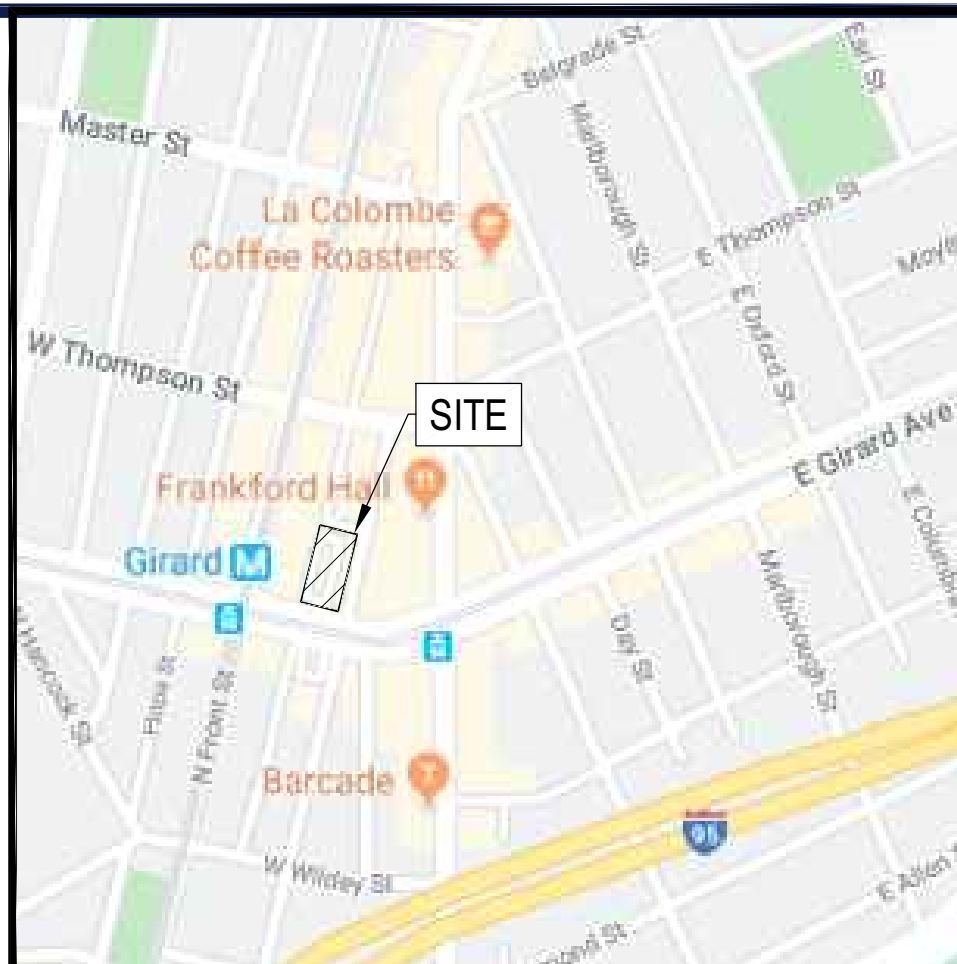


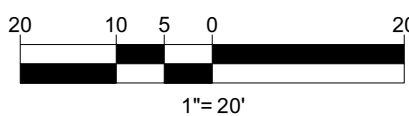
FOR CHIEF HIGHWAY ENGINEER



LOCATION MAP
SCALE: 1"=500'

REQUIRED = 23.5'	REQUIRED = 25'
PROPOSED = 0'	PROPOSED = 4.

LEGEND			
	PROPERTY BOUNDARY		EXIST. WATER VALVE
	PROP. CURB		EXIST. GAS VALVE
	EXIST. CURB		EXIST. UTILITY POLE
	EXIST. OVERHEAD LINE		EXIST. CLEANOUT
	PROP. YARD DRAIN		EXIST. ELECTRIC PANEL
	PROP. BUILDING (GROUND FLOOR)		EXIST. FIRE HYDRANT
	PROP. BUILDING (ABOVE FLOORS)		EXIST. INLET
	PROP. PAVEMENT		

The Bohler logo, featuring the word "BOHLER" in a bold, dark blue, sans-serif font. Above the letters "H" and "L" are two parallel orange diagonal lines. A small "TM" trademark symbol is located at the top right of the logo.

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PROGRAM MANAGEMENT
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PP193256
DRAWN BY:	GB
CHECKED BY:	MK
DATE:	08/24/2020
CAD I.D.:	PP193256-BASE-8

PROJECT:

ZONING PLANS

FOR

GIRARD REAL ESTATE, LLC

PROPOSED DEVELOPMENT

23 WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA

BOHLER

**1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
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SHEET TITLE

ZONING PLAN

1

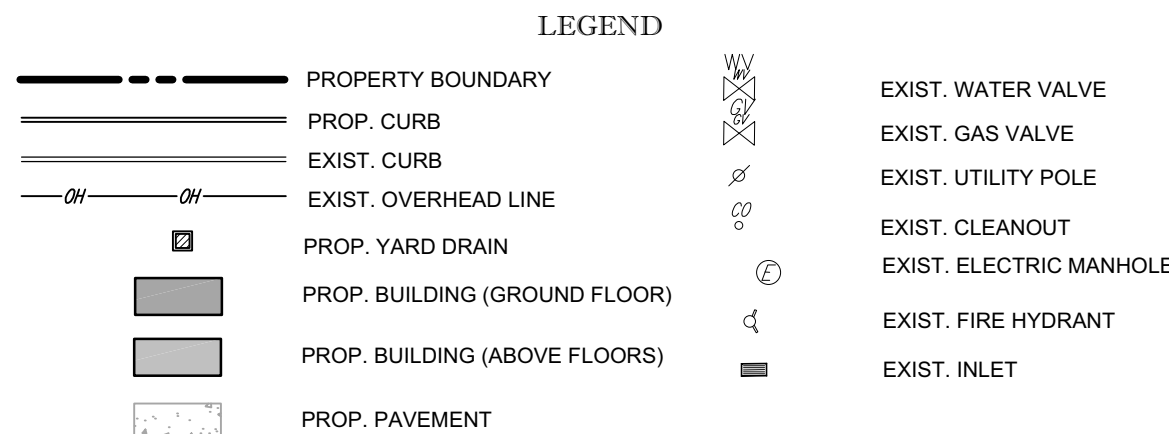
OF 4

REVISION 3 - 5/11/2021

PLANS APPROVED
AS NOTED FOR COMPLIANCE WITH PA UCC
08/03/21
CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

Samia Akhtar
PA UCC CERT # 006493

Applied Electronically by L&J User



LOCATION MAP
SCALE: 1"=500'

1. THIS PLAN REFERENCES AN 'ALTA' / ACSM BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED FOR: AMPAL GROUP
PREPARED BY: JAMES ROBERT AWKEN II, PA P.L.S. #SU075233
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 100
CHALFONT, PA 18914
FILE NO.: 02-190332-00
DATED: 10-23-2019
2. APPLICANT: GIRARD REAL ESTATE, LLC
239 US-22, SUITE 207
GREEN BROOK, NJ 08812
3. ZONING DATA:
23-29 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123
4. EXISTING ZONING: CMX-3 (COMMUNITY COMMERCIAL MIXED-USE)
EXISTING USE: COMMERCIAL

PROPOSED ZONING: CMX-3 (COMMUNITY COMMERCIAL MIXED-USE)
PROPOSED USE: MIXED USE (RESIDENTIAL AND COMMERCIAL RETAIL)

	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. YARD SETBACKS		
FRONT:	0'	0'
SIDE YARD:	8' (IF USED)	0'
REAR:	0'	0'
MAX. FLOOR AREA RATIO:	500%	435%
MAX. BUILDING HEIGHT:	N/A	93.33'
MAX. BUILDING COVERAGE:	80%	79.6%

5. PARKING REQUIREMENTS:
- TOTAL REQUIRED: 3 SPACES FOR EVERY 10 DWELLING UNITS
107 UNITS X 0.3 = 33 SPACES
- 0 SPACES FOR RETAIL
- SPACES REQUIRED = 33 SPACES
- 4 STALL REDUCTION PER ZONING CODE 14-802.8B = 4 SPACES
- 10% REDUCTION PER ZONING CODE 14-802.8e = 3 SPACES
- TOTAL REQUIRED = 33-3+4 = 26 SPACES
- REQUIRED ADA SPACES = 2 SPACES (INCL. 1 VAN ACCESSIBLE SPACE)
- REQUIRED ELECTRIC CHARGING = 1 SPACES
- EXISTING SPACES = 14 SPACES
- PROVIDED PARKING : TOTAL PROVIDED = 29 SPACES (3 COMPACT)
ADA PROVIDED = 2 SPACES (INCL. 2 VAN ACCESSIBLE SPACES)
ELECTRIC PROVIDED = 3 SPACES
CAR SHARE = 1 SPACE

