

Zoning Permit

Permit Number ZP-2020-003151

LOCATION OF WORK 3028 W DAUPHIN ST, Philadelphia, PA 19132-3440 Entire	PERMIT FEE \$876.00	DATE ISSUED 9/10/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER DAUPHIN ST PARTNERS LLC	2417 W ELKHART ST PHILADELPHIA PA 19132
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APPLICANT Permit Philly LLC DBA: Permit Philly	1650 Market Street STE 3600 Philadelphia, PA 19103 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. ALSO TO INCLUDE 2ND AND 3RD FLOOR BALCONIES AND A GREEN ROOF. FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING AND ANI FOUR(4) CLASS A1 BICYCLE PARKING SPACES. AMENDED AS OF 6/23/2021 FOR A CORRECTION IN PERMIT LANGUAGE. NO PROPOSED ROOF DECK.
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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. Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3028 W DAUPHIN ST Philadelphia, PA 19132-3440

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

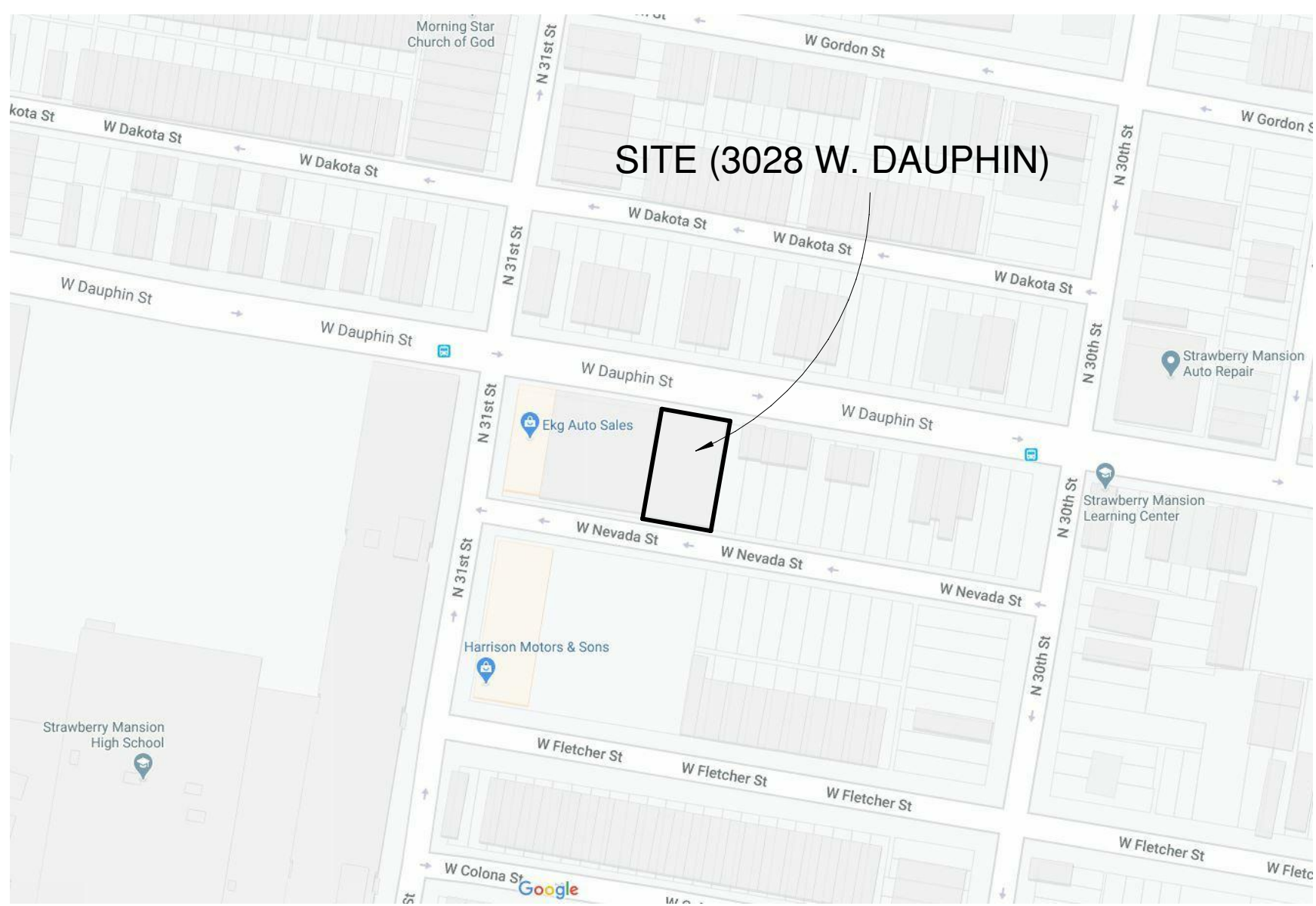
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

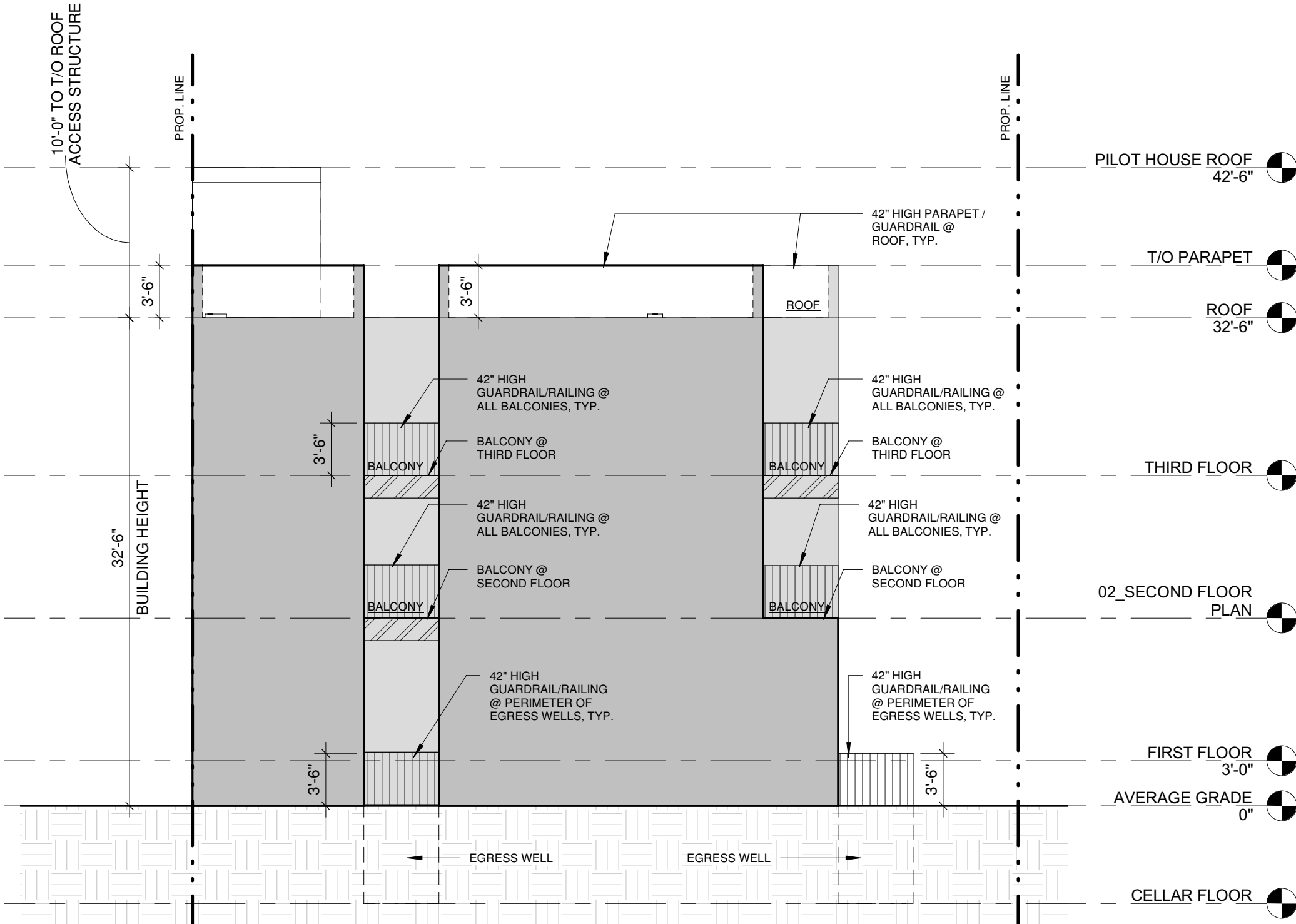
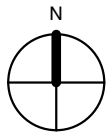
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

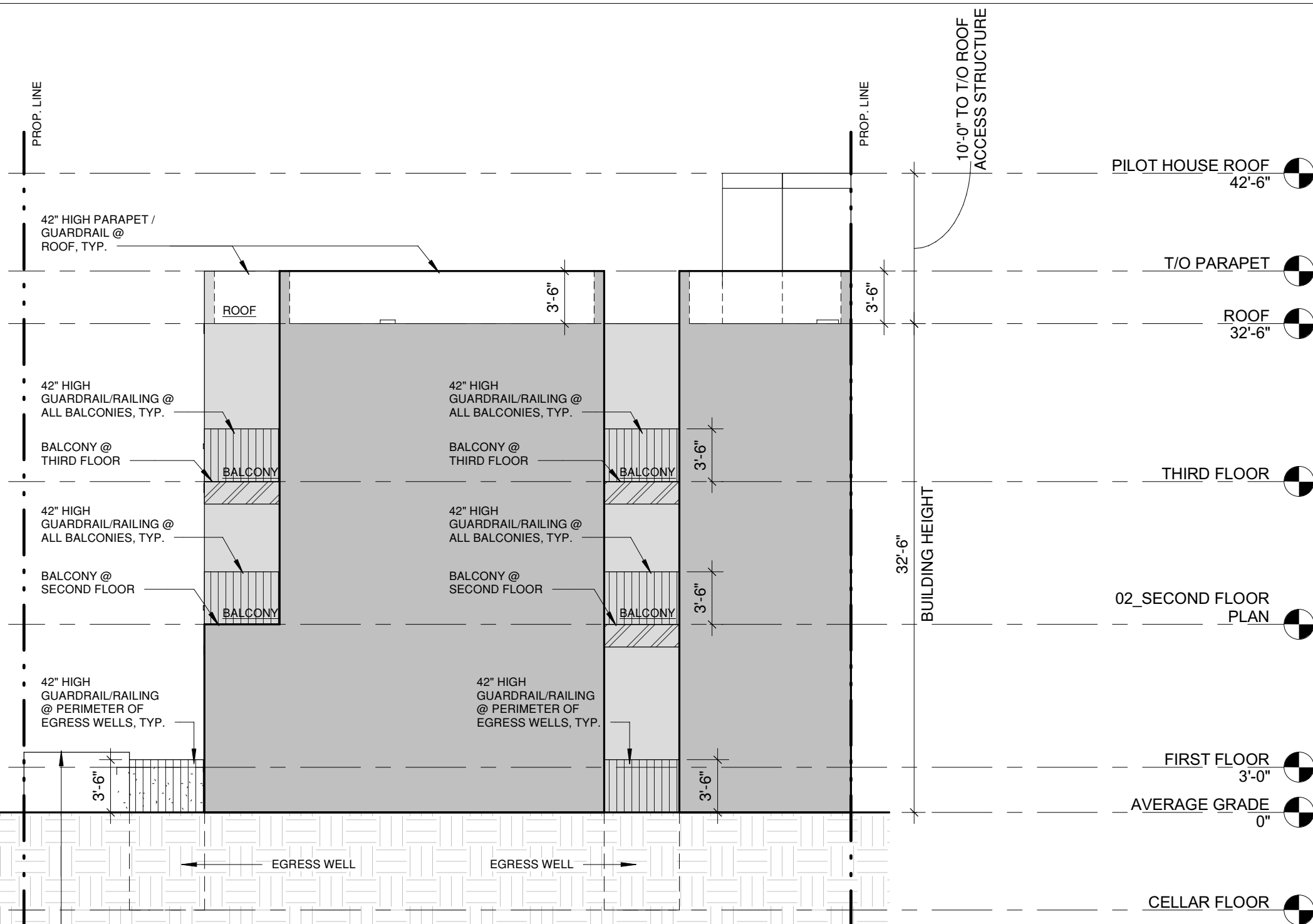


SITE (3028 W. DAUPHIN)



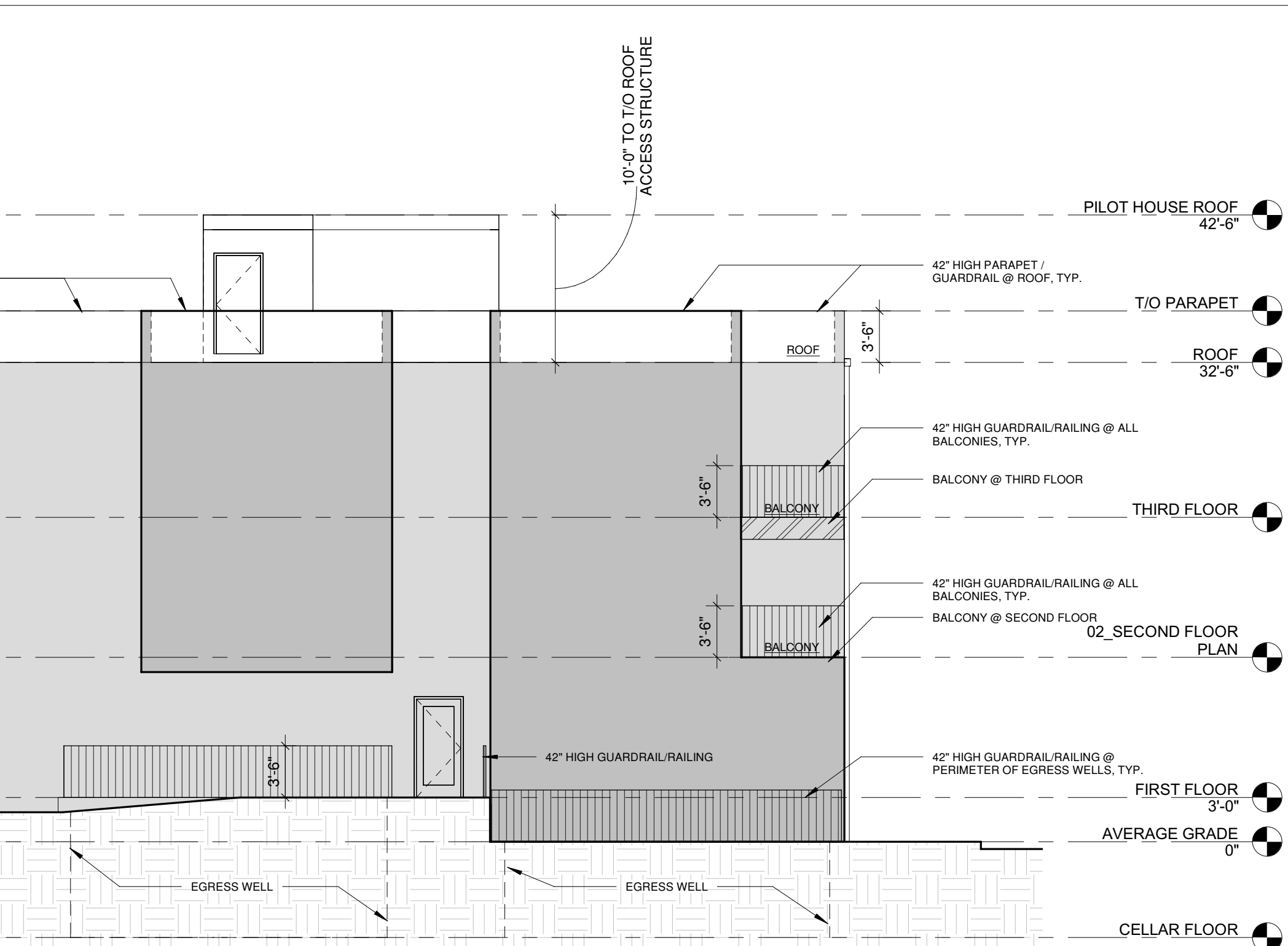
W. DAUPHIN ZONING ELEVATION

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



W. NEVADA ST. ZONING ELEVATION

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

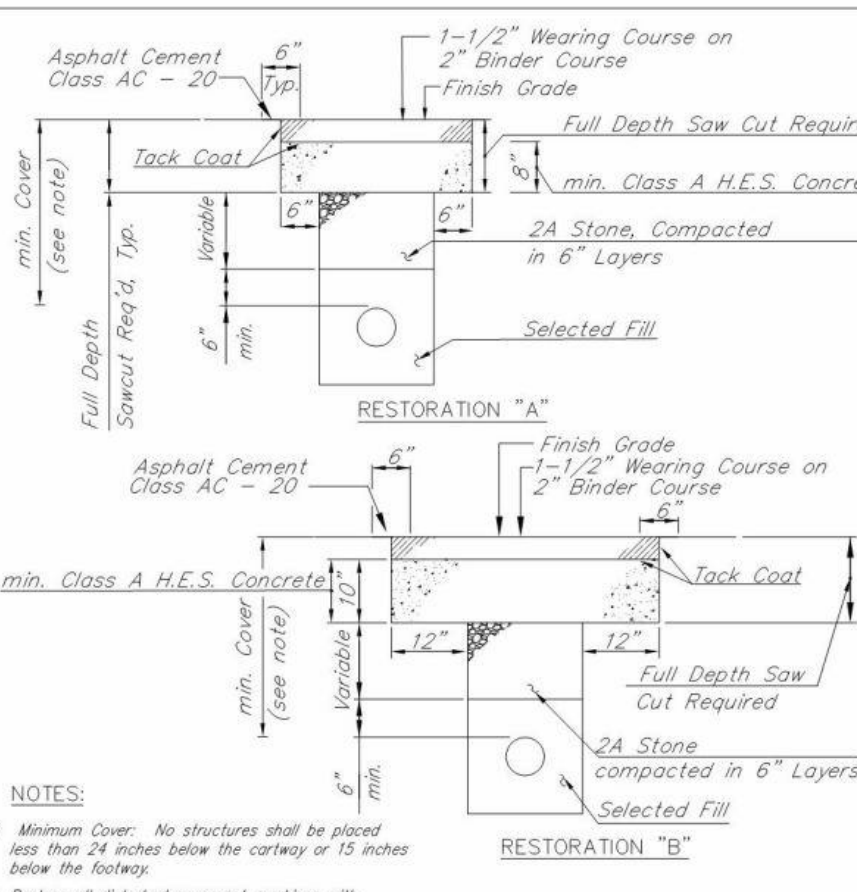
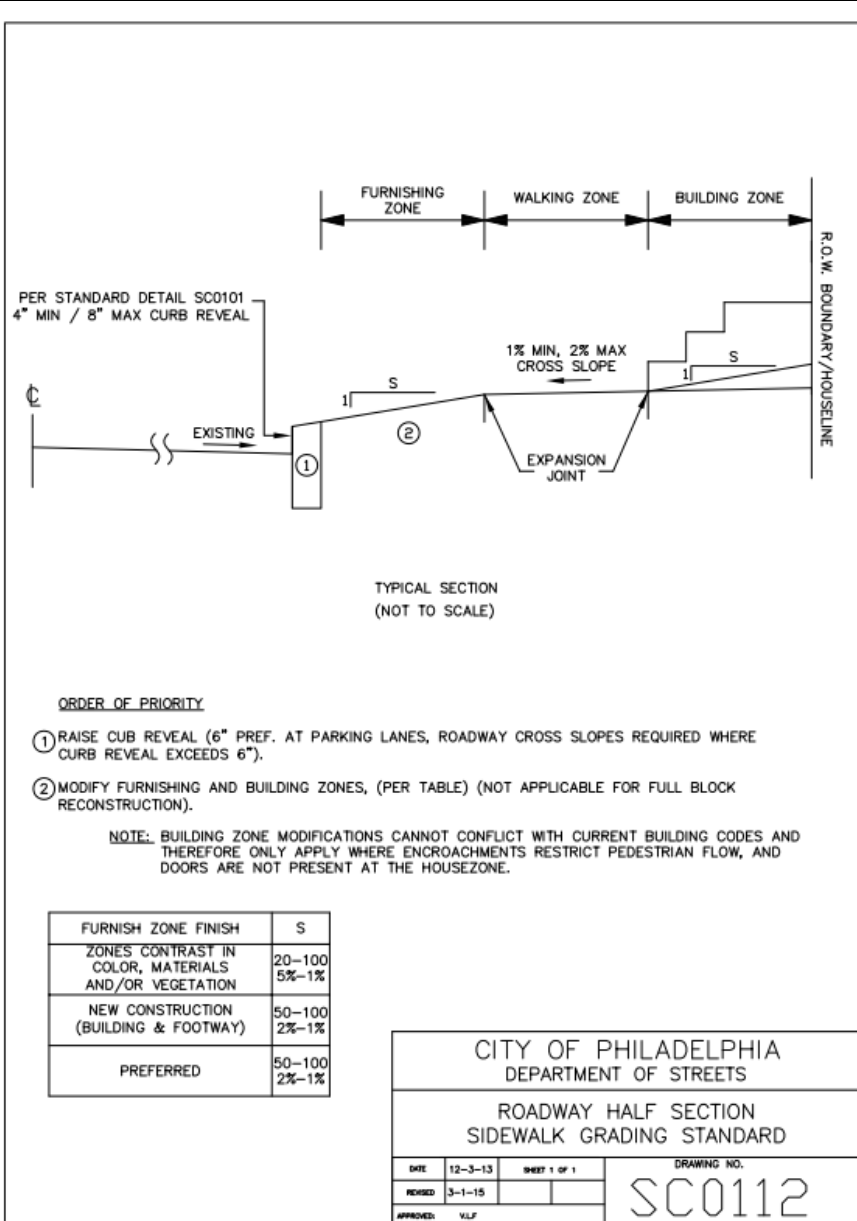


WEST ELEVATION

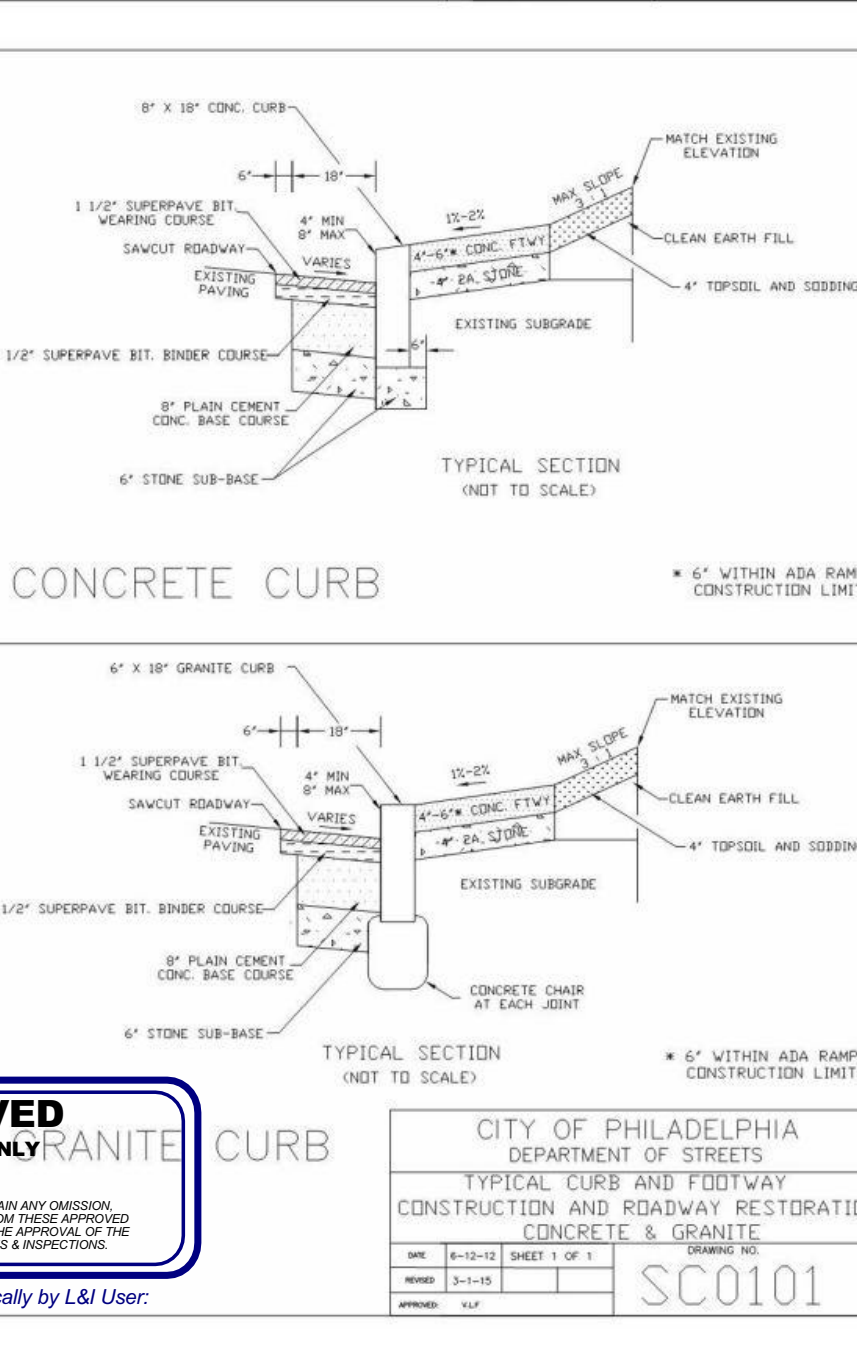
SCALE: 1/8" = 1'-0"

LOCATION PLAN

SCALE: 1/4" = 1'-0"



CONCRETE CURB



SITE DETAILS

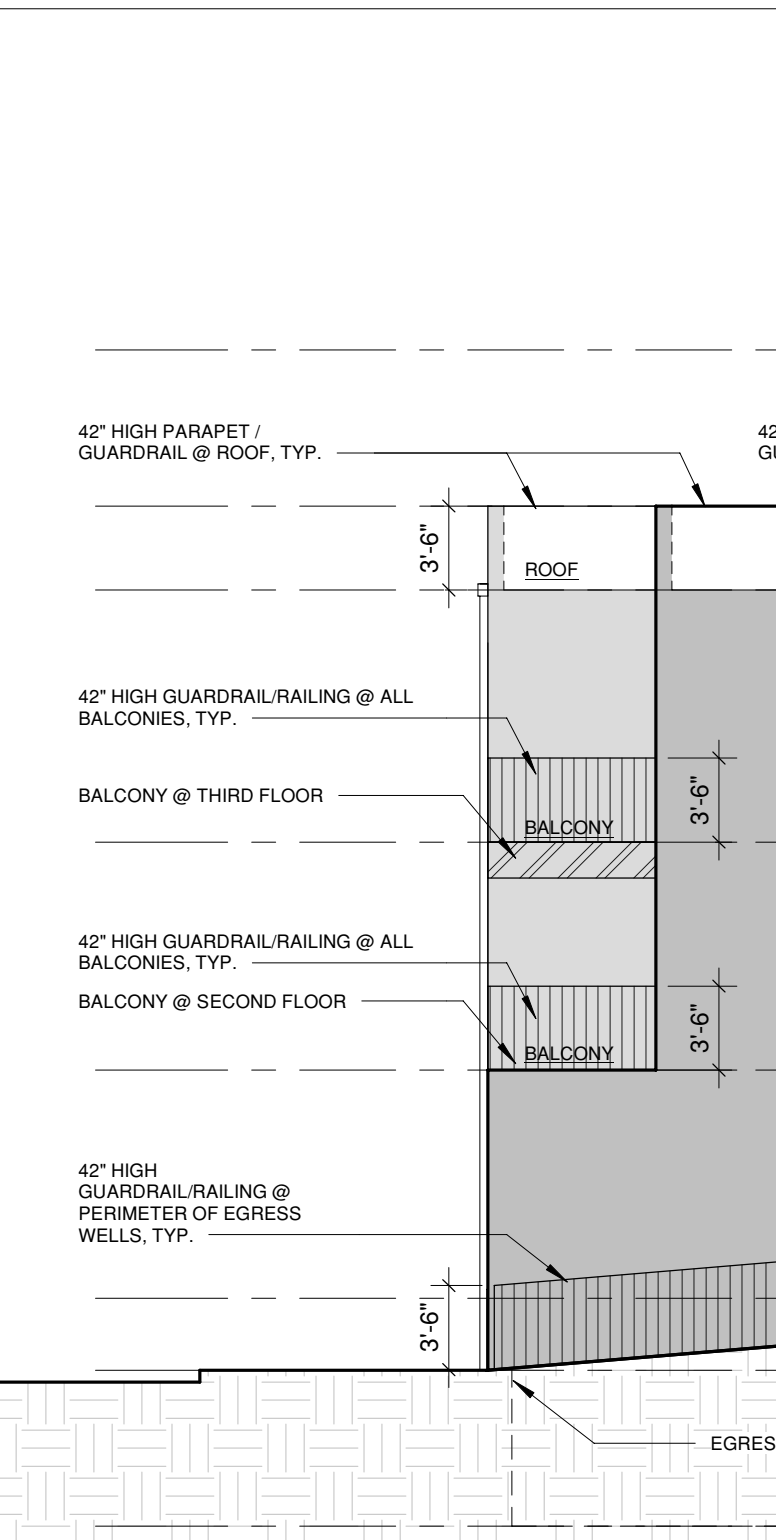
SCALE: 1/4" = 1'-0"

ZONING DATA		
PM 1 ZONING DISTRICT	REQUIRED	PROPOSED
LOT WIDTH	16'-0" MIN.	55'-0" EXISTING
LOT AREA	1,440 MIN.	4,510 SQFT
OCCUPIED AREA	75% MAX	3,382.5 SF (75%)
OPEN AREA	INTERMEDIATE: 25%	1,127.5 SQFT (25%)
FRONT YARD	0'-0"	0'-0"
RESIDENTIAL SIDE YARD, MULTI-FAMILY, SEMI-DETACHED	12'-0" MIN.	12'-0" MIN.
REAR YARD DEPTH	N/A**	N/A**
HEIGHT	38'-0" MAX	+/- 32'-6" (38'-0" MAX.)
PROPOSED BUILDING INFORMATION		
EARTH DISTURBANCE	5,000SF MIN. REQD.	5,000SF MIN.
GROSS AREA		+/- 13,143.5 SQFT
PROPOSED RESIDENTIAL UNITS		(12) DWELLINGS ***
GREEN ROOF DENSITY BONUS	2,029.5 SF MIN. GREEN ROOF AREA REQD.	2,029.5 SF MIN. GREEN ROOF AREA REQD. REFER TO CIVIL DWGS. FOR EARTH DISTURBANCE LIMITS
PROPOSED PARKING STALLS	NA	NA
LANDSCAPE REQ. FOR PARKING EXPOSED TO THE SKY	NA	NA
STREET TREES	N/A***	N/A
CLASS 1-A BIKE STALLS	4 STALLS	4 STALLS

DIMENSIONAL STANDARD NOTES:
**SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK, AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDINGS ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.
***WHEN A PROPERTY IS BOUNDED BY TWO STREETS THAT ARE OPPOSITE EACH OTHER, THE REMAINING TWO PROPERTY LINES SHALL BE CONSIDERED SIDES AND THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THE REMAINING LOT LINES. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.
***WHEN THE GREEN ROOF CONDITIONS SET FORTH IN 14-602(7) ARE MET.
***NOT REQUIRED FOR DEVELOPMENT ON LOTS LESS THAN 5,000SF.

ZONING DATA

SCALE: 1/4" = 1'-0"

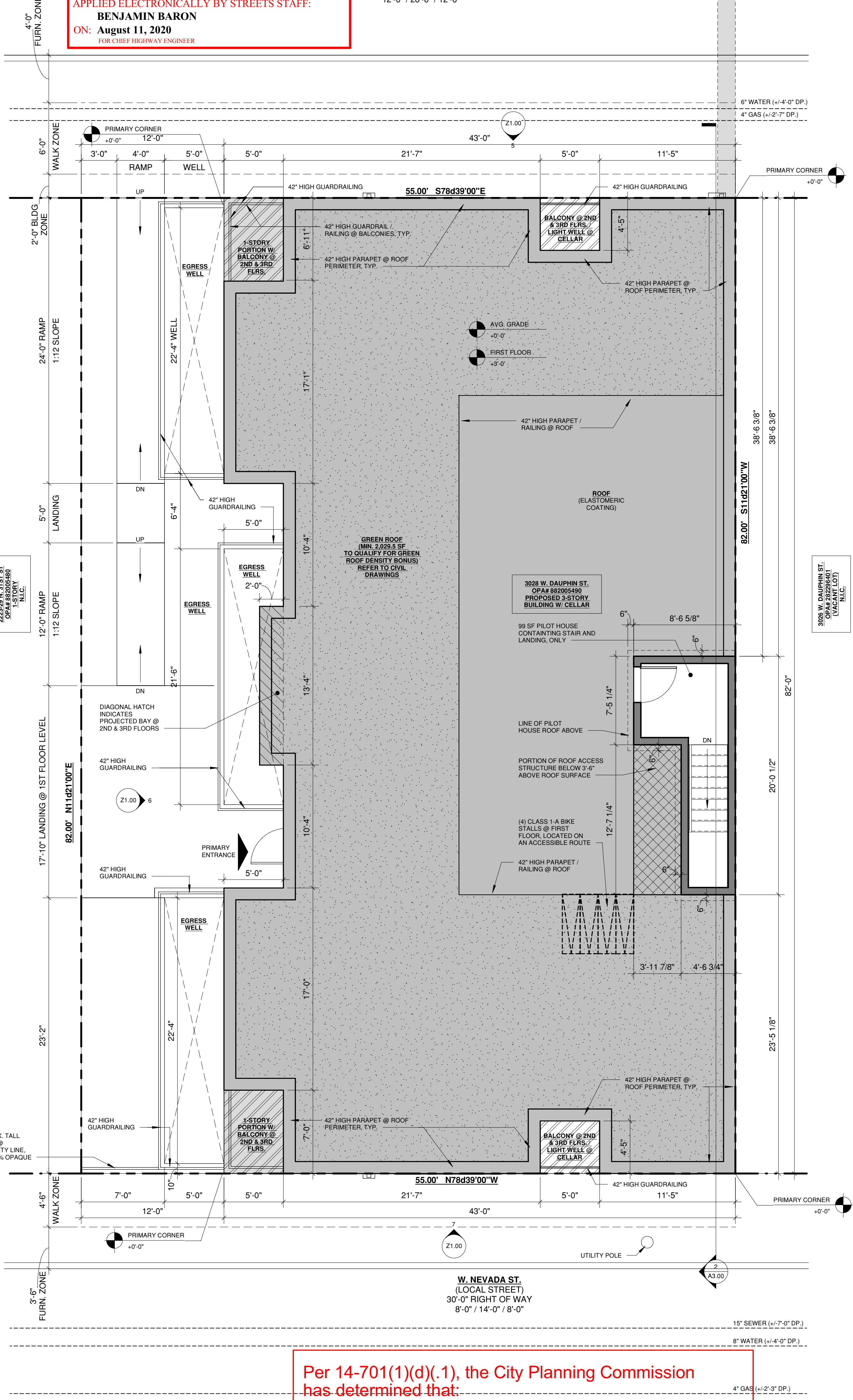


WEST ELEVATION

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

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
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 OBTAIN THE APPROVAL OF THE ZONING AUTHORITY
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAYS REVIEW (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN:
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON
ON: August 11, 2020
FOR CHIEF HIGHWAY ENGINEER

W. DAUPHIN ST.
(CITY NEIGHBORHOOD STREET)
50'-0" RIGHT OF WAY
12'-0" / 26'-0" / 12'-0"



ZONING PLAN

SCALE: 3/16" = 1'-0"

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
_____ is the primary street;
Opposite of _____ Street is the rear;
_____ n/a _____ Street is the rear street
Applied Electronically by: PAULA BURNS E-166
July 7, 2020
PHILADELPHIA CITY PLANNING COMMISSION