

Zoning Permit

Permit Number ZP-2020-004474

LOCATION OF WORK 1813 N HOWARD ST, Philadelphia, PA 19122-2445	PERMIT FEE \$922.00	DATE ISSUED 9/1/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER 1813 N HOWARD LLC	1385 BROADWAY, 18TH FLOOR NEW YORK NY 10018
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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 EXISTING STRUCTURES AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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

1813 N HOWARD ST, Philadelphia, PA 19122-2445

ADDITIONAL USE DETAILS

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

AMENDMENT 6/21/23 TO REDUCE TO TWENTY FIVE (25) DWELLING UNITS, VACANT INDUSTRIAL SPACES, FIVE (5) ACCESSORY PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE), AND TWELVE (12) 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.

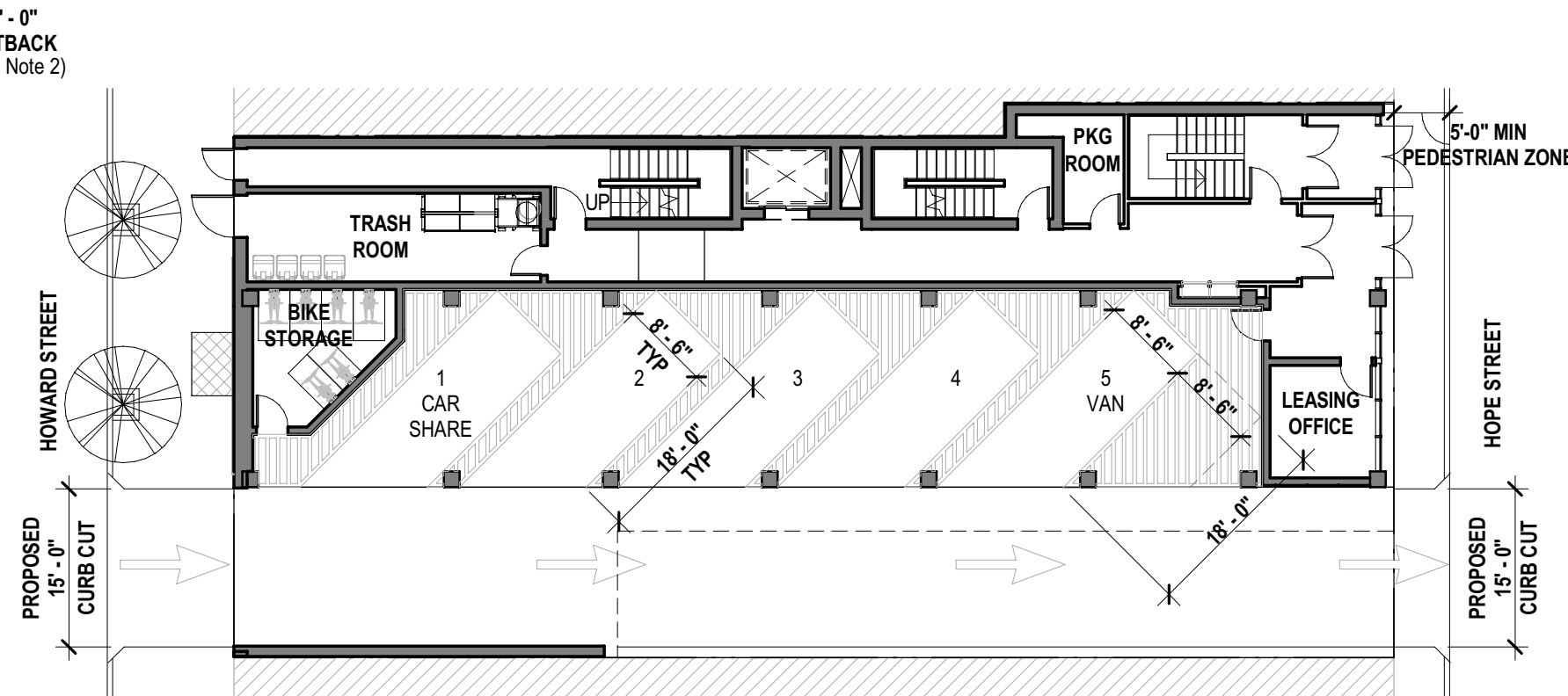
See § 14-303 of the Philadelphia Zoning Code for more information.



