

Zoning Permit

Permit Number ZP-2021-015709

LOCATION OF WORK 689-95 N BROAD ST, Philadelphia, PA 19123-2418	PERMIT FEE \$1,722.00	DATE ISSUED 1/28/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER STRAFELLA REAL ESTATE HOL	682 N BROAD ST PHILADELPHIA PA 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; ROOF DECK ACCESSED BY A PILOTHOUSE AND WITH ELEVATOR. WITH TWO(2) SHARE PARKING SPACES AND ONE(1) ACCESSIBLE VAN SPACE AND WITH SEVEN(7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

689-95 N BROAD ST, Philadelphia, PA 19123-2418

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (2 DWELLING UNITS) ABOVE.

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.

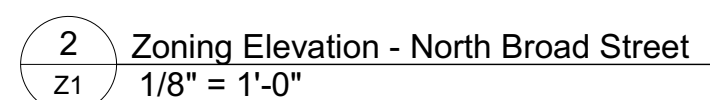
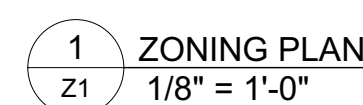
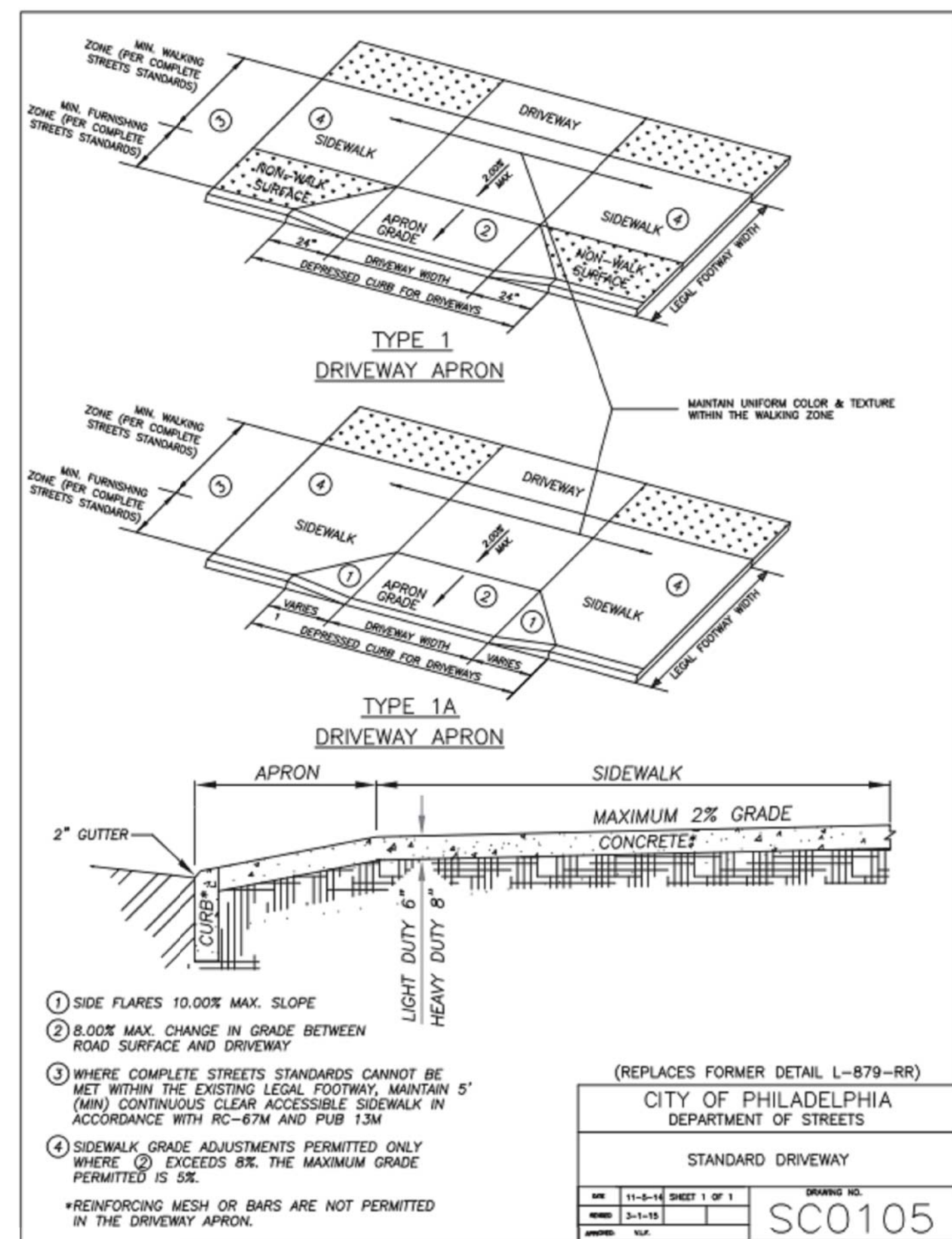


