/A	N/A
W. GIRARD AVE - 80' WIDE	110'	84'-0"
BROAD STREET - 113' WIDE	125'	84'-0"
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENT	15 (See Note 3)	5 (See Note 3)
OFF STREET PARKING REQUIREMENTS (14-802)		
TOTAL CAR PARKING	37 (See Note 4)	40
AUTOSHARE	2	2
COMPACT PARKING	2	2
ELECTRIC VEHICLE PARKING	3 (40-49 Spaces)	3
ADA PARKING	2 (26-50 Spaces)	2
BICYCLE PARKING	57 (See Note 5)	64
OFF STREET LOADING REQUIREMENTS (14-806)		
LOADING SPACES	1 (See Note 6)	1 (10' x 40' x 14')
ROOF DECK (14-604(5))		
RESIDENTIAL ROOF DECK	PERMITTED (See Note 7)	PROPOSED
NOTES		
Note 1: Per 14-701(1)(d) Properties bounded by three streets have no side yard and must only comply with front and rear yard requirements.		
Note 2: Per Table 14-701-3 Max Floor Area = 500. Gross Floor Area = 157,627 SF - 28,289 SF retail sales = 129,338 SF FAR = 479		
Note 3: Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft of linear front shall be provided. Street trees may be placed at regular or irregular intervals provided that there is at least 15 ft of space between tree trunks. 497'-3" (linear frontage)/35 = 15 Street Trees (rounded up) Due to existing site constraints (curb cuts, the subway, the trolley poles) and the required loading off of Curbside Only, 4 trees can fit at the site.		
Note 4: Parking minimums that apply to the scope of work: a.) Per Table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-4 is 3 per every 10 units. 196 Units/10 = 19.6 x 3 = 59 spaces The minimum number of parking spaces for Retail Sales Uses is -0. Shared Parking Reduction: 1.2 59 spaces / 1.2 = 50 spaces 50 (spaces) x .40 (max reduction) = 20 (parking space reduction), -8 reduction taken. 50 (spaces) x .10(max reduction)= 5 (parking space reduction) x 5 =20 class 1 bicycle spaces 37 Total Spaces required.		
Note 5: Per 14-804(1): Multifamily residential uses require 1 Class 1 Bicycle space per every 3 dwelling units. All others require 1/10,000 GSF. 196 units/3 = 65 class 1 bicycle parking spaces. 22,000/10,000 = 3 Class 1 bicycle parking spaces 68 required, 68 Spaces provided.		
Note 6: Floor Area = 134,600 Residential Use + 22,000 Retail Use Per 14-806-2: In the case of mixed-use buildings or developments, off-street loading requirements shall be calculated by determining the required loading spaces for the cumulative gross floor area occupied by each group of uses listed in each row of Table 14-806-1 or Table 14-806-2, as applicable, and then taking the highest result of these calculations. Per Table 14-806-2 Residential Use of 100,000 - 200,000 = 1 space Retail Use of 40,000 - 100,000 = 0 space Highest Result = 1 Loading Space		
Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 SF per 14-604(5)(c)(2) in CMX-4. Stairs do not exceed 10ft in height above the surface of the roof deck. Per Table 14-701-5, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards.		
Note 8: 14-701(5)(b)(1)(i), (b) Buildings may occupy 100% of the lot area below the height threshold for that street as shown in Column B of Table 14-701-5.		



Signature and Seal

922 N BROAD STREET
PHILADELPHIA, PA

PROJECT NO: 551

OWNER:
HIGHTOP REAL ESTATE & DEVELOPMENT

www.hightopdevelopment.com
516-313-2636

ARCHITECT:
Coscia Moos Architecture
1616 Walnut Street
Suite 101
Philadelphia, PA 19103
www.cosciamoos.com
267-761-9416

CIVIL ENGINEER:
Colliers Engineering
1801 Market St #500
Philadelphia, PA 19103
colliersengineering.com
877 627 3772