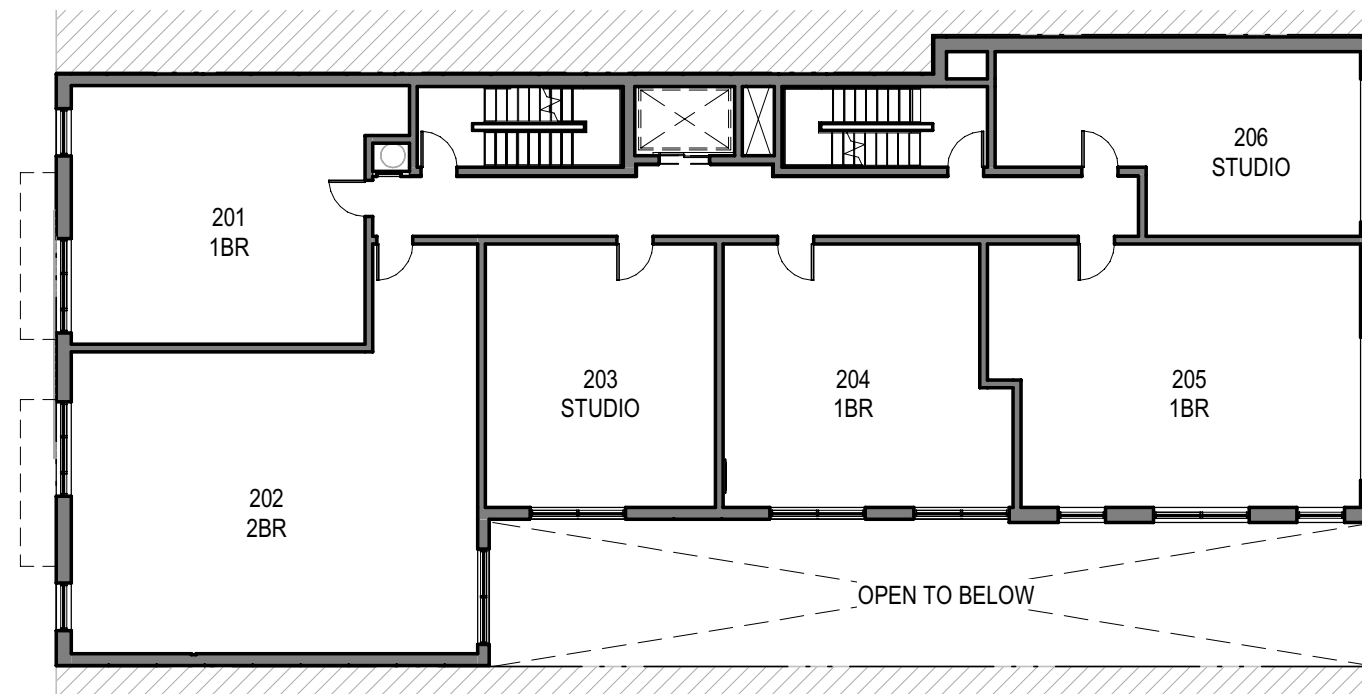
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