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

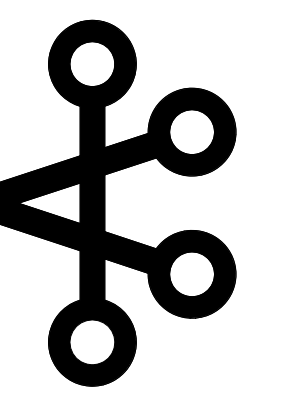
ZONING: CMX-4
LOT AREA: 3929.44 SF

USE: RESIDENTIAL BUILDING
BASEMENT - NONE
GROUND FLOOR - COMMERCIAL / UTILITIES / RESIDENTIAL ENTRY
2ND FL - 5TH FL - RESIDENTIAL
ROOF - ROOF DECK AND MECHANICALS

	<u>ALLOWED</u>	<u>PROPOSED</u>
DWELLING UNITS	NA	20
FAR	500 (19,647 SF)	4.5 (17,882 SF)
BUILDING GROSS SF		17,882 SF
<u>DIMENSIONAL STANDARDS</u>	<u>REQUIRED / ALLOWED</u>	<u>PROPOSED</u>
OCCUPIED AREA	90.00%	3,336.5 SF (90.00%)
FRONT (N. BROAD ST) SETBACK	0'-0"	0'-0"
SIDE (NORTH) SETBACK	8'-0"	11'-0 3/4"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	0'-0"	0'-0"
HEIGHT	-	59'-0"
TOP OF PARAPET		60'-6"
TOP OF PILOTHOUSE		70'-0"
BICYCLE PARKING	7	7 CLASS 1A SPACE PROVIDED ON GROUND LEVEL