1 RFI 000 RESPONSE 00/00/0000
ZONING 03/11/2022
03/11/22

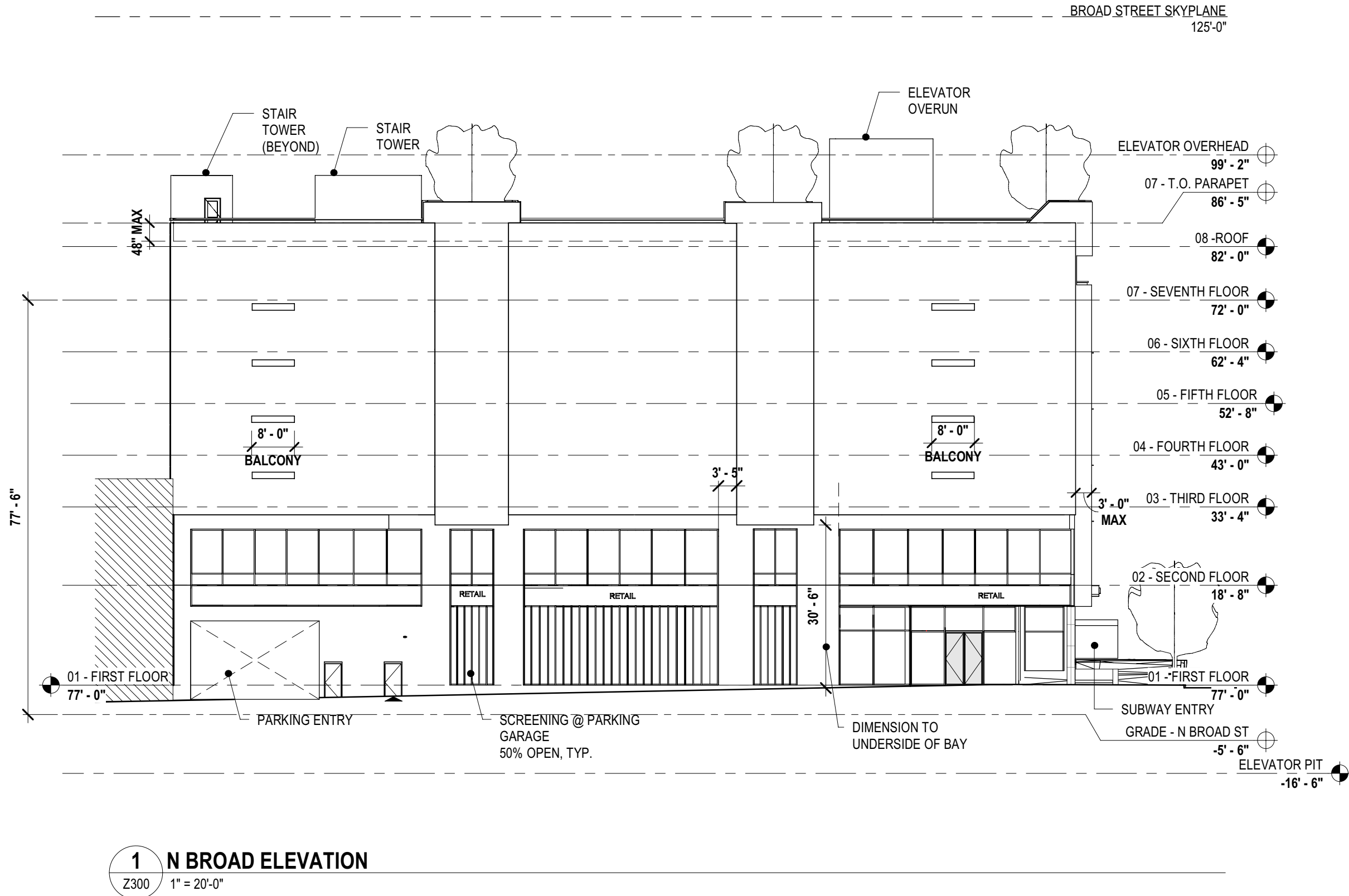
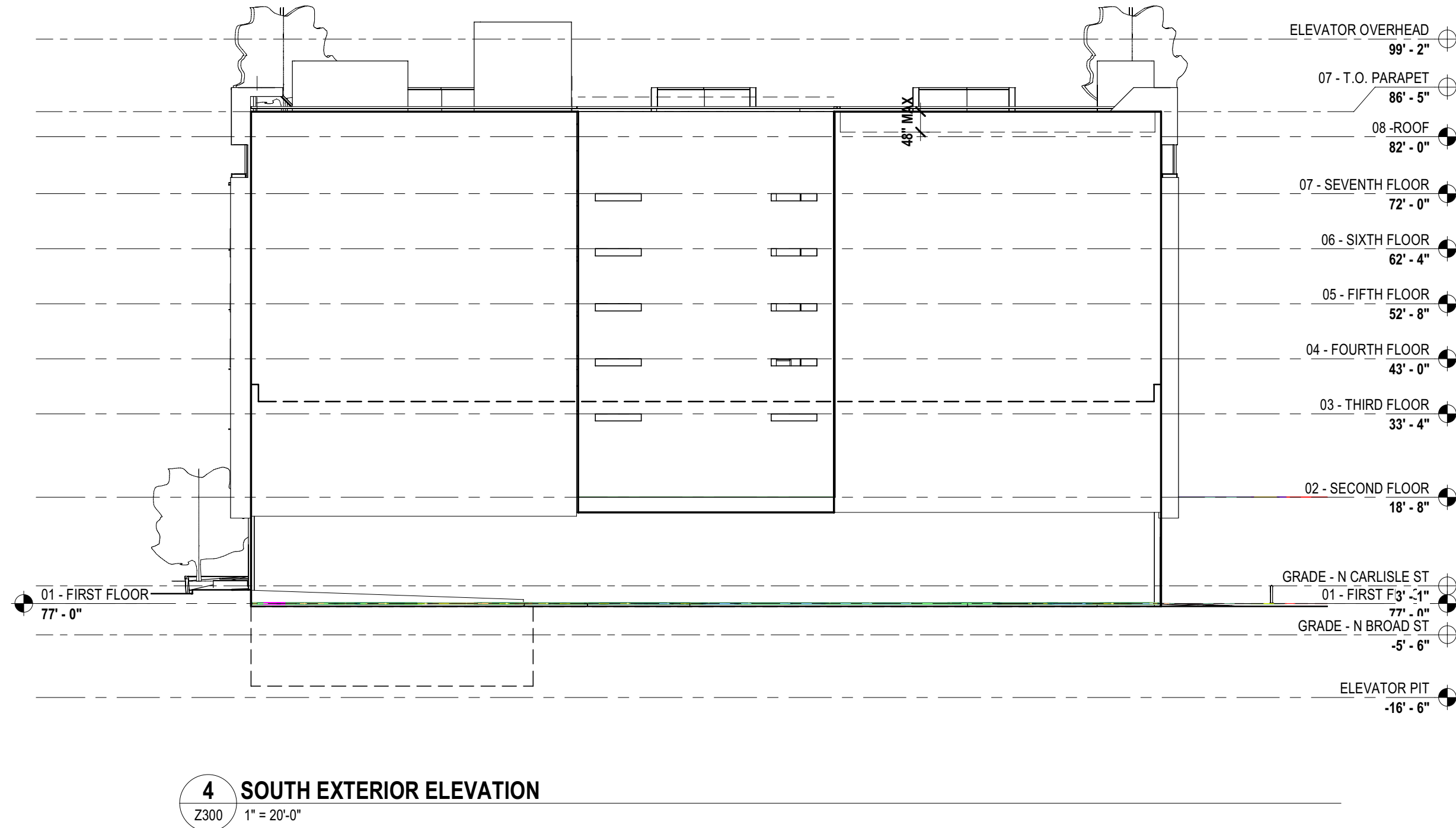