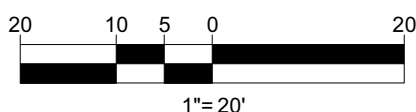
- BI-CYCLE REQUIREMENTS:
TOTAL REQUIRED = 38 SPACES
RETAIL SALES = 2 SPACES
RESIDENTIAL = 36 SPACES (CLASS 1A)

TOTAL EXISTING = 0 SPACES

TOTAL PROPOSED = 47 SPACES (45 CLASS 1A SPACES)
FIRST FLOOR = 45 CLASS 1A SPACES
RETAIL SALES = 2 RETAIL SPACES ON GIRARD AVENUE
7. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
8. PWD #: FY20-WEST-5866-01
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
10. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS AND EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
11. WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT
12. PLAN PREPARED PER INSTRUCTIONS OF THE OWNER.
13. ALL ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
14. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH THE CITY OF PHILADELPHIA REQUIREMENTS.
15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
16. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
17. (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

∞

- EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. UTILITY POLE
EXIST. CLEANOUT
EXIST. ELECTRIC MANHOLE
EXIST. FIRE HYDRANT
EXIST. INLET



REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	12/7/2020	PER L&I COMMENTS	GB
2	4/14/2021	REV. PER BUILDING LAYOUT CHANGES	MK
3	5/11/2021	REV. PER STREETS COMMENTS	NOL
4	01/01/2022	FOR TERRACE ADDITION	NOL
5	05/18/2022	ZONING COMMENTS	KAS
6	11/08/2024	ZONING AMENDMENT	RG
			NL
			MJH
			NOL



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PROJECT No.: PP193256
DRAWN BY: GB
CHECKED BY: MK
DATE: 08/24/2020
CAD I.D.: PP193256-BASE-24

PROJECT:

FOR

**GIRARD REAL
ESTATE, LLC**

PROPOSED DEVELOPMENT

23 WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA 19123

BOHLER//

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SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

Z1
OF 4

REVISION 6 - 11/08/2024

R:\19\PP193256\DRAWINGS\PLAN SETS\BASE\REV-24 (BUILDING REVISIONS)\PP193256-BASE-24.....>LAYOUT: Z1-ZONING

R:\19\PF

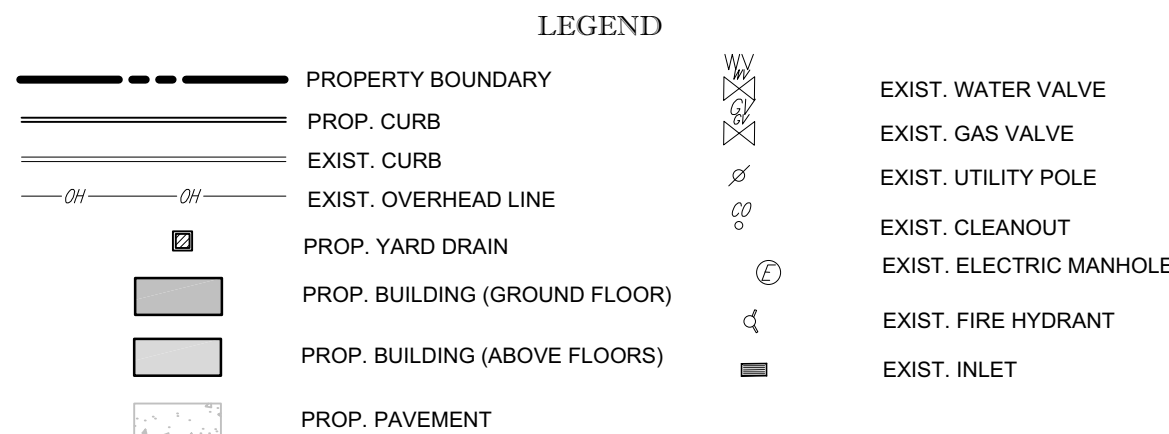
**DEPARTMENT OF
LICENSES & INSPECTIONS**

**APPROVED
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04/24

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VIOLATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&J: Harry Wilson



LOCATION MAP
SCALE: 1"=500'

GENERAL PLAN NOTES

1. THIS PLAN REFERENCES AN 'ALTA / ACSM BOUNDARY AND TOPOGRAPHICAL SURVEY' PREPARED FOR: AMPAL GROUP
PREPARED BY: JAMES ROBERT AIKEN II, PA P.L.S. #SU075233
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 100
CHALFONT, PA 18914
FILE NO: 12-190332-00
DATED: 10-23-2019
2. APPLICANT: GIRARD REAL ESTATE, LLC
239 US-22, SUITE 207
GREEN BROOK, NJ 08912
3. ZONING DATA:
23-29 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123
4. EXISTING ZONING: CMX-3 (COMMUNITY COMMERCIAL MIXED-USE)
EXISTING USE: COMMERCIAL

PROPOSED ZONING: CMX-3 (COMMUNITY COMMERCIAL MIXED-USE)
PROPOSED USE: MIXED USE (RESIDENTIAL AND COMMERCIAL RETAIL)

	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. YARD SETBACKS		
FRONT:	0'	0'
SIDE YARD:	8' (IF USED)	0'
REAR:	0'	0'
MAX. FLOOR AREA RATIO:	500%	435%
MAX. BUILDING HEIGHT:	N/A	93.33'
MAX. BUILDING COVERAGE:	80%	79.6%

5. PARKING REQUIREMENTS:
- TOTAL REQUIRED: 3 SPACES FOR EVERY 10 DWELLING UNITS
107 UNITS X 0.3 = 33 SPACES
- 0 SPACES FOR RETAIL
- SPACES REQUIRED = 33 SPACES
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ADA PROVIDED = 2 SPACES (INCL. 2 VAN ACCESSIBLE SPACES)
ELECTRIC PROVIDED = 3 SPACES
CAR SHARE = 1 SPACE

- BICYCLE REQUIREMENTS:
- TOTAL REQUIRED = 38 SPACES
 - RETAIL SALES = 2 SPACES
 - RESIDENTIAL = 36 SPACES (CLASS 1A)
 - TOTAL EXISTING = 0 SPACES
 - TOTAL PROPOSED = 47 SPACES (45 CLASS 1A SPACES)
 - FIRST FLOOR = 45 CLASS 1A SPACES
 - RETAIL SALES = 2 RETAIL SPACES ON GIRARD AVENUE
7. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
8. PWD #: FY20-WEST-5686-01
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
10. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS AND EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
11. WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT A.
12. PLAN PREPARED PER INSTRUCTIONS OF THE OWNER.
13. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
14. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER WITH THE CITY OF PHILADELPHIA REQUIREMENTS.
15. BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
16. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
17. (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

<i>REVISIONS</i>					
REV	DATE	COMMENT	DRAWN BY CHECKED BY		
1	12/7/2020	PER L&I COMMENTS	GB		
			MK		
2	4/14/2021	REV. PER BUILDING LAYOUT CHANGES	NOL		
3	5/11/2021	REV. PER STREETS COMMENTS	NOL		
			NOL		
4	01/01/2022	FOR TERRACE ADDITION	KAS		
			KAS		
5	05/18/2022	ZONING COMMENTS	RG		
			NLK		



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PROJECT No.: PP193256
DRAWN BY: GB
CHECKED BY: MK
DATE: 08/24/2020
CAD I.D.: PP193256-BASE-18

PROJECT:

ZONING PLANS

FOR

**GIRARD REAL
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PROPOSED DEVELOPMENT

23 WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA 19123

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SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

Z1
OF 4

REVISION 5 - 05/18/2022

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Applied Electronically by L&I User.

