

Zoning Permit

Permit Number ZP-2022-006841

LOCATION OF WORK 3401 HAMILTON ST, Philadelphia, PA 19104-2076	PERMIT FEE \$1,979.00	DATE ISSUED 8/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 3401 HAMILTION LLC	229 SOUTH VAN PELT ST PHILADELPHIA, Pennsylvania 19103
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OWNER CONTACT 1 Frank Defazio	229 SOUTH VAN PELT ST
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT APPROVED AS OF 12/19/2022: FOR THE INCREASE IN GROSS FLOOR AREA OF THE BUILDING AND CHANGE IN THE LAYOUT OF THE PREVIOUSLY APPROVED ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN ON AMENDED PLANS. FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES

APPROVED USE(S) Residential - Household Living - Multi-Family

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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(PROPERTY LIES IN NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - POWELTON VILLAGE ZONE 1) (SIZE AND LOCATION AS SHOWN ON PLANS).



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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.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3401 HAMILTON ST, Philadelphia, PA 19104-2076

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL USE AS PERMITTED IN CMX-2 DISTRICT (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) ALONG 30 FT. OF GROUND FLOOR PRIMARY FRONTAGE AND MULTI-FAMILY (15 UNITS) HOUSEHOLD LIVING (UTILIZING MIXED INCOME HOUSING BONUS) AND TO INCLUDE FIVE (5) ACCESSORY CLASS 1A BICYCLE 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.

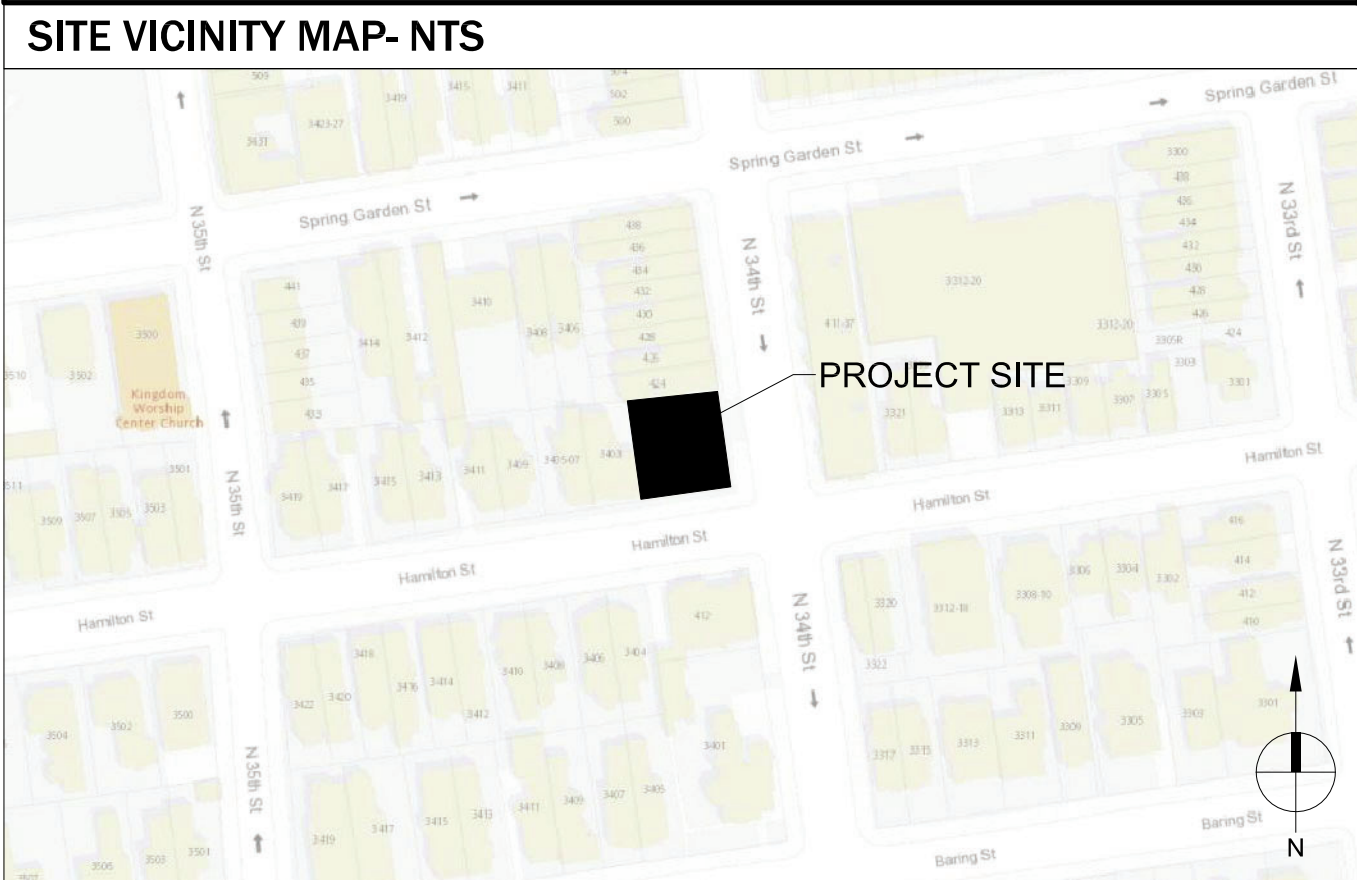
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

PROJECT ADDRESS	ZONING CLASSIFICATION
3401 HAMILTON ST. PHILADELPHIA PA, 19104	CMX-2
SCOPE OF WORK	
PROPOSED NEW FOUR STORY (PLUS CELLAR) STRUCTURE WITH A COMMON ROOF DECK ACCESSED BY (2) PILOT HOUSE STRUCTURES. PROPOSED USE INCLUDES VACANT COMMERCIAL USE AT THE FIRST FLOOR AND (15) RESIDENTIAL DWELLING UNITS AND MINIMUM 5 CLASS 1A BICYCLE PARKING SPACES.	
PROPOSED LOW INCOME BONUSES HAVE BEEN APPLIED AS PER ZONING TABLE.	
[SIZE AND LOCATION AS PER PLANS]	



ZONING DATA			
CMX-2 ZONING	REQ'D/ALLOWED	ALLOWED W/ BONUSES	PROPOSED
LOT AREA	N/A		5255.53 SF
USE	COMMERCIAL + 10-UNIT DWELLING	COMMERCIAL + 15-UNIT DWELLING †	COMMERCIAL + 15-UNIT DWELLING
COVERAGE	80% MAX (CORNER)	80% MAX	4197.86 SF (79.9%)
OPEN AREA	20% MIN	20% MIN	1057.67 SF (20.1%)
FRONT YARD	NOT REQ'D	NOT REQ'D	NONE
SIDE YARD	5'-0" IF USED	5'-0" IF USED	NONE
REAR YARD	THE GREATER OF 9FT OR 10% OF LOT DEPTH	THE GREATER OF 9FT OR 10% OF LOT DEPTH	10'-8"
HEIGHT	38'-0" A.G. MAX	45'-0" A.G. MAX ††	NTE 45'-0"

PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS		1'-0" ARCH. EMBELLISHMENT
		(7) 3'-0" EGRESS WELL
		(3) 3'-0" AWNINGS

PROPOSED BONUS INFORMATION		
TYPE OF BONUS	BONUS EARNED	BONUS USED
† LOW INCOME	50% UNIT DENSITY INCREASE [5 UNITS]	5 ADDITIONAL UNITS
†† LOW INCOME	7'-0" HEIGHT INCREASE	7'-0" HEIGHT
** INTEND TO MAKE PAYMENT TO CITY IN LIEU OF PROVIDING AFFORDABLE HOUSING: ESTIMATED PAYMENT \$265,000 (15 UNITS x \$17,000)		

OPEN AREA DIAGRAM	
LOT AREA	5,255.53 SF
COVERAGE	4,197.86 SF (79.88%)
OPEN AREA	1,057.67 SF (20.12%)

POWELTON VILLAGE ZONE 1 - OVERLAY	
PER 14-405(9)(D) : 3FT AWNINGS PROVIDED AT MIN 15% OF ALL STREET FRONTAGES	
PER 14-504(9)(D)(2) : WINDOWS AT THE FIRST FLOOR WILL HAVE A MIN. 6FT WINDOW HEIGHT AND A MINIMUM AGGREGATE WIDTH OF 66% OF THE TOTAL LINEAR FRONTAGE	
PER 14-504(9)(D)(4) : THE FRONT BUILDING FACADE MATERIALS SHALL NOT INCLUDE THE PROHIBITED MATERIALS VINYL SIDING, HORIZONTAL ALUMINUM SIDING, HIGHLY TEXTURED STUCCO, EIFS, AND CONCRETE MASONRY UNITS	
FINAL ELEVATION DESIGN TO BE REVIEWED AND APPROVED BY PCPC AT THE BUILDING PERMIT SUBMISSION	

APPROVALS STAMPS



1 ZONING PLAN

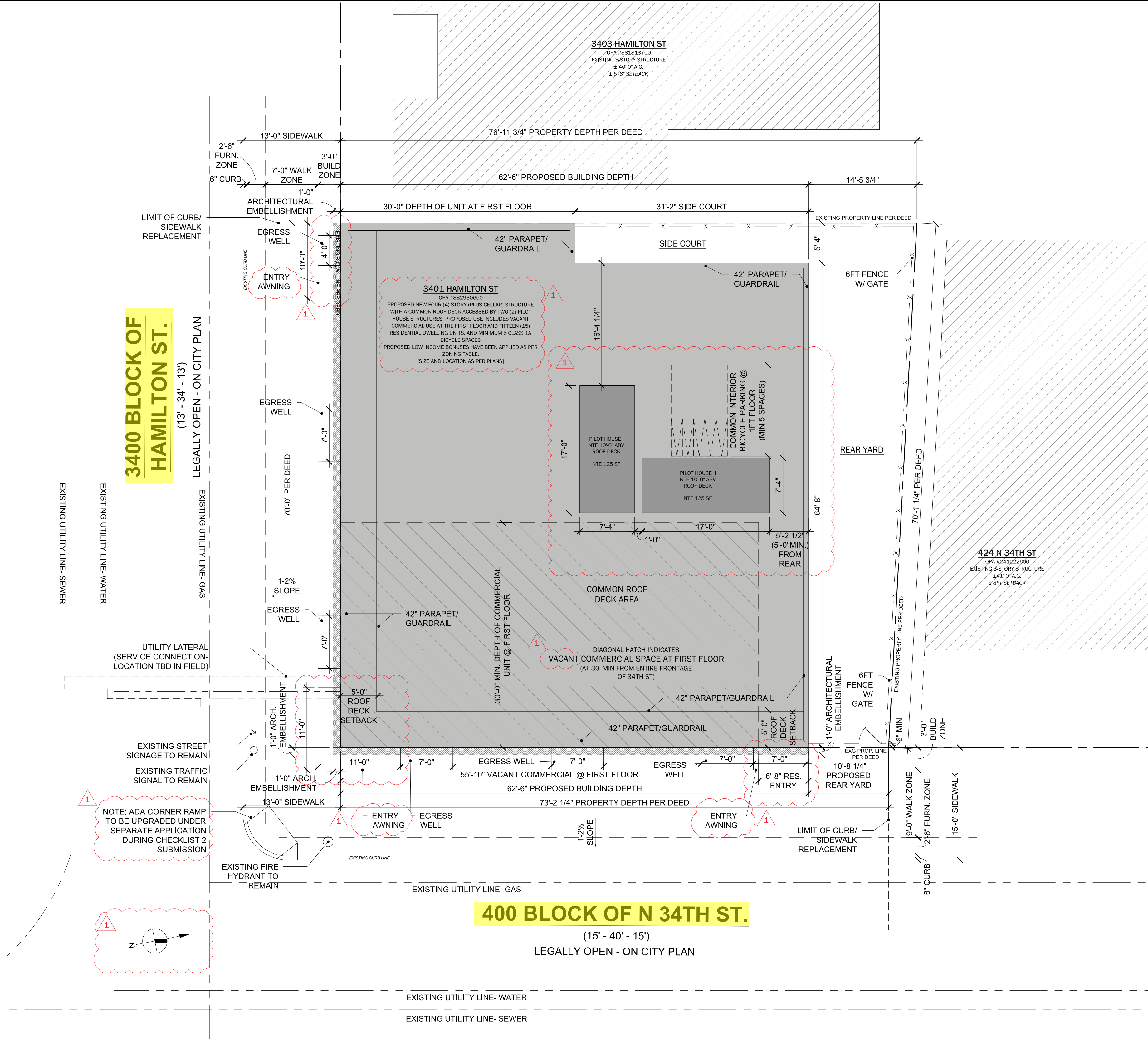
Scale: 1/8" = 1'-0"

