

Zoning Permit

Permit Number ZP-2020-001616

LOCATION OF WORK 4050 LUDLOW ST, Philadelphia, PA 19104-3038	PERMIT FEE \$1,250.00	DATE ISSUED 11/5/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER UA 4050 LLC	6 INDUSTRIAL WAY WEST STE E-12 UA 4050 LLC EATONTOWN NJ 07724
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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 AN ATTACHED STRUCTURE TO INCLUDE ROOF DECK INSTALLATION. SIZE AND LOCATION AS PER APPROVED PLANS. 12/19/2023: FOR PERMIT EXTENSION IN ACCORDANCE WITH 14-303(10)(d) UP TO A MAXIMUM OF ONE (1) YEAR.

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

4050 LUDLOW ST Philadelphia, PA 19104-3038

ADDITIONAL USE DETAILS

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

FOR NINETY-FIVE (95) HOUSEHOLD LIVING UNITS TO INCLUDE FORTY-TWO (42) ACCESSORY OFFSTREET BICYCLE PARKING SPACES, AND EIGHTEEN (18) ACCESSORY OFFSTREET VEHICULAR PARKING SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

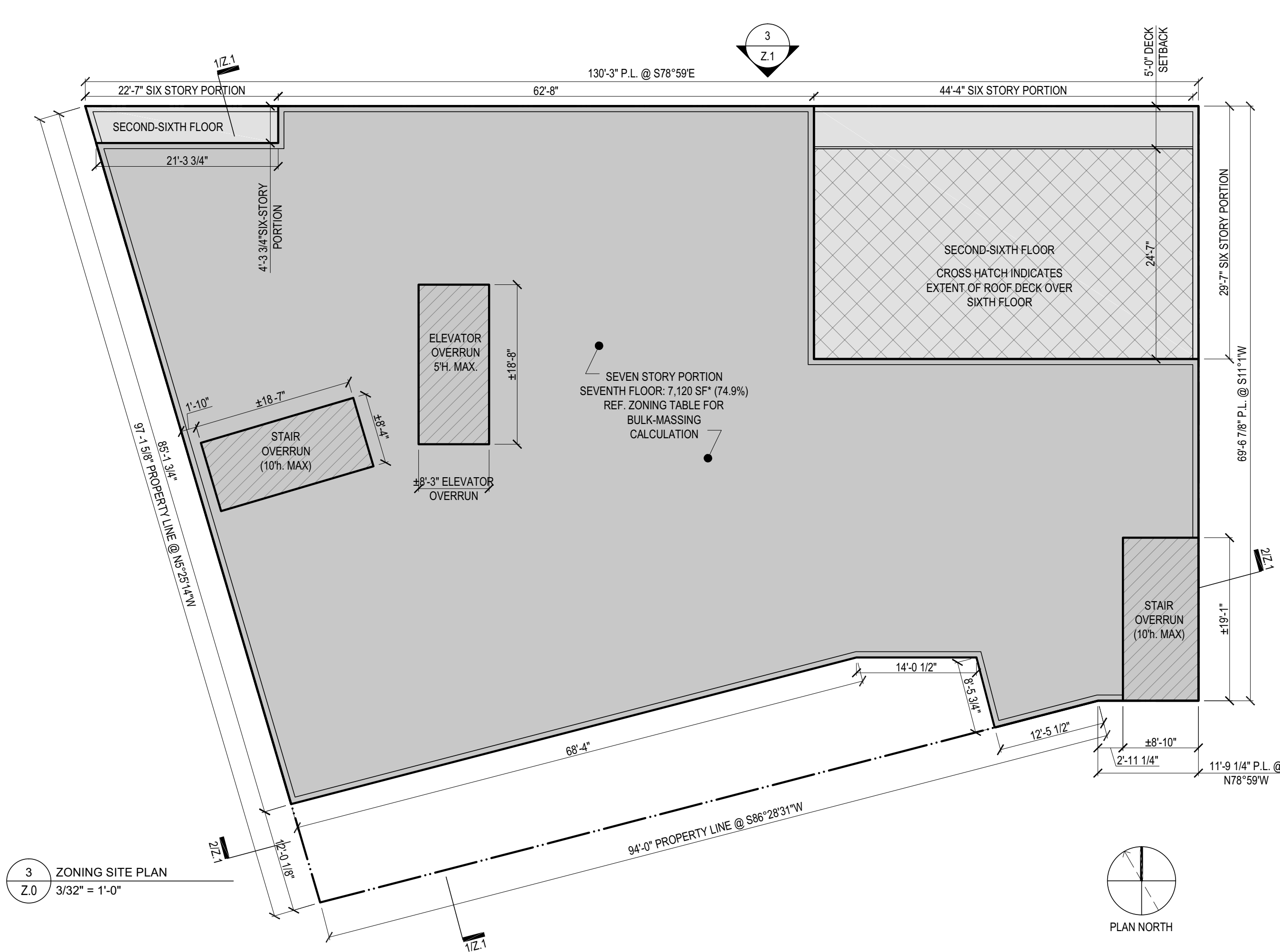
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



