

Zoning Permit

Permit Number ZP-2021-007142

LOCATION OF WORK 3315 N 13TH ST, Philadelphia, PA 19140-5222	PERMIT FEE \$1,922.00	DATE ISSUED 7/28/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER DESIGN PRO DEVELOPMENT LLC	935 N. 29th Street Philadelphia, Pennsylvania 19130
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES (TO CONTAIN STAIRS & LANDING ONLY) AND ONE (1) ELEVATOR OVERRUN; FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR WITH A MULTI-FAMILY (TWENTY EIGHT (28) DWELLING UNITS, INCLUDING GREEN ROOF BONUS) HOUSEHOLD LIVING ABOVE; 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.

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** Amendment to reduce the size of the previously-approved building, as per amended zoning plan. No reduction in height. No change in use. No reduction in unit count. **



APPROVED USE(S)

Residential - Household Living - Multi-Family

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 - **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.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3315 N 13TH ST, Philadelphia, PA 19140-5222

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

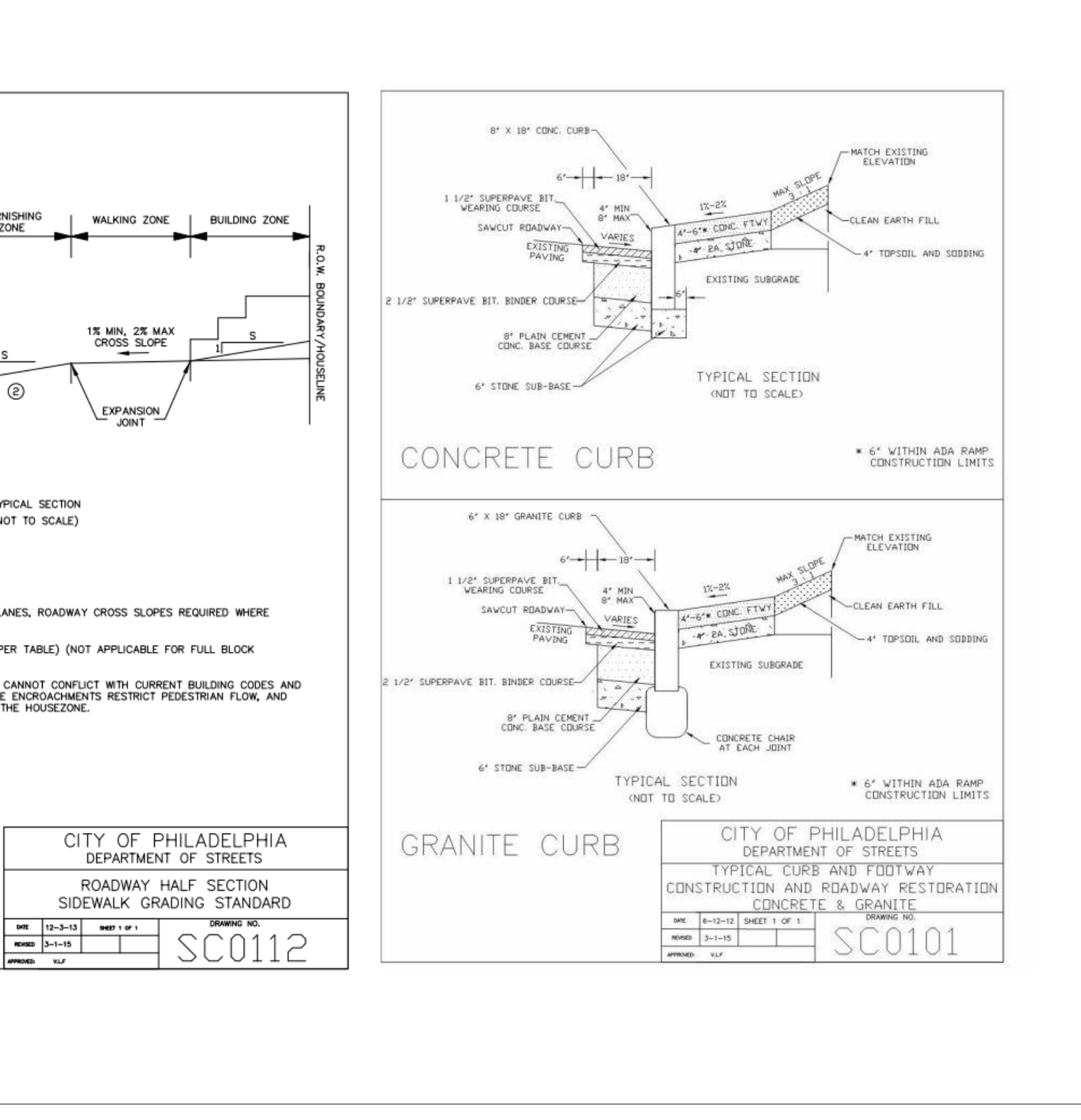
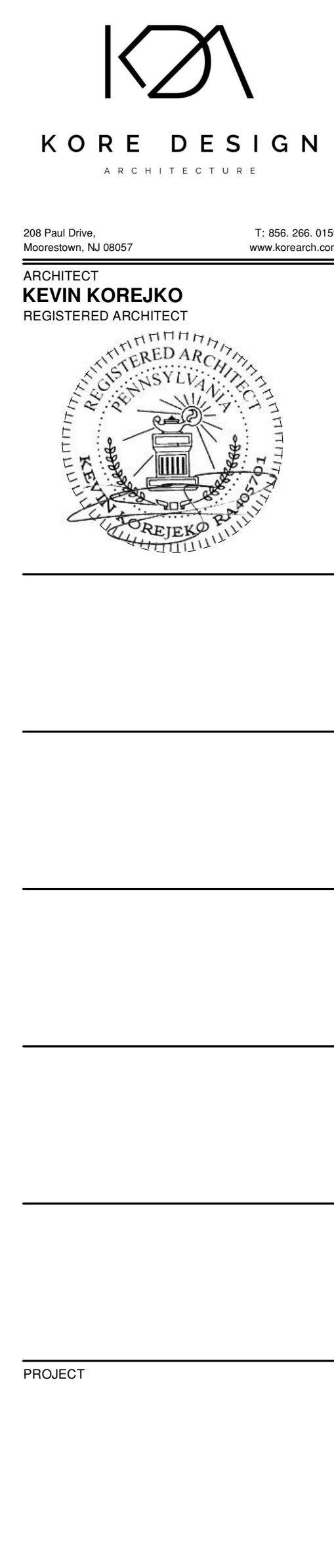
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