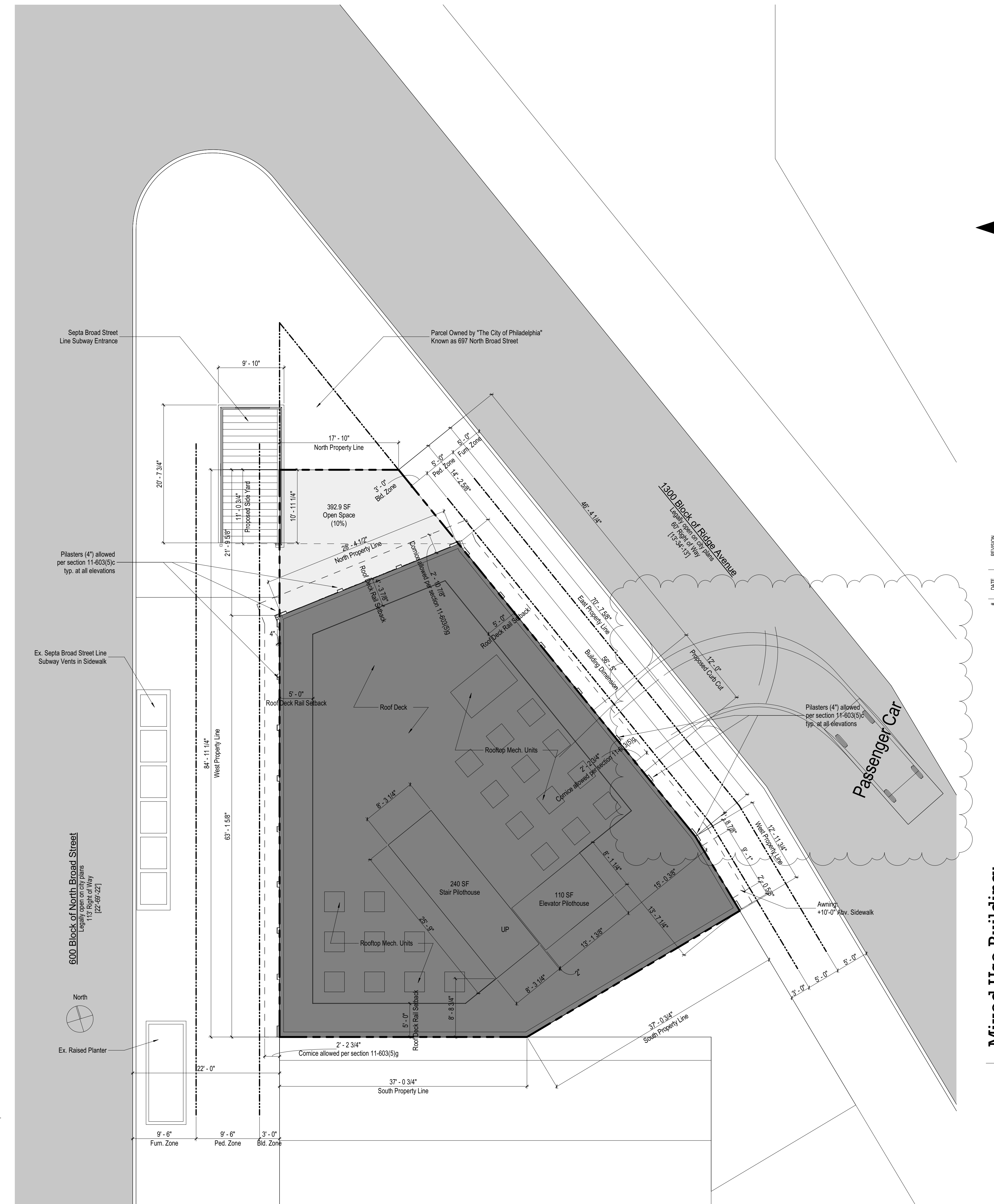
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