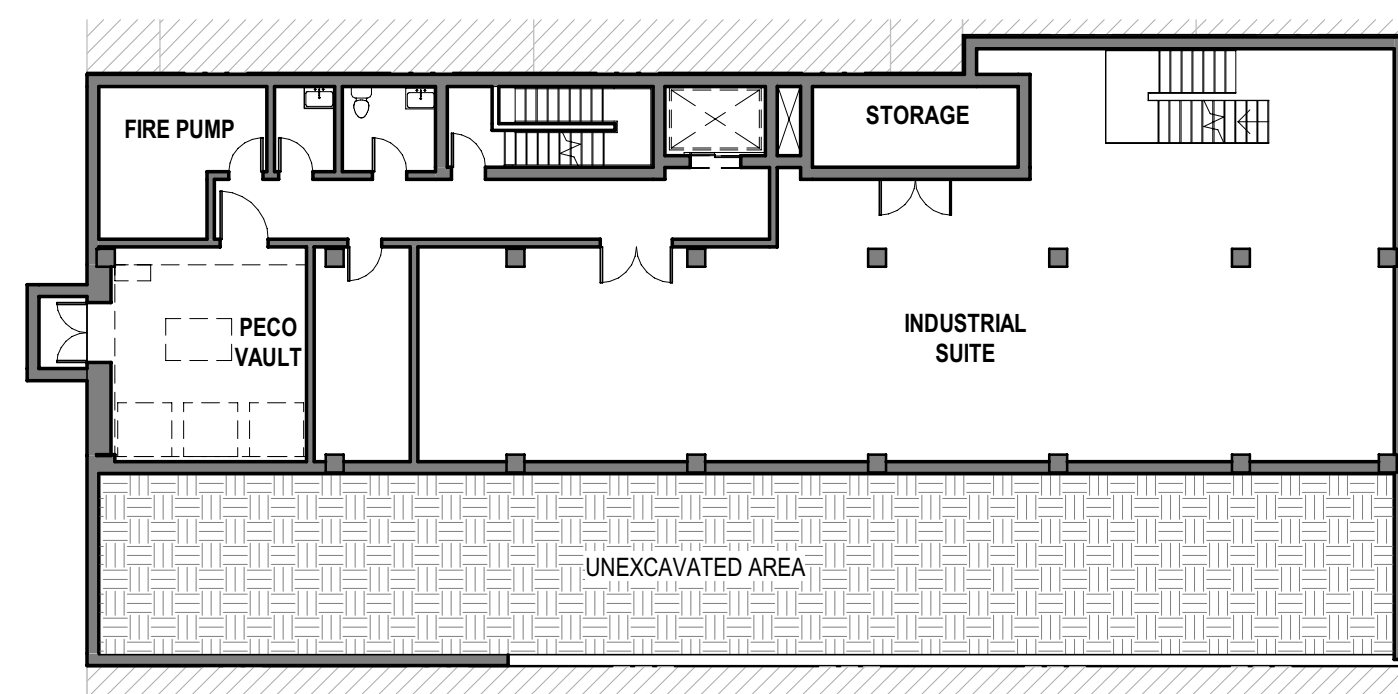
7 Hope Street View - Zoning
Z100 NTS



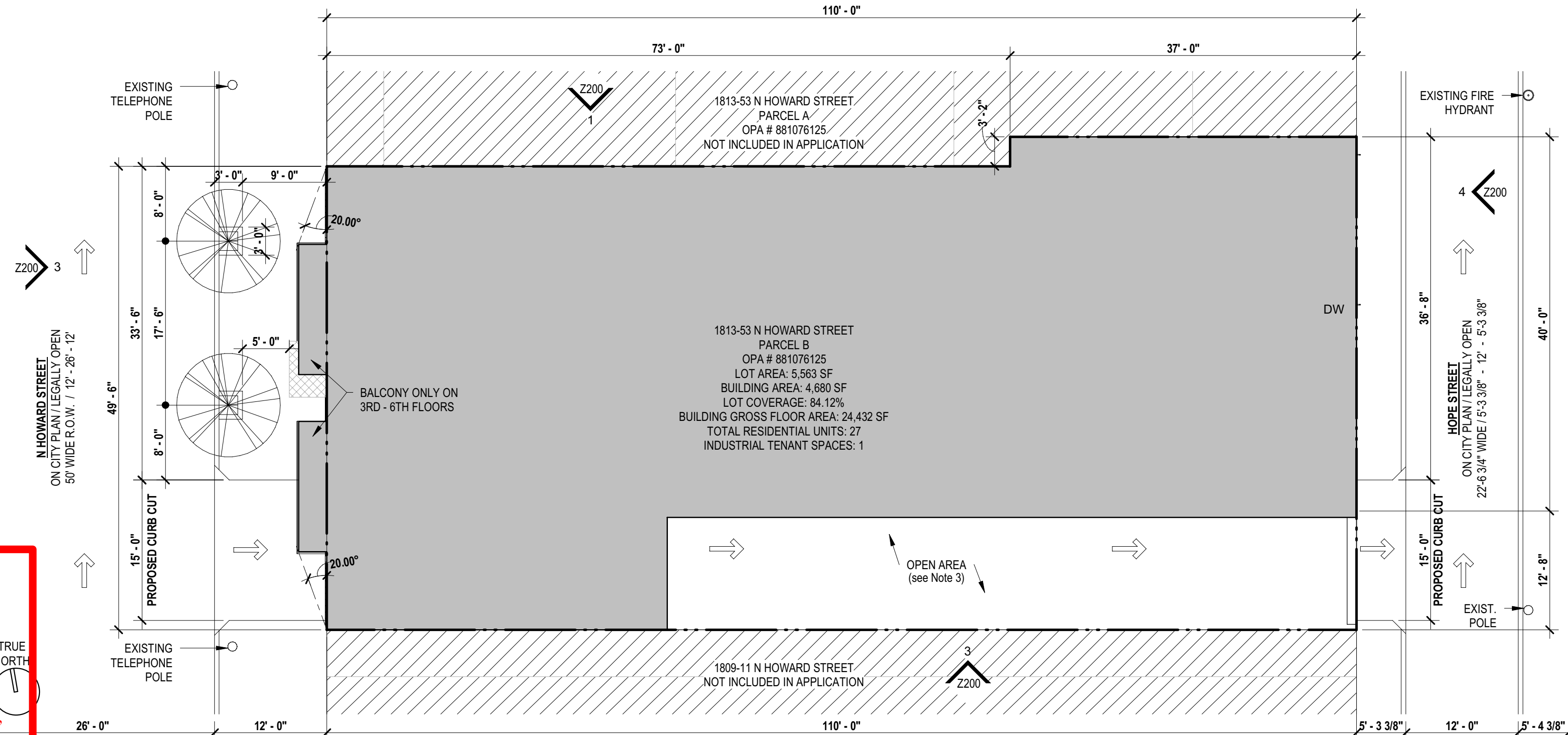
3 **Z01 First Floor**
Z100 1/16" = 1'-0"



Z02 Second - Third Floor
1/16" = 1'-0"



2 Z00 Cellar
Z100 1/16" = 1'-0"



Zoning Site Plan

BUILDING GROSS FLOOR AREA	
LOCATION	TOTAL GROSS SQUARE FOOTAGE
CELLAR	3,795 [EXCLUDED FROM GFA PER 14-202(4)]
1ST FLOOR	2,145
2ND FLOOR	4,662
3RD FLOOR	4,662
4TH FLOOR	4,321
5TH FLOOR	4,321
6TH FLOOR	4,321
TOTAL	24,432
MAX ALLOWED GFA (500%): 27,815	

Note 8: Project has been designed to comply with all applicable provisions of Section 14-701.