ZONING DATA		REQUIRED	PROPOSED
CMX-2 ZONING DISTRICT			
LOT WIDTH	16' 0" MIN.		VARIES 40.0' - 44.42'
LOT AREA	1,440 MIN.		11,752.45 SQFT
OCCUPIED AREA	75% MAX.		7,755.12 SQFT (65.35%)
OPEN AREA	25% MIN.		4,507.33 SQFT (34.27%)
FRONT YARD	NA		NA
SIDE YARD	5' MIN. IF USED		5'
REAR YARD DEPTH	NA		NA
HEIGHT	35' 0" MAX.		~ = 38' 0"
PROPOSED BUILDING INFORMATION			
GREEN ROOF	60% OF ROOF 4,603.07 SQFT MIN.		4700.05 SQFT
PROPOSED RESIDENTIAL UNITS	23 DWELLING UNITS + 5.1 UNITS WITH GREEN ROOF BONUS = 28 UNITS		28 DWELLING UNITS
STREET TREES	(1) STREET TREE PER 60.00' ± OF FRONTAGE. 4.00' ± x 4.00' ± (86.42' (20' + 2.41') STREET TREES		1 EXISTING TREE 2 ADDITIONAL TREES PROPOSED
1-BIKE STALLS	(1) BIKE STALL PER (3) UNITS 28 UNITS / (3 x 9.33) [70]		10 STALLS PROPOSED, MIN.
NOTES: - ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 4" TALL GUARDRAIL OR PARAPET. - ALL ROOF DECKS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5' 2". - ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM OF 2' ABOVE GRADE. - PRACTICE POLES ARE TO CONTAIN STAIRS AND LANDINGS ONLY. - PROPOSED 4" ALL FLOOR IS TO BE PROTECTED BY REIN. IN PEARL AND SIDE YARDS UNLESS OTHERWISE NOTED. - ANY UTILITIES KNOWN ARE FROM PUBLIC RECORD. - CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 800.242.1774 AT LEAST 7 WORKING DAYS BEFORE EXCAVATION. ***WHEN THE GREEN ROOF CONDITIONS SET FORTH IN 14-702161 ARE MET.			



