

Zoning Permit

Permit Number ZP-2021-008999

LOCATION OF WORK 1600 POINT BREEZE AVE, Philadelphia, PA 19145-1327 SWC @ Tasker St.	PERMIT FEE \$1,622.00	DATE ISSUED 12/8/2021
	ZBA CALENDAR MI-2021-003711	ZBA DECISION DATE 12/8/2021
	ZONING DISTRICTS CMX1	

PERMIT HOLDER ROBINSON TROY	441 N 53RD ST PHILADELPHIA PA 19139
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS).
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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) CAL #MI-2021-003711 GRANTED; With proviso: Revised plans, two pages



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1600 POINT BREEZE AVE Philadelphia, PA 19145-1327

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL USE (AS PERMITTED IN CMX-1 ZONING DISTRICT) ON THE FIRST FLOOR AND MULTI-FAMILY (6 UNITS) HOUSEHOLD LIVING.

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.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

Zoning Board of Adjustment - Revised Proviso Plans

This form is required whenever a Zoning application is filed to change elements of a proviso plan previously approved by the Zoning Board of Adjustment.

Property Address & Permit History Details

Enter the permit address, original zoning application number and Zoning Board case number.

1

Address 1600 Point Breeze Avenue

ZP-2021-008999

MI-2021-003711

Original Zoning Application Number:

Associated ZBA Calendar Number:

Owner or Owner's Representative

Identify your association with this application.

2

I am the: ☐ Property Owner ☒ Attorney ☐ Design Professional ☐ Appellant

Name Alan Nochumson, Esquire Company Nochumson P.C.

Address 123 South Broad Street, Suite 1600, Philadelphia, PA 19109

Email alan.nochumson@nochumson.com Phone (215) 399-1346

Proposed Changes

All changes to the application reviewed by the Department of Licenses & Inspections must be listed (use reverse side for additional space if necessary) and highlighted on the revised plan.

3

Summary of all changes requested:

- 1) Juliet balconies were added to some of the bay projections.
- 2) The pilot houses and common roof deck have been removed. The roof deck will now be accessed through a roof hatch in the stairwell and for mechanical use only.
- 3) Height reduced to 39'-6" feet at roofline.

Plan Requirements:

1. The site plan must be drawn to one of the following scales: ENGINEER: 1" = 10', 20', 30', 40', 50', 60', 100'
ARCHITECT: 1/16", 3/32", 1/8", 3/16", 1/4" = 1'
2. The site plan and elevation drawings must be on a minimum 11" x 17" size sheet.
3. The site plan must include the following:
 - ☐ Identification of north point;
 - ☐ Existing lot lines and dimensions as recorded in the property deed or associated lot adjustment plan;
 - ☐ All structures with exterior dimensions, building heights and number of stories;
 - ☐ The length and width of all front, side and rear yards and dimensions of all other open areas;
 - ☐ Streets, alleys, driveways and easements bordering or contained on the property;
 - ☐ Location and dimensions of all off-street parking, bicycle spaces, loading spaces, and reservoir spaces, including aisles, driveways and the distances from lot lines;
 - ☐ Transferring screening structures and heritage trees where applicable;
 - ☐ Types and illumination of all existing and proposed signs, if applicable.

APPROVED

Revised plans, 2 pages, approved by ZBA 12/08/21.

Sharon Suleta
Sharon Suleta, Esq.

APPROVED

Instructions FOR ZONING ONLY

The following must be provided to the Department of Licenses and Inspections:

1. TEN (10) COPIES OF THE REVISED PLANS WITH ALL PRE-REQUISITE APPROVALS (elements not identified on this Revised Proviso Plan Form will not be approved).
2. FOUR (4) COPIES OF THE REVISED PLANS WITH ALL PRE-REQUISITE APPROVALS (elements not identified on this Revised Proviso Plan Form will not be approved).
3. An additional review fee of \$100 (Note: Revised plans will result in a standard review time).

Applied Electronically by L&I User

Declaration & Signature

I certify that all significant changes to the application have been fully and accurately documented.