No.	Date	Description
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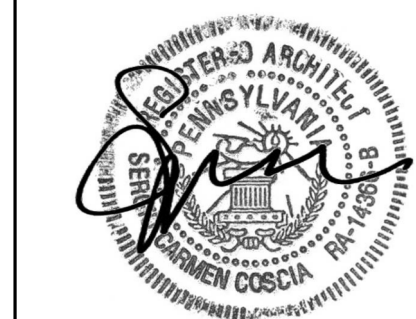
Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Structural Engineer

MEP Engineer



Signature and Seal
Project

1813 N.
HOWARD ST
PHILADELPHIA, PA

Sheet Title

ZONING TABLES & PLANS

Date	07/27/2020
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Scale As indicated	Drawn ARV, JW	Project No. 470
Sheet No.		

Z100

NOT FOR CONSTRUCTION

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
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

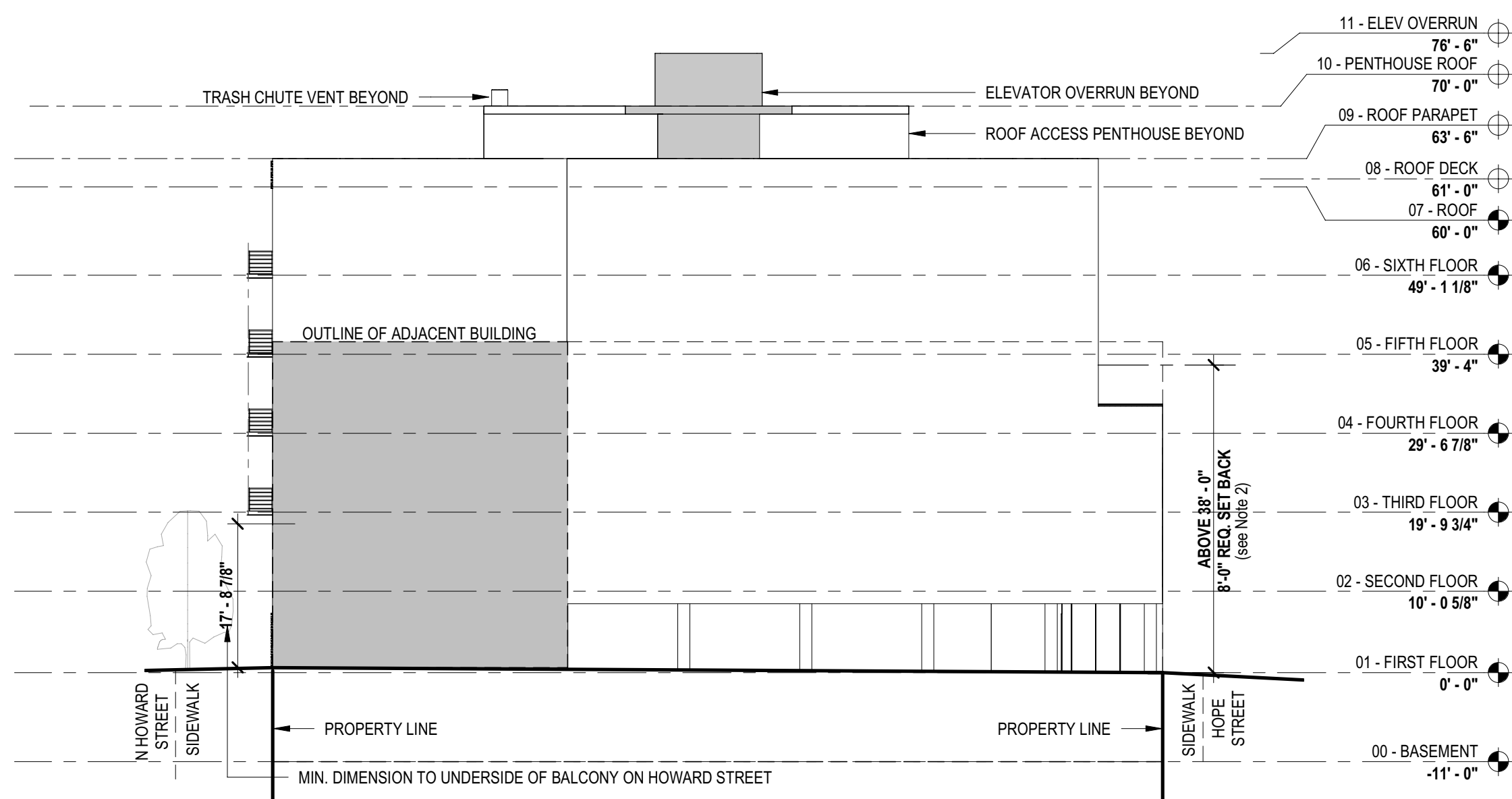
APPROVED
FOR ZONING ONLY
09/01/2024

APPLIED ELECTRONICALLY BY STREETS STAFF:

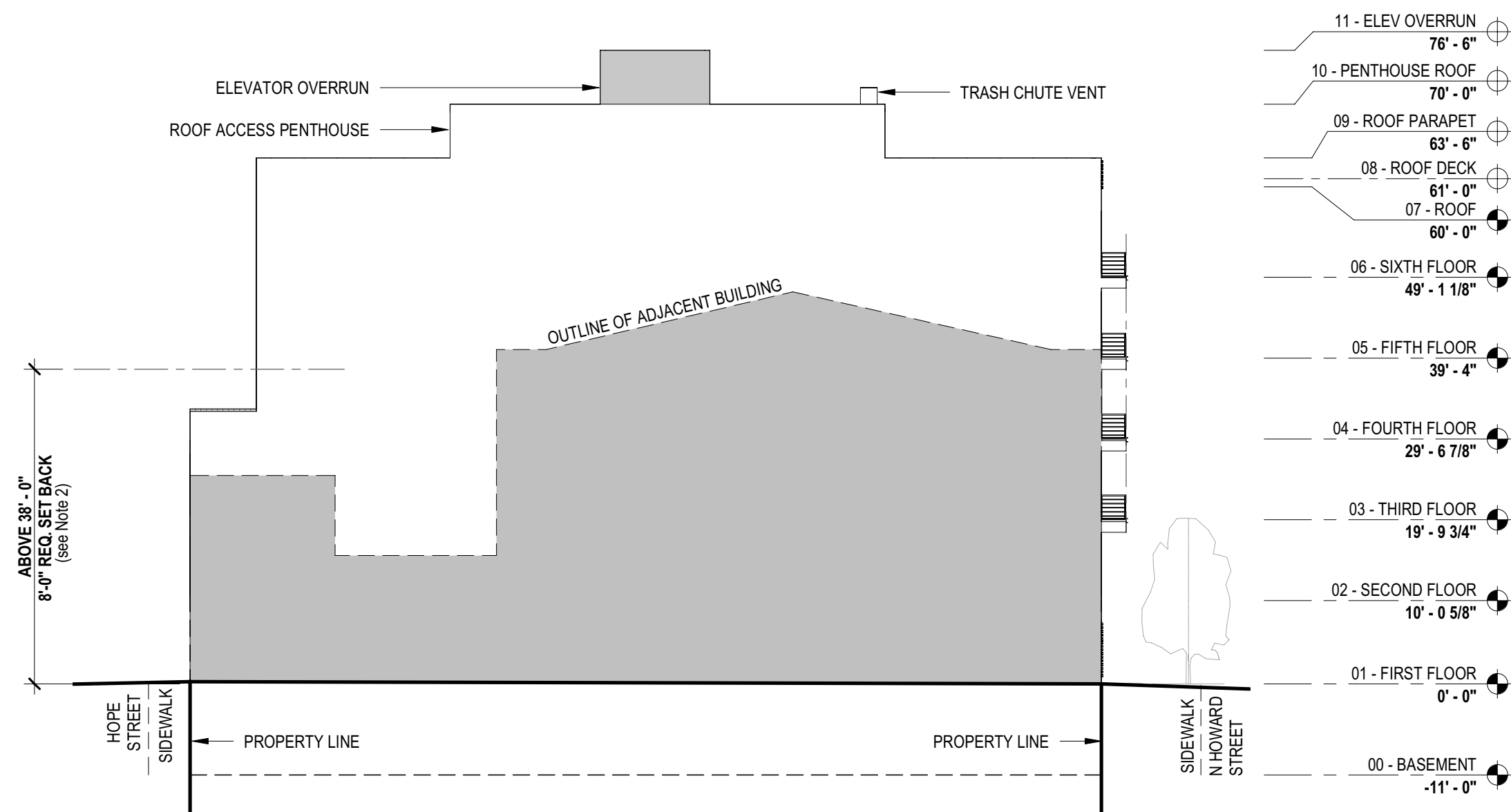
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

ON: August 28, 2020

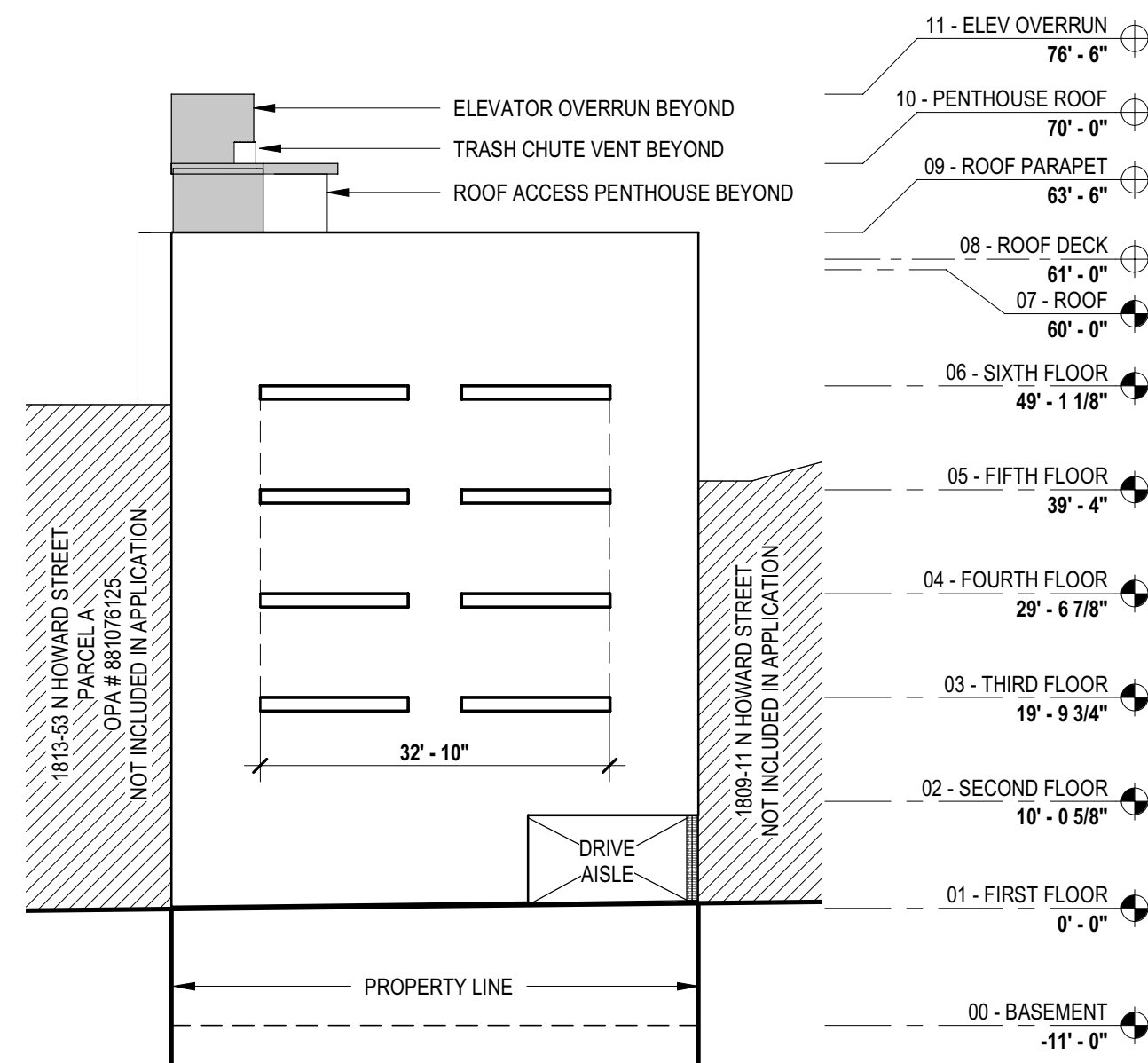
FOR CHIEF HIGHWAY ENGINEER



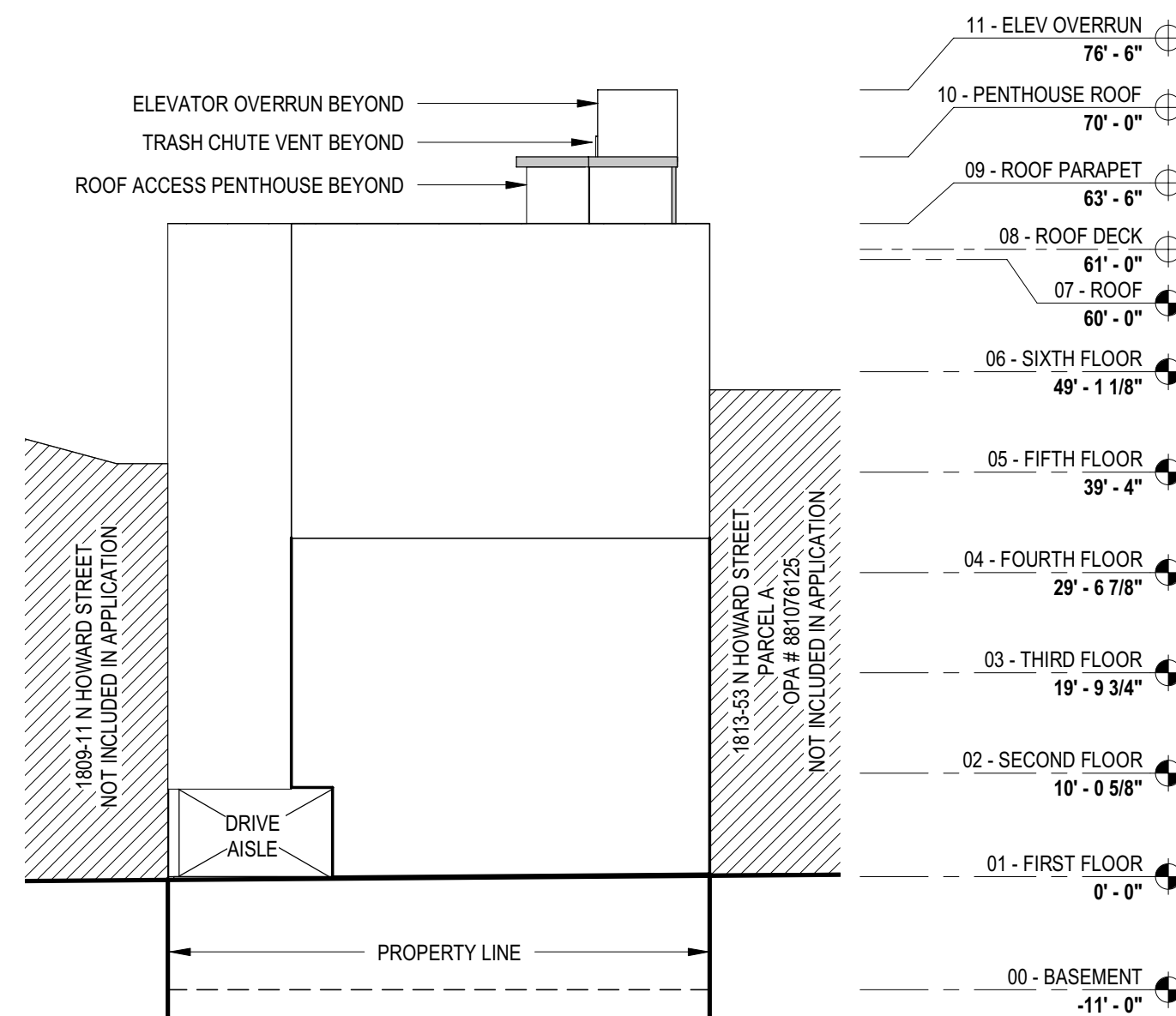
5 Z - SOUTH ELEVATION
Z200 1/16" = 1'-0"