PP193256-7_N...-LAYOUT 22-BUILDING ELEVATIONS
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PP193256-7_N...-LAYOUT 22-BUILDING ELEVATIONS

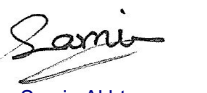
PLANS APPROVED

AS NOTED FOR COMPLIANCE WITH PA UCC

08/03/21

CITY OF PHILADELPHIA

D. DEPARTMENT OF LICENSES & INSPECTIONS

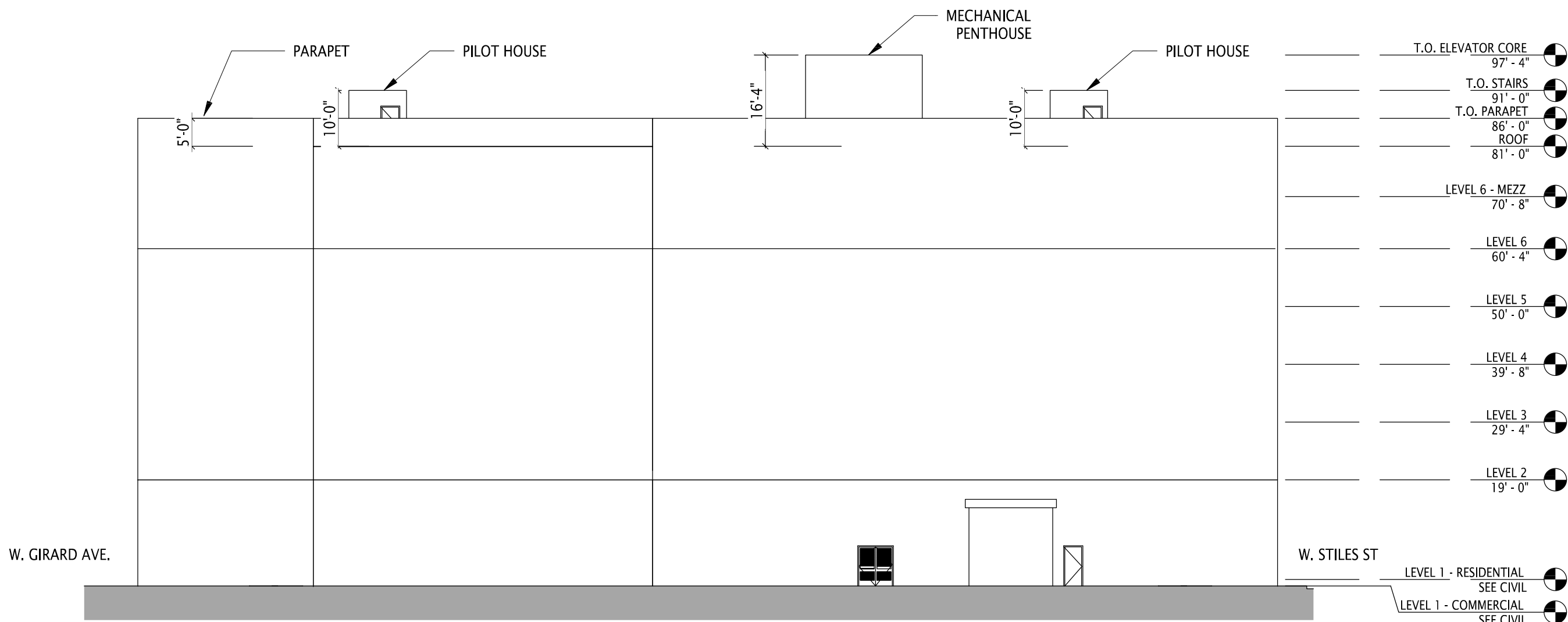


Samia Akhtar

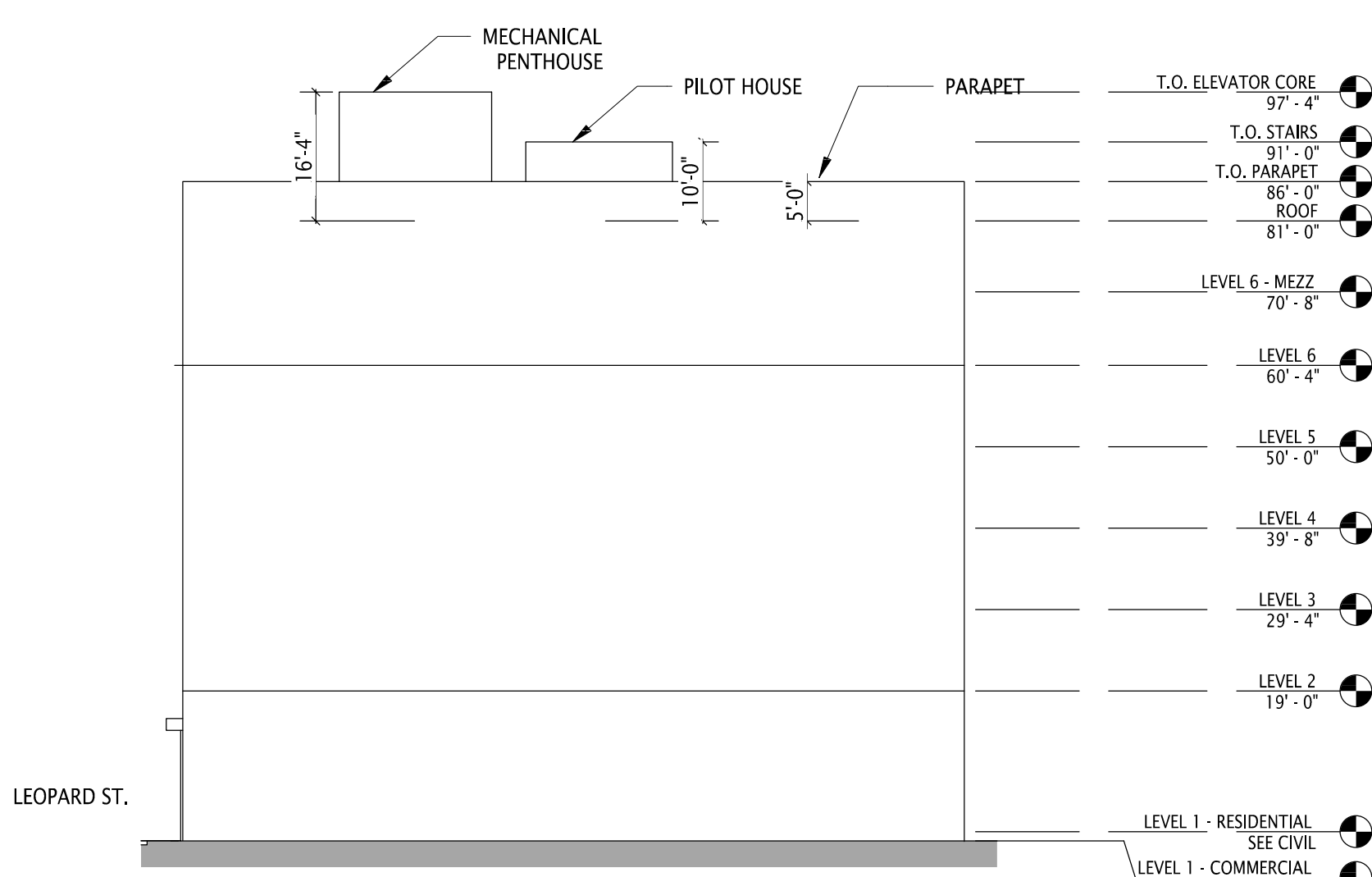
PA UCC CERT # 006493

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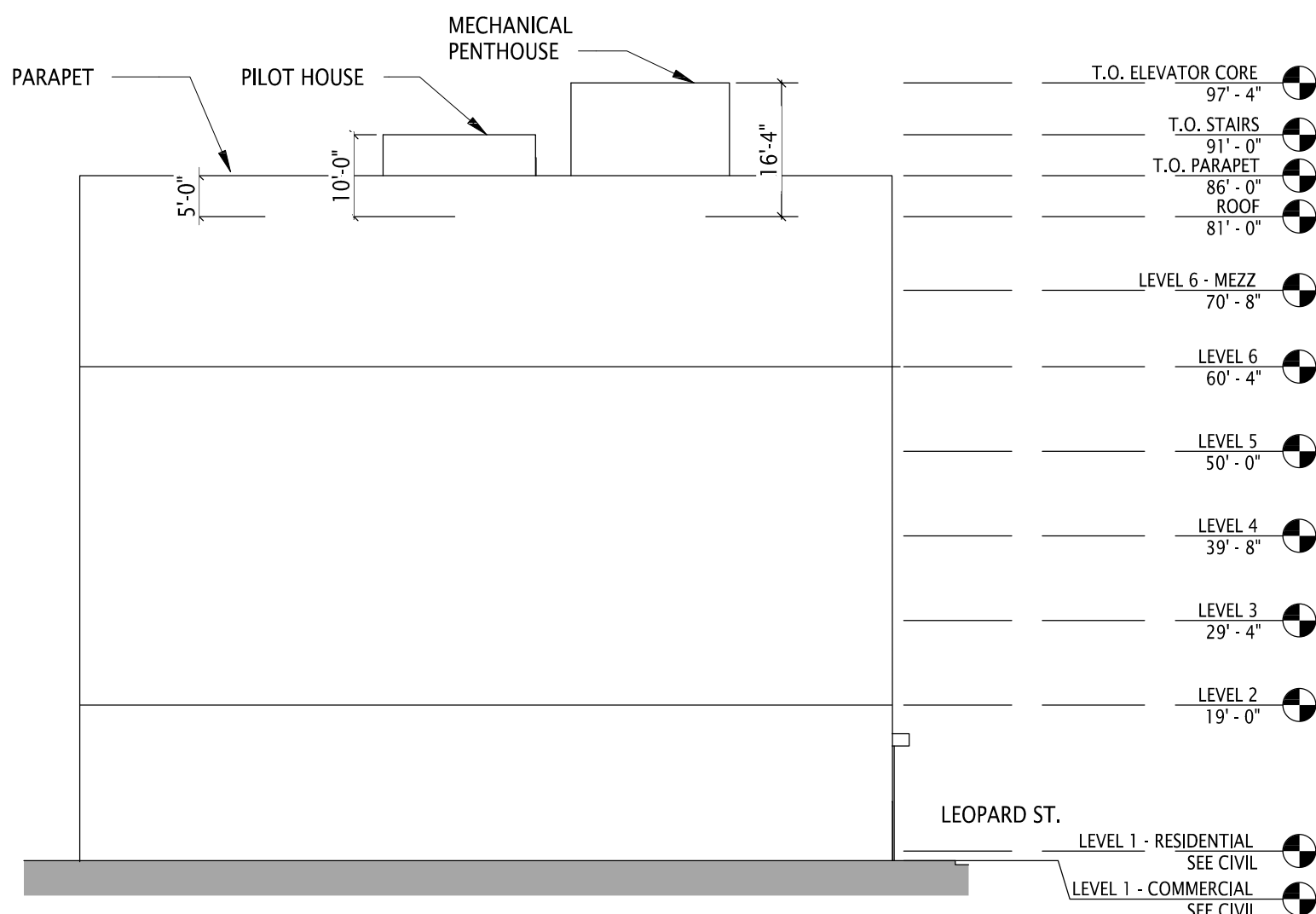
08/03/21



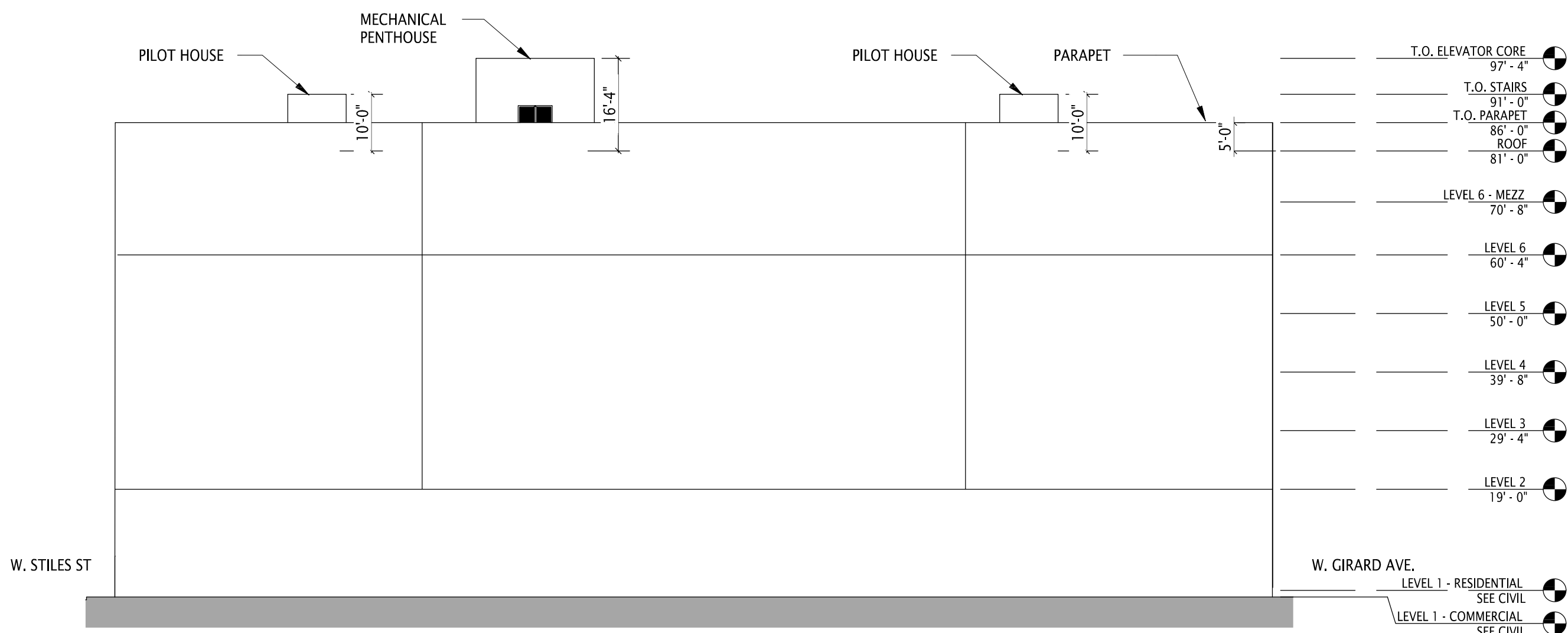
EAST BUILDING ELEVATION
1" = 20'



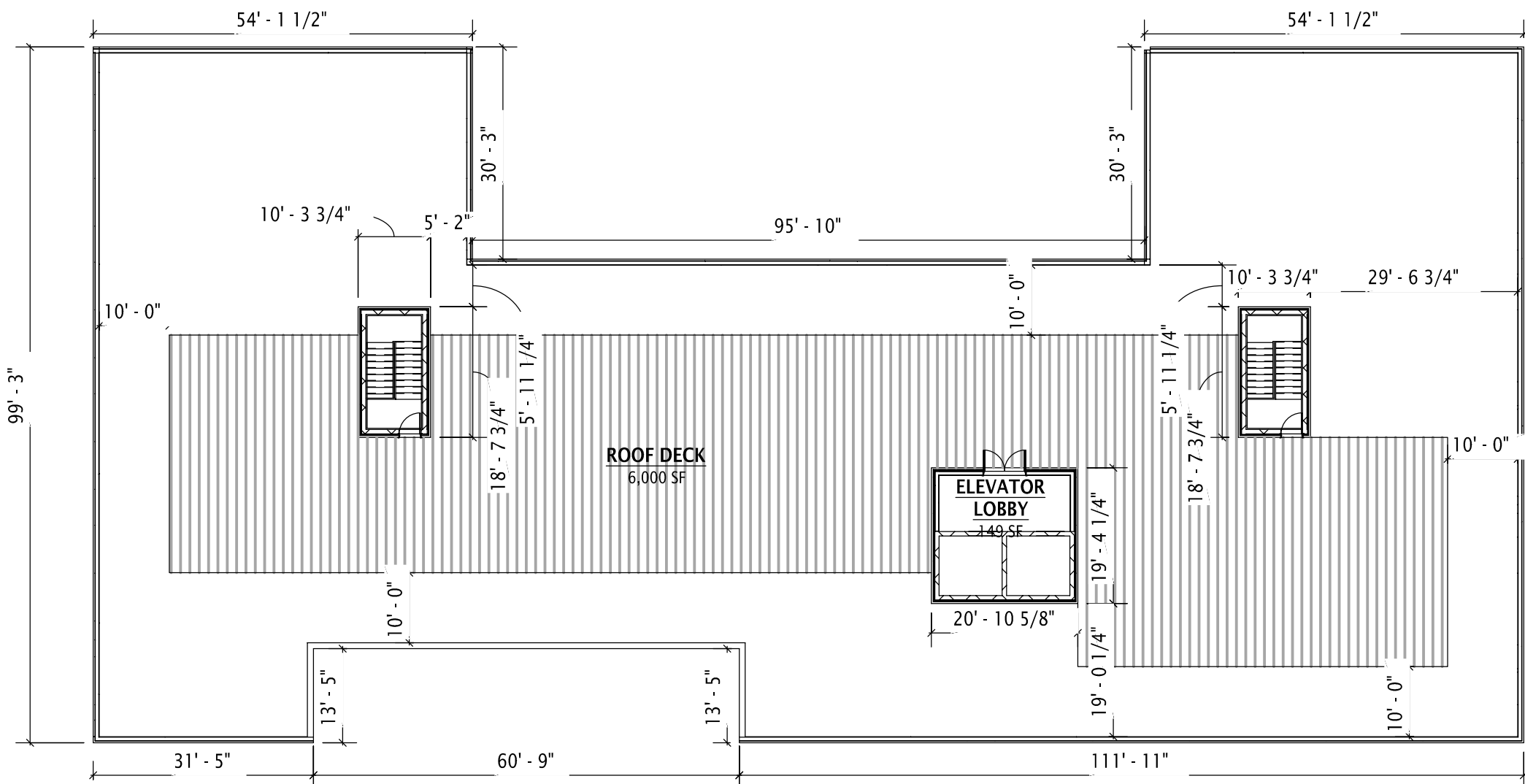
NORTH BUILDING ELEVATION
1" = 20'



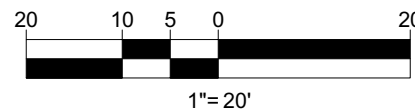
SOUTH BUILDING ELEVATION
1" = 20'



WEST BUILDING ELEVATION
1" = 20'



ROOF PLAN
1" = 20'



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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	12/7/2020	PER L&I COMMENTS	GB
2	4/14/2021	REV. PER BUILDING LAYOUT CHANGES	NOL



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PROJECT No.: PP193256
DRAWN BY: GB
CHECKED BY: MK
DATE: 08/24/2020
CAD ID: PP193256-BASE-7_NL

PROJECT:

ZONING PLANS

FOR

GIRARD REAL ESTATE, LLC

PROPOSED DEVELOPMENT

23 WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



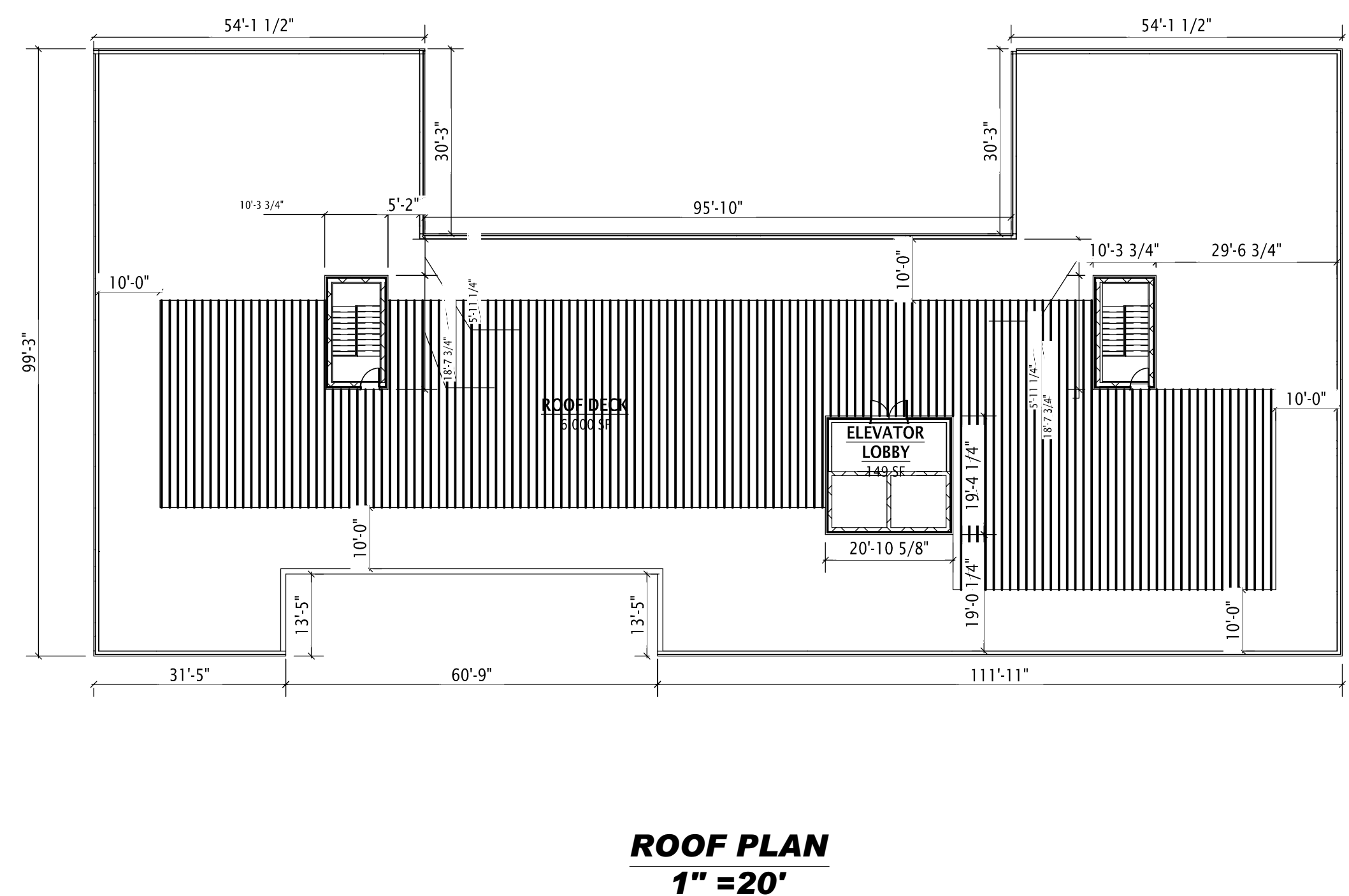
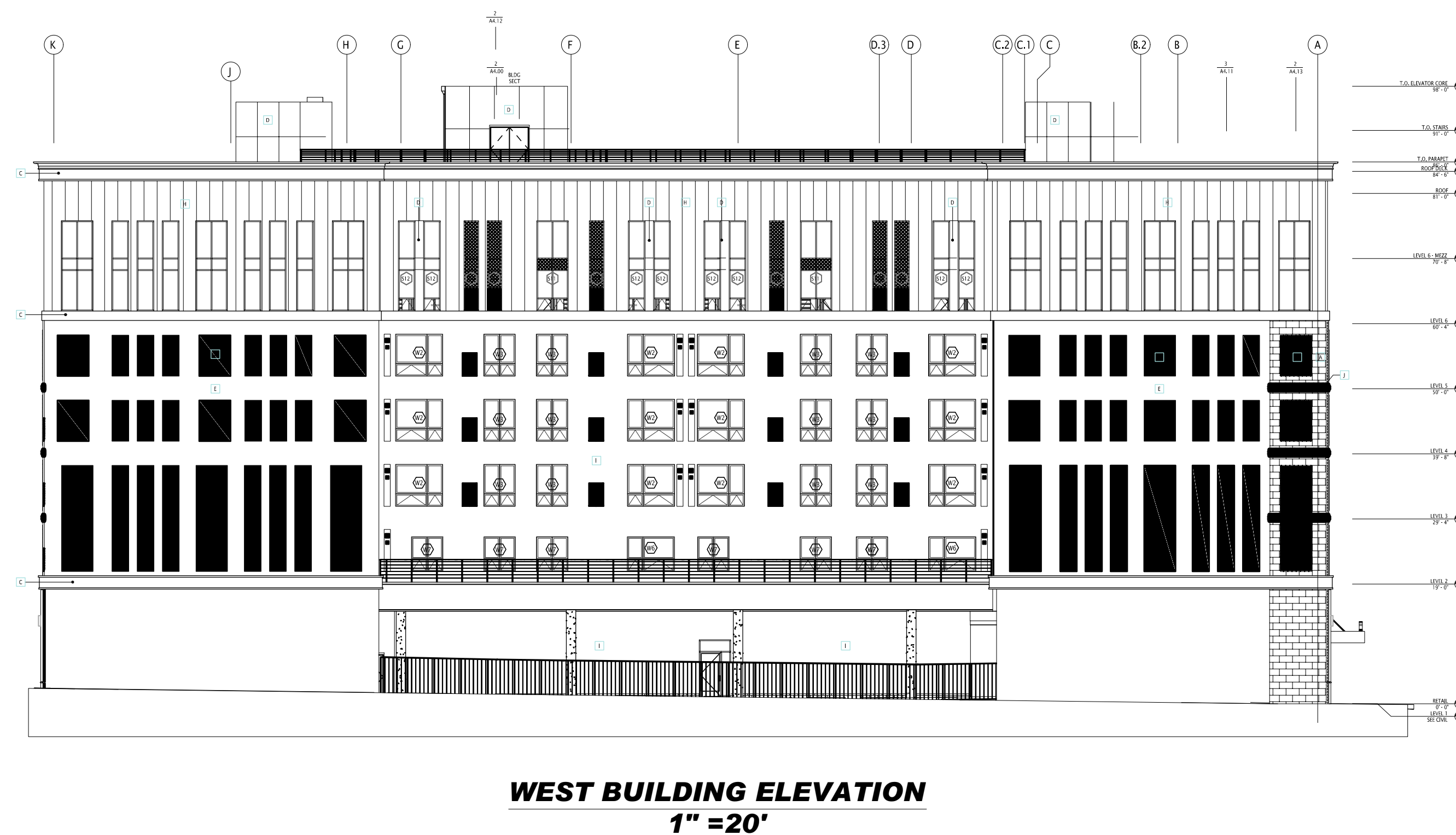
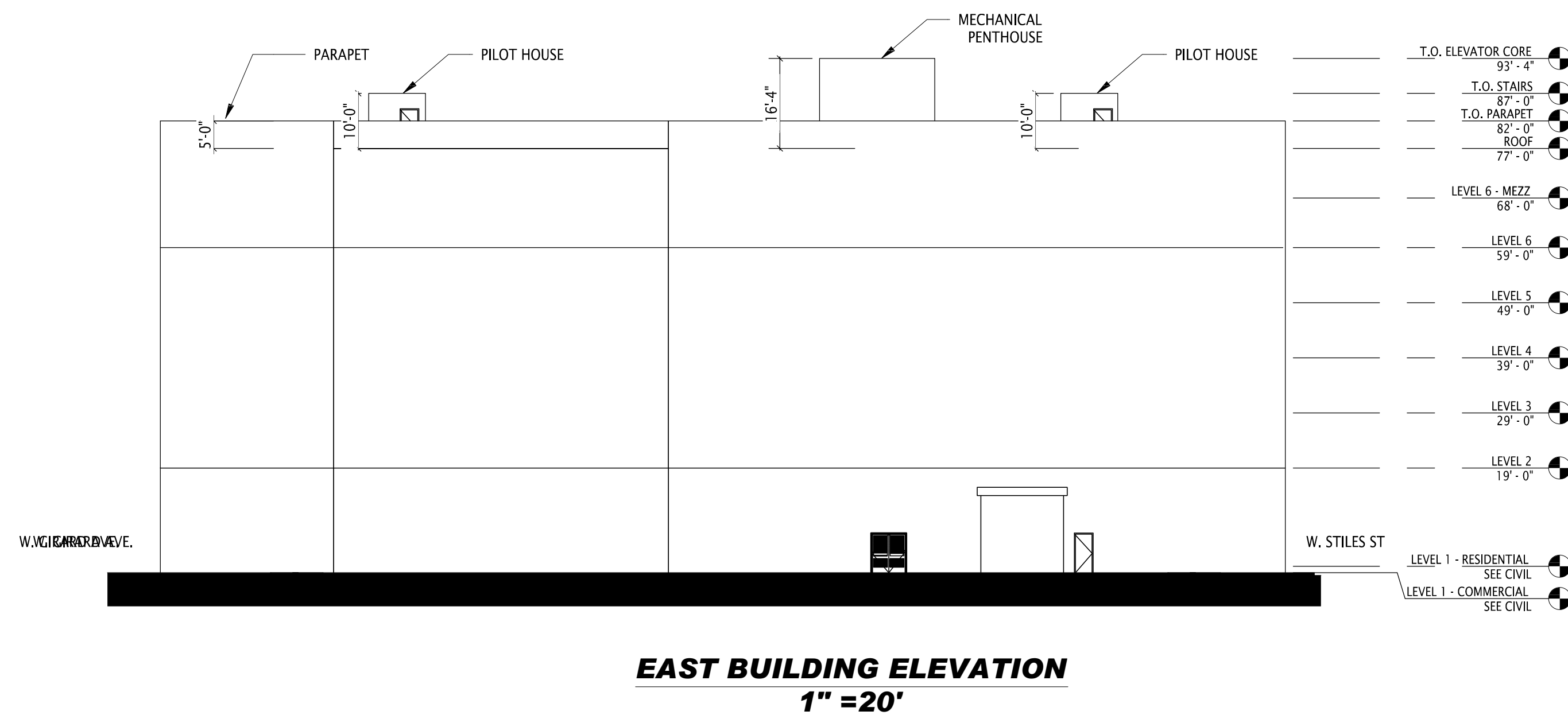
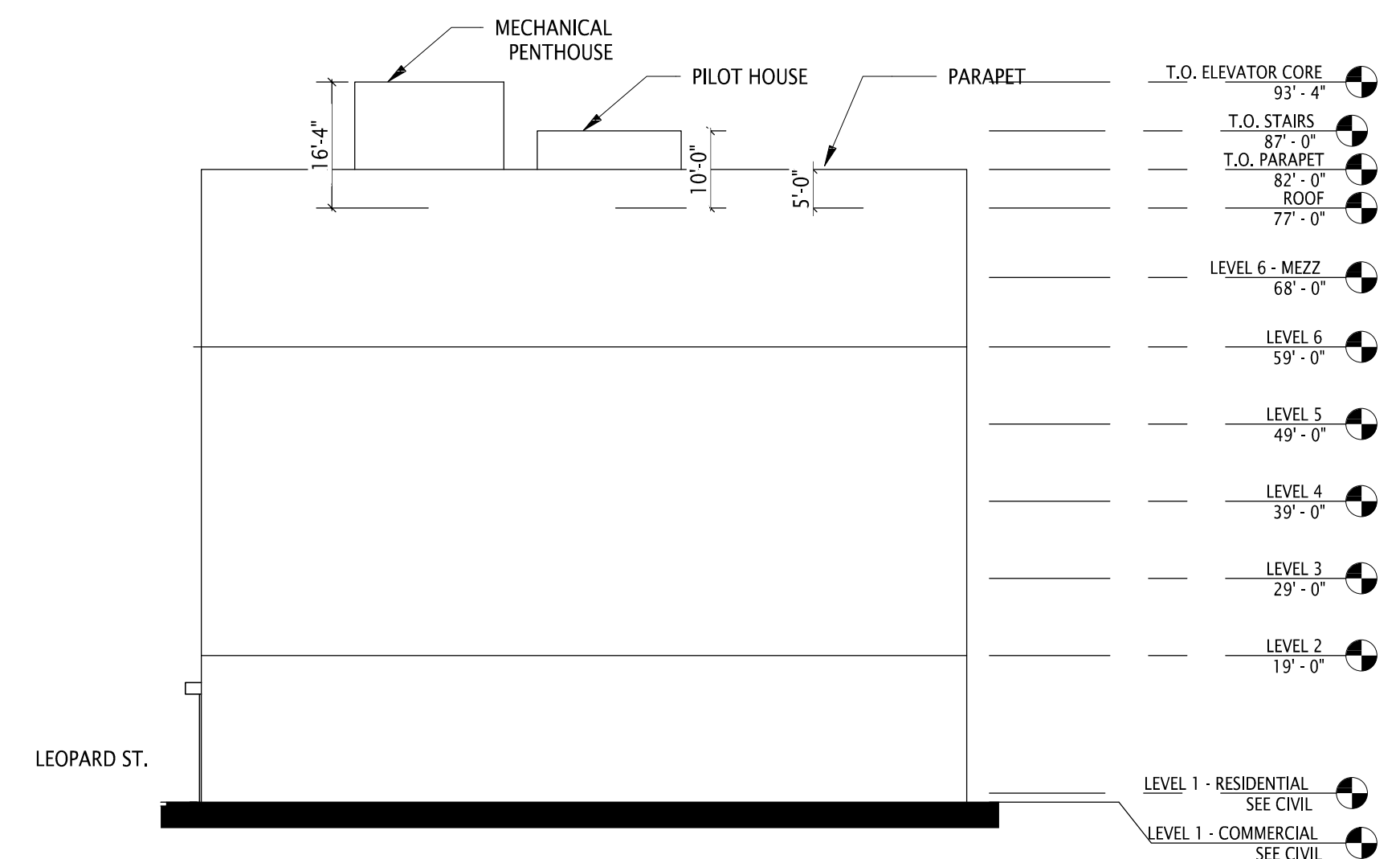
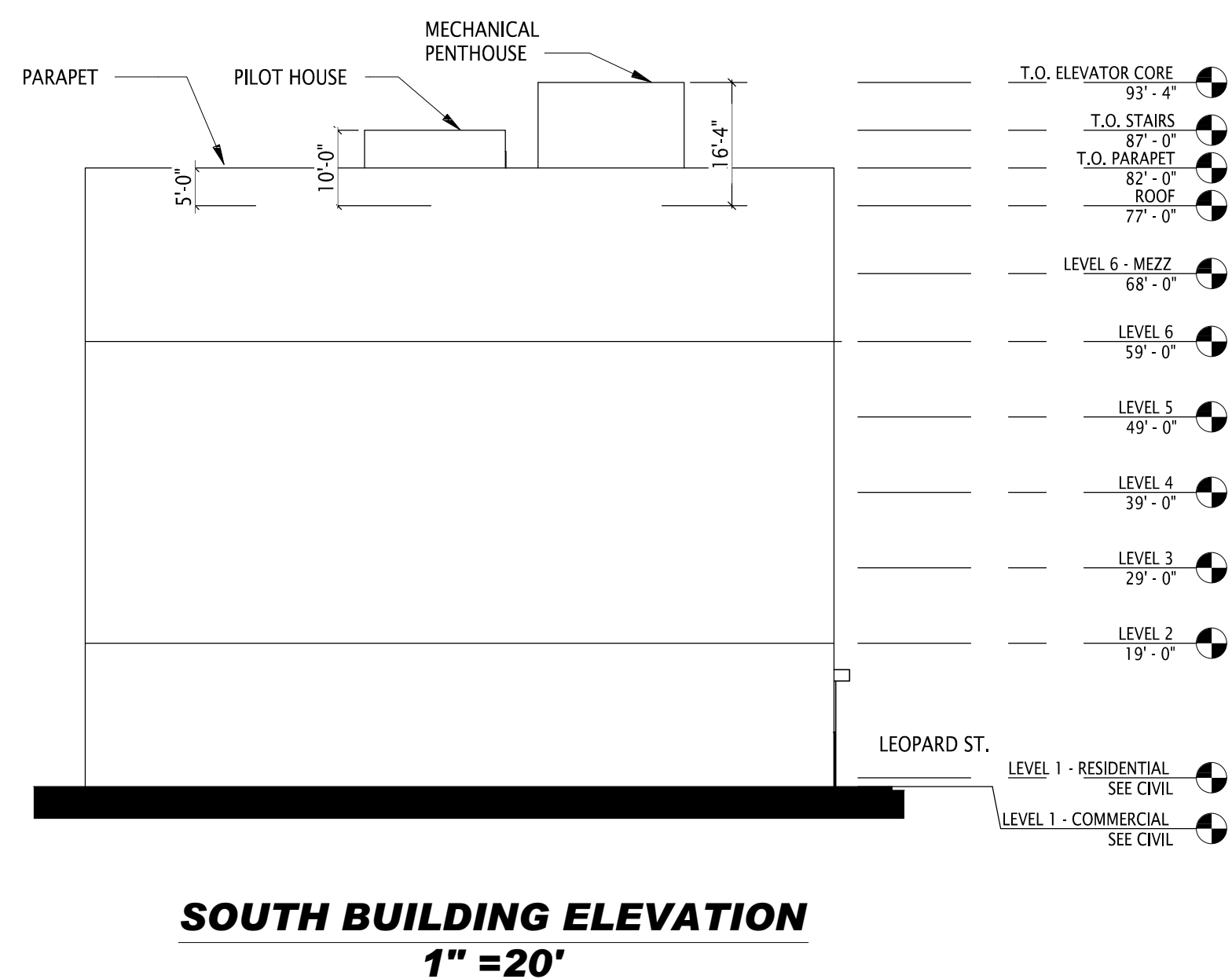
SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

2
OF 2

REVISION 2 - 4/14/2021



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PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	12/7/2020	PER L&I COMMENTS	GB MK
2	4/14/2021	REV. PER BUILDING LAYOUT CHANGES	NOL NOL
3	5/11/2021	REV. PER STREETS COMMENTS	NOL MJK
4	01/01/2022	FOR TERRACE ADDITION	KAS KAS
5	05/18/2022	ZONING COMMENTS	RG NL



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PROJECT No.:	PP193256
DRAWN BY:	GB
CHECKED BY:	MK
DATE:	08/24/2020
AD I.D.:	PP193256-BASE-18

PROJECT:

ZONING PLANS

OR _____

**GIRARD REAL
ESTATE, LLC**

PROPOSED DEVELOPMENT

WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA 19123

BOHLER//

**1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

HOUSING SITE PLAN

HEET NUMBER: _____

2-Bu

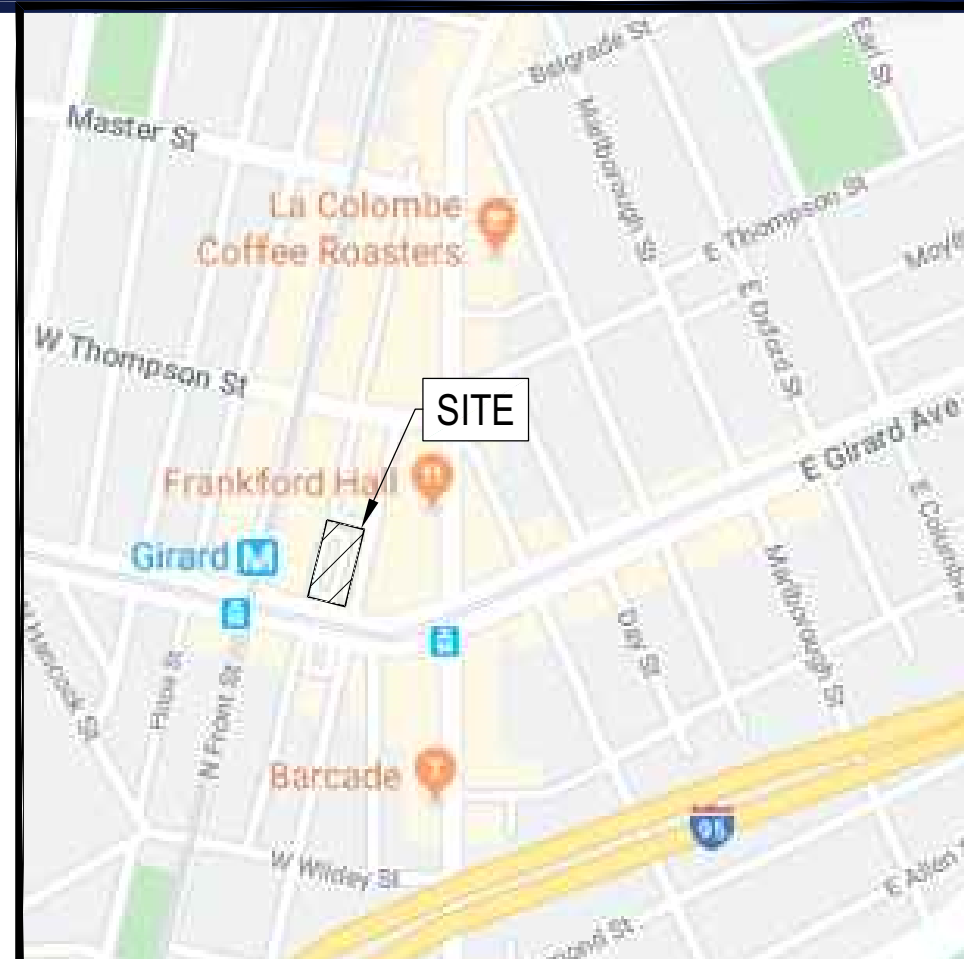
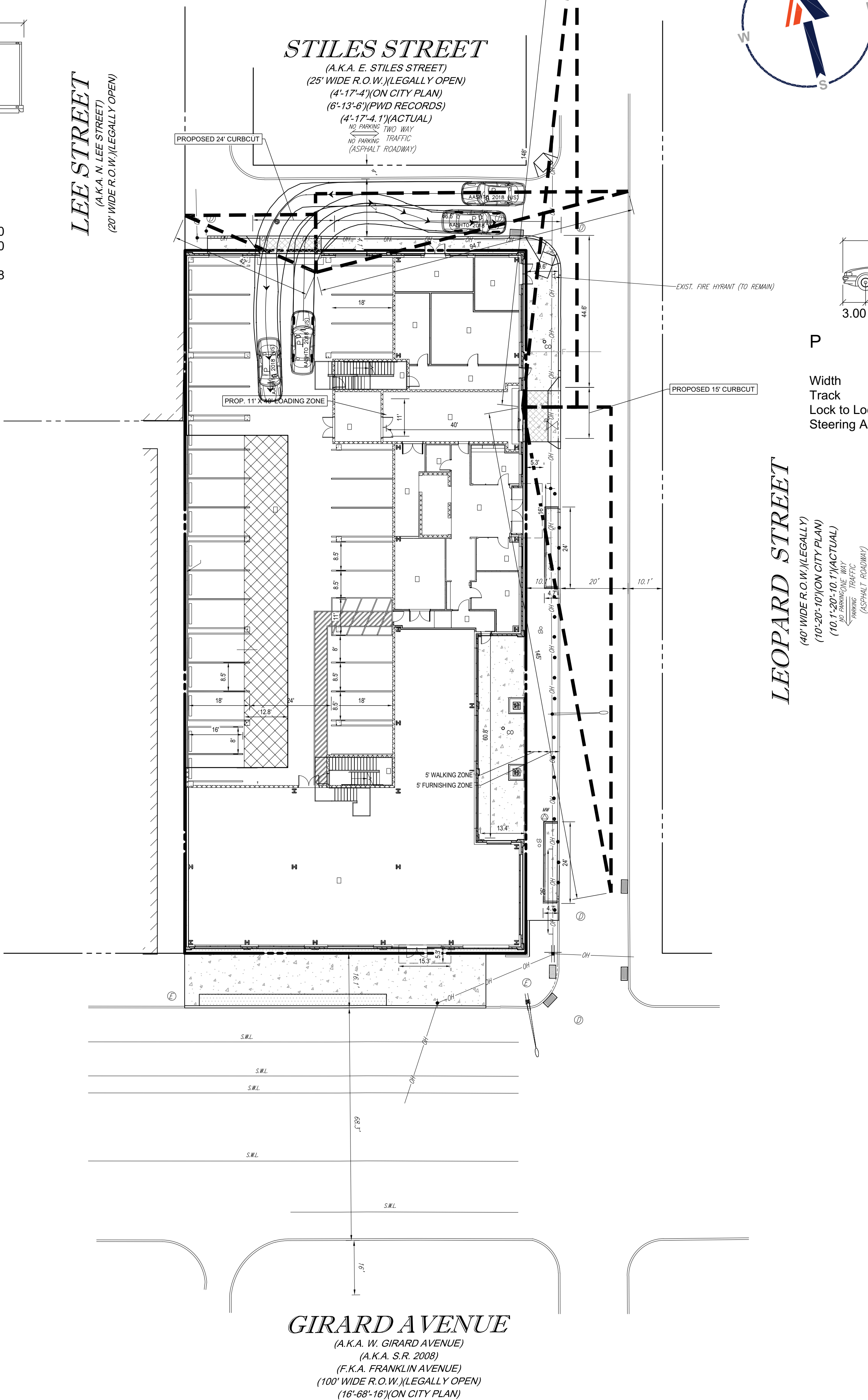
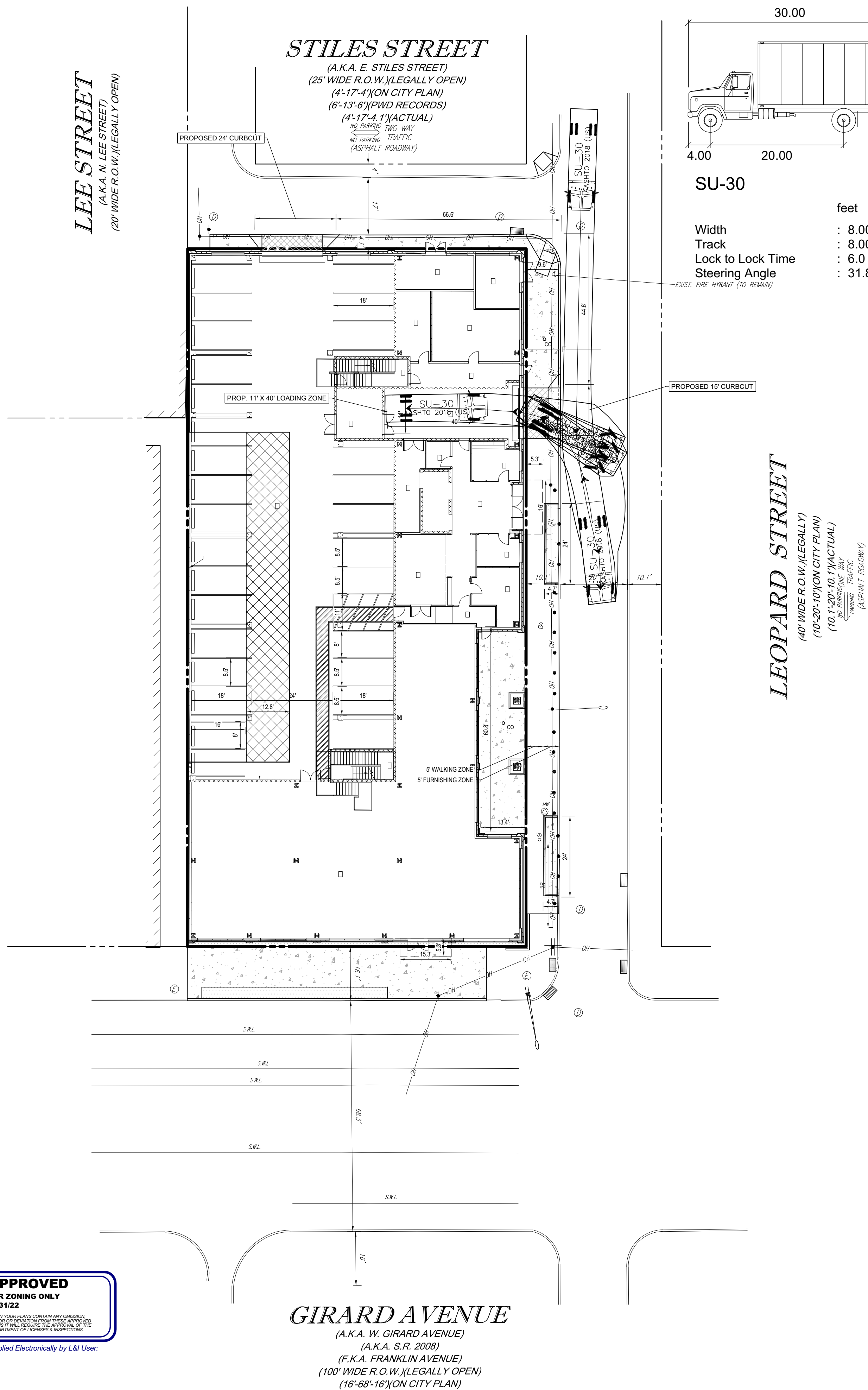
VISION 5 - 05/18/2022