Signature of Owner or Owner's Representative: Alan Nochumson

Date: 12 / 8 / 2021



Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

Point Breeze Avenue is the primary street;

Opposite of Point Breeze Street is the rear;

not applicable Street is the rear street

Applied Electronically by: DAVID FECTEAU

March 9, 2022

PHILADELPHIA CITY PLANNING COMMISSION

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MAX OCCUPIED AREA: INTERMEDIATE: 75%, CORNER: 80%	OPEN AREA: 325.26 SF 20%	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: 0' - 0"	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: 0' - 0"	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 18' - 1"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 39' - 6"	YES
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: 0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: N/A	NO
PARKING: 0 REQUIRED		NO
BIKE PARKING: 0 REQUIRED		NO
STREET TREES: 0 REQUIRED		NO

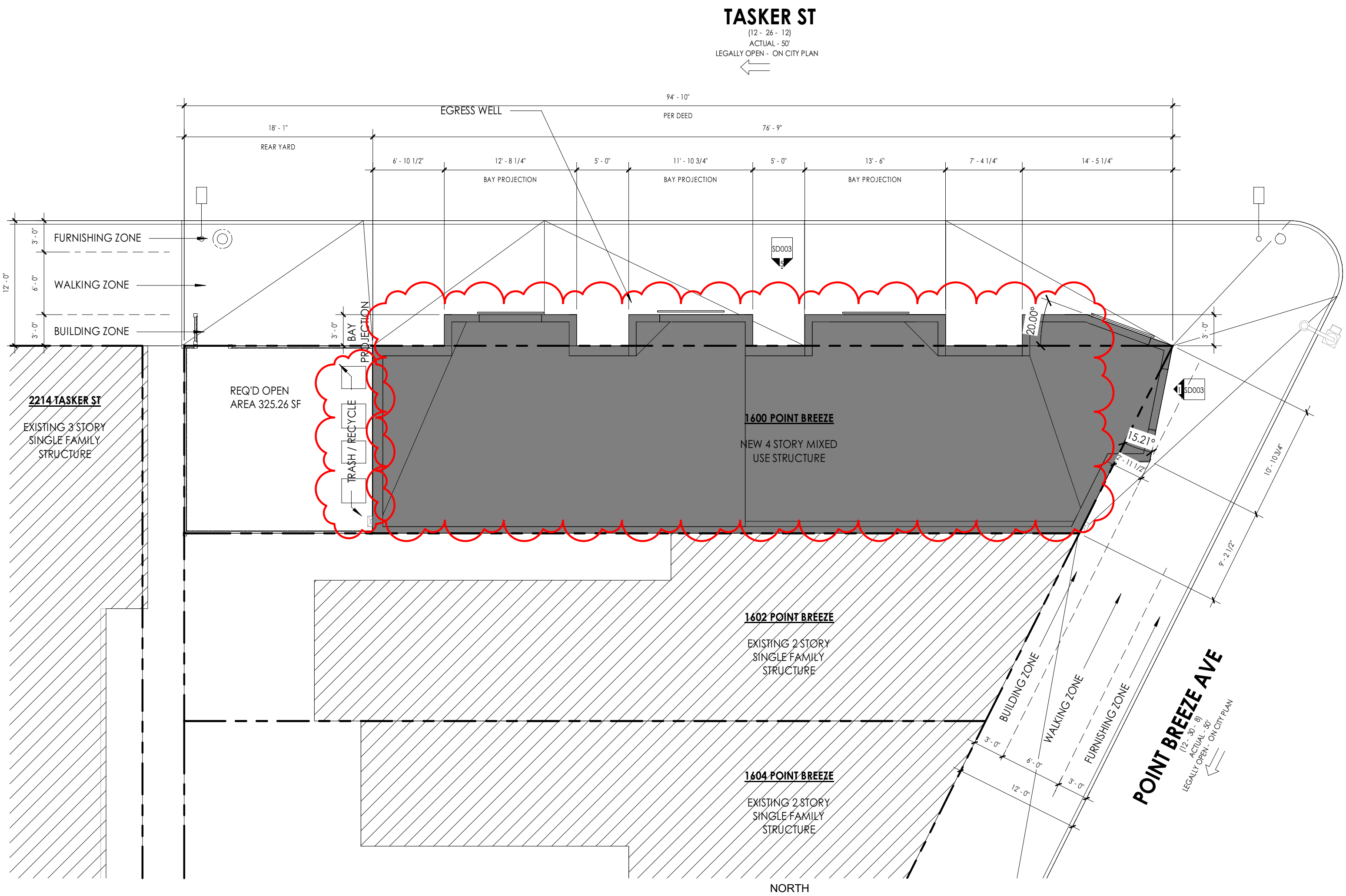
PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A 4 STORY MIXED-USE STRUCTURE CONTAINING ONE COMMERCIAL SPACE AND SIX DWELLING UNITS INCLUDING A PARTIALLY FINISHED BASEMENT