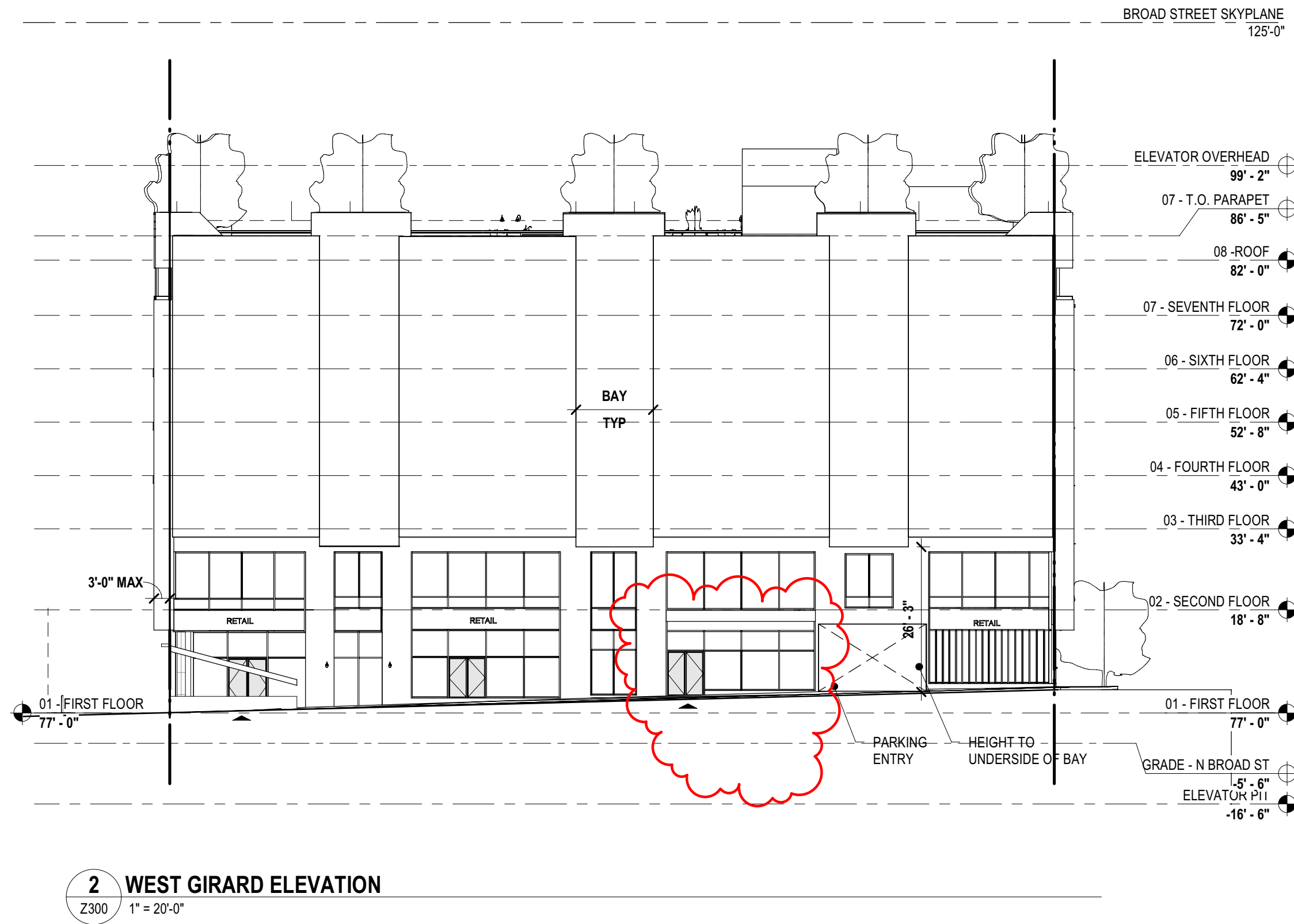