PARKING SUMMARY		
	<u>REQUIRED</u>	<u>PROPOSED</u>
AUTO PARKING	95 DU * .3 = 29 SP REQ'D 18 SP REQ'D WITH REDUCTIONS**	18 SP TOTAL, 1 IS ADA** 15 SP + 3 AUTO-SHARE STALLS
BICYCLE PARKING RESERVOIR SPACES	95 DU * .333 = 32 SP 2	42 SP PROPOSED** 2

**TEN ADDITIONAL BICYCLE STALLS ARE PROVIDED TO OFFSET TWO REQUIRED PARKING SPACES.
 REQUIRED PARKING REDUCED FROM 29 STALLS TO 27 STALLS. REF. 14-002(B)(E)
 *THREE OF THE EIGHTEEN PROPOSED PARKING STALLS SHALL BE RESERVED FOR AUTO-SHARE
 SERVICE. REQUIRED PARKING REDUCED FROM 27 STALLS TO 18 STALLS. REF. 14-002(B)(B)
 -EIGHTEEN PARKING STALLS PROPOSED.

PHILADELPHIA DEPARTMENT OF STREETS DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT	
>>> APPROVAL FOR ZONING ONLY <<<	
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE	
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN	
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT	
ENCROACHMENT ORDINANCE REQUIRED FOR: _____	
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)	
DETAILED REVIEW FOR MINOR SITE PLAN _____	
COORDINATED REVIEW FOR MAJOR SITE PLAN: _____	
CITY PLAN ACTION _____	
OTHER _____	

PROJECT ADDRESS:

**4050 LUDLOW STREET
PHILADELPHIA, PA 19104**

SEAL:



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CONSULTANTS:

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XX

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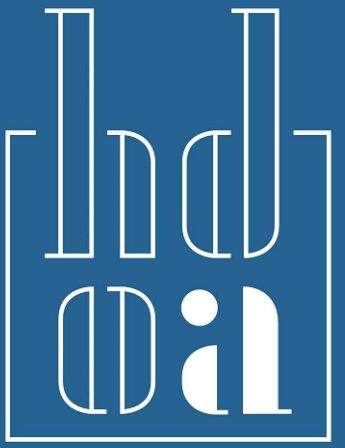
DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.0

ZONING ONLY



harman
deutsch
ohler
architecture

1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

4050 LUDLOW STREET
PHILADELPHIA, PA 19104

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	06/11/2020	ZONING SUBMISSION