R:\19\PP193256\DRAWINGS\PLAN SET\BASE\REV18\PP193256-BASE-18-1-23-VEHICLE CIRCULATION

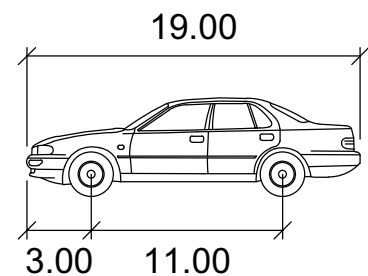
APPROVED
FOR ZONING ONLY
08/31/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, BOHLER ENGINEERING WILL BE RESPONSIBLE FOR THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&I User



LOCATION MAP
SCALE 1"=500'



P

Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	12/7/2020	PER L&I COMMENTS	GB	MK
2	4/14/2021	REV. PER BUILDING LAYOUT CHANGES	NOL	NOL
3	5/11/2021	REV. PER STREETS COMMENTS	MJK	MJK
4	01/01/2022	FOR TERRACE ADDITION	KAS	KAS
5	05/18/2022	ZONING COMMENTS	RG	NL



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.811.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP193256
DRAWN BY: GB
CHECKED BY: MK
DATE: 08/24/2020
CAD ID: PP193256-BASE-18

PROJECT:

ZONING PLANS

FOR

GIRARD REAL ESTATE, LLC

PROPOSED DEVELOPMENT

23 WEST GIRARD AVENUE
PHILADELPHIA COUNTY
PHILADELPHIA, PA 19123

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

Z3-Ve
OF 4

REVISION 5 - 05/18/2022

Zoning Permit

Permit Number ZP-2020-007580

LOCATION OF WORK 23 W GIRARD AVE, Philadelphia, PA 19123-1718 23-29 W GIRARD AVE, Philadelphia, PA 19123-1718	PERMIT FEE \$1,227.00	DATE ISSUED 8/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 23 GIRARD PARTNERS LLC	414 S 16TH ST SUITE 100 23 GIRARD PARTNERS LLC PHILADELPHIA PA 19146
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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 DEMOLITION OF AN EXISTING STRUCTURE AND ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. **AMENDMENT ISSUED ON 8/31/2022 TO DOCUMENT THE ADDITION OF A PREVIOUS ROOF DECK OVERTOP OF THE
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Retail Sales - Consumer Goods

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.

Zoning Permit

Permit Number ZP-2020-007580

PARKING GARAGE.

**AMENDMENT ISSUED ON 12/4/2024 TO DOCUMENT THE ADDITION OF A CANOPY AND NEW DOOR AS SHOWN ON THE AMENDED ZONING PLANS.



APPROVED USE(S)

Residential - Household Living - Multi-Family; Retail Sales - Consumer Goods

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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.

Zoning Permit

Permit Number ZP-2020-007580

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

23-29 W GIRARD AVE, Philadelphia, PA 19123-1718

ADDITIONAL USE DETAILS

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

FOR USE AS A RETAIL SPACE ON THE GROUND FLOOR AND MULTI-FAMILY DWELLING (107 UNITS) ON THE FLOORS ABOVE WITH TWENTY-EIGHT (28) PARKING SPACES AT THE BASEMENT GARAGE (INCLUDING 2 ADA ACCESSIBLE SPACES AND 1 ELECTRICAL VEHICULAR SPACE) AND FORTY-SEVEN (47) CLASS 1A BICYCLE 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.