GERMANTOWN AVE. LOOKING NO

[illegible]



ARCHITECT
KEVIN KOREJKO



PROJECT

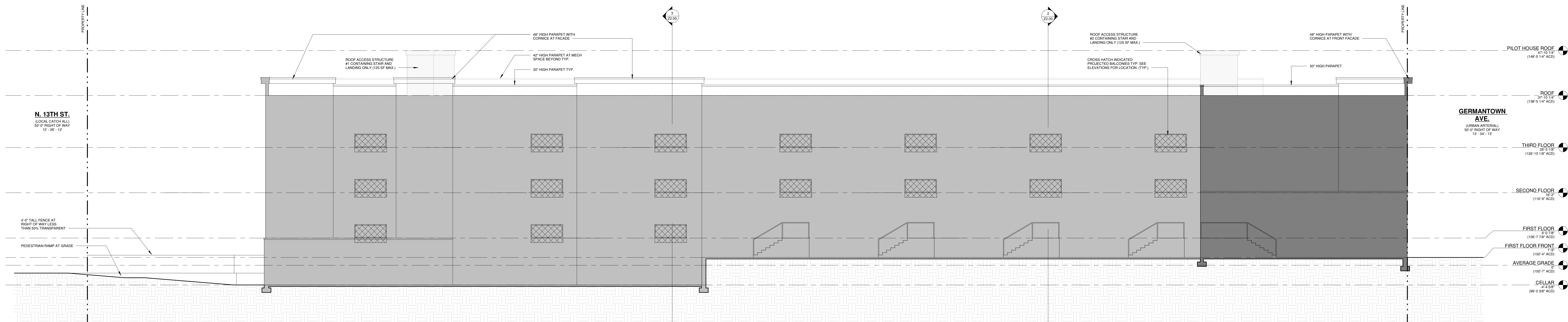
3315 N. 13HT ST.

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	06/11/2021
B	REISSUED FOR ZONING	07/02/2021
C	ZONING PERMIT AMENDMENT	05/02/2023