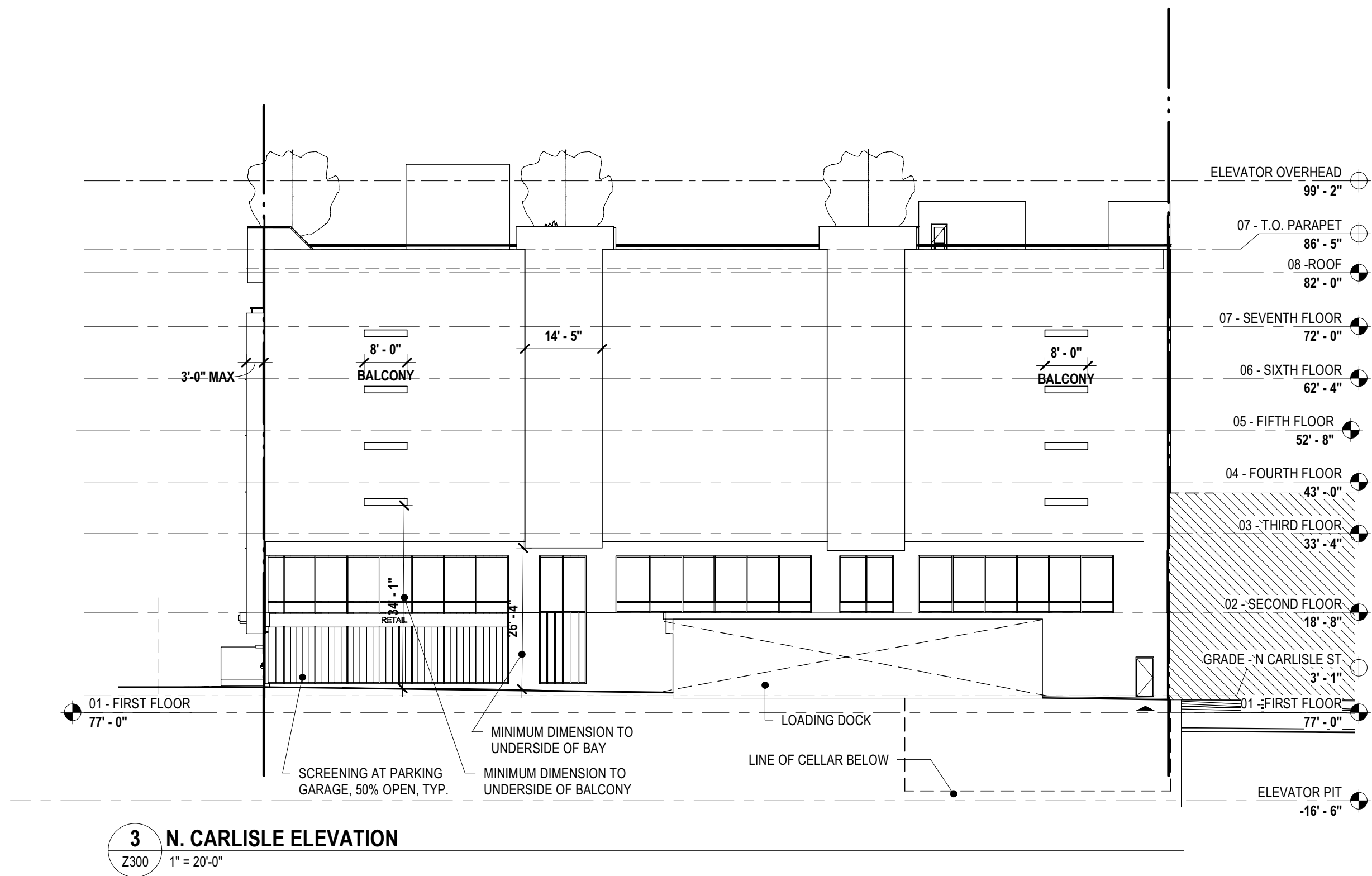
ISSUED FOR CONSTRUCTION

