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REVISIONS



PENNSYLVANIA
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
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PROJECT No.: PP203050
DRAWN BY: BM
CHECKED BY: MM,SU
DATE: 06/12/2020
CAD I.D.: PP203050_BASE-6A

PROJECT:

ZONING PLANS

— FOI

**LW PARTNERS III,
L.P.**

PROPOSED MIXED-USE DEVELOPMENT

1021 NORTH 3RD STREET
PHILADELPHIA, PA 193123

BOHLER //

1515 MARKET STREET, SUITE 920

PHILADELPHIA, PA 19102

Phone: (267) 402-3400

Fax: (267) 402-3401
www.BohlerEngineering.com

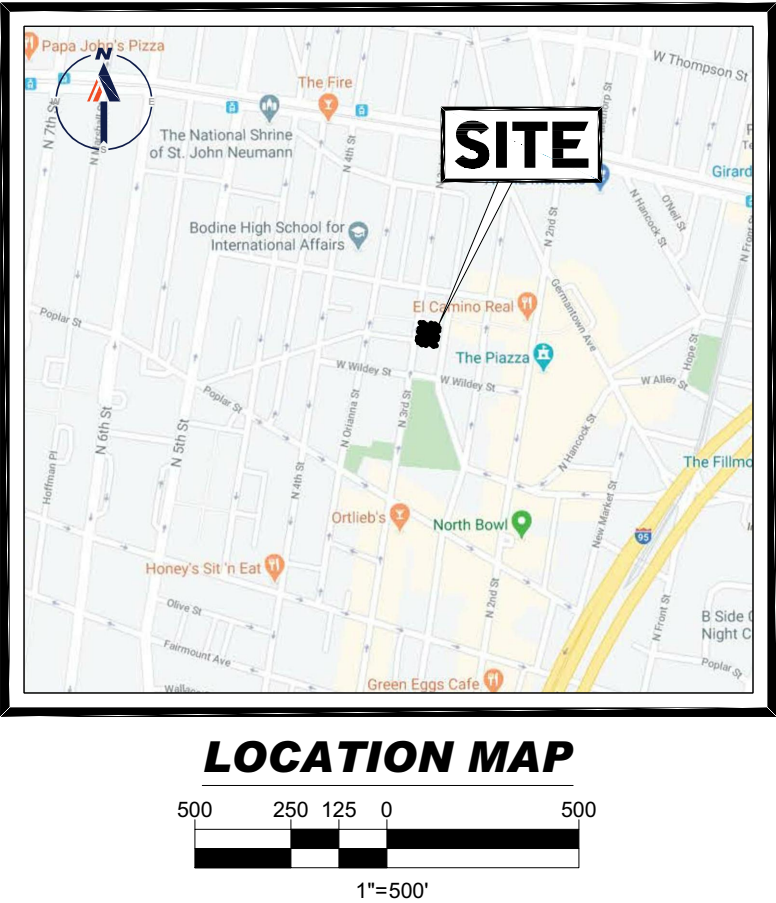
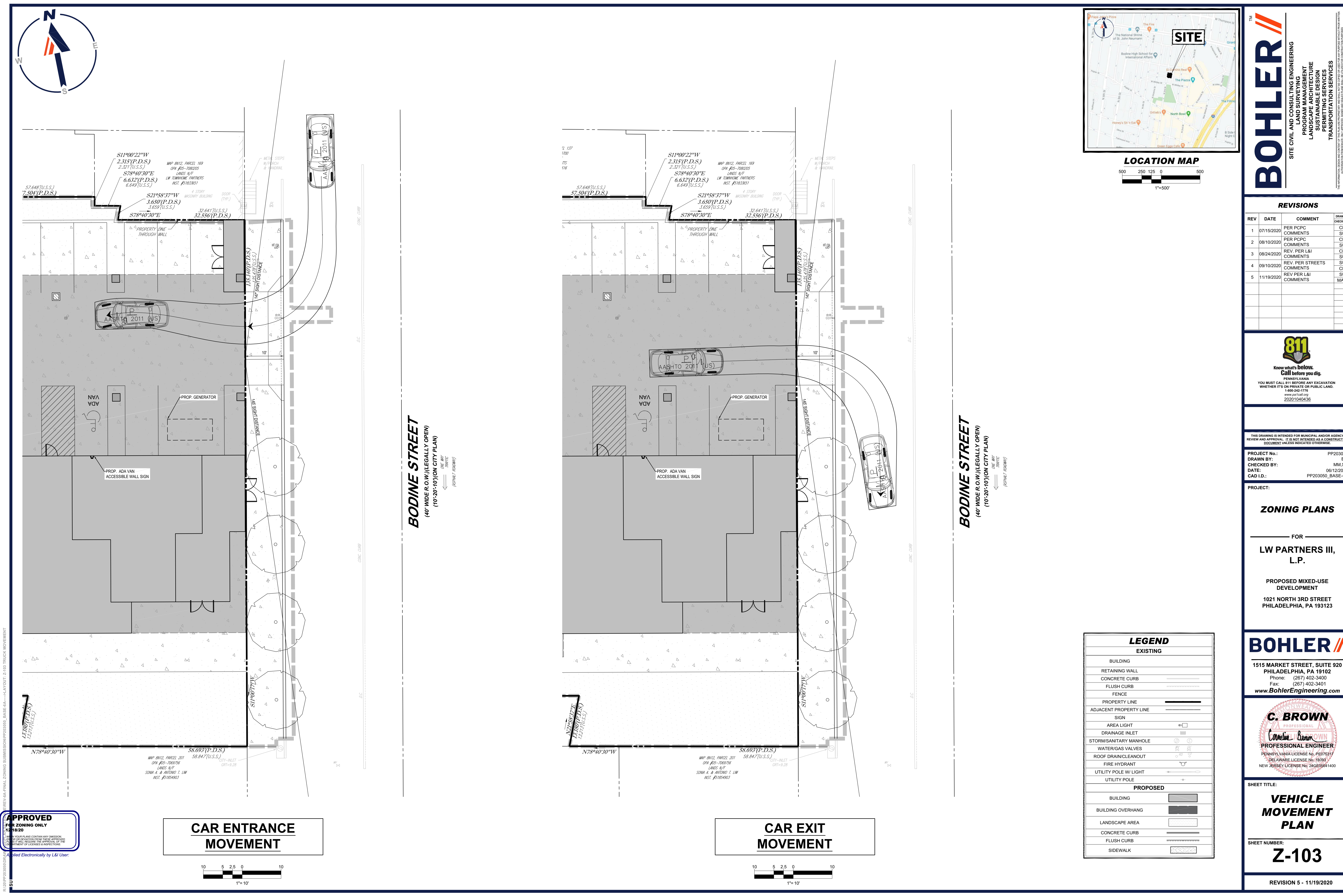


FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:

Z-102

REVISION 5 - 11/19/2020



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/15/2020	PER PCPC COMMENTS	CD	SU
2	08/10/2020	PER PCPC COMMENTS	CD	SU
3	08/24/2020	REV. PER L&I COMMENTS	CD	SU
4	09/10/2020	REV. PER STREETS COMMENTS	SU	CD
5	11/19/2020	REV PER L&I COMMENTS	SU	MAM

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C. BROWN

PROFESSIONAL ENGINEER

PA License No. PE075317
DE License No. 160993
NJ License No. 240605041400

SHEET TITLE:

**VEHICLE
MOVEMENT
PLAN**

SHEET NUMBER:

Z-103

REVISION 5 - 11/19/2020

Zoning Permit

Permit Number ZP-2020-008670

LOCATION OF WORK 1021 N 3RD ST, Philadelphia, PA 19123-1507	PERMIT FEE \$1,722.00	DATE ISSUED 12/18/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER L W PARTNERS III LP	1033 N 2ND ST 2ND FLOOR PHILADELPHIA PA 19123-1601
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU 1835 Market Street14th FloorPhiladelphia, PA 19103USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF EXISTING BUILDINGS AND FOR THE ERECTION OF A SEMI-DETACHED BUILDING WITH A MECHANICAL PENTHOUSE ABOVE EIGHT FLOOR FOR MAINTENACE ACCESS ONLY (SIZE AND LOCATION AS SHOWN ON PLANS)

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-008670

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1021 N 3RD ST, Philadelphia, PA 19123-1507

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL SPACE AT THE GROUND FLOOR (FOR USES PERMITTED IN CMX-3 EXCEPT FOR THOSE REQUIRING A VARIANCE OR SPECIAL EXCEPTION AS PER 14-503(8)(b) IN THE NCA NORTH DELAWARE AVENUE OVERLAY DISTRICT) AND MULTI-FAMILY (28 UNITS) HOUSEHOLD LIVING; TO INCLUDE TWELVE (12) ACCESSORY PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE PARKING SPACE) AND TEN (10) CLASS 1A BICYCLE PARKING 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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.