

Zoning Permit

Permit Number ZP-2021-010778

LOCATION OF WORK 2008 WALNUT ST, Philadelphia, PA 19103-5608	PERMIT FEE \$1,722.00	DATE ISSUED 11/9/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX3	

PERMIT HOLDER LEXTON WARREN	19 S 21ST ST PHILADELPHIA PA 19103
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure with balconies and roof deck, size and location as shown on the plan. Special review requirement per PZC 14-502(8) is required for the building facade and shall be approved by PCPC prior to issuing the building permit.
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2008 WALNUT ST, Philadelphia, 19103-5608

ADDITIONAL USE DETAILS

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

For use as multi-family household living (14 dwelling units) with 4 reserved off-site parking spaces located at 2027 SANSOM ST. and 5 class 1A bicycle parking spaces on an accessible route. The existing structure to remain with uses as previously approved.

This permit is subject to the following specific conditions.

CONDITIONS

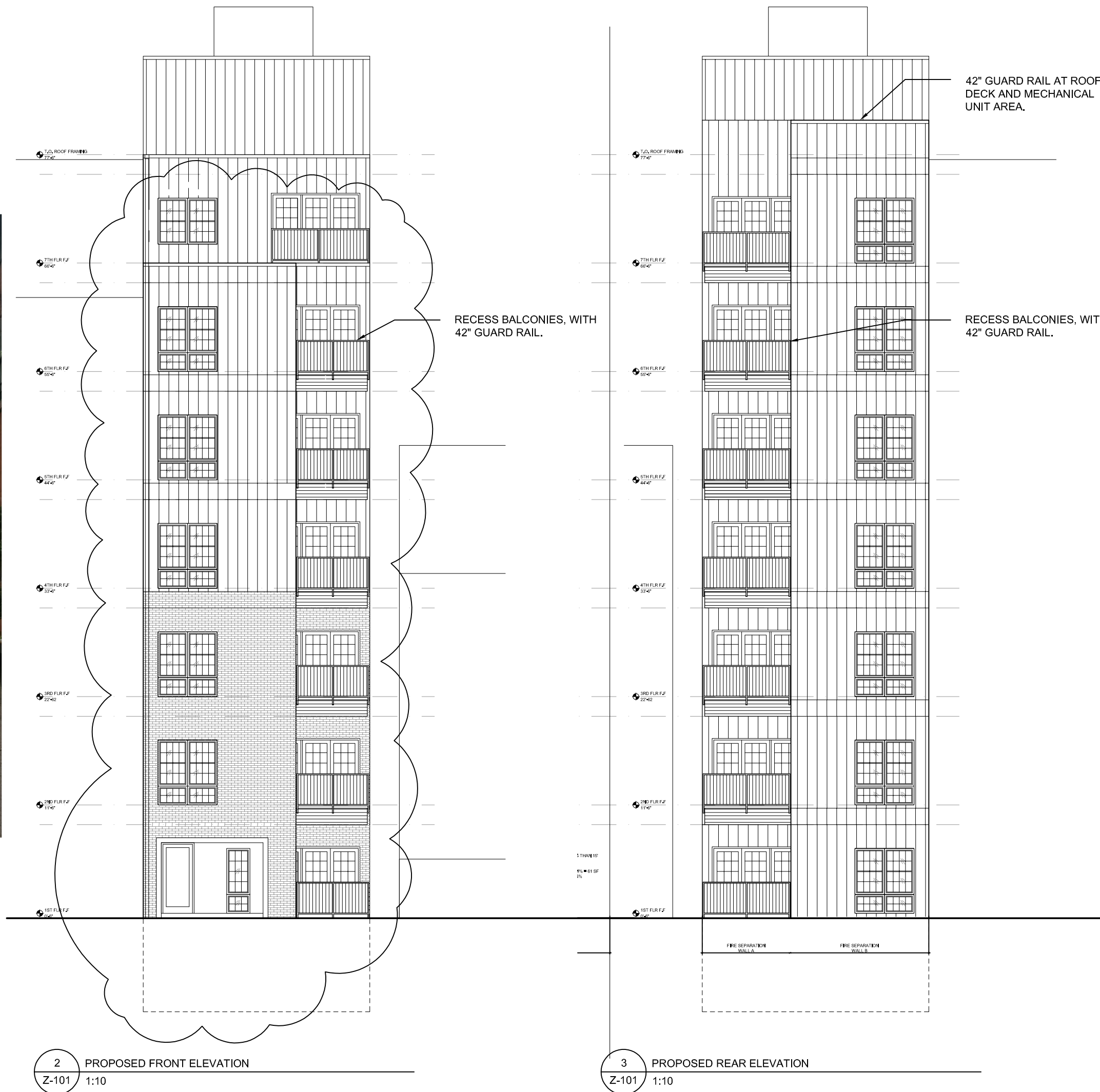
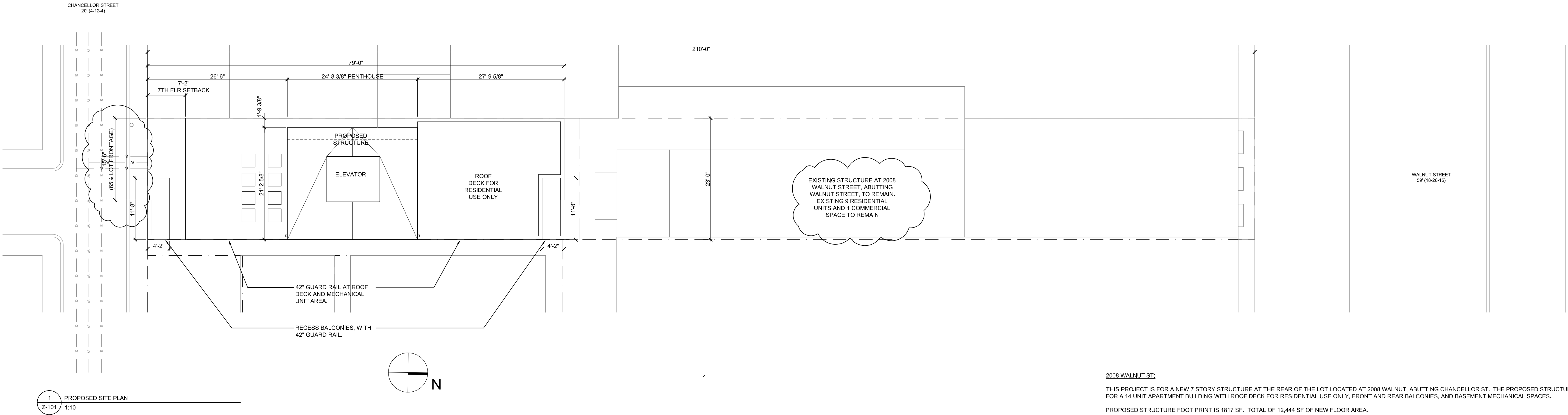
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



2008 WALNUT ST:

THIS PROJECT IS FOR A NEW 7 STORY STRUCTURE AT THE REAR OF THE LOT LOCATED AT 2008 WALNUT, ABUTTING CHANCELLOR ST. THE PROPOSED STRUCTURE IS FOR A 14 UNIT APARTMENT BUILDING WITH ROOF DECK FOR RESIDENTIAL USE ONLY, FRONT AND REAR BALCONIES, AND BASEMENT MECHANICAL SPACES.

PROPOSED STRUCTURE FOOT PRINT IS 1817 SF. TOTAL OF 12,444 SF OF NEW FLOOR AREA.

EXISTING STRUCTURE AT 2008 WALNUT STREET, ABUTTING WALNUT STREET, TO REMAIN. EXISTING 9 RESIDENTIAL UNITS AND 1 COMMERCIAL SPACE TO REMAIN.

ZONING NOTES			
RMX3 LOT AREA	4,605 SF		
	ALLOWED	EXISTING	PROPOSED
FLOOR AREA RATIO: SQUARE FOOTAGE	500% 23,205 SF	227% 10,494 SF	487% 22,422 SF
SIDE YARD SETBACK - NON USED	0'-0"	0'-0"	0'-0"
MAX LOT COVERAGE > 10 UNITS	0%	2406 SF	12.7% 589 SF
PARKING	3/10 UNITS 13 UNITS=7.33 4 SPOTS REQ.		4 SPACES PROVIDED OFF SITE WITHIN 1000FT OF ENTRANCE
ACCESSIBLE PARKING SPACES - TABLE 14-802-4	6 - 25 = 1 SPACE		0 PROVIDED
EXCEPTION B	2% FOR MULTI-FAMILY OR .38 SPACES		
BICYCLE - CLASS A SPACES	1 PER 3 UNITS 13 UNITS 4.3 SPACES REQUIRED		5 SPACES

- STREET DEPARTMENT NOTES:**
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
 - PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION, PENNSYLVANIA ONE CALL SYSTEM # 2018-030514 AND WARD # 18.
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
 - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURBS, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
 - PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 26TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
 - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-4530. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK, THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 - STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION, CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 686-4363.
 - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

ASSIMILATION DESIGN LAB LLC

515 S 48TH ST
PHILADELPHIA, PA 19143

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C: 267.918.1354
E: DFW@ASSIMILATIONDESIGNLAB.COM

ARCHITECT

SEAL



WARREN LEXTON

2008 WALNUT ST
PHILADELPHIA, PA 19103

OWNER

2008 PARTNERS LLC

525 MARKET ST
CAMDEN, NJ 08102

YOAV SHIFFMAN
P: 215.356.5978
E: YOAV@SHIFCORE.COM

DEVELOPER

REVISIONS

1	09.01.21	ZONING
2	09.08.21	ZONING
3	09.16.21	ZONING

CONSTRUCTION DOCS

2008 WALNUT RESIDENCE

2008 WALNUT ST
PHILADELPHIA PA 19103

PROJECT

ZONING PLANS

SHEET TITLE

PROJECT NUMBER - 433

SHEET No.

SCALE: AS NOTED

DRAWN BY: DFW

CHECKED BY: DFW

Z-101

APPROVED FOR ZONING ONLY 11/09/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK FOR RED LINES TO YOUR RIGHT, AND IF YOU SEE A RED LINE, CHECK WITH THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User.

Pennsylvania One Call System, Inc.
Call 3 Business Days Before You Dig!
1-800-242-1776 or 8-1-1
POCS Serial NO.: 2021-1413347
Date: 05 / 20 / 2021