SCHEMATIC DESIGN SCHEDULE					
LEVEL	NAME	GROSS LEASABLE AREA	BEDS	BATHS	COMMENTS
Not Placed	COMMON	Not Placed			
BASEMENT	COMMERCIAL	621 SF	0	0	
BASEMENT	UNIT A	501 SF	1	1	
LEVEL 01	COMMERCIAL	394 SF	0	0	
LEVEL 01	COMMON	108 SF	0	0	
LEVEL 01	COMMON	108 SF	0	0	
LEVEL 01	UNIT A	538 SF	1	1	
LEVEL 02	COMMON	120 SF	0	0	
LEVEL 02	COMMON	108 SF			
LEVEL 02	COMMON	106 SF			
LEVEL 02	UNIT B/D	437 SF	1	1	
LEVEL 02	UNIT C/E	537 SF	1	1	
LEVEL 03	COMMON	120 SF	0	0	
LEVEL 03	COMMON	106 SF			
LEVEL 03	COMMON	108 SF			
LEVEL 03	UNIT B/D	437 SF	1	1	
LEVEL 03	UNIT C/E	537 SF	1	1	
LEVEL 04	COMMON	228 SF	0	0	
LEVEL 04	COMMON	106 SF			
LEVEL 04	UNIT F	974 SF	2	2	
TOTALS: 20		6195 SF	8	8	

APPROVED

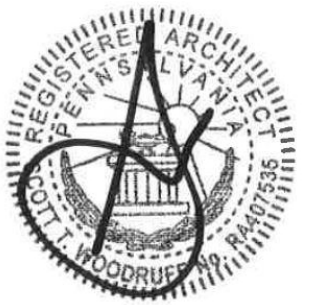
Revised plans, 2 pages, approved by ZBA 12/08/21.
Sharon Suleta
Sharon Suleta, Esq.