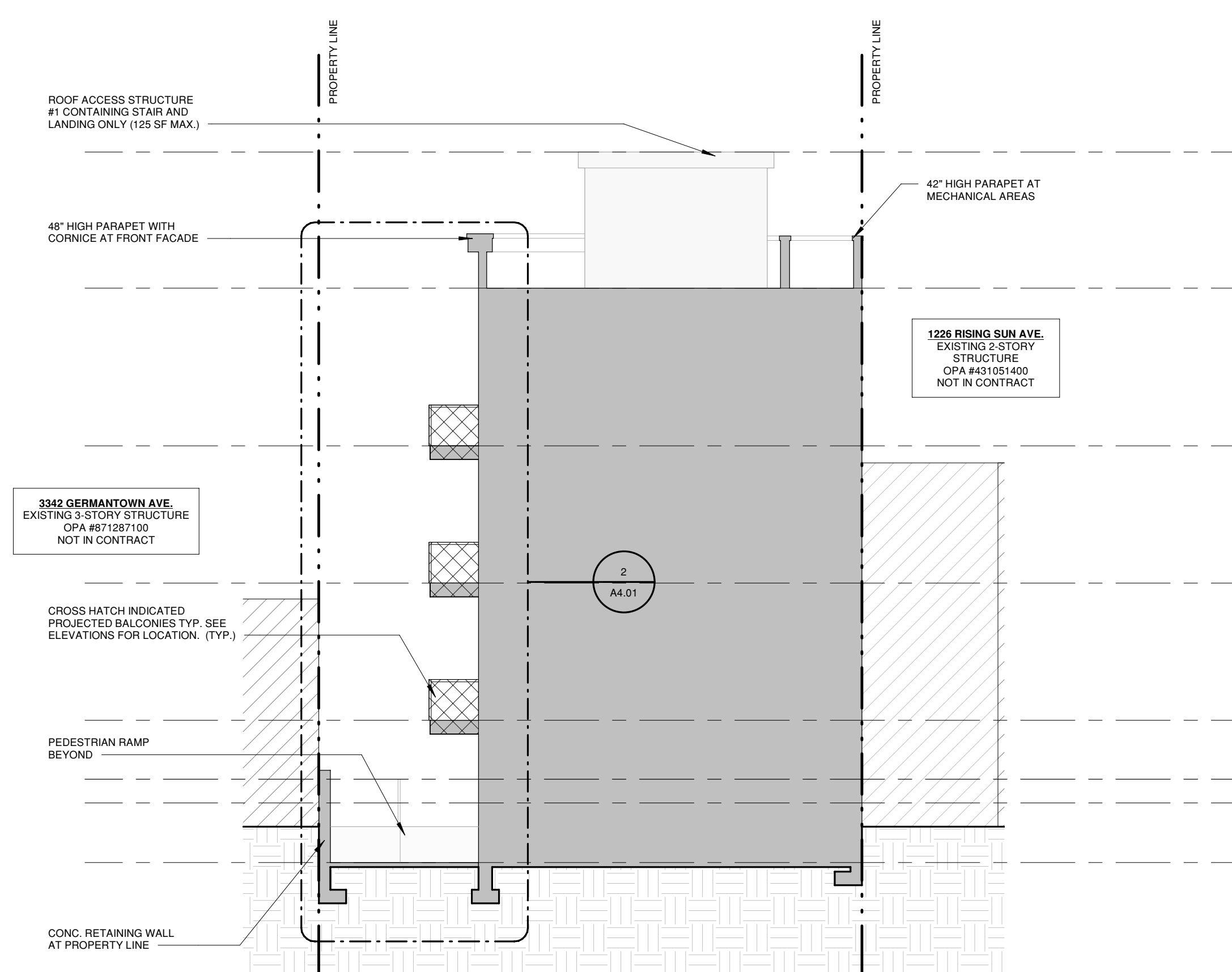
DRAWING TITLE
ZONING SECTIONS

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DRAWN BY:	Author
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SHEET NO	