SCALE: As indicated

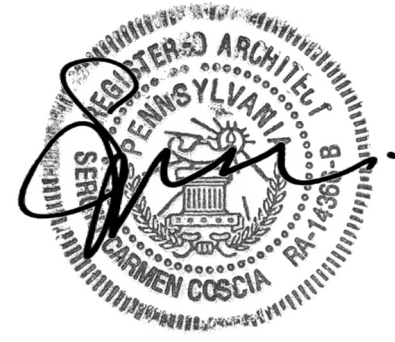
DRAWN BY: JAV

ZONING TABLES & PLANS

Z200



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MAX OCCUPIED AREA (% OF LOT)	100%	100% (26,987 SF BLDG)
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Note 4: Parking minimums that apply to the scope of work: a.) Per Table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-4 is 3 per every 10 units. 196 Units/10 = 19.6 x 3 = 59 spaces The minimum number of parking spaces for Retail Sales Uses is -0. Shared Parking Reduction: 1.2 59 spaces / 1.2 = 50 spaces 50 (spaces) x .40 (max reduction) = 20 (parking space reduction) - 8 reduction taken. 50 (spaces) x .10(max reduction)= 5 (parking space reduction) x 5 =20 class 1 bicycle spaces 37 Total Spaces required.		
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Note 8: 14-701(5)(b)(1)(b) Buildings may occupy 100% of the lot area below the height threshold for that street as shown in Column B of Table 14-701-5.		



Signature and Seal

922 N BROAD
STREET
PHILADELPHIA, PA

PROJECT NO: 551

OWNER:
HIGHTOP REAL ESTATE &
DEVELOPMENT

www.hightopdevelopment.com
516-313-2636

ARCHITECT:
Coscia Moos Architecture
1616 Walnut Street
Suite 101
Philadelphia, PA 19103
www.cosciamoos.com
267-761-9416

CIVIL ENGINEER:
Colliers Engineering
1801 Market St #500
Philadelphia, PA 19103
colliersengineering.com
877 627 3772

1 RFI 000 RESPONSE 00/00/0000
ZONING 03/11/2022
03/11/22

ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: JAV

ZONING TABLES &
ELEVATIONS

Z300



Applied Electronically by L&J User.

Zoning Permit

Permit Number ZP-2022-002685

LOCATION OF WORK 922-38 N BROAD ST, Philadelphia, PA 19130-1604	PERMIT FEE \$2,959.00	DATE ISSUED 8/16/2022
	ZBA CALENDAR MI-2022-003578	ZBA DECISION DATE 8/16/2022
	ZONING DISTRICTS CMX4	

PERMIT HOLDER CVS 2972 PHILADELPHIA LL	1 CVS DR WOONSOCKET RI 02895
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **AMENDMENT APPROVED ON 2/27/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2022-002685, FOR THE DOCUMENTATION OF REDUCTION IN OVERALL GFA (FROM 129,338 SF TO 124,393 SF). MINOR CHANGES TO DIMENSION AND FOOTPRINT OF ROOF DECK. REDUCTION IN OFF-STREET PARKING SPACES (FROM 40 TO 38), INCLUDING - REDUCTION IN AUTO-SHARE PARKING SPACES (FROM 2 TO 1) AND REDUCTION IN EV PARKING SPACES (FROM 3 TO 2); AND THE REMAINING PERMIT IS THE

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) Provisos: NONE (MI-2022-003578)

 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-2022-002685

SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS**

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS (FOR RESIDENTIAL USE ONLY) AND ROOF ACCESS STRUCTURES / ELEVATOR OVERRUNS CONTAINING STAIRS & ELEVATORS ONLY) AND GREEN ROOFS. SIZE AND LOCATION AS SHOWN ON APPLICATION / PLAN.



