

Zoning Permit

Permit Number ZP-2024-009997

LOCATION OF WORK 101 W JOHNSON ST, Philadelphia, PA 19144-1911 2 Story Carriage House behind the Presser Senior Apartment Building. Carriage House is already collapsing and has been declared Imminently Dangerous by L&I.	PERMIT FEE \$58.00	DATE ISSUED 10/23/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA1	

PERMIT HOLDER PRESSER SENIOR APARTMENTS, LP	116 FOUNTAIN ST PHILADELPHIA PA 19127
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Full Demolition
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APPROVED DEVELOPMENT Complete demolition of 2 story carriage house declared Imminently. no other changes, size and location as shown on the plan. existing uses on the property shall remain.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

101 W JOHNSON ST, Philadelphia, PA 19144-1911

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

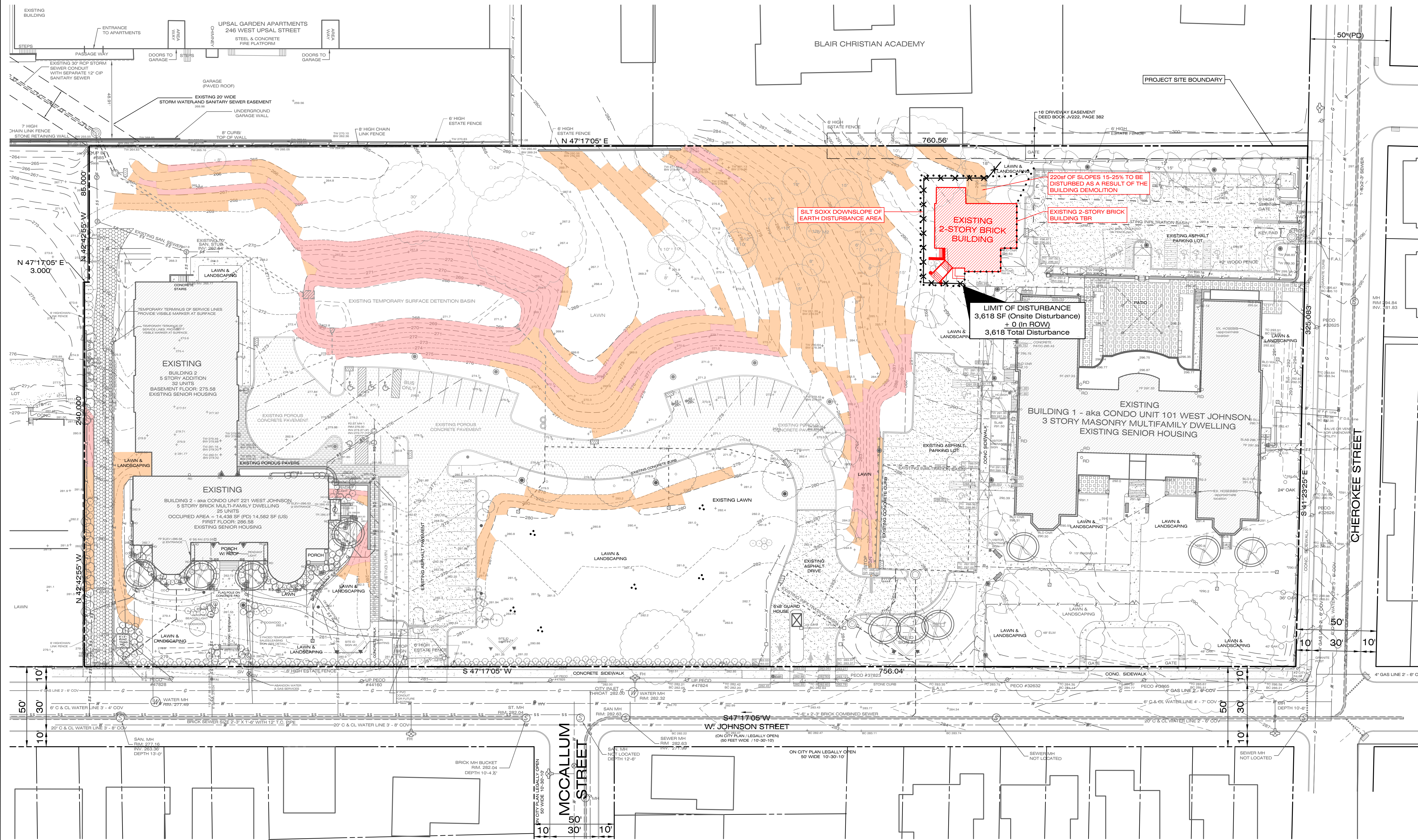
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



- LEGEND**
- EXISTING FEATURES**
- EXISTING PROPERTY LINE
 - TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - SEWER VENT
 - UTILITY POLE
 - SIGN
 - STREET LIGHT
 - BOLLARD
 - ROOF DRAIN
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - EXISTING BUILDING
 - EXISTING WALL
 - PROJECT PHASING BOUNDARIES
 - PROJECT PHASING BOUNDARIES
- POROUS PAVERS**
- POROUS CONCRETE**
- EXISTING CONTOUR**
- EXISTING SPOT ELEVATIONS**
- EXISTING TREES**
- EXISTING SHRUBS**
- STEEP SLOPES 15-25%**
- STEEP SLOPES 25%+**
- LIMITS OF DISTURBANCE**
- SILT FENCE**
- FEATURES IN RED TO BE DEMOLISHED**

UTILITY OWNERS

DATE CONTACTED: July 12th, 2024
SERIAL NUMBER: 2024181001-008
COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: BOB_HARVEY@COMCAST.COM
COMPANY: PECO ENERGY CO. USDC
ADDRESS: 400 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKASAMPINUS@PECO.COM
EMAIL: NIKKASAMPINUS@PECO.COM
COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, AREA TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC HUBERT
EMAIL: ERIC.HUBERT@PHILA.GOV
COMPANY: ZAYO BROADBAND FORMERLY PPL TELECOM LLC
ADDRESS: 1000 HARBESIDE DRIVE UNIT H
ABINGDON, MD 21001
CONTACT: GEORGE HUSS
EMAIL: GEORGE.HUSS@ZAYO.COM
COMPANY: CITY OF PHILADELPHIA
ADDRESS: 400 S STREET
PHILADELPHIA, PA 19120
CONTACT: KEVIN MCGINLEY
EMAIL: KEVIN.MCGINLEY@PHILA.GOV
COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JPM BLDG, ROOM 840 WMB
PHILADELPHIA, PA 19102
CONTACT: JOSEPH HUSEL
EMAIL: JOSEPH.HUSEL@PHILA.GOV
COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI
COMPANY: VECOLA ENERGY
ADDRESS: 2800 CHRISTIAN STREET
PHILADELPHIA, PA 19140
CONTACT: ERIC ELZEY
EMAIL: ERIC.ELZEY@VECOLA.COM
COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 1000 VIRGINIA DR
FORTY WASHINGTON, PA 19004
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.LIPPINCOTT@ONE.VERIZON.COM

OWNER / APPLICANT

PHILADELPHIA PRESERVATION GROUP, L.P.
116 Fountain Street
Philadelphia, PA 19127



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET C-1 FOR THE LIST OF LOCAL UTILITIES.

DEMOLITION NOTES:

- Recycled asphalt & crushed concrete may be used for aggregate in accordance with Pa DOT Publication 408 of 2007 as amended.
- All debris shall be removed from the site.
- The owner shall be responsible for closing all utility accounts.
- Contractor to provide 6' high security chain link fence surrounding the work area.

ABANDONED AND DISCONTINUED OPERATIONS:

- BARRIER** - If any construction or demolition operation is abandoned, discontinued, or interrupted a barrier meeting the requirements of Section 3306 of the Building Code shall be provided to protect the public from potential hazards on the site.
- FILLING AND GRADING** - When permits have expired and when no permits have been issued within 3 months of the cessation of excavation operations, the lot shall be filled and graded to eliminate all steep slopes, holes, obstructions or similar sources of hazard. Fill shall be free of organic material and construction debris. The final surface shall be graded in such a manner as to drain the lot, eliminate pockets in the fill, and prevent the accumulation of water without damaging any foundations on the premises or on the adjoining property.

DUST CONTROL NOTES

The following methods shall be considered for controlling dust:
Water-on Adhesives - On mineral soils (not effective on mud soils). Keep traffic off these areas.

Dust Control Materials	Water Dilution	Nozzle Type	Apply (Gallons/Acre)
Anticong asphalt emulsion	7:1	Coarse Spray	per manufacturer's specifications
Latex emulsion	12.5:1	Fine Spray	per manufacturer's specifications
Resin in water	4:1	Fine Spray	per manufacturer's specifications
Polyacrylamide (PAM)-spray on		Apply according to manufacturer's instructions.	
Polyacrylamide (PAM)-dry spray		to flocculate and precipitate suspended colloids. See Sediment Basin Standard (pg. 26-1)	
Acidulated Soy Bean Soap Slack	None	Coarse Spray	

APPROVED - Temporary surface and bring cloths to the surface. This is a temporary emergency measure to be used before all blowing starts. Begin blowing on windward side of the site. Use approved equipment which may produce the desired effect.

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DEMOLITION OPERATIONS:

- Demolition shall be performed by hand methods and shall be restricted to horizontal operations. The demolition shall proceed from top to bottom, one floor at a time. Demolition materials shall not be permitted on sidewalks or curbs overnight.
- Masonry shall not be permitted to fall upon the floors of the building in such mass as to exceed the load capacity of the floors.
- No wall section more than twelve feet in height shall be permitted to stand alone without lateral bracing, unless such wall was originally designed and constructed to stand without such support and exists in a stable condition.
- Masonry walls shall be demolished in small sections. Walls above the elevation of the first floor shall not be "thrown," but shall be barred loose and demolished piecemeal. All walls shall be left in stable condition at the end of the work area.
- Structural members on any floor shall not be cut or removed until all stories above the floor have been demolished and removed. Excavations may be made for provisions to remove debris or install equipment necessary for safe demolition.
- A masonry saw cut will be required at the intersection of any adjacent building along a common front wall. The cut is to be smooth and uniform, done in a workmanlike manner without disturbance of the remaining adjacent wall. If there is a viable reason why the walls should not be saw cut, the contractor is to submit his reasons, in writing to the Department.
- Demolition that involve tunnel alley walls require investigation and support details from a Professional Engineer. If left in place, the covering over the tunnel alley shall consist of a minimum of 1/2" exterior grade plywood covered by two (2) layers of 90-lb. mineral felt roll roofing paper.
- Prior to the commencement of demolition operations, all pipes, tanks, boilers, or similar devices containing fuel and located in the area authorized to be demolished by the permit shall be purged of such fuel followed by submittal of any required closure report to the PA Department of Environmental Protection.
- The contractor shall maintain the integrity of the party walls and shall provide any and all shoring and bracing shall be done by mechanics experienced in this type of work, and shall be installed based upon a Professional Engineer's design and direction.
- In removing the demolition materials, debris shall be sprinkled with water to control any dust and dirt that may result from the use of chutes or any other demolition operation.
- Applications for demolition of a building exceeding six (6) stories in height above grade shall be accompanied by a written plan for dust control approved by the Air Management Services Division of the Health Department.
- The use of power-operated wrecking equipment may be approved where a building or group of buildings is being demolished, and is detached from other structures not to be demolished and there are no occupied structures within the safety zone. Where a group of buildings is scheduled for demolition and is attached to a structure not scheduled for demolition, power methods may be permitted for the group except for the building immediately adjoining the structure to remain. This building all be demolished in accordance with the provisions stated above and in compliance with the safety zone requirement established in Title 4, Subcode B, Section 3303.8.1 of the Philadelphia Code.

POST DEMOLITION RESTORATION

- Demolition site areas shall be graded and leveled off at the original grade away from any adjoining party wall to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. The demolition area shall be covered with clean earth covering, which shall be free of bricks, concrete, stone, wood, branches, twigs and all other foreign material.
- The contractor shall, at the completion of the work, remove from the site all rubbish and accumulated materials and leave the site in a clean, orderly and acceptable condition and ensure that the site is free from hazard to the public.

In accordance with the terms and provisions of Section 14-704 (2) of the Philadelphia Code pertaining to

STEEP SLOPE PROTECTION

- ☒ APPROVED
- ☐ DISAPPROVED
- ☐ NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)
- ☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: NINA SOLOMONIC

October 22, 2024

Ledger No.: E-6103

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the

WISSAHICKON WATERSHED OVERLAY DISTRICT

- IMPERVIOUS COVERAGE CATEGORY: 5
- ☒ APPROVED
- ☐ DISAPPROVED
- ☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: NINA SOLOMONIC

October 22, 2024

Ledger No.: E-6103

Philadelphia City Planning Commission

NOTES:

- BOUNDARY AND PORTIONS OF THE TOPO IS REFERENCED FROM A PLAN ENTITLED, "ALTA/AGSM LAND TITLE SURVEY 101-21 WEST JOHNSON STREET, 221 WEST JOHNSON STREET, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA PREPARED BY, "BARTON & MARTIN ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP, DATED JUNE 22, 2009".
- ALL BOUNDARY DIMENSIONS SHOWN ON THE SURVEY ARE PHILADELPHIA DISTRICT STANDARD MEASURE, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. ALL OTHER DIMENSIONS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- AREA OF THE SITE: 248,910 SQ. FT. (PHILA. STD.), 248,146 SQ. FT. (U.S. STD.), 5.6683 ACRES (PHILA. STD.), 5.6966 ACRES (U.S. STD.).
- ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION APPROVED LIST OF PLANT MATERIALS.
- THE CHANGE FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES. THESE ARE NOT MISTAKES OR OVERSIGHTS BUT MORE PRECISE VALUES.
- SOME OF SITE IMPROVEMENTS SUCH AS BUILDINGS, CURBING, AND PARKING HAVE BEEN TAKEN FROM AERIAL PHOTOGRAPHS, OTHER PLANS AND FROM PUBLIC GIS SOURCES.
- ONLY ABOVE GROUND VISIBLE IMPROVEMENTS HAVE BEEN LOCATED. THE LOCATION OF THE UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE CITY OF PHILADELPHIA. CODE AS AMENDED. THE PROPERTY IS IDENTIFIED AS WITHIN SINGLE-FAMILY RESIDENTIAL (RSA-1).
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES, INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- THE SITE IS LOCATED ON FEMA FIRM COMMUNITY PANEL #4207570095G. (SHEET NOT PRINTED)

REVISIONS			

121 W. JOHNSON STREET
Philadelphia, PA 19144
Ward #22 OPA#223002800

prepared for:
Philadelphia Preservation Group, LP
116 Fountain Street
Philadelphia, PA 19127
215-508-2466

prepared by: *David J. Plante*

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date:
October 22, 2024

Scale: 1" = 30'

30' 15' 0' 30'

PWD PCSMP SET - FY20-WJOH-5882-01
Sheet Title:
CARRIAGE HOUSE DEMOLITION PLAN
Sheet 1 of 2