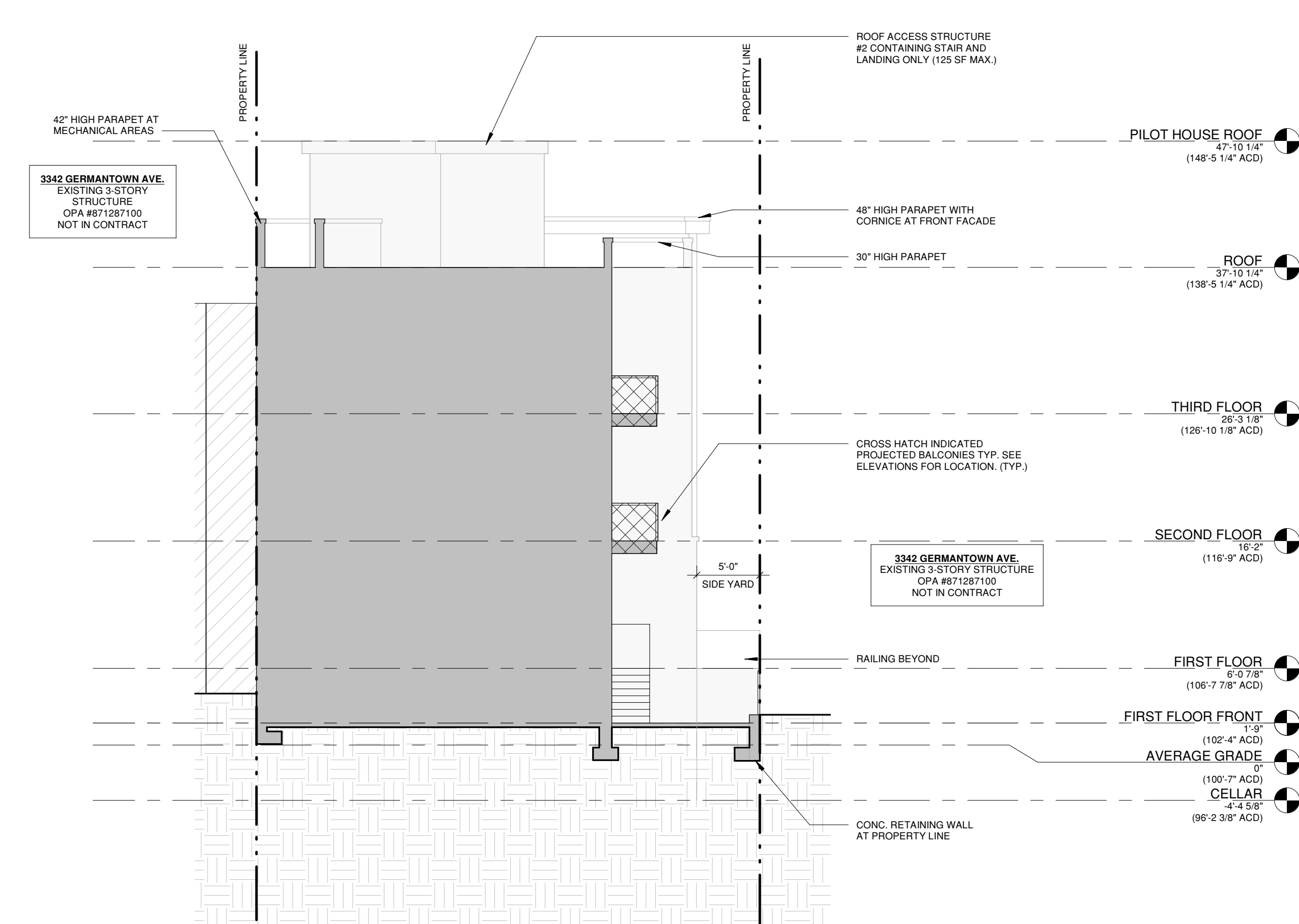
Z2.00



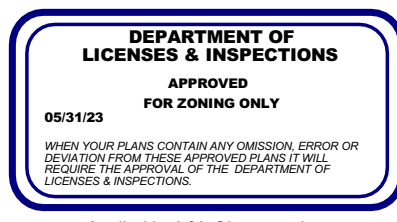
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SCALE: 1/8" = 1'-0"



