

Zoning Permit

Permit Number ZP-2021-004939

LOCATION OF WORK 2209 W VENANGO ST, Philadelphia, PA 19140-3822	PERMIT FEE \$1,722.00	DATE ISSUED 11/1/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CITY BLOCK ACQ VIII LLC	834 N 4TH ST STE 1 PHILADELPHIA PA 19123
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT Erection of an attached structure size and location as shown on plans.
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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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2209 W VENANGO ST Philadelphia, PA 19140-3822

ADDITIONAL USE DETAILS

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

Twelve (12) Dwelling Units.

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.

SITE PHOTO

SITE PHOTO

Z-VICINITY MAP

Z-ZONING MAP

PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

4 | W PACIFIC ST ELEVATION
Z001 | 1/8" = 1'-0"

2 | W VENANGO ST ELEVATION

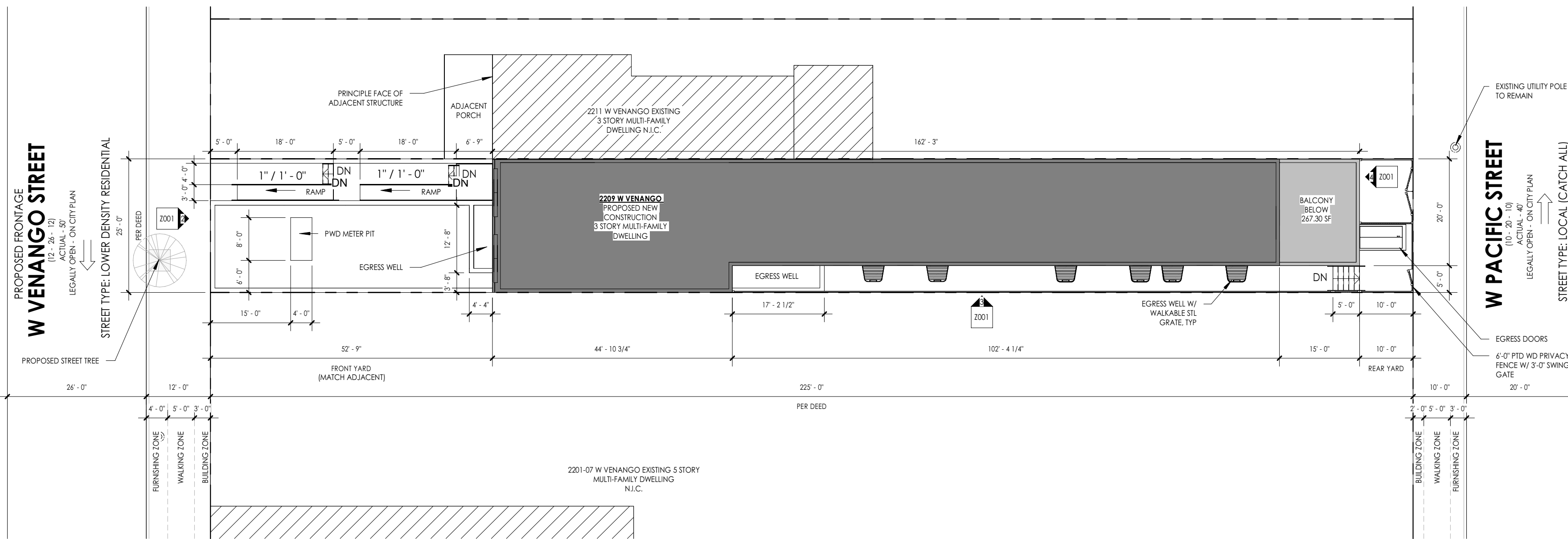
<u>ZONING REGULATIONS</u>	<u>PROPOSED CONDITIONS</u>	<u>VARIANCE REQUIRED</u>
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 25'-0"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 5625 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 2,155.56 SF (38.32%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 52'-9"	NO
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM, DETACHED OR SEMI-DETACHED: 5FT. PER YARD. MULTI-FAM, DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 10'-0" REAR AREA: 836.81 SF	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0" MAX	NO
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	0	NO
BIKE PARKING: 1 PER EVERY 3 DWELLING UNITS OR FRACTION THEROF	8	NO
STREET TREES: LOTS GREATER THAN 5,000 SF.	1	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

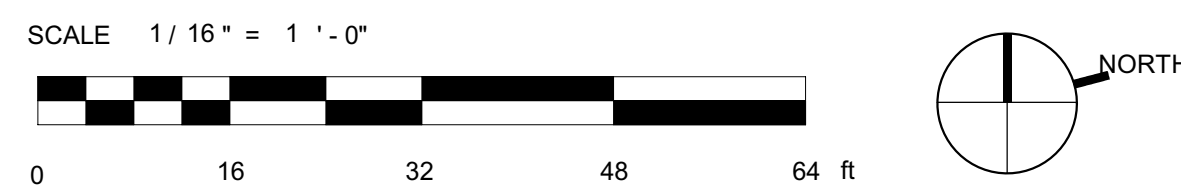
PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULT-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER;
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM

DESCRIPTION -
PROPOSED CONSTRUCTION OF A THREE-STORY MULTI-FAMILY DWELLING CONTAINING TWELVE DWELLING UNITS, AND A FINISHED BASEMENT. THE PROJECT PROPOSES (2) 2-BED/2-BATH BI-LEVEL UNIT ON THE BASEMENT TO FIRST FLOOR, (2) 2-BED/2-BATH UNITS, (2) 2-BED/1-BATH AND (6) 1-BED/1-BATH UNITS.

3 RIGHT SIDE ELEVATION



1 | ZONING SITE PLAN



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

W Venango St is the primary street;
Opposite of W Venango Street is the rear;
Street is the rear street

Applied Electronically by: **Ariel Diliberto**
May 12, 2021
PHILADELPHIA CITY PLANNING COMMISSION



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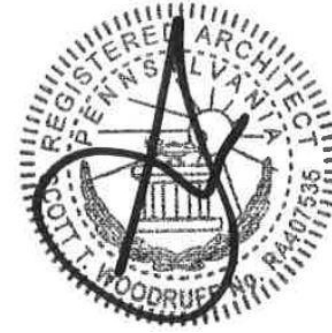
CLIENT

LIBERTY BELL MANAGEMENT
834 N 4th ST SUITE ONE PHILA., PA
19123
215.400.2635

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SEAL



PROJECT ADDRESS

2209 W VENANGO ST
PHILADELPHIA, PA 19140

[illegible]

A ZONING SUBMISSION	LP	SW	2021.04.23
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.D

PROJECT

2209 W VENANGO ST

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
21020105	

REVISION

SCALE
As indicated

ZOO 1