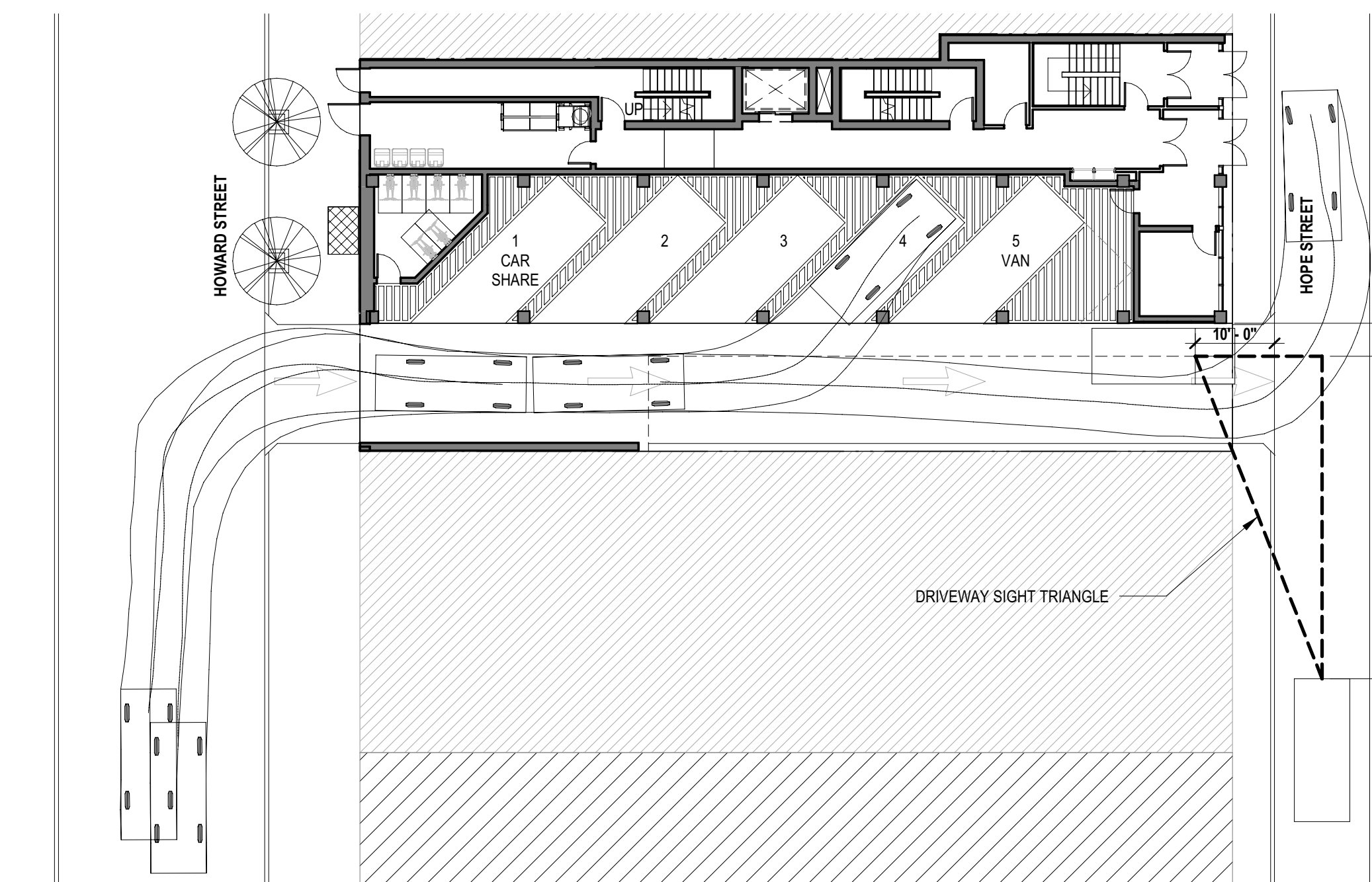
4 Z - NORTH ELEVATION
Z200 1/16" = 1'-0"