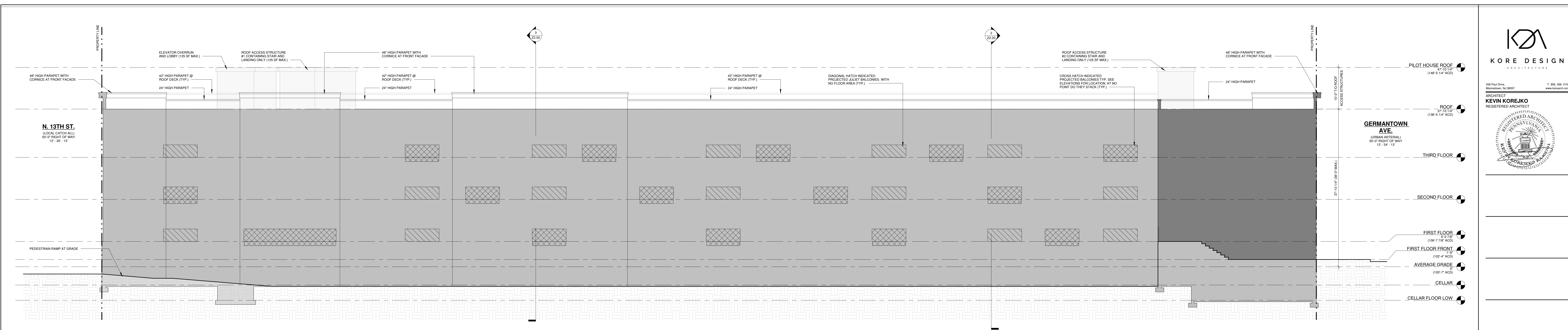
3 TRANSVERSE ZONING SECTION B



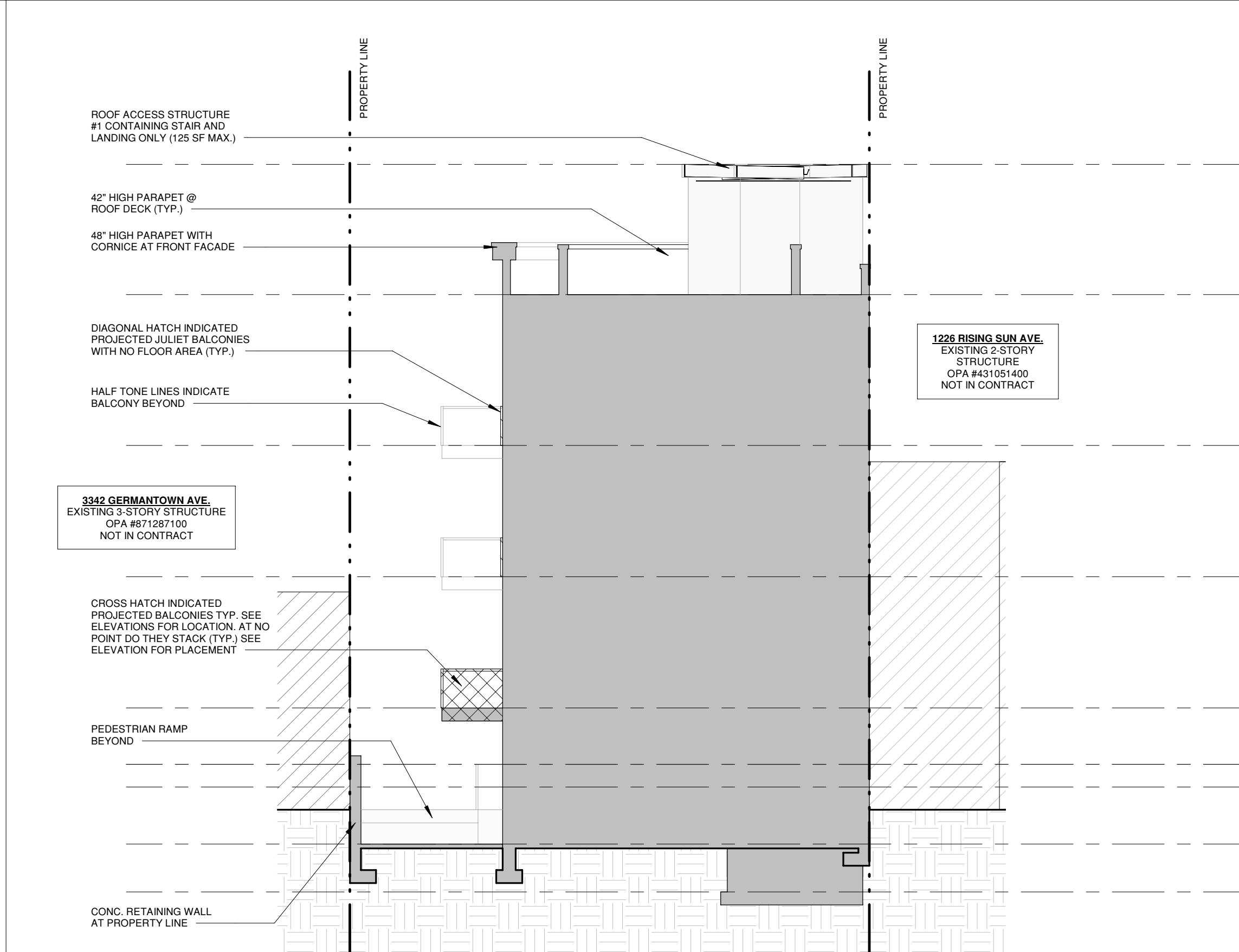
2 TRANSVERSE ZONING SECTION A
SCALE: 1/8" = 1'-0"