DAVID
ARCHITECTURE

	Zoning Street Rev. 1

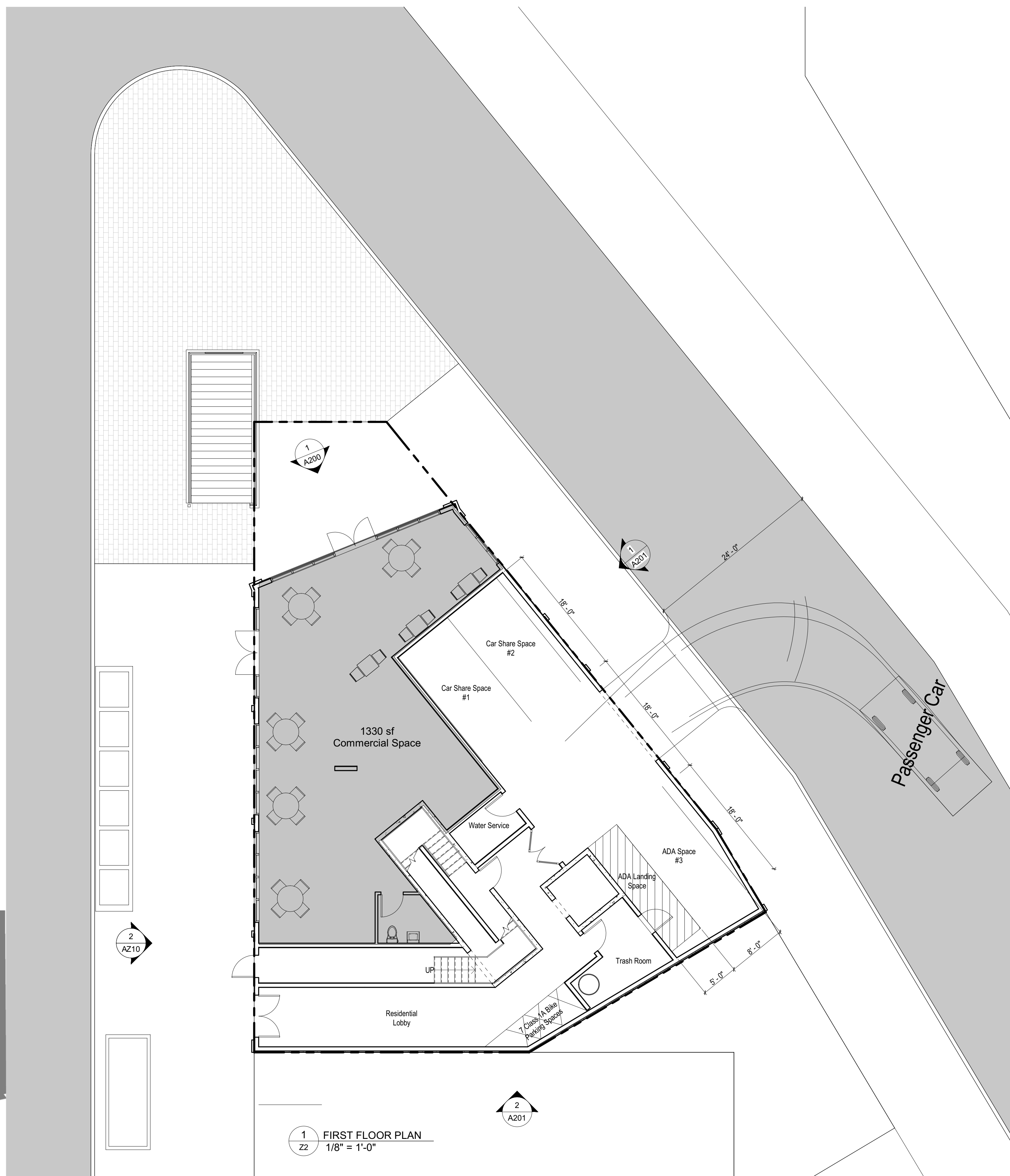
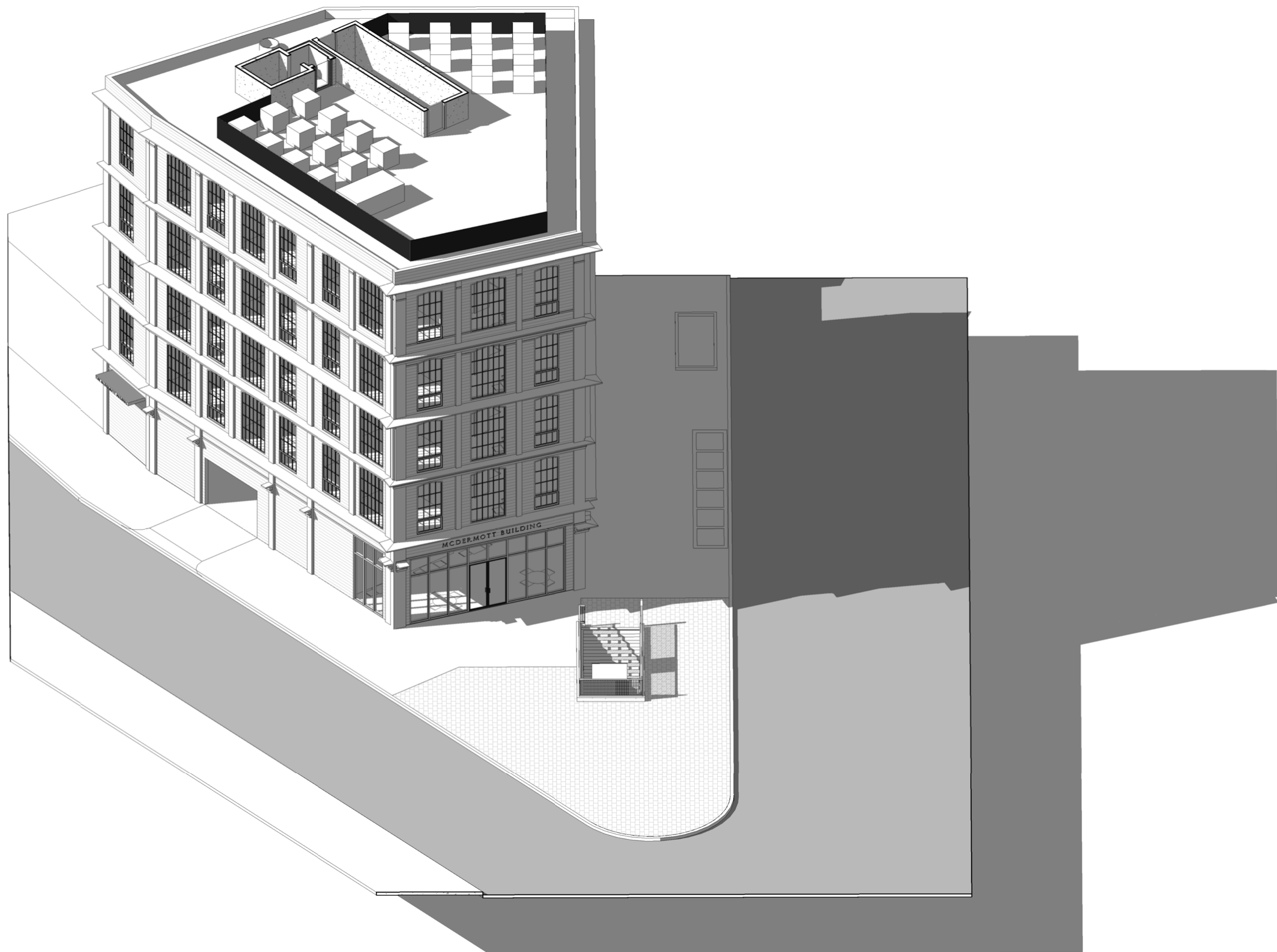
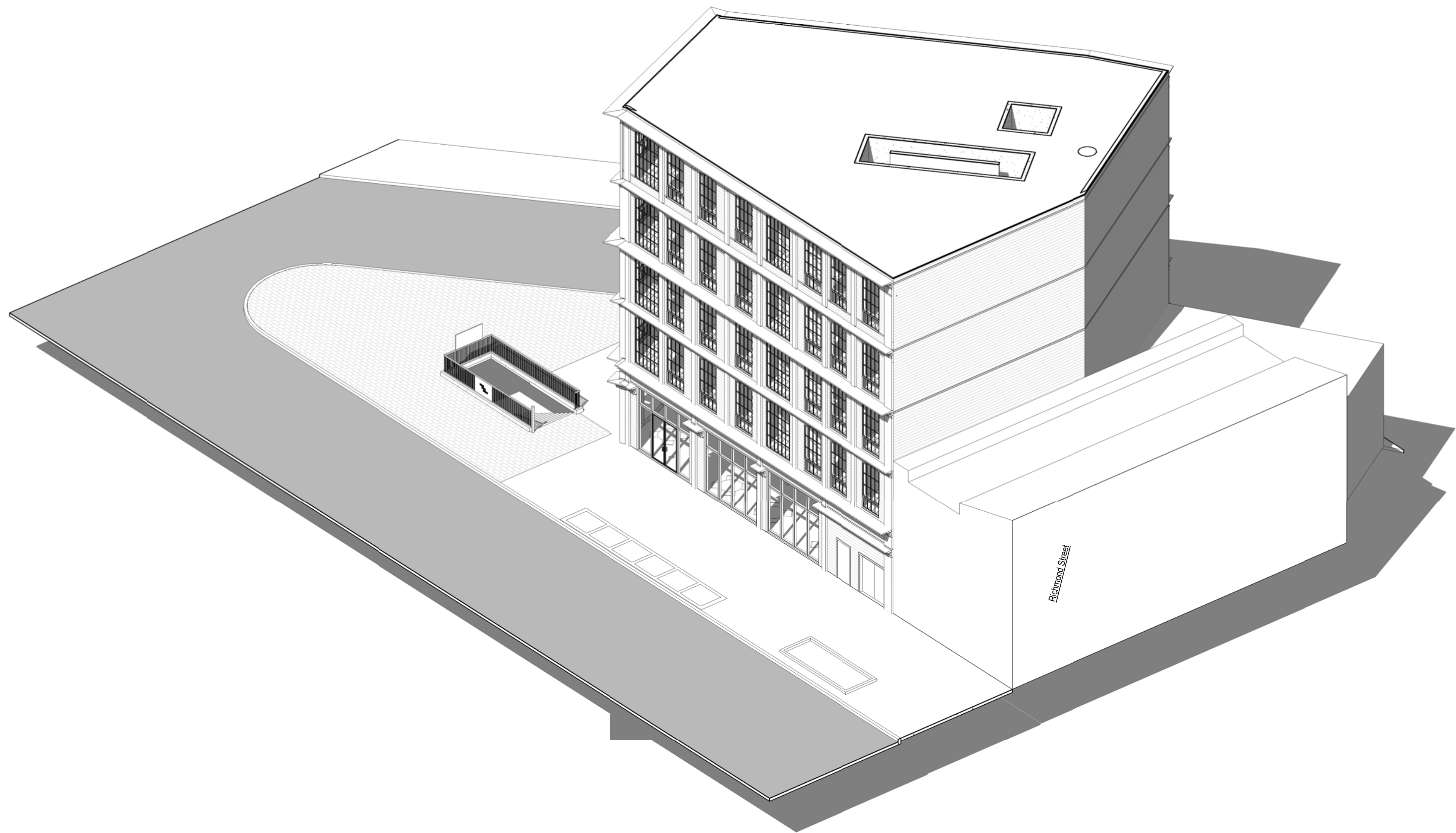
689 North Broad Street

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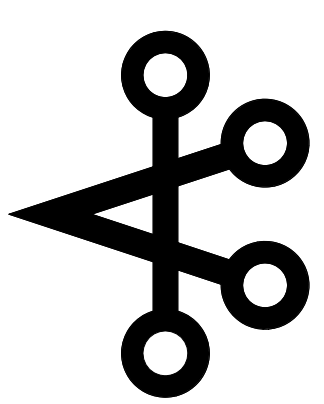


A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "01/26/22" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS."

Applied Electronically by L&I User:



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM



AMBIT
ARCHITECTURE

REVISION	DATE	BY	APP
1	1/18/22	Zachary Bell	RL

Mixed Use Building:
689 North Broad Street

Z2

APPROVED
FOR ZONING ONLY
01/26/22

PHOTO: COURTESY OF THE CITY OF PHILADELPHIA
PLAN: 1/8" = 1'-0"

Applied Electronically by L&L User: