

# Zoning Permit

Permit Number ZP-2024-007168

|                                                                      |                          |                          |
|----------------------------------------------------------------------|--------------------------|--------------------------|
| LOCATION OF WORK<br>3725-37 PULASKI AVE, Philadelphia, PA 19140-3633 | PERMIT FEE<br>\$1,854.00 | DATE ISSUED<br>9/27/2024 |
|                                                                      | ZBA CALENDAR             | ZBA DECISION DATE        |
|                                                                      | ZONING DISTRICTS<br>RM1  |                          |

|                                       |                                                            |
|---------------------------------------|------------------------------------------------------------|
| PERMIT HOLDER<br>3725 PULASKI AVE LLC | 2215 GERRITT ST 3725 PULASKI AVE LLC PHILADELPHIA PA 19146 |
|---------------------------------------|------------------------------------------------------------|

|                                      |                                  |
|--------------------------------------|----------------------------------|
| OWNER CONTACT 1<br>Daniel Samandarov | 26 S Beers St, Holmdel, NJ 07733 |
|--------------------------------------|----------------------------------|

|                 |  |
|-----------------|--|
| OWNER CONTACT 2 |  |
|-----------------|--|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>For the erection of a four-story detached structure (not to exceed 38 feet in height) that includes 12 Class 1-A bicycle parking spaces. Size and location per plans.<br><br>Amend permit 9/29/2025 to document changes the proposed landscaping and tree planting. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| 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.

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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

3725-37 PULASKI AVE, Philadelphia, PA 19140-3633

## ADDITIONAL USE DETAILS

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

Thirty 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 available from Office of Property Assessment [www.phila.gov/opa](http://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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



**PERMITTED PLANTING SELECTIONS - (SEE PLAN FOR LOCATION)**

\*EXCLUDES WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY 14-705.(1)(d)

CANOPY TREES  
[ACR] ACER RUBRUM "RED SUNSET RED MAPLE"  
[QAL] QUERCUS ALBA "WHITE OAK"

UNDERSTORY TREES  
[AMA] AMELANCHIER X GRADIFLORA "SERVICEBERRY"  
[CHV] CHIONANTHUS VIRGINICUS "WHITE PRINCEIRREE"  
[CRP] CRATAEGUS FLAVA "YELLOWLEAF HAWTHORN"  
[HAC] HALESLA TETRAPTERA "CAROLINA SILVERBELL"

EVERGREEN TREES  
[ILO] ILEX OPACA "AMERICAN HOLLY"  
[MAVI] MAGNOLIA VIRGINIANA "SWEETBAY MAGNOLIA"  
[TSPJ] THUJA STANDISHII X PLICATA "GREEN GIANT" "GREEN GIANT ARBORVITAE"

SHRUBS  
[ARA] ARONIA ARBUTIFOLIA "RED CHOKEBERRY"  
[CLA] CLETHRA ALNIFOLIA "SWEET PEPPERBUSH"  
[FOG] FOTHERGILLA GARDENI "DWARF FOTHERGILLA"  
[HYQ] HYDRANGAEA QUERCIFOLIA "OAKLEAF HYDRANGAEA"

PERENNIALS  
AGASTACHE "BLUE FORTUNE" "ANISE HYSSOP"  
ALLIUM CERNUM "NODDING ONION"  
ECHINACEA PURPUREA "PURPLE CONEFLOWER"  
ERIOPHYLLUM LANATUM "WOOLY SUNFLOWER"  
SOLIDAGO SPECIOSA "SHOWY GOLDENROD"  
SYMPHYOTRICHUM OBLONGIFOLIUM "OCTOBER SKIES" AROMATIC ASTER"

## TREE REPLACEMENT CALCULATIONS

EXISTING TREES TOTAL DBH: 57"  
NEW TSP TREE CALIPER: MIN 3" x 17 TREES = 51"  
NEW ACR TREE CALIPER: MIN 2.5" X 3 TREE = 7.5"  
TOTAL NEW TREE CALIPER = 58.5"

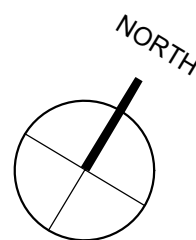
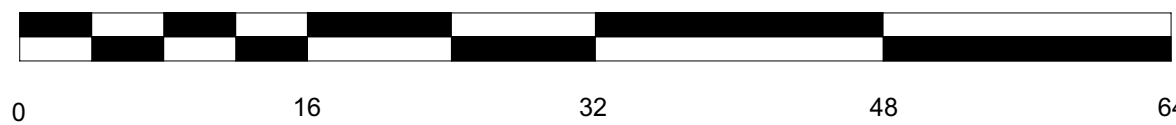
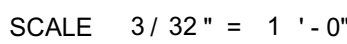
**ZONING INFORMATION**      **RM-1**

**PERMITTED BUILDING TYPE -**  
DETACHED, SEMI-DETACHED, ATTACHED

**DESCRIPTION** - PROPOSED 4 STORY MULTI-FAMILY RESIDENTIAL STRUCTURE. GROUND LEVEL WILL CONSIST OF AMENITIES SPACE, 12 BIKE PARKING, AND (3) RESIDENTIAL UNITS. FLOORS 2-4 WILL CONSIST OF (27) RESIDENTIAL UNITS FOR A TOTAL OF 30 RESIDENTIAL UNITS. ROOF DECK ACCESS STRUCTURE FOR MECHANICAL USE ONLY.

**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

**PROPOSED TOTAL GSF - 36,081 GSF**



DESIGNBLENDZ ARCHITECTURE, LLP  
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

**PHILADELPHIA, PA**  
4001 MAIN ST, SUITE 310  
PHILADELPHIA, PA 19127  
† | 215.995.0228

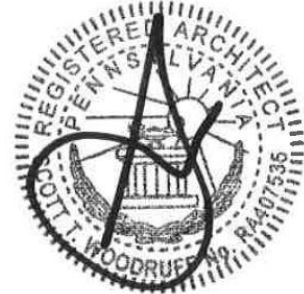
CLIENT

PULASKI AVE, LLC  
1519 BRICK ROAD  
CHERRY HILL, NEW JERSEY 08003  
267.774.6886

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SEAL



PROJECT ADDRESS

3725-37 PULASKI AVE  
PHILADELPHIA, PA 19140

|   |                         |         |               |
|---|-------------------------|---------|---------------|
|   |                         |         |               |
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|   |                         |         |               |
|   |                         |         |               |
| A | ISSUE FOR ZONING        | JH      | SW 2024.07.01 |
| 6 | ISSUE FOR ZONING REV02  | JH      | SW 2024.08.20 |
| 5 | STREETS REVISION 02     | JH      | SW 2024.08.16 |
| 4 | ISSUE FOR ZONING REV 01 | SW      | SW 2024.08.02 |
| 3 | STREETS REVISION 01     | ZP      | SW 2024.08.02 |
|   | SUBMISSIONS & REVISIONS | BY APPD | YYYY.MM.DD    |

PROJECT

**3725-37 PULASKI AVE**

SHEET TITLE

ZONING PLAN

PROJECT NO.

DRAWING NC

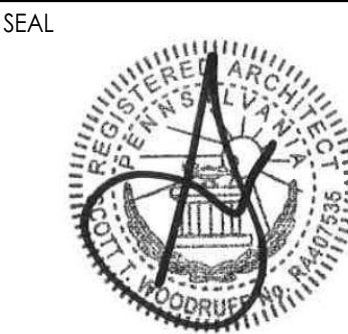
REVISION

6

SCALE

As indicated

# ZOO1



PROJECT ADDRESS  
3725-37 PULASKI AVE  
PHILADELPHIA, PA 19140

|                         |                         |    |      |            |
|-------------------------|-------------------------|----|------|------------|
| A                       | ISSUE FOR ZONING        | JH | SW   | 2024.07.01 |
| 4                       | ISSUE FOR ZONING REV 01 | SW | SW   | 2024.08.02 |
| 3                       | STREETS REVISION 01     | JP | SW   | 2024.08.02 |
| SUBMISSIONS & REVISIONS |                         | BY | APPD | YYYY.MM.DD |

PROJECT  
3725-37 PULASKI AVE

SHEET TITLE  
ZONING ELEVATIONS

PROJECT NO  
21012105

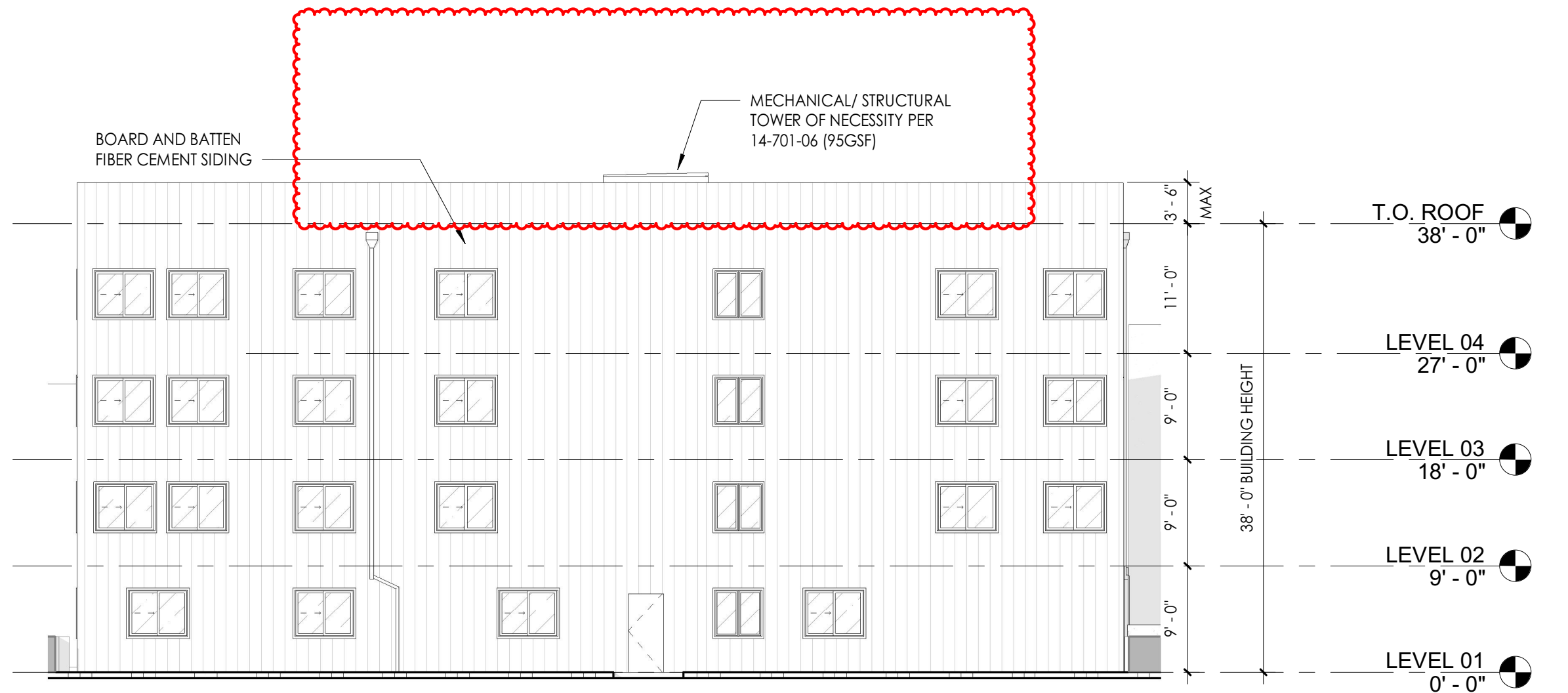
REVISION  
4

SCALE  
3/32" = 1'-0"

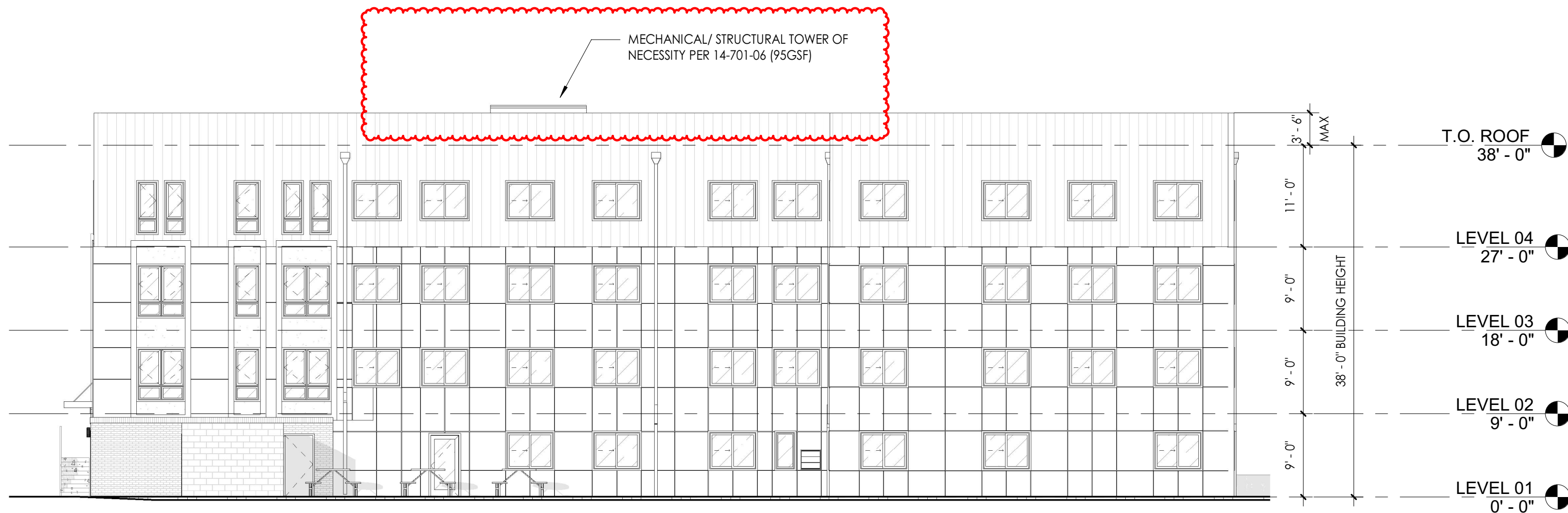
Z002



4 | NORTH ELEVATION  
Z002 | 3/32" = 1'-0"



2 | EAST ELEVATION  
Z002 | 3/32" = 1'-0"



3 | SOUTH ELEVATION  
Z002 | 3/32" = 1'-0"



1 | WEST ELEVATION  
Z002 | 3/32" = 1'-0"