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER:
3401 HAMILTON ST.-248920220608



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: Hamilton

PRIMARY FRONTAGE: N 34th

REAR STREET: _____

Applied Electronically By: MATT WYSONG
July 7, 2022 Ledger No: **E-3445**

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: MATT WYSONG
July 7, 2022 Ledger No: **E-3445**

Philadelphia City Planning Commission



Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

3401 HAMILTON ST

3401 HAMILTON ST,
PHILADELPHIA, PA 19104

OWNER

3401 HAMILTON LLC

REV #	DATE	DESCRIPTION
	06.14.2022	ZONING SUBMISSION
1	06.28.2022	ZONING RFI

SEALS



Gnome Architects LLC
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Job No: 0386
Drawn By: AP
Checked By: GJD
DRAWING TITLE:

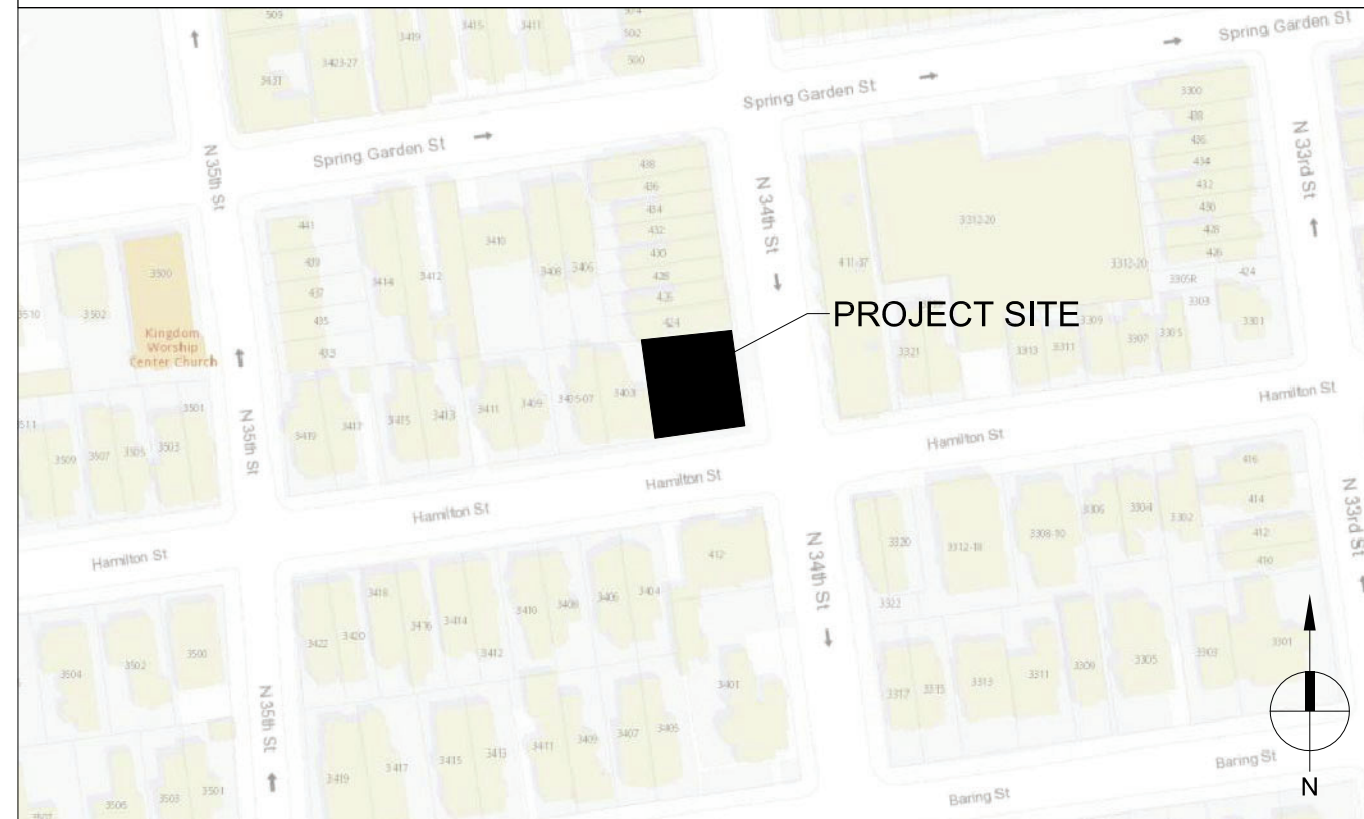
ZONING PLAN

DRAWING No:

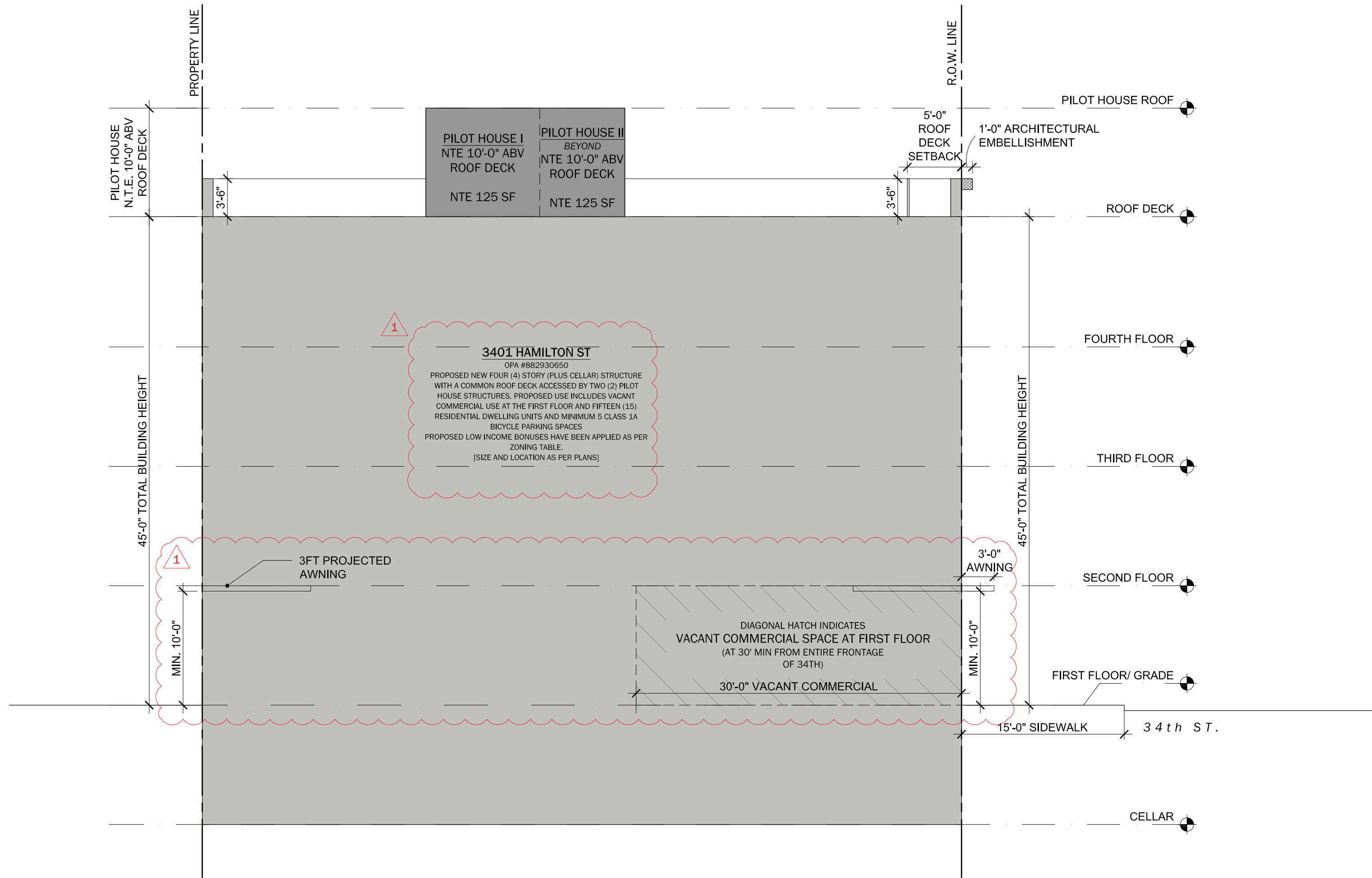
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SITE VICINITY MAP- NTS

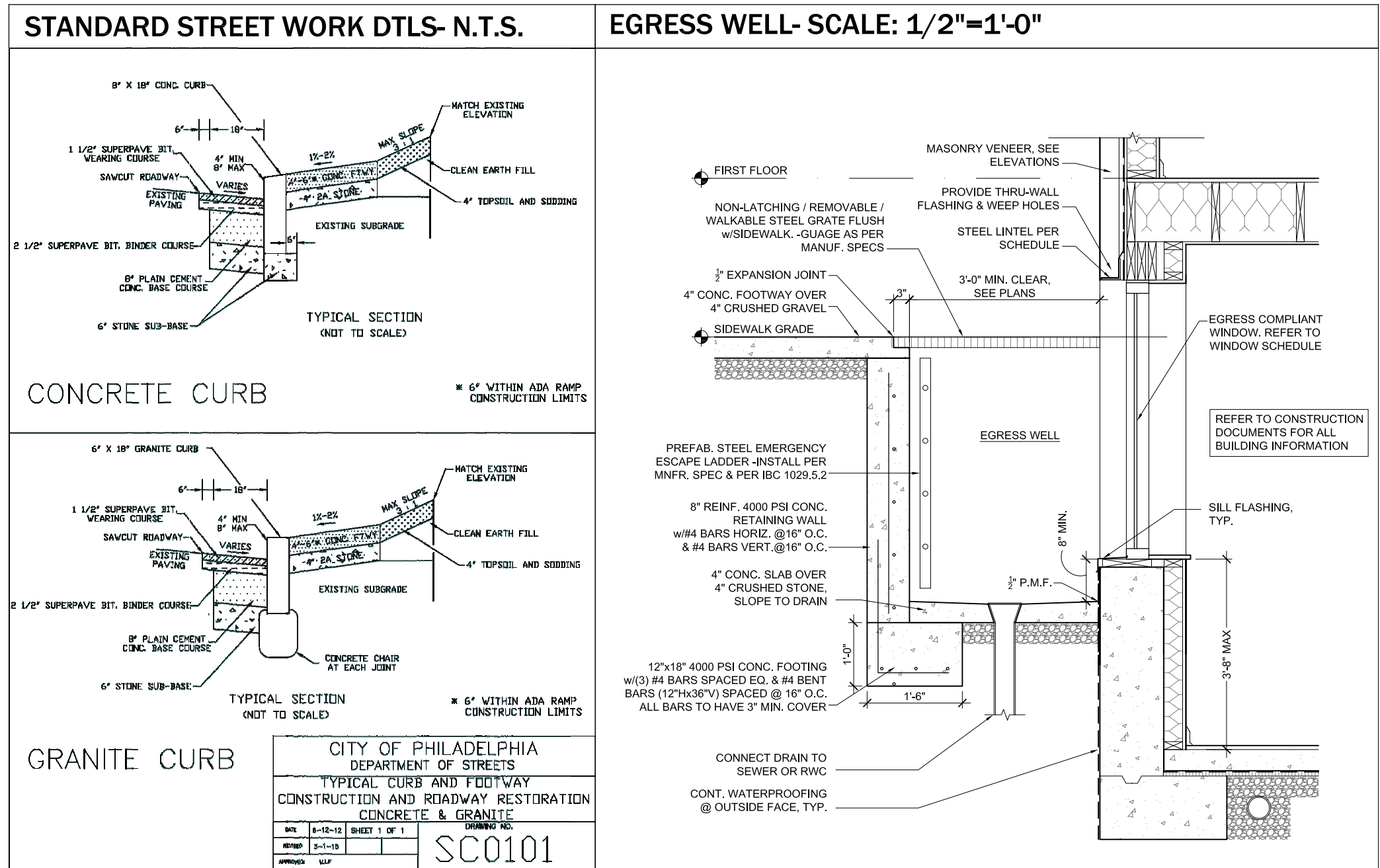


EXISTING SITE PHOTOS- NTS



1 ZONING ELEVATION/SECTION

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



APPROVALS STAMPS



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Philadelphia PA 19148

0: 215 279 7531

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CONSULTANTS

PROJECT

3401
HAMILTON ST

3401 HAMILTON ST,
PHILADELPHIA. PA 19104

OWNER

3401 HAMILTON LLC

[illegible]