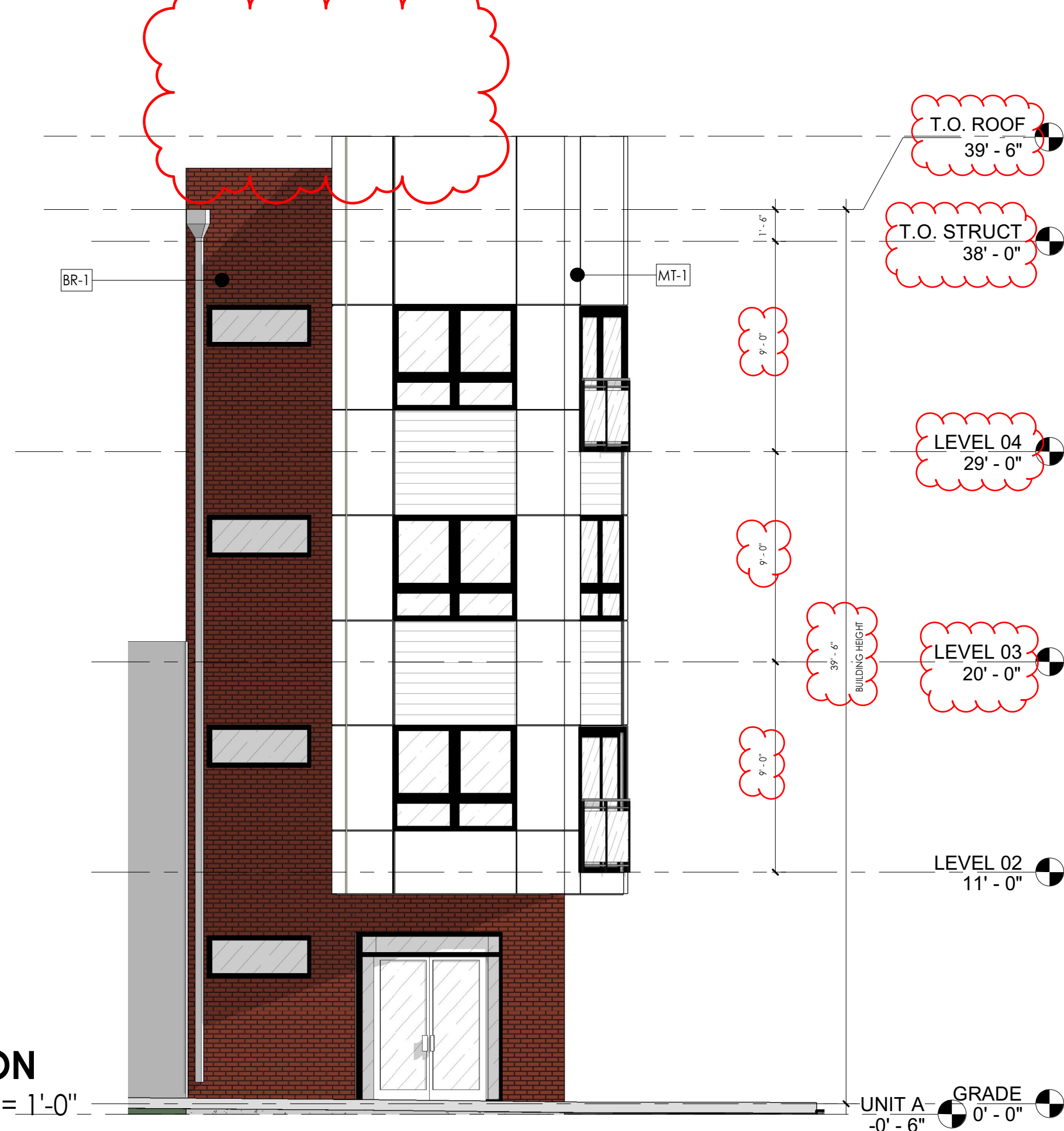
1 | SCHEMATIC DESIGN SITE PLAN
SD001



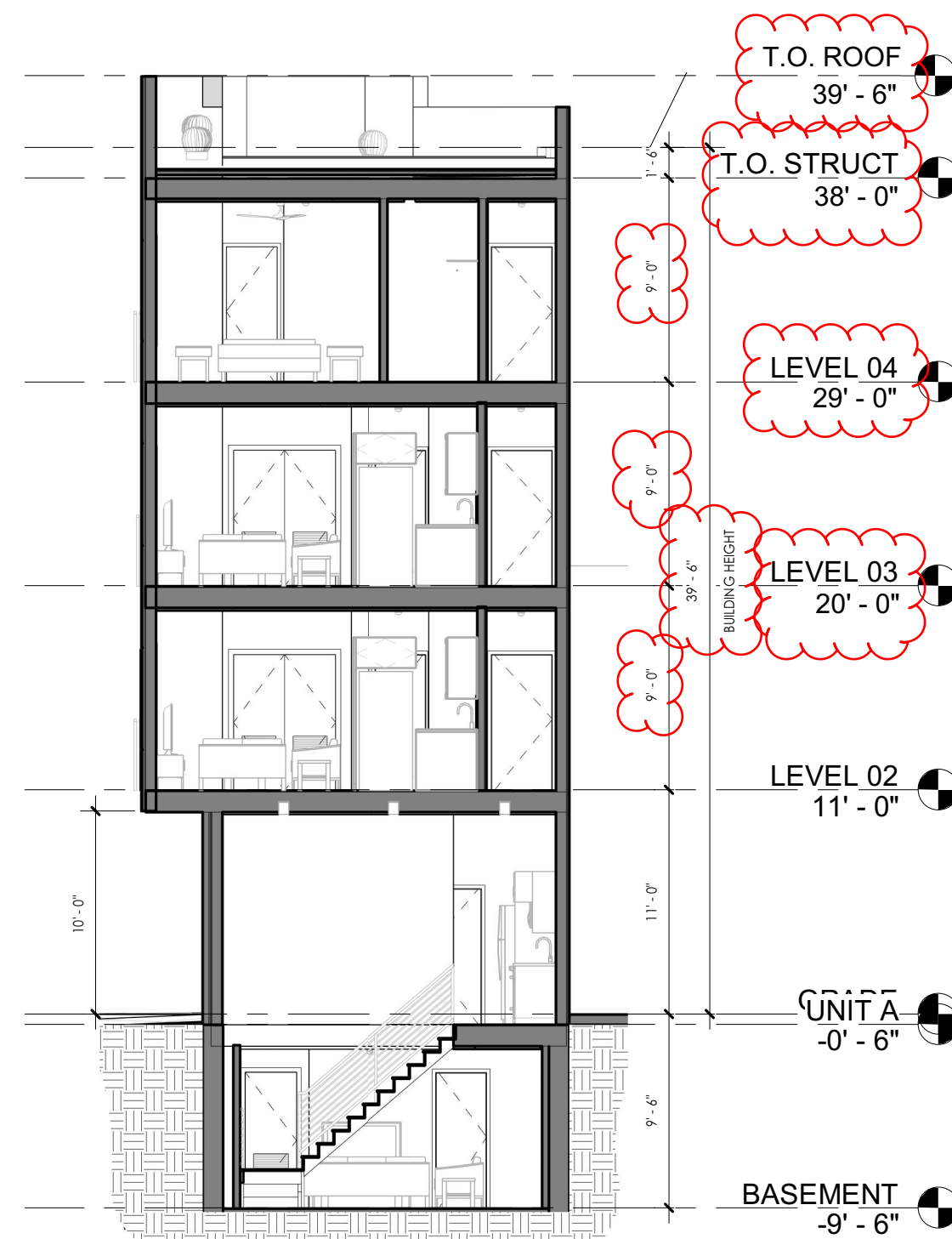
APPROVED
FOR ZONING ONLY
05/23/22



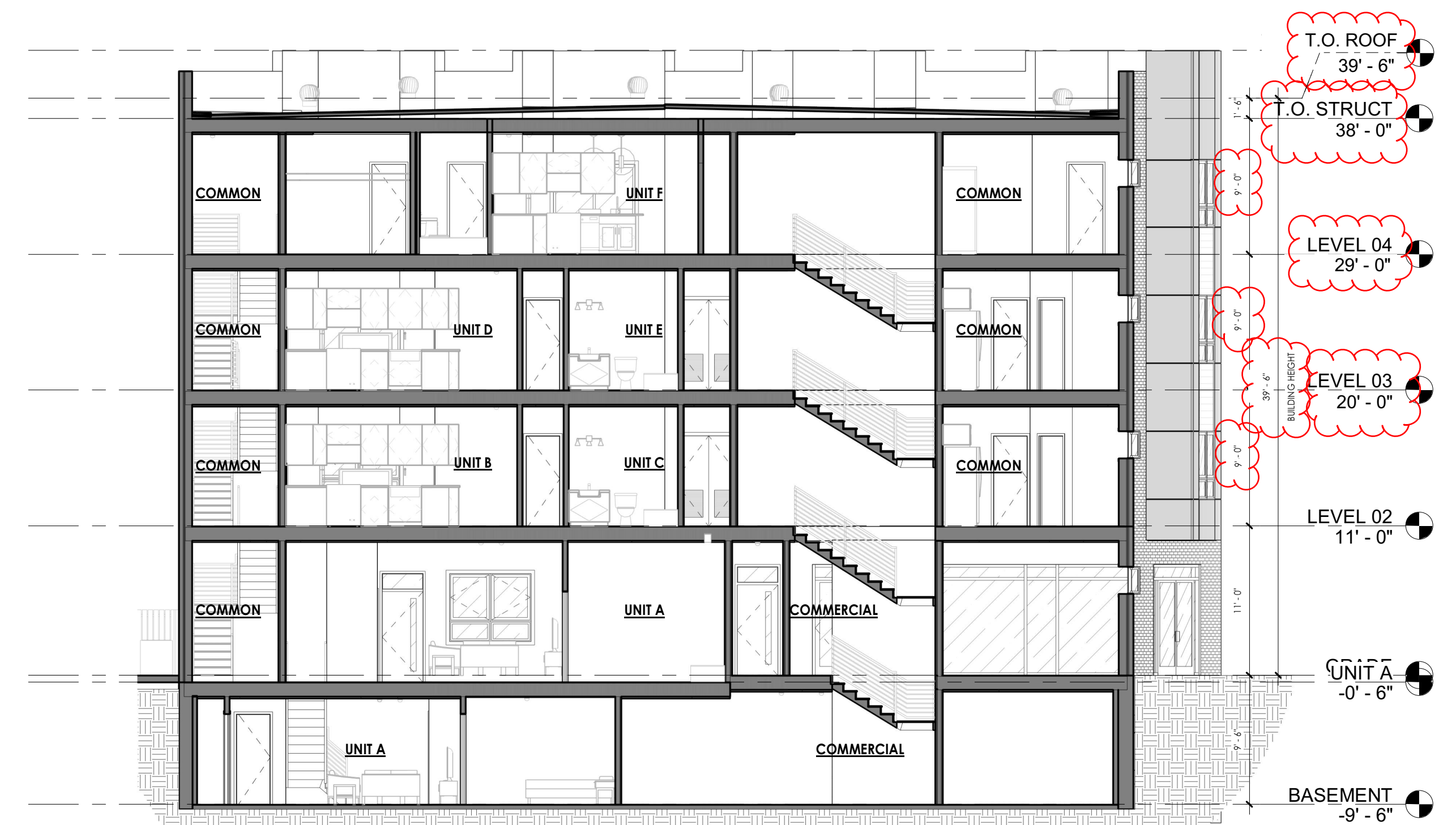
1 FRONT ELEVATION
SD003 | 3/16" = 1'-0"



3 CROSS SECTION
SD003 | 1/8" = 1'-0"



4 LONG SECTION
SD003 | 1/8" = 1'-0"



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Revised plans, 2 pages, approved by ZBA 12/08/21.
Sharon Suleta
Sharon Suleta, Esq.

2 TASK ST PERSPECTIVE
SD003 |



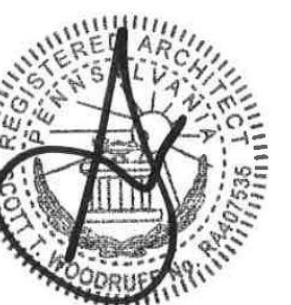
5 SIDE ELEVATION
SD003 | 3/16" = 1'-0"



SCHEMATIC ELEVATIONS

DAKU GROUP LLC
12/06/2021

1600 POINT BREEZE AVE
© DESIGNBLENDZ ARCHITECTURE, LLP 2020



SD003

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

Application Number: ZP-2021-008999	Zoning District(s): CMX1 (Blocked with RM-1)	Date of Refusal: 8/2/2021
Address/Location: 1600 POINT BREEZE AVE, Philadelphia, PA 19145-1327 Parcel (PWD Record) (Along Tasker St.)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES FOR THE USE AS VACANT COMMERCIAL USE (AS PERMITTED IN CMX-1 ZONING DISTRICT) ON THE FIRST FLOOR AND MULTI-FAMILY (6 UNITS) HOUSEHOLD LIVING (SIZE AND LOCATION AS SHOWN ON PLANS).

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; \$14-602(4)(a)[1](.a); \$14-602(3)(a)[1]	Number of dwelling units	ALLOWED	PROPOSED
		4	6
Table 14-701-3; \$14-701(3)(a)[1]; Table 14-701-2	Building Height (ft.)	ALLOWED	PROPOSED
		38 ft.	52.5 ft.

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

Parcel Owner:

ROBINSON TROY



REEBA MERIN BABU
PLANS EXAMINER

8/2/2021
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.