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)

Provisos: NONE (MI-2022-003578)



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-2022-002685

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

922-38 N BROAD ST, Philadelphia, PA 19130-1604

ADDITIONAL USE DETAILS

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

****AMENDMENT APPROVED ON 2/27/2024:** TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2022-002685, FOR THE DOCUMENTATION OF REDUCTION IN OVERALL GFA (FROM 129,338 SF TO 124,393 SF). MINOR CHANGES TO DIMENSION AND FOOTPRINT OF ROOF DECK. REDUCTION IN OFF-STREET PARKING SPACES (FROM 40 TO 38), INCLUDING - REDUCTION IN AUTO-SHARE PARKING SPACES (FROM 2 TO 1) AND REDUCTION IN EV PARKING SPACES (FROM 3 TO 2); AND THE REMAINING PERMIT IS THE SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS***
AMENDMENT APPROVED ON 10/13/2022: FOR TO REDUCE NUMBER OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS FROM 196 TO 171 (ONE HUNDRED AND SEVENTY-ONE) UNITS AND THE REMAINING PERMIT AND USES SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN. ****FOR VACANT RETAIL SPACES ON FIRST AND SECOND FLOORS (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING ONE-HUNDRED-AND-NINETY-SIX (196) DWELLING UNITS ON 3RD FLOOR AND ABOVE, WITH ACCESSORY ABOVEGROUND GARAGE PARKING THIRTY-SEVEN (37) PARKING SPACES, INCLUDING TWO (2) ADA /VAN-ACCESSIBLE SPACES, TWO (2) COMPACT SPACES, THREE (3) ELECTRIC VEHICLE SPACES, TWO (2) AUTO-SHARE SPACES (SHARED PARKING REDUCTION AND BICYCLE PARKING REDUCTION APPLIED), SIXTY-EIGHT (68) CLASS 1A ACCESSORY BICYCLE SPACES LOCATED ON AN ACCESSIBLE ROUTE AND ONE (1) OFF-STREET LOADING SPACE (ACCESSED FROM NORTH CARLISLE STREET) (NO SIGNS ON 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, 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.

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

Application Number: ZP-2022-002685	Zoning District(s): CMX4	Date of Refusal: 5/16/2022
Address/Location: 922-38 N BROAD ST, Philadelphia, PA 19130-1604 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Augusta O'Neill DBA: KLEHR HARRISON HARVEY	Applicant Address: Klehr Harrison Harvey Branzburg 1835 Market St. Ste 1400 Philadelphia, PA 19103 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS (FOR RESIDENTIAL USE ONLY) AND ROOF ACCESS STRUCTURES / ELEVATOR OVERRUNS CONTAINING STAIRS & ELEVATORS ONLY) AND GREEN ROOFS. SIZE AND LOCATION AS SHOWN ON APPLICATION / PLAN.

USES: FOR VACANT RETAIL SPACES ON FIRST AND SECOND FLOORS (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING ONE-HUNDRED-AND-NINETY-SIX (196) DWELLING UNITS ON 3RD FLOOR AND ABOVE, WITH ACCESSORY ABOVEGROUND GARAGE PARKING THIRTY-SEVEN (37) PARKING SPACES, INCLUDING TWO (2) ADA /VAN-ACCESSIBLE SPACES, TWO (2) COMPACT SPACES, THREE (3) ELECTRIC VEHICLE SPACES, TWO (2) AUTO-SHARE SPACES(SHARED PARKING REDUCTION AND BICYCLE PARKING REDUCTION APPLIED), SIXTY-EIGHT (68) CLASS 1A ACCESSORY BICYCLE SPACES LOCATED ON AN ACCESSIBLE ROUTE AND ONE (1) OFF-STREET LOADING SPACE (ACCESSED FROM NORTH CARLISLE STREET) (NO SIGNS ON THIS PERMIT).

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-2[6] 14-803(1)(c) (.4)	Uses Allowed in Commercial Districts - Referral	WHEREAS THE PROPOSED USE, PARKING GARAGE LOCATED ABOVE GROUND LEVEL REQUIRES SPECIAL EXCEPTION APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT IN THE CMX-4 COMMERCIAL ZONING DISTRICT.

ONE (1) USE REFERRAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

CVS 2972 PHILADELPHIA LL



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

5/16/2022
DATE SIGNED