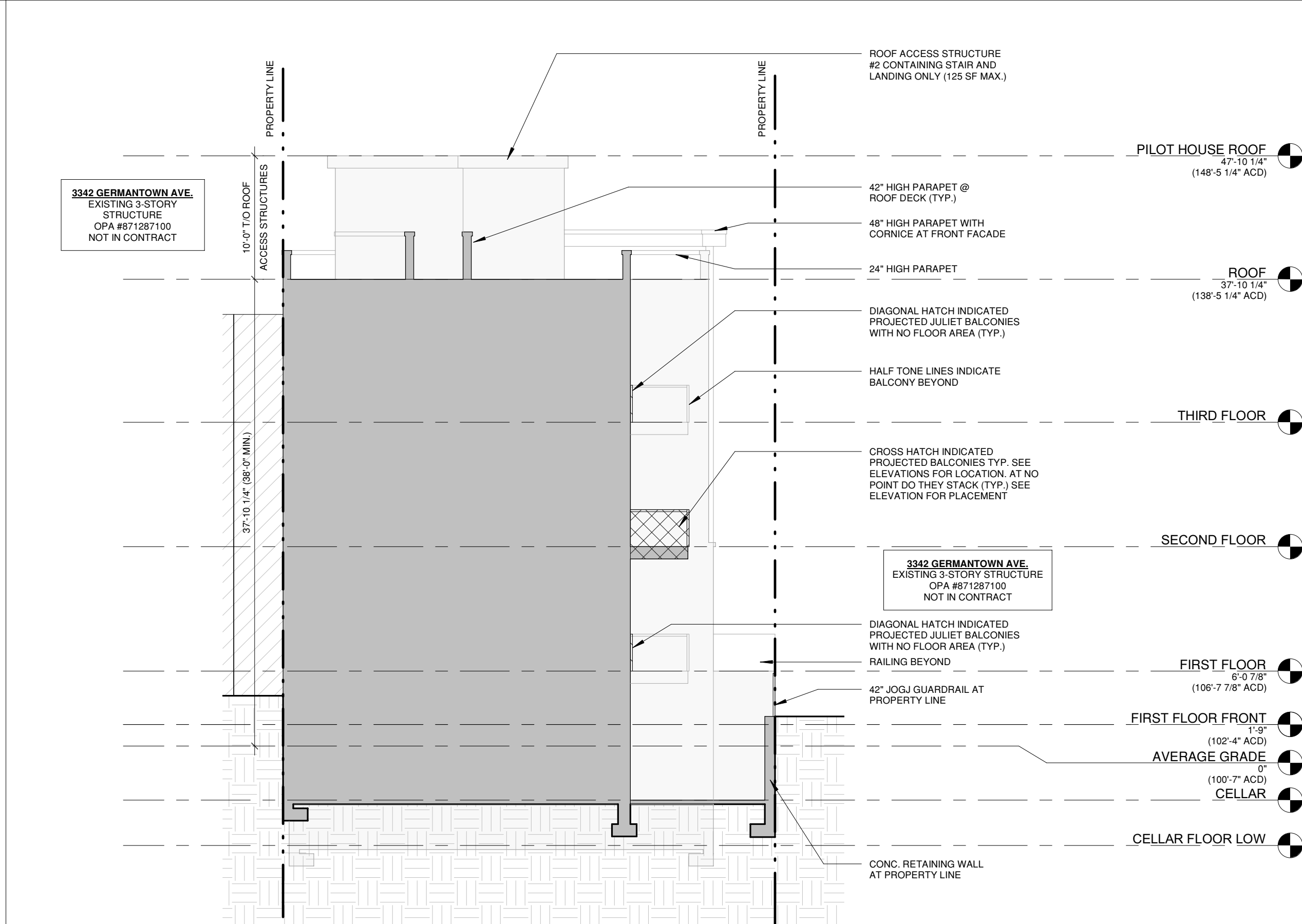
Applied by L&L: Charwon Anna



1 LONGITUDINAL ZONING SECTION
SCALE: 1/8" = 1'-0"



3 TRANSVERSE ZONING SECTION B
SCALE: 1/8" = 1'-0"



2 TRANSVERSE ZONING SECTION A
SCALE: 1/8" = 1'-0"

KD

KORE DESIGN
ARCHITECTS

208 Paul Drive
Westborough, MA 01581

T 800.206.5100
www.koreid.com

REGISTERED
KEVIN KOREJKO
REGISTERED ARCHITECT

PROJECT

3315 N. 13TH ST.
PHILADELPHIA, PA 19140

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	06/11/2023
B	REISSUED FOR ZONING	07/02/2023

DRAWING TITLE
ZONING SECTIONS

JOB NO: 21042
DRAWN BY: Author
SCALE: 1/8" = 1'-0"

SHEET NO.

22.00