SEALS



Gnome Architects LLC
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Job No: 0386

Drawn By: AP

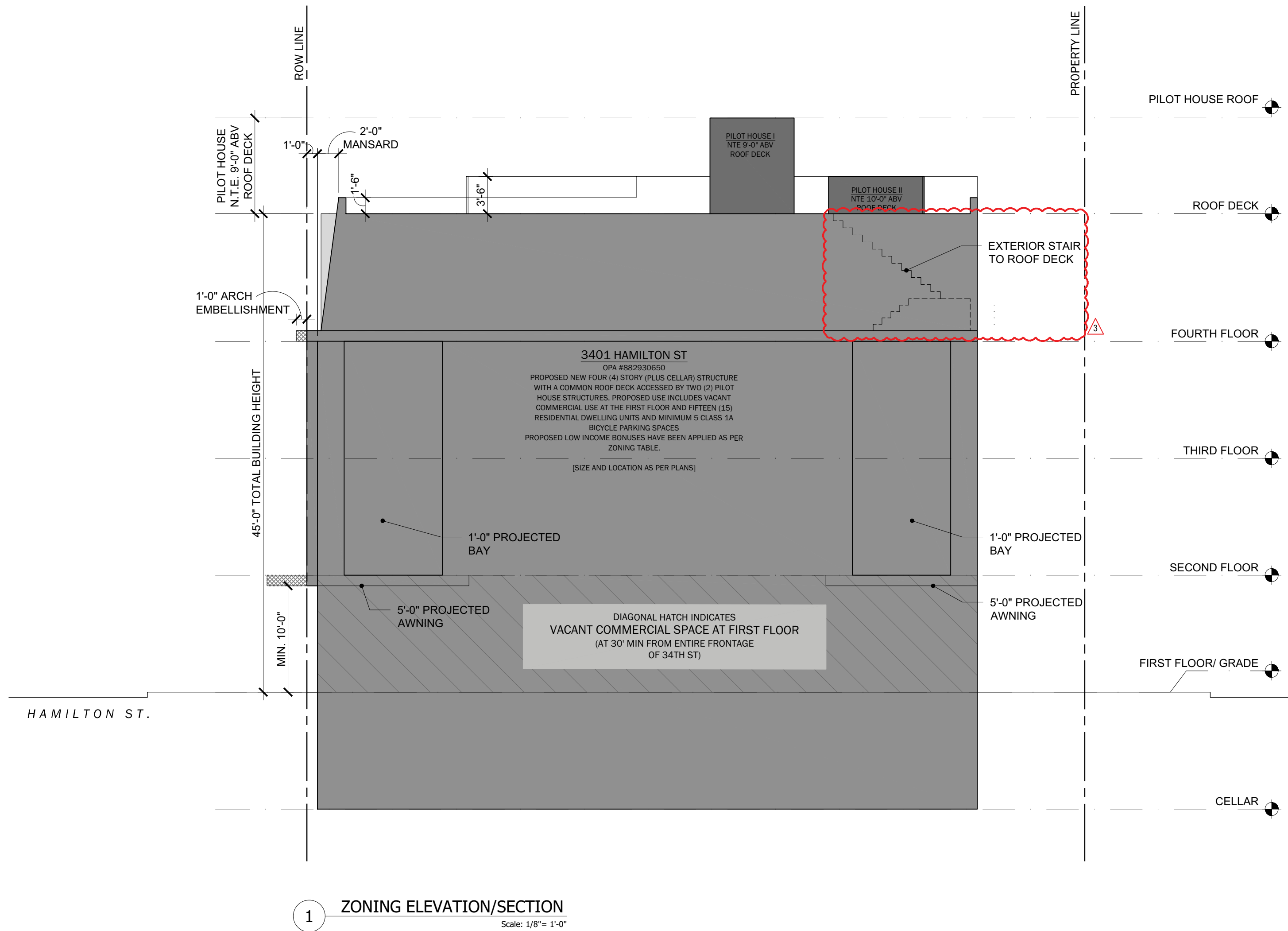
DRAWING TITLE

ZONING ELEVATION/ SECTION

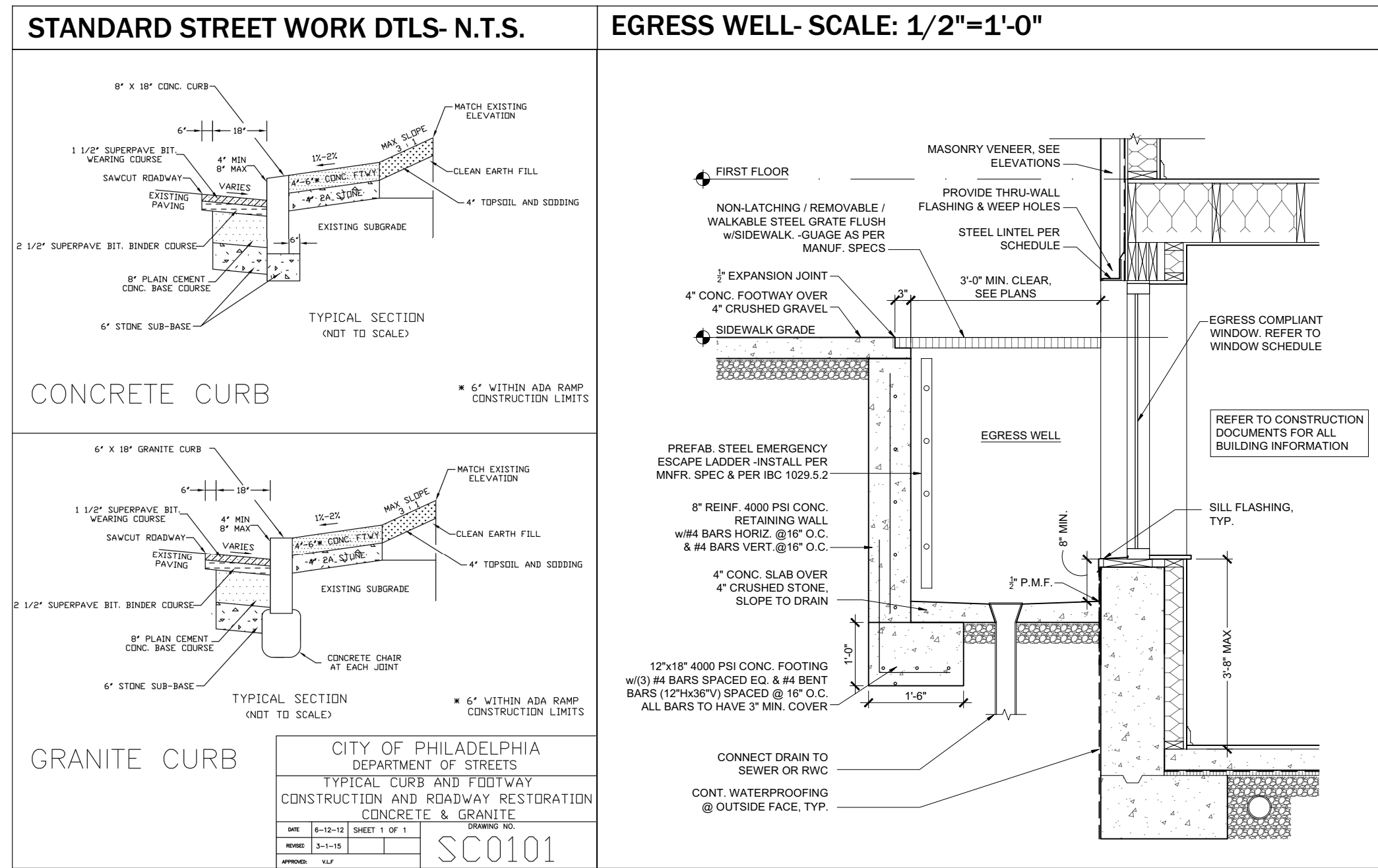
DRAWING No:

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REV #	DATE	DESCRIPTION
1	06.14.2022	ZONING SUBMISSION
	06.28.2022	ZONING RFI
2	12.07.2022	ZONING AMENDMENT
	12.14.2022	ZONING AMENDMENT RFI



Job No:	0386
Drawn By:	CR
Checked By:	BM
DRAWING TITLE:	
ZONING ELEVATION/ SECTION	
DRAWING No:	