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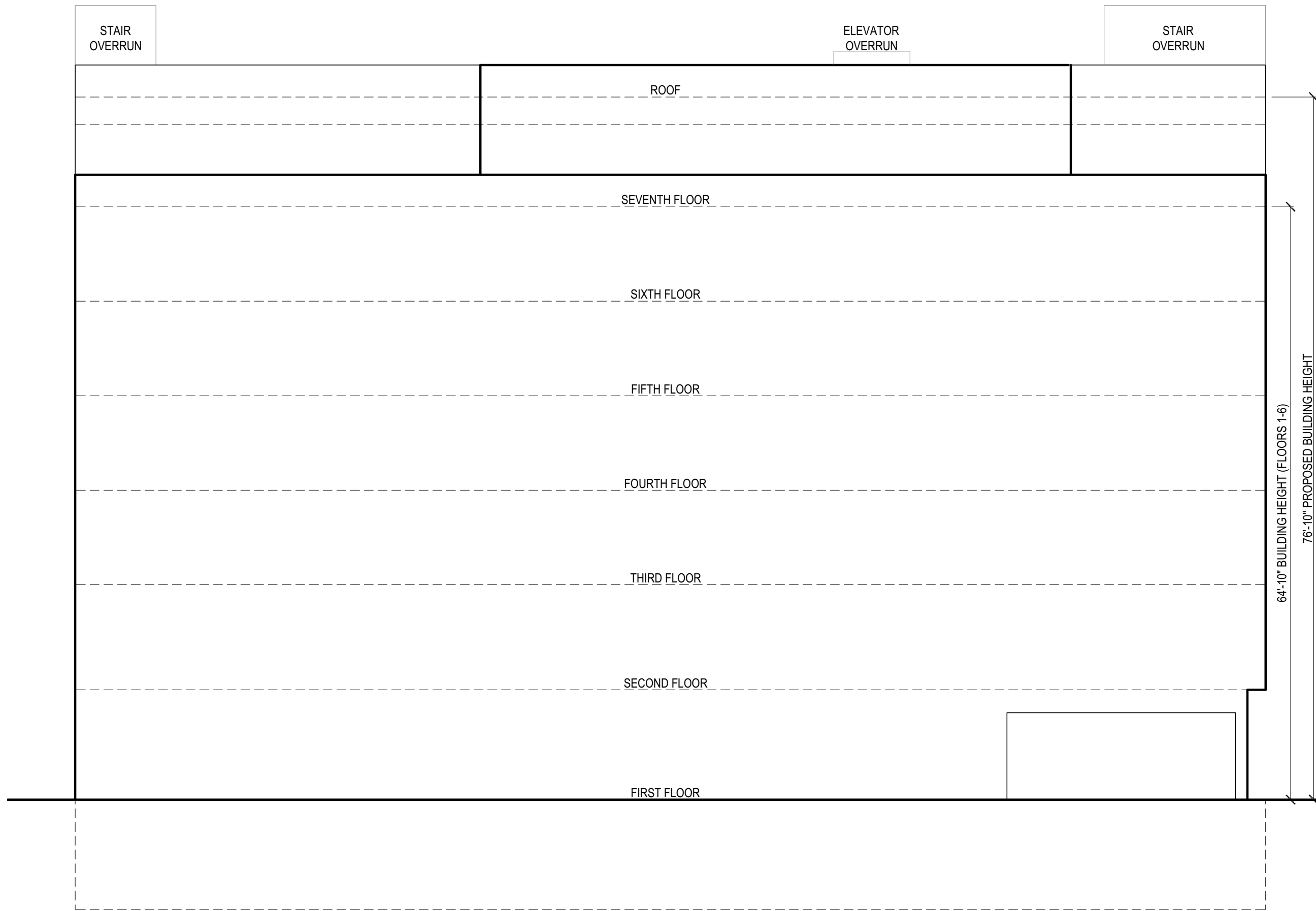
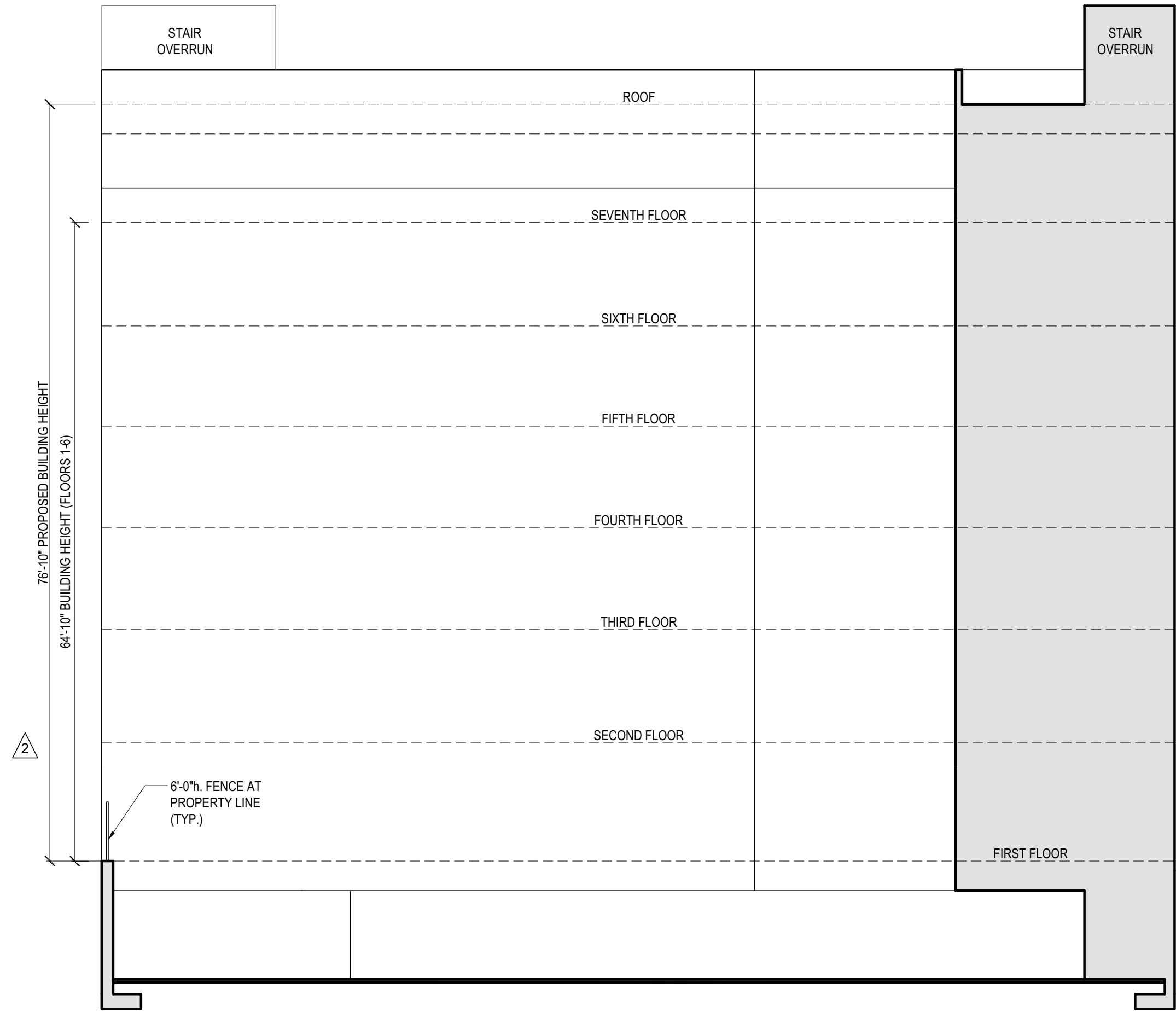
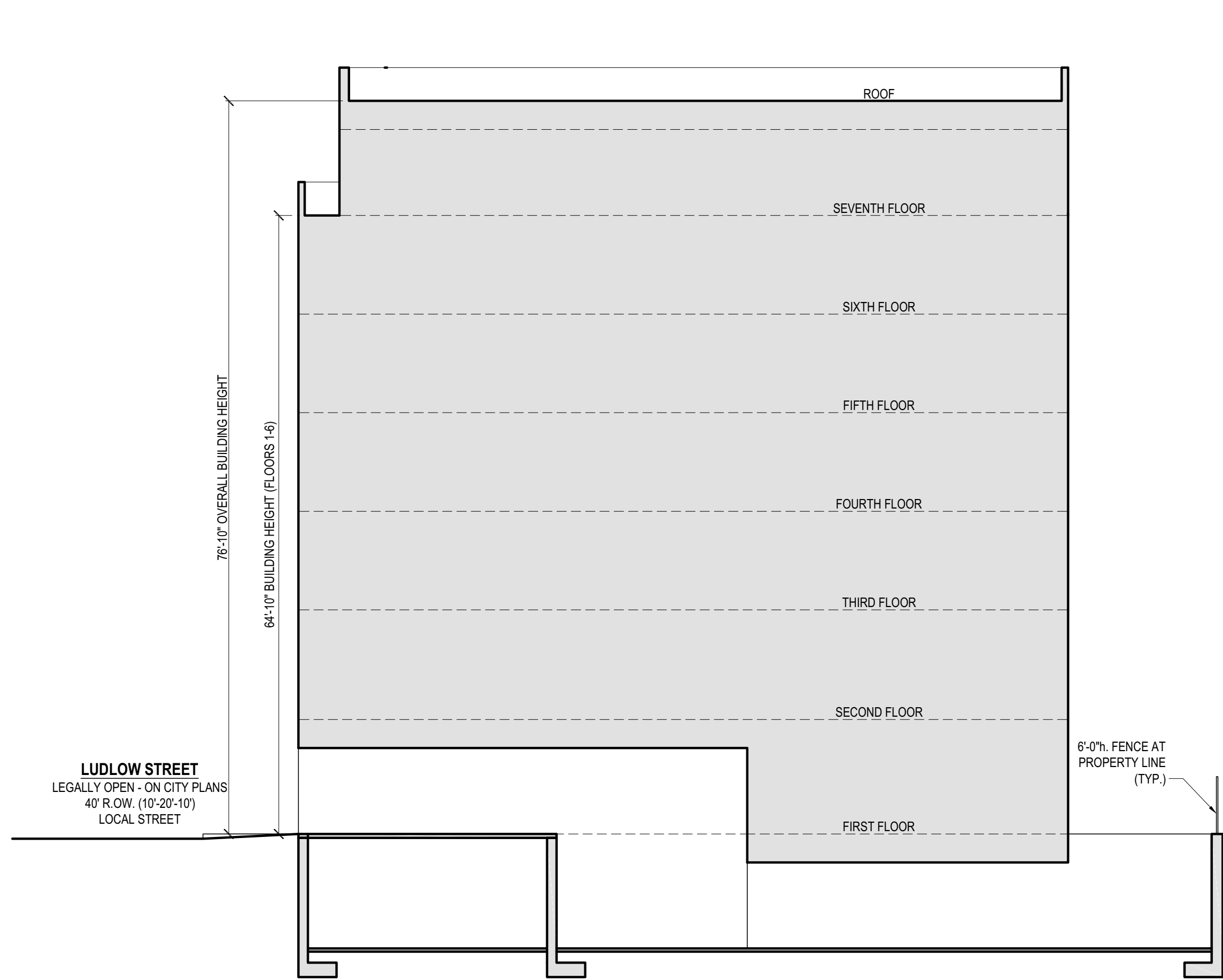
DRAWINGS CHECKED BY:
XX

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1



APPROVED
FOR ZONING ONLY
11/03/20

WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK IT AGAINST THE DIMENSIONS OF THE PROPERTY. THE DIMENSIONS OF THE PROPERTY ARE THE DIMENSIONS OF THE PROPERTY. THE DIMENSIONS OF THE PROPERTY ARE THE DIMENSIONS OF THE PROPERTY.

Applied Electronically by L&I User:

ZONING ONLY