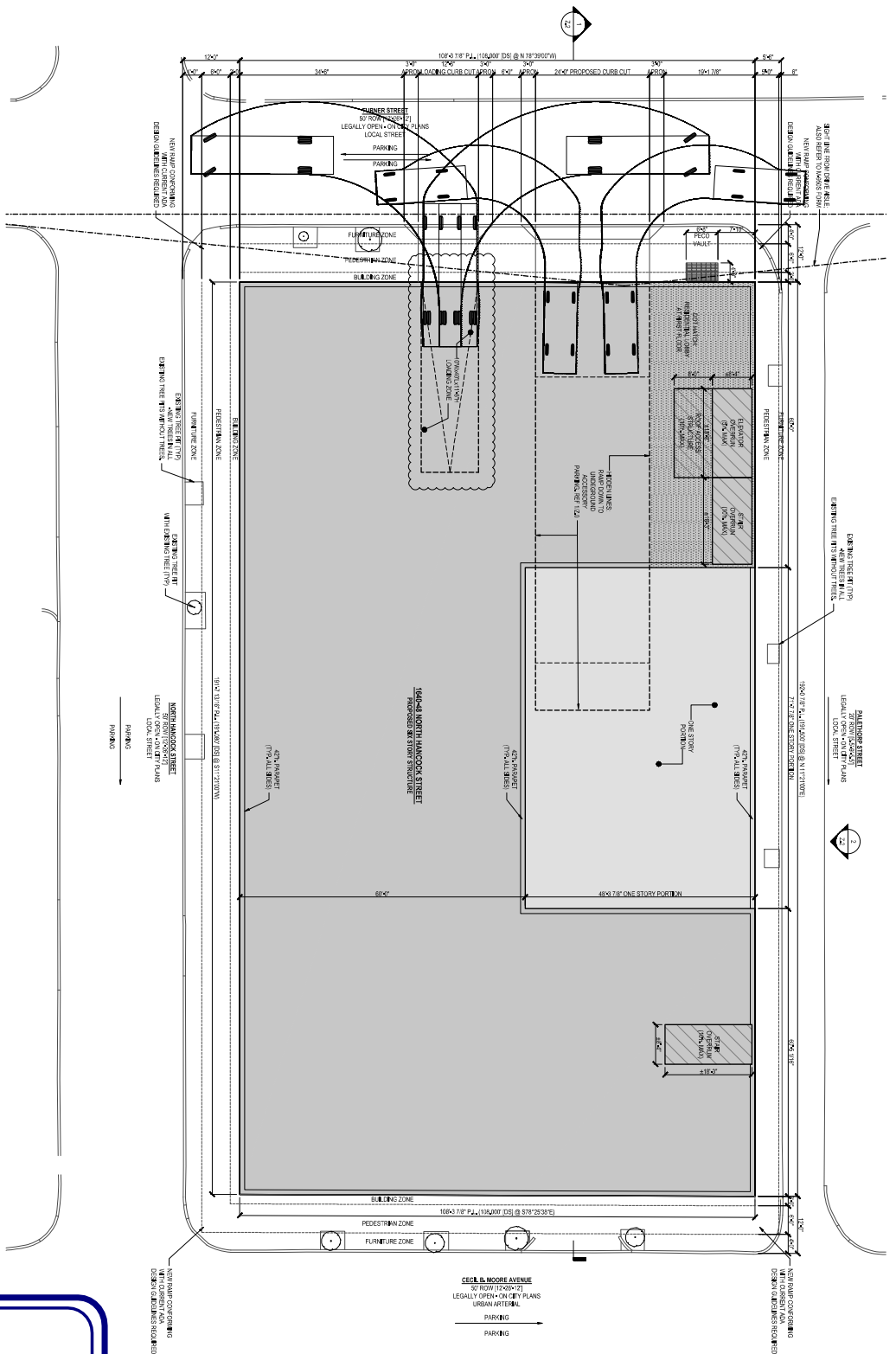




STAMP REGION

1. ALL CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT OR ENGINEER OF RECORD AND SHALL BE APPROVED BY THE CITY ENGINEER OF RECORD.

2. ALL CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT OR ENGINEER OF RECORD AND SHALL BE APPROVED BY THE CITY ENGINEER OF RECORD.

1640-48 NORTH HANCOCK STREET - PROJECT SUMMARY

1. PROJECT LOCATION: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

2. PROJECT TYPE: COMMERCIAL/RESIDENTIAL

3. PROJECT DESCRIPTION: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

4. PROJECT OWNER: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

5. PROJECT CONTACT: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

6. PROJECT DATE: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

7. PROJECT STATUS: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

8. PROJECT NOTES: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

1640-48 NORTH HANCOCK STREET - PARKING SUMMARY

1. PROJECT LOCATION: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

2. PROJECT TYPE: COMMERCIAL/RESIDENTIAL

3. PROJECT DESCRIPTION: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

4. PROJECT OWNER: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

5. PROJECT CONTACT: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

6. PROJECT DATE: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

7. PROJECT STATUS: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

8. PROJECT NOTES: 1640-48 NORTH HANCOCK STREET, PHILADELPHIA, PA 19122

APPROVED
FOR ZONING ONLY

07/06/21

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

Applied Electronically by L&I User:

ZONING ONLY

Z.1

DRAWING NUMBER:

ZONING SITE PLAN

DRAWINGS CHECKED BY:

DRAWINGS PREPARED BY:

DATE:

PROJECT:

LOCATION:

SCALE:

NOTES:

REVISIONS:

DATE:

PROJECT:

LOCATION:

SCALE:

NOTES:

REVISIONS:

DATE:

PROJECT:

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REVISIONS:

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NOTES:

REVISIONS:

DATE:

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LOCATION:

SCALE:

NOTES:

REVISIONS:

DATE:

PROJECT:

LOCATION:

PROJECT ADDRESS:

1640-48 NORTH HANCOCK STREET

PHILADELPHIA, PA 19122

PROJECT CONTACT:

1640-48 NORTH HANCOCK STREET

PHILADELPHIA, PA 19122

PROJECT DATE:

07/06/21

PROJECT STATUS:

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PHILADELPHIA, PA 19122

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07/06/21

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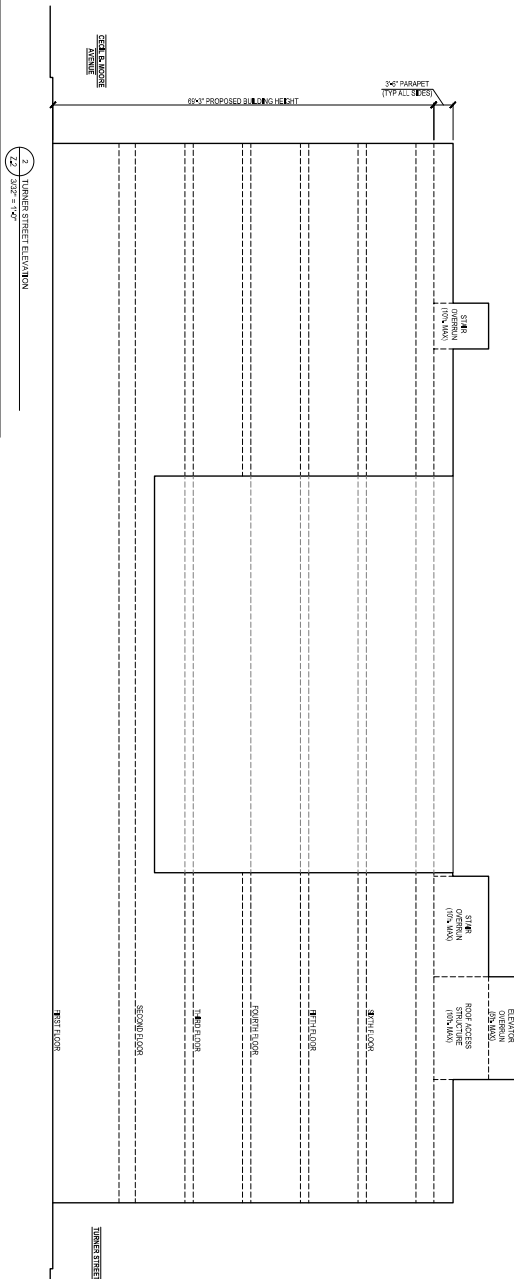
1640-48 NORTH HANCOCK STREET

PHILADELPHIA, PA 19122

PROJECT CONTACT:

1640-48 NORTH HANCOCK STREET

PHILADELPHIA, PA 19122



Zoning Permit

Permit Number ZP-2020-006614

LOCATION OF WORK 1640-48 N HANCOCK ST, Philadelphia, PA 19122-3120	PERMIT FEE \$2,972.00	DATE ISSUED 6/2/2021
	ZBA CALENDAR MI-2021-000959	ZBA DECISION DATE 6/2/2021
	ZONING DISTRICTS ICMX	

PERMIT HOLDER CANDICE LLC	1350 Schuylkill AVE PHILADELPHIA PA 19146
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OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR COMPLETE DEMOLITION OF ALL EXISTING STRUCTURE ON THE LOT; AND FOR ERECTION OF AN ATTACHED STRUCTURE (HEIGHT 69.25 FT) WITH BELOW GRADE PARKING GARAGE AND ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
--

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) Provisos: NONE (MI-2021-000959)



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-2020-006614

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1640-48 N HANCOCK ST, Philadelphia, PA 19122-3120

ADDITIONAL USE DETAILS

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

FOR THE EXTENSION OF ZONING PERMIT ZP-2020-006614 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 06/02/25) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PLANS OR PERMIT LANGUAGE. FOR VACANT COMMERCIAL SPACES ON GROUND FLOOR (USES AS PERMITTED ON ICMX); USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY); AND MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED-TEN (110) DWELLING UNITS ON 2ND THROUGH 6TH FLOORS; AND ACCESSORY INTERIOR BELOW GROUND THIRTY-SIX (36) PARKING SPACES INCLUDING 2 ADA SPACES (1 VAN ACCESSIBLE), 4 AUTO SHARE SPACES ,3 ELECTRIC PARKING & CHARGING SPACES, AND ONE (1) OFF STREET LOADING SPACES AND 64 BICYCLE PARKING SPACES (CLASS 1A) ON ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN. (NO SIGN ON THIS APPLICATION).

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.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2020-006614	Zoning District(s): ICMX	Date of Refusal: 1/28/2021
Address/Location: 1640-48 N HANCOCK ST, Philadelphia, PA 19122-3120 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

FOR COMPLETE DEMOLITION OF ALL EXISTING STRUCTURE ON THE LOT; AND FOR ERECTION OF AN ATTACHED STRUCTURE (HEIGHT 69.25 FT) WITH BELOW GRADE PARKING GARAGE AND ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

USES: FOR VACANT COMMERCIAL SPACES ON GROUND FLOOR (USES AS PERMITTED ON ICMX); USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY); AND MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED-TEN (110) DWELLING UNITS ON 2ND THROUGH 6TH FLOORS; AND ACCESSORY INTERIOR BELOW GROUND THIRTY-SIX (36) PARKING SPACES INCLUDING 2 ADA SPACES (1 VAN ACCESSIBLE), 4 AUTO SHARE SPACES ,3 ELECTRIC PARKING & CHARGING SPACES, AND ONE (1) OFF STREET LOADING SPACES AND 64 BICYCLE PARKING SPACES (CLASS 1A) ON ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN. (NO SIGN ON THIS APPLICATION).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>		
Table 14-602-3	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (110) DWELLING UNITS IS EXPRESSLY PROHIBITED IN THE ICMX INDUSTRIAL ZONING DISTRICT.		
TABLE 14-806-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	OFF STREET LOADING SPACES	6 SPACES	1 SPACE
Table 14-701-4 Table 14-701-4	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		<u>ALLOWED</u>	<u>PROPOSED</u>
	MAXIMUM FLOOR AREA RATIO (FAR) (% OF LOT AREA)	500%	517%
	MAXIMUM HEIGHT	60 FT	69.25 FT

TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

1/28/2021
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila. PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of:☒ **Refusal**☐ **Referral**

Application Number: ZP-2020-006614	Zoning District(s): ICMX	Date of Refusal: 1/28/2021
Address/Location: 1640-48 N HANCOCK ST, Philadelphia, PA 19122-3120 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Fee to File Appeal: \$ 300NOTES TO THE ZBA:Parcel Owner:

CANDICE LLC

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER1/28/2021
DATE SIGNED**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.