3 Z - HOWARD STREET ELEVATION
Z200 1/16" = 1'-0"



2 Z - HOPE STREET ELEVATION
Z200 1/16" = 1'-0"



1 Z - Parking Turning Diagram and Sight Triangle
Z200 1/16" = 1'-0"

AREA REGULATIONS

LOT INFORMATION		
LOT ADDRESS(ES):	1813-1853 N HOWARD STREET, PARCEL B	
LOT AREA(S):	5,563.6 SF	
OPA #:	881076125	
BASE ZONING DISTRICT:	IRMX - INDUSTRIAL MIXED-USE	
OVERLAY ZONING DISTRICT:	NONE	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT	MECHANICAL, ELECTRIC, & INDUSTRIAL SPACE
	1ST	PARKING, ARTIST AND RESIDENTIAL ENTRIES
	2ND THRU 6TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	85% (see Note 3)	84.12%
MAX UNITS ALLOWED	N/A	27
BUILDING GROSS FLOOR AREA (SF)	N/A	24,432
YARDS		
MIN FRONT YARD DEPTH (FT)	0' - 0"	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	0' - 0"	12' - 0"(see Note 1)
MIN REAR YARD DEPTH (FT)	0' - 0"	0' - 0"
HEIGHT		
MAX HEIGHT (FT)	60' - 0"	60' - 0"(see Note 2)
MAX FLOOR AREA(% OF LOT AREA)	500%	439%
OFF STREET PARKING REQUIREMENTS		
CAR PARKING	5 (see Note 4)	5
BICYCLE PARKING	9 (see Note 6)	12
STREET TREE REQUIREMENTS		
N HOWARD STREET	2	2
HOPE STREET	2	0 (see Note 5)
NOTES		
Note 1: Section 14-701-4(1) Where any space is left open between structures, and between structures and lot lines other than street lines, the open space shall have a minimum dimension of 12 ft.		
Note 2: Section 14-701-4 (4) In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 36 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.		
Note 3: Section 14-701-4 (5) In the IRMX district, if an industrial use accounts for a floor area equal to at least fifty percent (50%) of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows: (a) The maximum occupied area as a percentage of the lot shall be eighty-five percent (85%) for intermediate lots and ninety percent (90%) for corner lots; or (b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of fifty percent (50%) for intermediate lots and fifty-five percent (55%) for corner lots for those portions of the building above 60 ft. in height. NOTE: Gross Ground Floor Area is 2,145 SF. Half of that area is required for Industrial Use within the building, [2,145 / 2] = 1,073 SF is required. 2,430 SF is dedicated in Cellar and 186 SF at First Floor, totaling 2,616 SF for Industrial Use to satisfy Section 14-701-4(5) and allow for up to 85% occupied area of site.		
Note 4: Section 14-802-3 IRMX Multi-Family 3 spots per 10 units OFF STREET PARKING CALCULATIONS: 27/10 = 2.7 x 3 = 8.1 8.1 x 0.4 (car share) = 3.24 reduction [Section 14-802-6-b] 8.1 x 0.1 (bike parking) = 0.81 reduction [Section 14-802-6-e] 8.1 - (3.24 + 0.81) = 4.05 (rounded up = 5 required parking spaces) Section 14-802-4 For every six or fraction of six accessible parking spaces required by Table 14-802-4, at least one shall be a van-accessible parking space complying with ICC/ANSI A117.1.		
Note 5: Section 14-705-2 Street tree locations on Hope Street are impracticable due to narrow width of sidewalk.		
Note 6: Section 14-804-1 Required bicycle parking requirements for Multi - Family Buildings. For 12 or more units, 1 per every 3 dwelling units or fraction thereof. 27 Units / 3 = 9 bicycle parking spaces		
Note 7: Section 14-608-5 (a)Roof decks must be set back at least five ft. from the extreme front building line (closest to the front lot line). (c) Roof Deck Access Structures. A roof deck access structure meeting the following requirements is considered a building appurtenance and is not subject to the building height limitations of the subject zoning district. (.1) The roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access. (.2) Except in the IRMX districts, the roof deck access structure may not exceed 125 sq. ft. in area, however roof deck access structures that also contain an elevator are permitted an additional 40 sq. ft. of area. (.3) The roof deck access structure may not exceed 10 ft. in height above the surface of the roof deck.		
Note 8: Project has been designed to comply with all applicable provisions of Section 14-701.		

Versions

No.	Date	Description

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1618 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Structural Engineer

MEP Engineer



Signature and Seal
Project

1813 N.
HOWARD ST
PHILADELPHIA, PA

Sheet Title
ZONING TABLES &
ELEVATIONS

Date 07/27/2020

Scale As indicated
Drawn ARV, JW
Project No. 470
Sheet No.

NOT FOR CONSTRUCTION

Z200



Applied Electronically by L&J User: