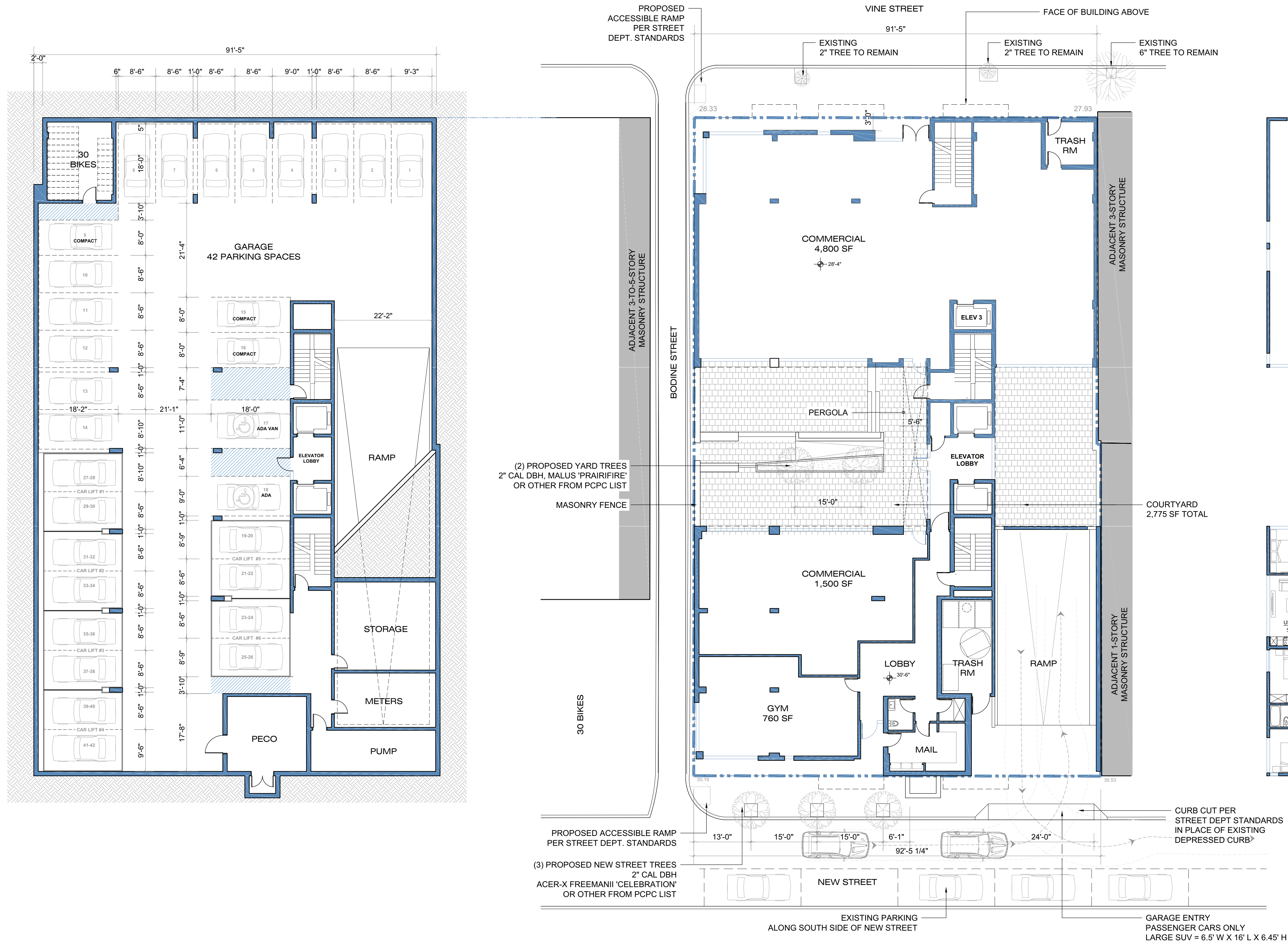




DATE	ISSUE
1 01.05.2025	ZONING AMENDMENT



PARKING LEVEL PLAN
SCALE: 3/32"= 1'-0"

2 FIRST FLOOR PLAN
SCALE: 3/32"= 1'-0"

3 SECOND FLOOR PLAN
SCALE: 3/32"= 1'-0"

230 VINE STREET
PHILADELPHIA, PA 19123

ZONING PLAN

OWNER:
GROOM INVESTMENTS, LLC
1024 N 3rd Street, Suite 301
Philadelphia, PA 19123

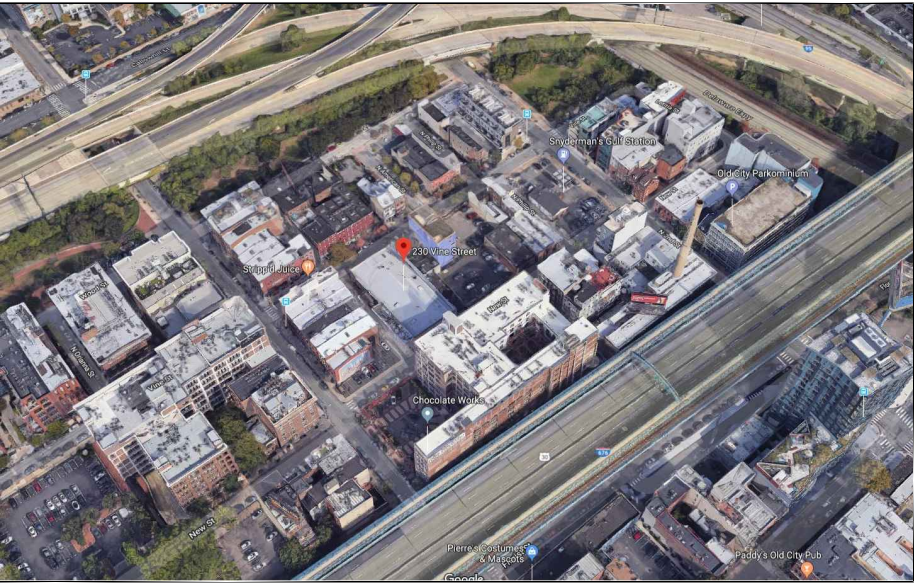
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Proposed Development at:

230 VINE STREET

230-36-38 Vine St. & 237 New St. & 255 Bodine St., Philadelphia, PA 19106

GROOM INVESTMENTS, LLC
1024 N 3rd Street, Suite 301
Philadelphia, PA 19124



AERIAL VIEW



VIEW FROM NW - VINE STREET



VIEW FROM SW - NEW STREET



VIEW FROM SE - NEW STREET



ZONING MAP

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: N/A

PRIMARY FRONTAGE: N/A

REAR STREET: _____

Applied Electronically By: DANIEL FARRELL
December 9, 2022 Ledger No.: **E-3938**

Philadelphia City Planning Commission

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

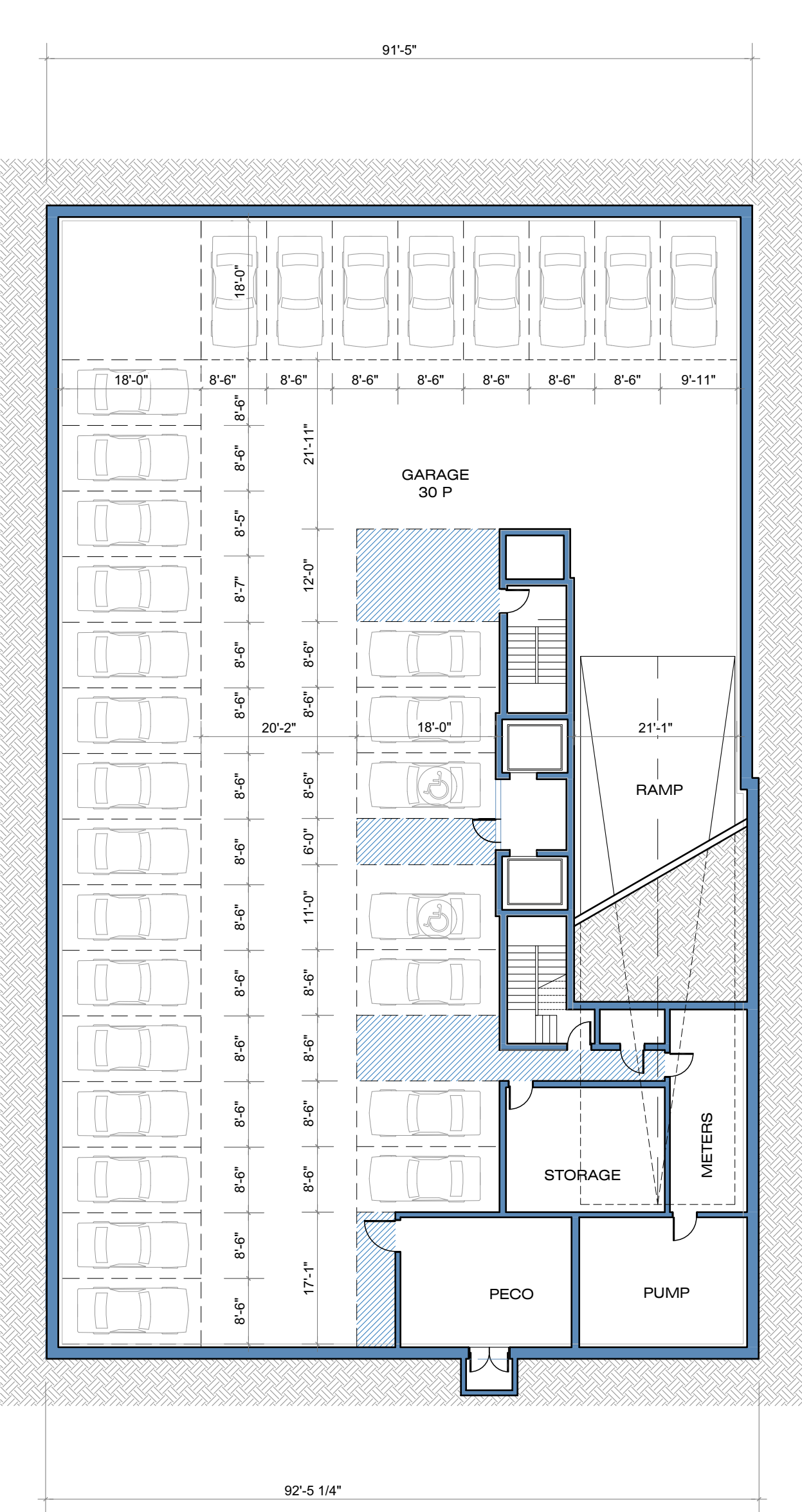
☒ APPROVED ☐ DISAPPROVED ☐ WIRELESS TOWERS

☐ WAIVED ☐ IN-LIEU FEE \$ _____ ☐ APPROVED ☐ DISAPPROVED

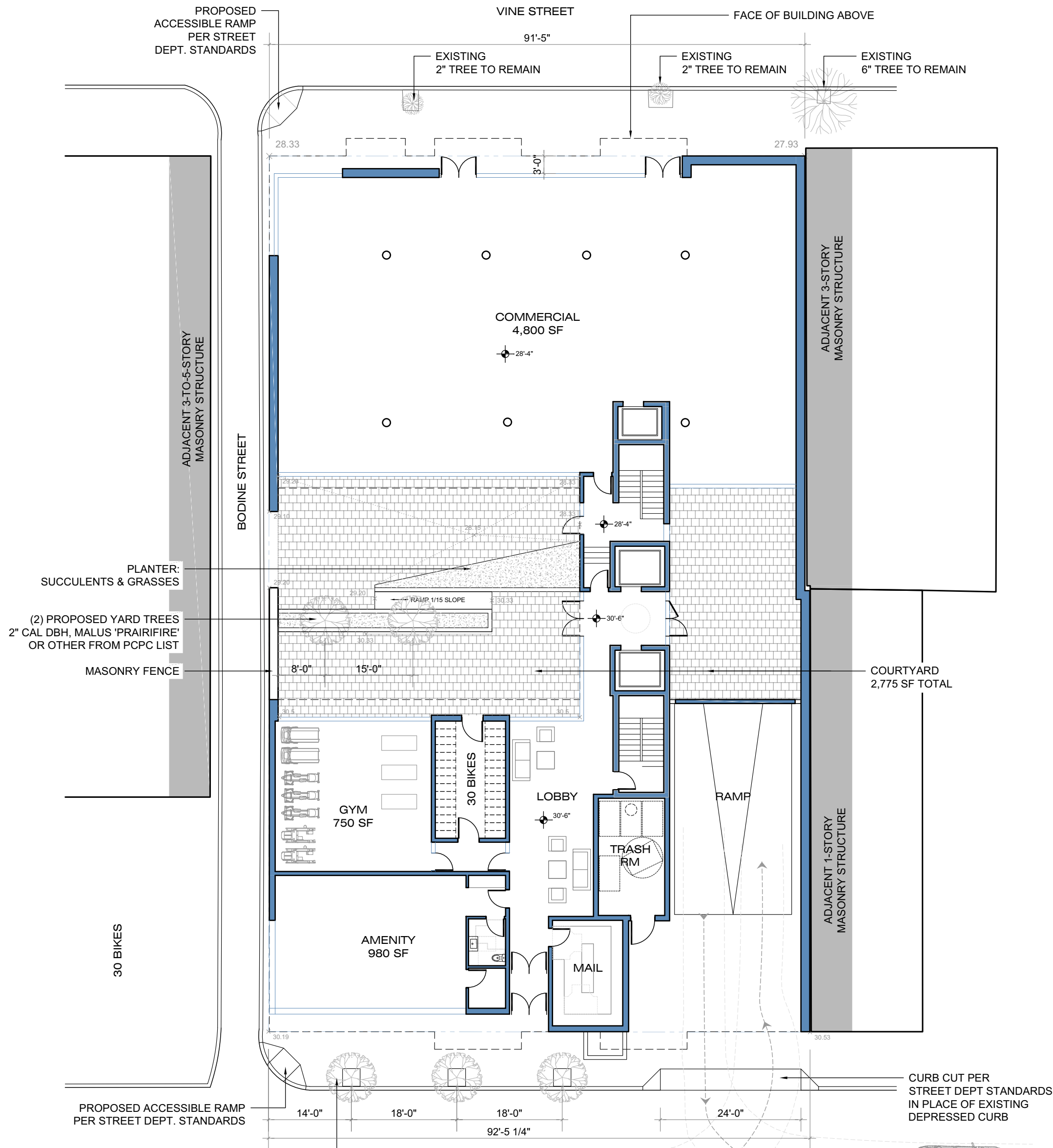
Applied Electronically By: DANIEL FARRELL
December 9, 2022 Ledger No.: **E-3938**

Philadelphia City Planning Commission

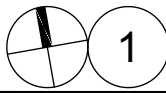
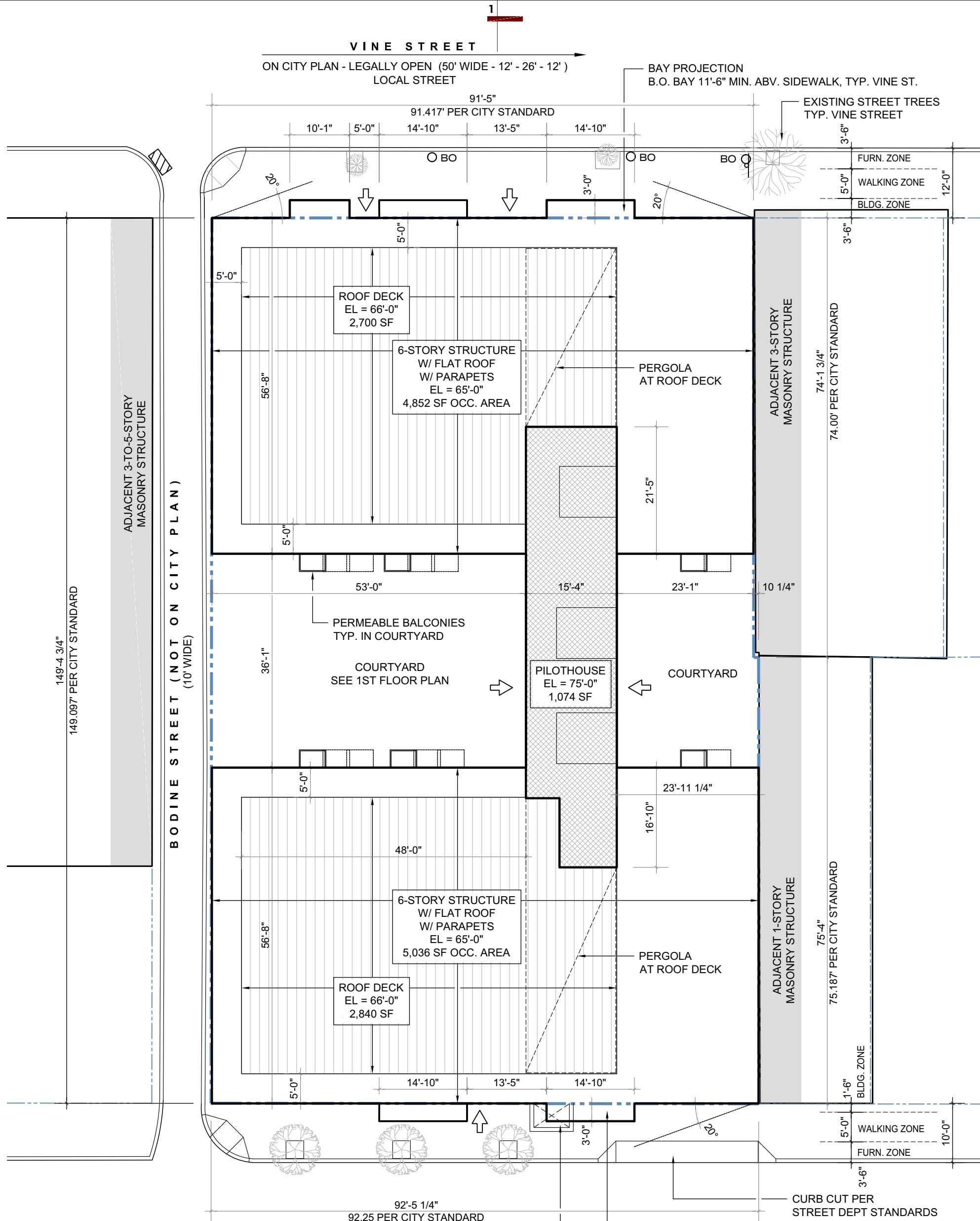
ZONING CODE ANALYSIS			
Project Location:	230-36-38 Vine St. & 237 New St. & 255 Bodine St., Philadelphia, PA 19106		
Owner:	Groom Investments, LLC		
Historic Status:	Old City Historic District/ non-contributing		
Frontage:	Vine St. - Local St.; New St. - Local St.; N Bodine St. - Other		
Zoning District:	CMX-3 CTR - Vine Street Area / CTR - Old City Residential Central CTR - Old City Residential / CTR - Center City Residential District Control Area CTR - Center City Commercial District Control Area Old City Residential Supplemental Use Controls		
PROPOSED DEVELOPMENT			
	Required/Permitted by Philadelphia Zoning Code	Code Reference	Proposed Development
Use:	Community Commercial Mixed-Use	Table 14-602-2 Table 14-502-2	1st Flr = Retail & Residential Amenity 2nd - 6th Flr = Residential
Number of Residential Units	-		85
Accessory Use		14-604 (5)	Roof Deck
Number of Off-Street Parking Spaces	26	Table 14-802-2	30
Bycycle Parking	29	Table 14-804-1	30
Lot Dimensions:			
Width (ft.)	n/a	Table 14-701-3	91'-5"
Min. Lot Area (sq.ft.)	n/a	Table 14-701-3	13,737.9 (US Standard) 13698.2 (City Standard)
Max Occupied Area (% of lot)	80%	Table 14-701-3	79.80% (10,963 sq.ft.)
Min. Open Area (% of lot)	20%	Table 14-701-3	20.2% (2,775 sq.ft.)
Yards:			
Front Yard Setback	n/a	Table 14-701-3	0
Side Yard Width, Each (ft.)	8' if used	Table 14-701-3	n/a
Rear Yard Depth (ft.)	n/a	Table 14-701-3	0
Yard Area (sq.ft.)			
Landscape:			
Street Trees - Vine Street	3	14-705 (2) (c)	3 Existing
Street Trees - New Street	3	14-705 (2) (c)	3 Proposed New
Yard Trees	2	14-705 (1) (e)	2
Height:			
Building Height	65'	14-502(3)(h)	65'
Number of Stories	n/a		6
FAR:			
% of lot area	500%	Table 14-701-3	491%
Gross Floor Area (sq.ft.)			67,690



PARKING LEVEL PLAN
SCALE: 1/16"= 1'-0"



FIRST FLOOR PLAN WITH LANDSCAPE PLAN
SCALE: 1/16"= 1'-0"



PROPOSED ZONING PLAN
SCALE: 1/16"= 1'-0"



C 215-768-8225
T 215-923-1028
F 215-923-1029

1024 N 3rd St., Ste 201, Phila, PA 19123
AtriumDesignGroup.com



DATE ISSUE

1 12.09.2022 ZONING

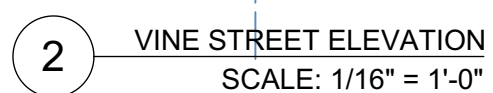
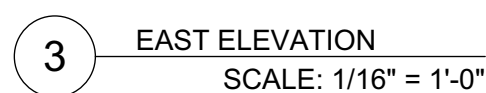
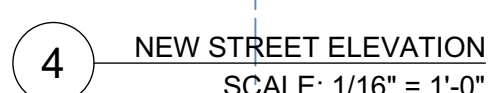
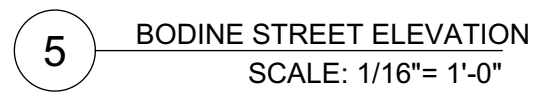
230 VINE STREET
PHILADELPHIA, PA 19123

ZONING PLAN

OWNER:
GROOM INVESTMENTS, LLC
1024 N 3rd Street, Suite 301
Philadelphia, PA 19123

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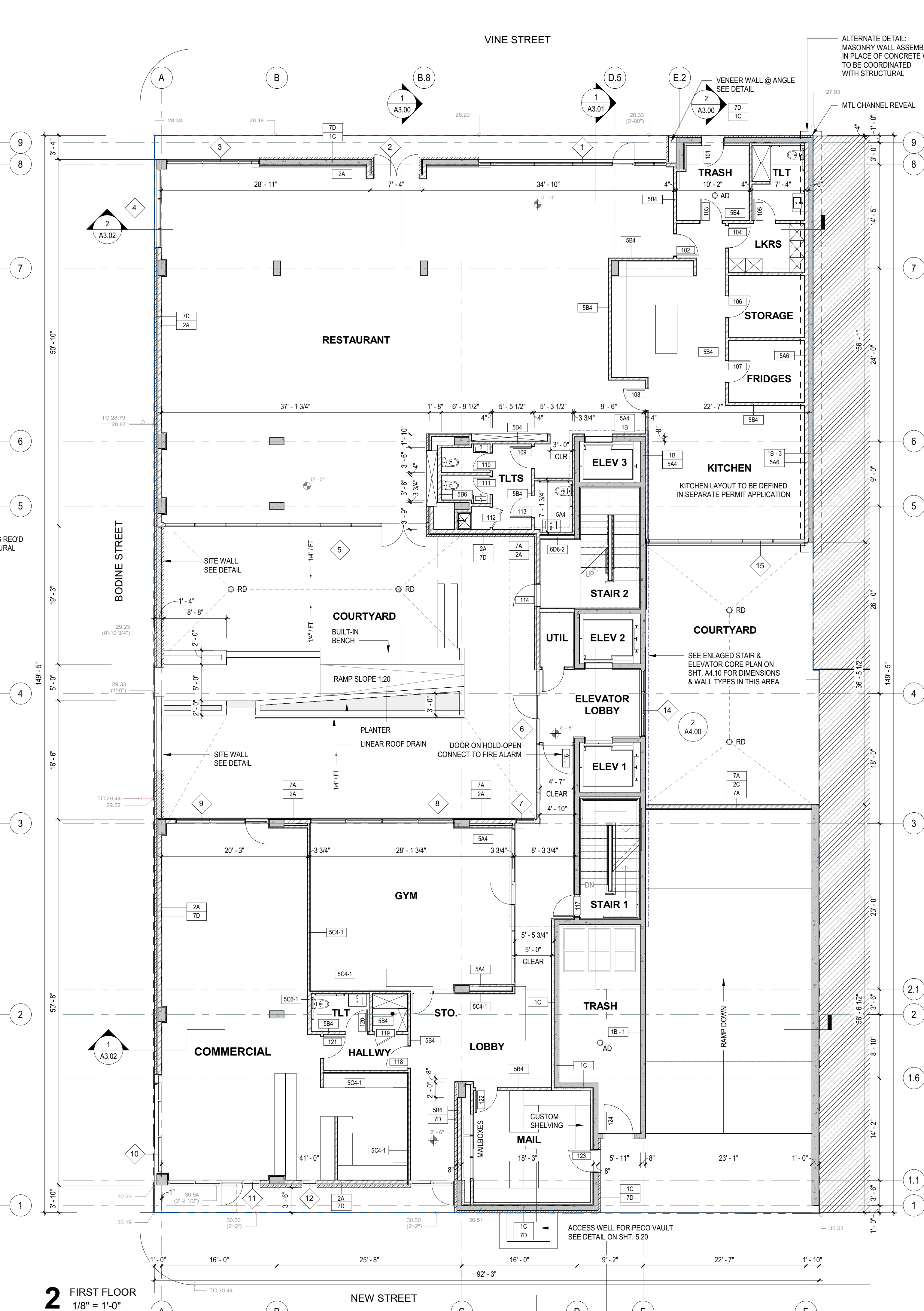
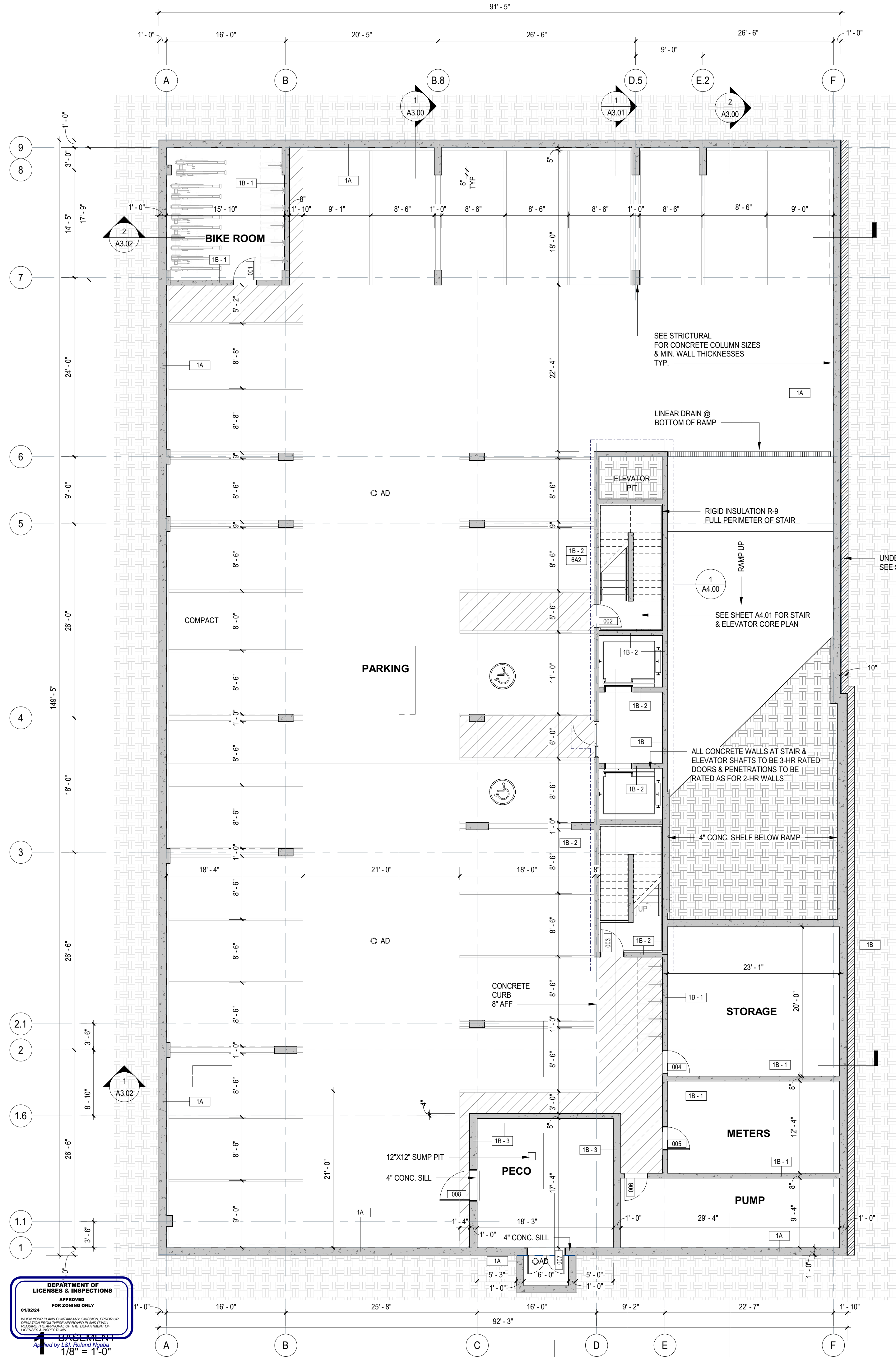
Z1



Applied by L&J: Roland Ngabo

OWNER:
GROOM INVESTMENTS, LLC
1024 N 3rd Street, Suite 301
Philadelphia, PA 19123

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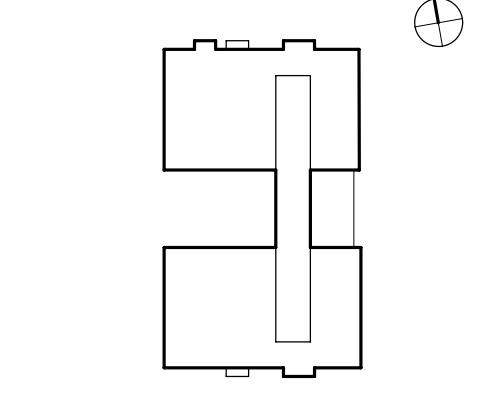


Atrium
Design Group
C 215-768-8225
T 215-923-1028
305 N 15th St, Suite 201, Phila PA 19102
AtriumDesignGroup.com

REGISTERED ARCHITECT
PENNSYLVANIA
J. M. HANCOCK
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STRUCTURAL
LARSEN & LANDIS
11 W THOMPSON STREET
PHILADELPHIA, PA 19125
T: (215) 232-7207
E: blandis@larsenlandis.com

230 VINE STREET
230 VINE STREET, PHILADELPHIA, PA 19106
GROOM INVESTMENTS, LLC
305 N. 15TH STREET, SUITE 201
PHILADELPHIA PA, 19102
T: (215) 923-1028



BUILDING PERMIT
PROJECT NO. 18 - 230
NO. DATE DESCRIPTION
08/21/23 BUILDING PERMIT

FLOOR PLANS
A1.00

8/21/2023 6:49:27 PM

Zoning Permit

Permit Number ZP-2022-012583

LOCATION OF WORK 230-36 VINE ST, Philadelphia, PA 19106-1293	PERMIT FEE \$642.00	DATE ISSUED 10/17/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER GROOM INVESTMENTS LLC	622 SOUTH 04TH STREET 63717 GROOM INVESTMENTS LLC PHILADELPHIA PA 19147
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF AN EXISTING STRUCTURE. FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATIONS AS SHOWN ON THE PLANS. **SEE ZBA APPROVAL UNDER ZP-2022-11496** AMENDED AS OF 10/31/2023 FOR A MODIFICATION TO THE PARKING LAYOUT.** AMENDED AS OF 5/16/2025 FOR A PARKING LAYOUT MODIFICATION AND USE DETAILS.**

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)
--

 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-2022-012583

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

230-36 VINE ST, Philadelphia, PA 19106-1213

ADDITIONAL USE DETAILS

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

For use as multi-family household living for a total of eighty-five(85) dwelling units, a vacant commercial space at the ground floor (new use registration required prior to occupancy). Thirty(30) off-street parking spaces to be provided with two (2) accessible parking spaces. Thirty (30) class 1A bicycle parking spaces to be provided.**Amended as of 5/16/2025 for a reduction of proposed dwelling units to 77 and to provide an additional vacant commercial space; for a total of two (2) vacant commercial 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.