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COSCIA MOOS
ARCHITECTURE

Structural Engineer

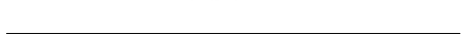
O'Donnell & Naccarato Structural Engineers
701 Market Street, Suite 6000
Philadelphia, PA 19106
215.925.3788

J+M Engineering
11 W Thompson Street
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215.454.2662

Stantec
1500 Spring Garden Street, Suite 1100
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215.665.7000

Omnes
1262 Simon Boulevard, Suite B103
Easton, PA 18042
215.882.0500

Lighting Design Collaborative
1216 Arch Street, Suite 3A
Philadelphia, PA 19107
215.569.2115



1600 W GIRARD -
PHASE II
1650 W GIRARD AVE
PHILADELPHIA, PA
19130

Sheet Title

ZONING PLANS

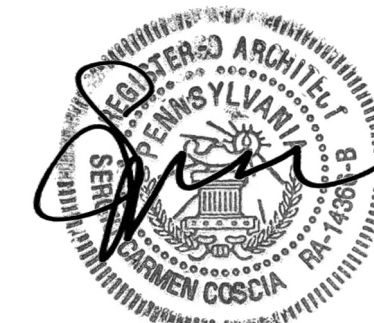
Date			10/30/2020		
Scale 1" = 20'-0"		Drawn LD / CL		Project No. 465	
Sheet No.					

Z201



WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT MAY DELAY THE APPROVAL OF THE

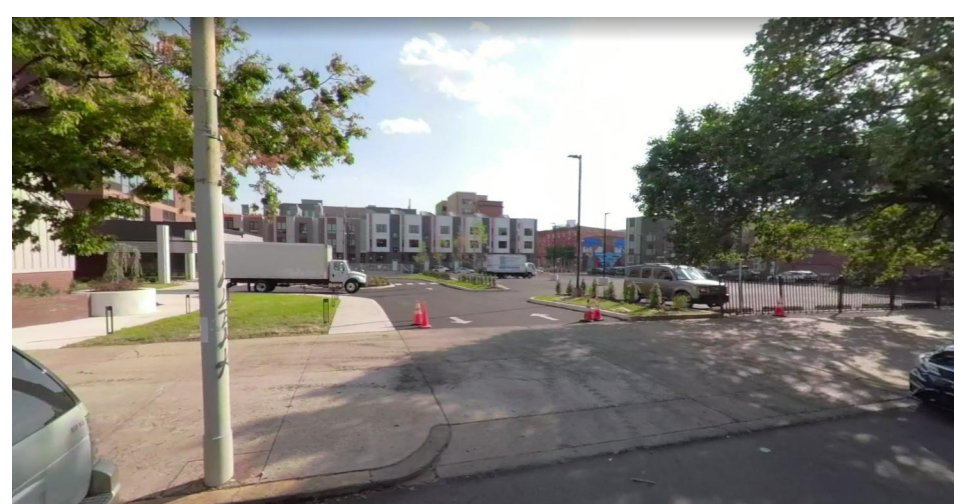
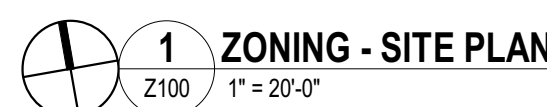
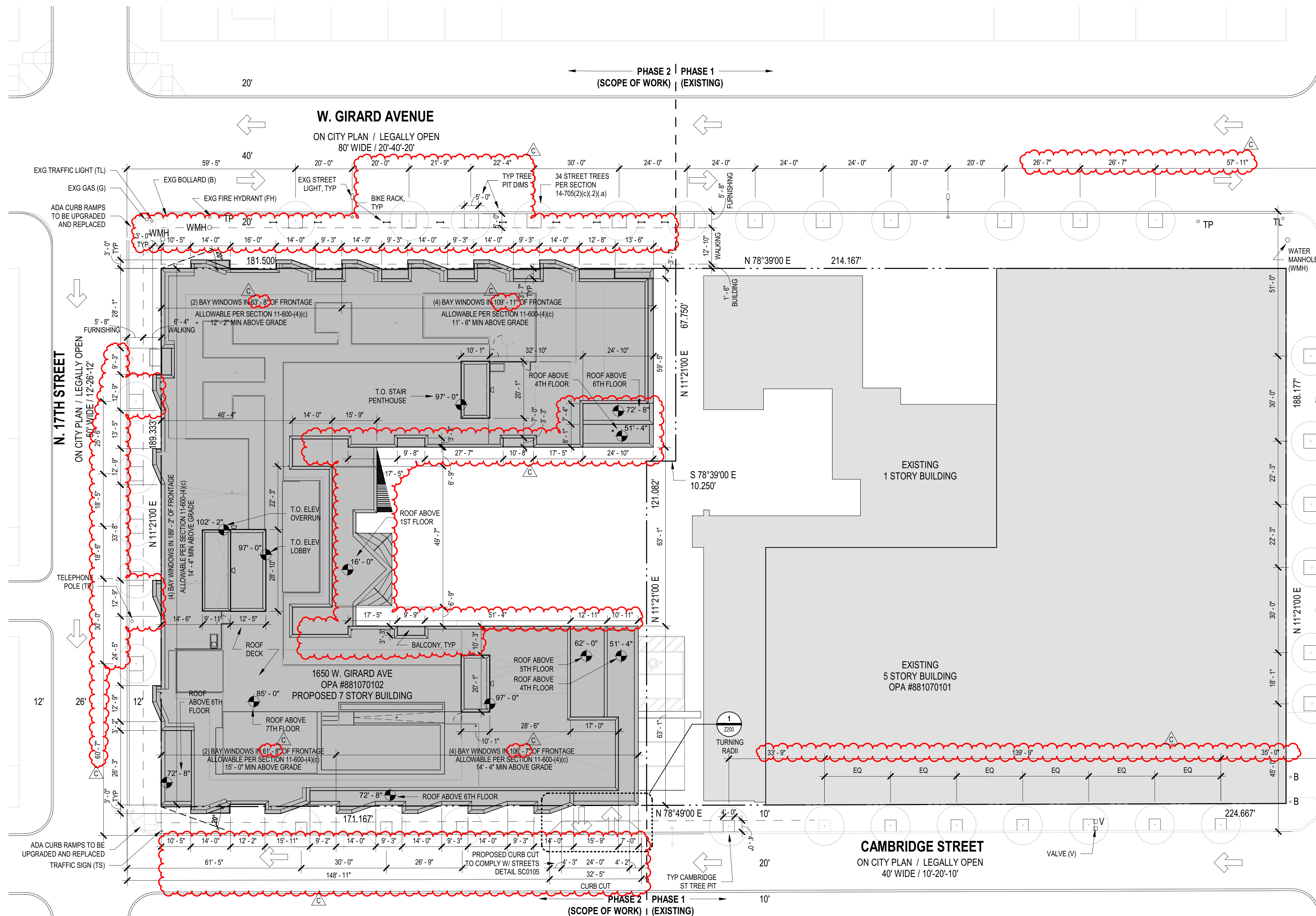
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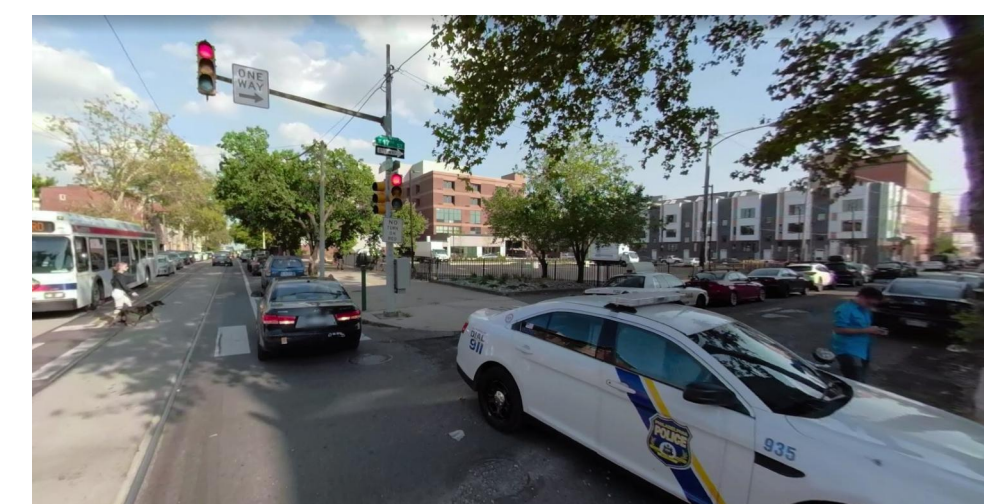
1650 W GIRARD AVE
PHILADELPHIA, PA
19130

Z100

ZONING SUMMARY				
LOT INFORMATION				
LOT ADDRESS(ES):		1600 & 1650 WEST GIRARD AVENUE, PHILADELPHIA, PA, 19130		
LOT AREA(S):		74,683.15 SF (NOTE 1)		
		1650 W. GIRARD - PHASE 2 (SCOPE OF WORK) = 32,979.65 SF		
		1600 W. GIRARD - PHASE 1 (EXISTING) = 41,703.5 SF		
BASE ZONING DISTRICT:		CMX-3, COMMERCIAL MIXED-USE		
OVERLAY ZONING DISTRICT:		N/A		
USE REGULATIONS (TABLE 14-602-2)				
1600 W. GIRARD - PHASE 1:	FLOOR	EXISTING USE	PROPOSED USE	
	1ST	RELIGIOUS ASSEMBLY, RETAIL SALES, RESIDENTIAL LOBBY	NO CHANGE	
1650 W. GIRARD - PHASE 2	2ND THRU 5TH	MULTI-FAMILY HOUSING		
	CELLAR THRU 1ST	SURFACE PARKING	RETAIL SALES, CO-WORKING AMENITY, RESIDENTIAL LOBBY & AMENITY, MECHANICAL, PARKING GARAGE	
	2ND THRU 7TH	N/A	MULTI-FAMILY HOUSING	
DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)				
MIN LOT WIDTH (FT)	N/A	N/A	N/A	N/A
MIN LOT AREA (SF)	N/A	N/A	N/A	N/A
MAX OCCUPIED AREA (% OF LOT)	80%	44.5%	33.4%	79.9%
MAX OCCUPIED AREA (SF)	59,747 SF	33,227 SF	26,411 SF	59,638 SF
MAX UNITS ALLOWED	N/A	NO CHANGE	203	203 NEW
YARDS (TABLE 14-701-3)				
MIN FRONT YARD DEPTH (FT)	N/A	N/A	N/A	N/A
MIN SIDE YARD WIDTH, EACH (FT)	N/A (NOTE 2)	N/A	N/A	N/A
MIN REAR YARD DEPTH (FT)	N/A	N/A	N/A	N/A
HEIGHT (TABLE 14-701-3)				
MAX HEIGHT (FT)	N/A	68 FT	85 FT	85 FT
MAX FLOOR AREA (% OF LOT AREA)	500%	187.3%	224.8%	412.0%
MAX FLOOR AREA (SF)	373,416 SF	139,867 SF	167,862 SF	307,729 SF
LANDSCAPE AND TREES (§14-705(2))				
STREET TREE REQUIREMENTS	34 (NOTE 3)	8	26	34
FENCING AND WALLS (§14-706(4))				
MAXIMUM FENCE HEIGHT	4'-0"	NO CHANGE	N/A	N/A (NOTE 4)
OFF-STREET PARKING REQUIREMENTS (§14-802)				
TOTAL CAR PARKING	38 (NOTE 5)	NOT REQUIRED PER 14-801(2)(b)(2)	45	45
ACCESSIBLE PARKING	2 (26 - 50 SPACES)		2	2
AUTO-SHARE PARKING	5 MAX		2	2
PREFERENTIAL PARKING	N/A		N/A	N/A
ELECTRIC VEHICLE PARKING	2 (30 - 39 SPACES)		4	4
RESERVOIR SPACE	2 (1 - 50 SPACES)		2	2
CLASS 1 BICYCLE PARKING	68 (NOTE 6)		68	68
PARKING GARAGE SCREENING WALL	5 FT TALL		5 FT MINIMUM	5 FT MINIMUM
OFF-STREET LOADING REQUIREMENTS (§14-806) (NOTE 7)				
LOADING SPACES	2	NOT REQUIRED	2	2
ROOF DECK (§14-604(5))				
RESIDENTIAL ROOF DECK (NOTE 8)	PERMITTED	NO CHANGE	PROPOSED	PROPOSED
NOTES				
Note 1: Lots have entered into a Unity of Use Agreement (Permit # 1036580) (OPA #s 88-1-0701-01 and 88-1-0701-02) to be considered as 1 parcel for zoning dimensional standards. Existing building has been legally permitted (OPA # 712018000) and has no scope of work in this permit application.				
Note 2: Per 14-701(1)(d)(3), Properties completely surrounded by streets shall only be required to comply with front yard requirements.				
Note 3: Per 14-702(2)(c)(2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 1,168'-10" (linear frontage) / 35 = 34 Street Trees (rounded up)				
Note 4: Site walls are an extension of the building facade and are not required to comply with §14-706(4).				
Note 5: Parking minimums do not apply to existing scope of work per 14-801(2)(b)(2). Parking Requirements that apply to new scope of work: a. Per table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-3 is 3 per every 10 units. 203 units / 10 = 20.3, 3 = 61 parking spaces				
b. Per table 14-802-6: Where two land uses listed in separate use categories in 14-601 share a parking lot, the total off-street parking required for those uses may be reduced by a parking factor. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factor. Residential use (61 spaces) + Retail Sales Use (0 spaces) = 61 parking spaces 61 (spaces) / 1.2 (reduction factor) = 51 parking spaces				
c. Per 14-802.8(c): The required minimum number of off-street parking spaces may be reduced by 4 spaces for every space reserved for auto share use, up to a maximum of 40%. 51 (spaces) x .40 (max reduction) = 20 (parking space reduction) / 4 = 5 auto share spaces allowed, 2 spaces planned				
d. Per 14-802.8(e): For every 5 Class 1 bicycle parking spaces that are provided, the number of required off-street parking spaces may be reduced by 1 space, up to a maximum of 10%. 51 (spaces) x .10 (max reduction) = 5 (parking space reduction) x 5 = 25 class 1 bicycle spaces 51 spaces - 8 (auto-share reduction) - 5 (bicycle reduction) = 38 required parking spaces				
Note 6: Per table 14-804(1): Multifamily residential parking requires require 1 Class 1 Bicycle space per every 3 dwelling units. 203 units / 3 = 68 class 1 bicycle parking spaces required				
Note 7: Phase 2 Floor Area = 167,862 SF = 158,373 (Residential Use) + 9,489 SF (Retail Use) Per 14-801(2)(b)(2): Phase 1 requires 0 loading spaces because it was constructed prior to the Zoning Code. Per the Unity of Use of Agreement, loading spaces located on Phase 1 can be used to satisfy Phase 2 loading requirements. Per table 14-806(1): Phase 2 Residential = 2 loading spaces (150,001 - 400,000 SF) & Phase 2 Retail = 0 loading spaces (<20,000 SF) Required loading spaces = 2				
Note 8: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 90 sq ft per §14-604(5)(c)(2) in CMX-3. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards.				
Note 9: Project has been designed to comply with all applicable provisions of Section 14-703.				



**VIEW FROM W GIRARD AVE LOOKING SOUTH
ACROSS THE SITE TOWARDS CAMBRIDGE ST**



**VIEW FROM THE CORNER OF 17TH ST & W GIRARD AVE
LOOKING EAST DOWN W GIRARD AVE**

1650 W GIRARD AVE
PHILADELPHIA, PA
19130

PROJECT NO: 465

OWNER:

MM Partners, LLC
517-19 West Girard Avenue
2nd Floor
Philadelphia, PA 19130
267-519-0895

Alpern Real Estate Ventures
120 W 45th Street
Suite 2405
New York, NY 10036
212-524-9700

ARCHITECT:
oscia Moos Architecture
1616 Walnut Street
Suite 101
Philadelphia, PA 19103
267-761-9416

CIVIL ENGINEER:

Stantec
500 Spring Garden Street
Suite 1100
Philadelphia, PA 19130
215-665-7000

LANDSCAPE:

Omnes
262 Simon Boulevard
Suite B103
Easton, PA 18042
215-882-0500

STRUCTURAL ENGINEER:

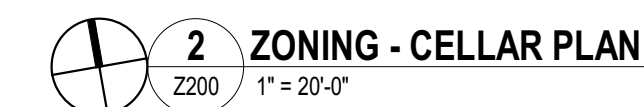
O'Donnell & Naccarato
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Philadelphia, PA 19106
215-925-3788

EPFP ENGINEER:

J+M Engineering
11 W Thompson Street
Philadelphia, PA 19125
215-454-2662

LIGHTING:

Lighting Design Collaborative
1216 Arch Street
Suite 3A
Philadelphia, PA 19107
215-569-2115



C	ZONING REVISIONS	10/18/2021
B	ZONING REVISIONS	10/30/2020
	ZONING (NO CLOUDS)	09/02/2020
A	ZONING REVISIONS	07/10/2020
	ZONING SUBMISSION	06/26/2020

0/18/2021

SUED FOR CONSTRUCTION

SCALE: As indicated

RAWN BY: LD / CL

ZONING PLANS

Z200



Applied Electronically by L&I User:

1650 W GIRARD AVE
PHILADELPHIA, PA
19130

MM Partners, LLC
2517-19 West Girard Avenue
2nd Floor
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267-519-0895

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ARCHITECT:
oscia Moos Architecture
 1616 Walnut Street
 Suite 101
 Philadelphia, PA 19103
 267-761-9416

CIVIL ENGINEER:
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LANDSCAPE:
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on Boulevard
Suite B103
on, PA 18042
15-882-0500

STRUCTURAL ENGINEER:
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215-925-3788

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215-454-2662

LIGHTING:
Lighting Design Collaborative
1216 Arch Street
Suite 3A
Philadelphia, PA 19107
215-569-2115



0/18/2021

ISSUED FOR CONSTRUCTION

SCALE: 1" = 20'-0"

AWN BY: LD / CL

ONING PLANS

Z201



Applied Electronically by L&I User:



Signature and Seal

1650 W
GIRARD1650 W GIRARD AVE
PHILADELPHIA, PA
19130

PROJECT NO: 465

OWNER:

Halpern Real Estate Ventures

120 W 45th Street

Suite 2405

New York, NY 10036

212-524-9700

ARCHITECT:

Coscia Moos Architecture

123 South Broad Street

Suite 200, South Lobby

Philadelphia, PA 19109

267-761-9416

CIVIL ENGINEER:

Stantec

1500 Spring Garden Street

Suite 1100

Philadelphia, PA 19130

215-665-7000

LANDSCAPE:

Omnes

1262 Simon Boulevard

Suite B103

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215-882-0500

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MEPP ENGINEER:

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Suite 3A

Philadelphia, PA 19107

215-569-2115

D ZONING REVISIONS 10/09/2023

C ZONING REVISIONS 10/18/2021

B ZONING REVISIONS 10/30/2020

ZONING (NO CLOUDS) 09/02/2020

A ZONING REVISIONS 07/10/2020

ZONING SUBMISSION 06/26/2020

09/08/2023

ISSUED FOR CONSTRUCTION

SCALE: As indicated

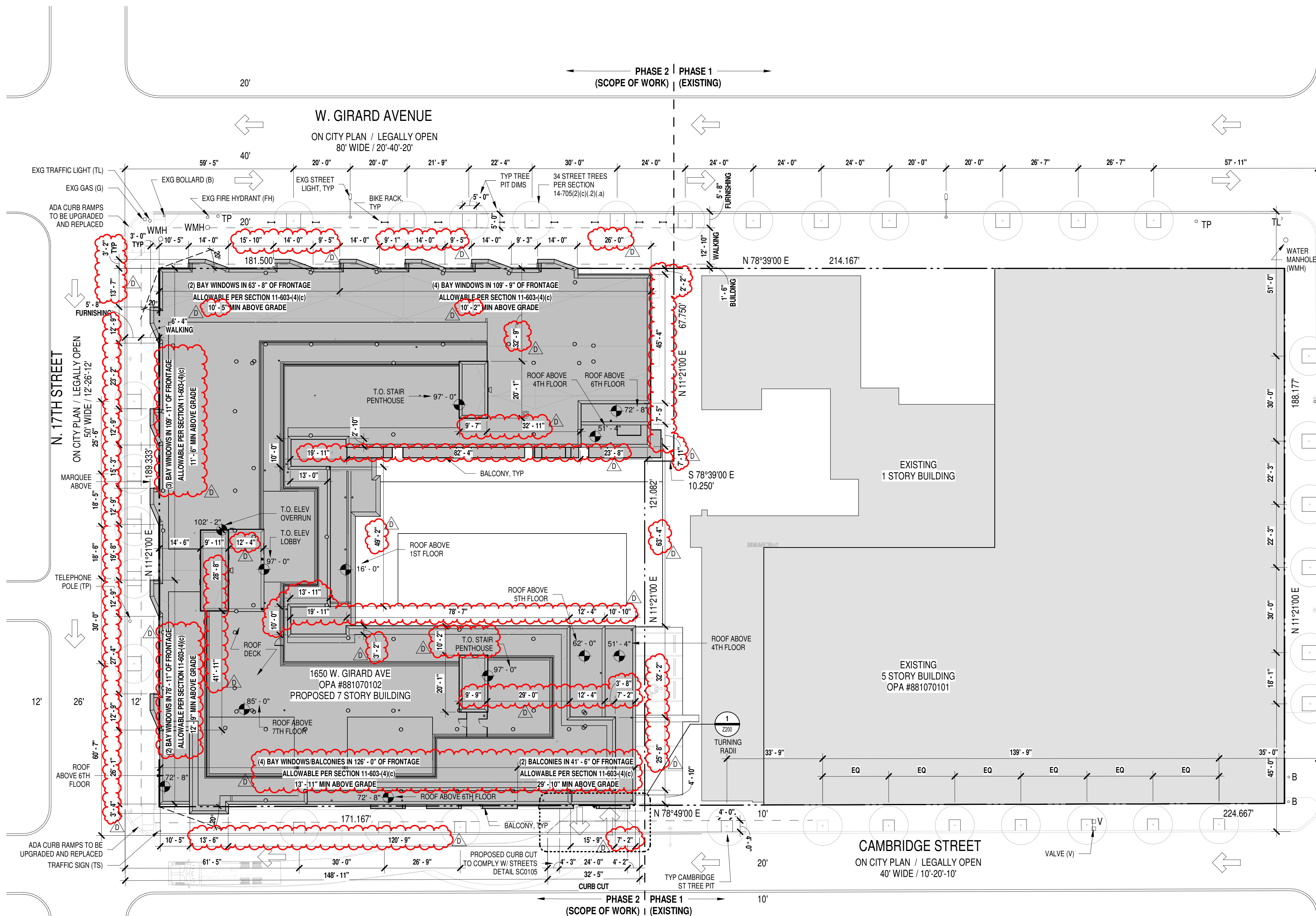
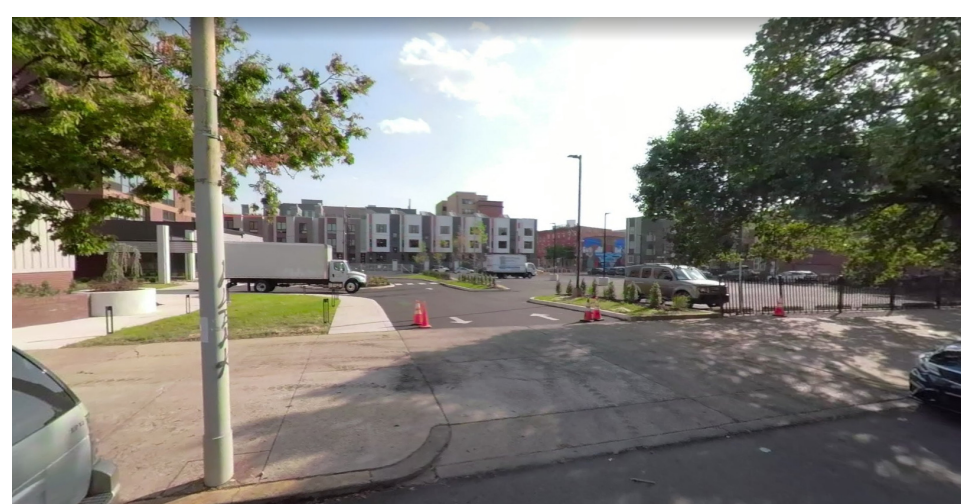
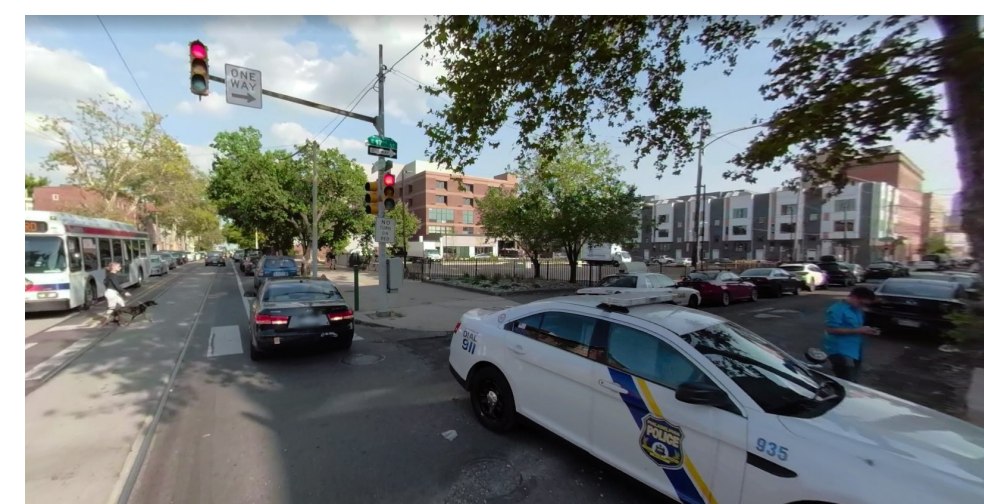
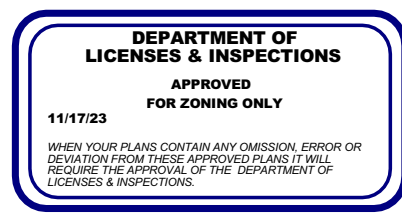
DRAWN BY: JGM

ZONING TABLE
AND SITE PLAN

Z100

ZONING SUMMARY

LOT INFORMATION				
LOT ADDRESS(ES): 1600 & 1650 WEST GIRARD AVENUE, PHILADELPHIA, PA, 19130				
LOT AREA(S): 74,683.15 SF (NOTE 1)				
1650 W. GIRARD - PHASE 2 (SCOPE OF WORK) = 32,979.65 SF				
1600 W. GIRARD - PHASE 1 (EXISTING) = 41,703.5 SF				
BASE ZONING DISTRICT: CMX-3, COMMERCIAL MIXED-USE				
OVERLAY ZONING DISTRICT: N/A				
USE REGULATIONS (TABLE 14-802-2)		FLOOR	EXISTING USE	PROPOSED USE
1600 W. GIRARD - PHASE 1:		1ST	RELIGIOUS ASSEMBLY, RETAIL SALES, RESIDENTIAL LOBBY	NO CHANGE
		2ND THRU 5TH	MULTI-FAMILY HOUSING	
1650 W. GIRARD - PHASE 2		CELLAR THRU 1ST	SURFACE PARKING	RETAIL SALES, CO-WORKING AMENITY, RESIDENTIAL LOBBY & AMENITY, MECHANICAL PARKING GARAGE
		2ND THRU 7TH	N/A	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)				
MIN LOT WIDTH (FT)	ALLOWED / REQUIRED	EXISTING	NEW WORK	PROPOSED
MIN LOT AREA (SF)	N/A	N/A	N/A	N/A
MAX OCCUPIED AREA (% OF LOT)	N/A	44.5%	N/A	78.4%
MAX OCCUPIED AREA (SF)	N/A	59,747 SF	33,227 SF	25,314 SF
MAX UNITS ALLOWED	N/A	NO CHANGE	209	209 NEW
YARDS (TABLE 14-701-3)				
MIN FRONT YARD DEPTH (FT)	N/A	N/A	N/A	N/A
MIN SIDE YARD WIDTH, EACH (FT)	N/A (NOTE 2)	N/A	N/A	N/A
MIN REAR YARD DEPTH (FT)	N/A	N/A	N/A	N/A
HEIGHT (TABLE 14-701-3)				
MAX HEIGHT (FT)	N/A	68 FT	85 FT	85 FT
MAX FLOOR AREA (% OF LOT AREA)	500%	187.3%	217.3%	404.6%
MAX FLOOR AREA (SF)	373,416 SF	139,867 SF	162,288 SF	302,155 SF
LANDSCAPE AND TREES (§14-705(2))				
STREET TREE REQUIREMENTS	34 (NOTE 3)	8	26	34
FENCING AND WALLS (§14-706(4))				
MAXIMUM FENCE HEIGHT	4'-0"	NO CHANGE	N/A	N/A (NOTE 4)
OFF-STREET PARKING REQUIREMENTS (§14-802)				
TOTAL CAR PARKING	32 (NOTE 5)		33	33
ACCESSIBLE PARKING	2 (26 - 50 SPACES)		2	2
AUTO-SHARE PARKING	5 MAX		4	4
PREFERENTIAL PARKING	N/A	NOT REQUIRED PER 14-801(2)(b)(2)	N/A	N/A
ELECTRIC VEHICLE PARKING	2 (30 - 39 SPACES)		2	2
RESERVOIR SPACE	2 (1 - 50 SPACES)		2	2
CLASS 1 BICYCLE PARKING	70 (NOTE 6)		70	70
PARKING GARAGE SCREENING WALL	5 FT TALL		5 FT MINIMUM	5 FT MINIMUM
OFF-STREET LOADING REQUIREMENTS (§14-806) (NOTE 7)				
LOADING SPACES	2	NOT REQUIRED	2	2
ROOF DECK (§14-604(5))				
RESIDENTIAL ROOF DECK (NOTE 8)	PERMITTED	NO CHANGE	PROPOSED	PROPOSED
NOTES				
Note 1: Lots have entered into a Unity of Use Agreement (Permit # 1036580) (OPA #s 88-1-0701-01 and 88-1-0701-02) to be considered as 1 parcel for zoning dimensional standards. Existing building has been legally permitted (OPA # 772018000) and has no scope of work in this permit application.				
Note 2: Per 14-701(1)(d)(3); Properties completely surrounded by streets shall only be required to comply with front yard requirements.				
Note 3: Per 14-705(2)(c)(2)(a); At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 1,168'-10" (linear frontage) / 35 = 34 Street Trees (rounded up)				
Note 4: Site walls are an extension of the building facade and are not required to comply with §14-706(4).				
Note 5: Parking minimums do not apply to existing scope of work per 14-801(2)(b)(2). Parking Requirements that apply to new scope of work: a. Per table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-3 is 3 per every 10 units. 209 units / 10 = 20.9 x 3 = 63 parking spaces b. Per table 14-802-6: Where two land uses listed in separate use categories in 14-601 share a parking lot, the total off-street parking required for those uses may be reduced by a parking factor. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factor. Residential use (63 spaces) + Retail Sales Use (0 spaces) = 63 parking spaces 63 (spaces) / 1.2 (reduction factor) = 53 parking spaces c. Per 14-802-8(c): The required minimum number of off-street parking spaces may be reduced by 4 spaces for every space reserved for auto-share use, up to a maximum of 10%. 53 (spaces) x .40 (max reduction) = 21 (parking space reduction) / 4 = 6 auto share spaces allowed, 4 spaces planned, for a reduction of 16 spaces d. Per 14-802-8(e): For every 5 Class 1 bicycle parking spaces that are provided, the number of required off-street parking spaces may be reduced by 1 space, up to a maximum of 10%. 53 (spaces) x .10 (max reduction) = 5 (parking space reduction) x 5 = 25 class 1 bicycle spaces 53 spaces - 16 (auto-share reduction) - 5 (bicycle reduction) = 32 required parking spaces e. Per table 14-604(4): Multi-family residential uses, except Class 1 bicycle spaces, require 1 Class 1 bicycle space per every 3 dwelling units. 209 units / 3 = 70 class 1 bicycle parking spaces required Note 6: Per table 14-604(4): Multi-family residential uses, except Class 1 bicycle spaces, require 1 Class 1 bicycle space per every 3 dwelling units. 209 units / 3 = 70 class 1 bicycle parking spaces required Note 7: Phase 2 Floor Area = 162,288 SF = 155,563 (Residential Use) + 6,725 SF (Retail Use) Per 14-801(2)(b)(2): Phase 1 requires 0 loading spaces because it was constructed prior to the Zoning Code. Per the Unity of Use of Agreement, loading spaces located on Phase 1 can be used to satisfy Phase 2 loading requirements. Per table 14-806(1): Phase 2 Residential = 2 loading spaces (150,001 - 400,000 SF) & Phase 2 Retail = 0 loading spaces (<20,000 SF) Required loading spaces = 2 Note 8: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 90 sq ft per §14-604(5)(c)(2) in CMX-3. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards. Note 9: Project has been designed to comply with all applicable provisions of Section 14-703.				

1 ZONING - SITE PLAN
2100 1" = 20'-0"VIEW FROM W GIRARD AVE LOOKING SOUTH
ACROSS THE SITE TOWARDS CAMBRIDGE STVIEW FROM THE CORNER OF 17TH ST & W GIRARD AVE
LOOKING EAST DOWN W GIRARD AVE

Applied by L&I: Shahr Cohen

1650 W
GIRARD

1650 W GIRARD AVE
PHILADELPHIA, PA
19130

PROJECT NO: 465

OWNER:
Halpern Real Estate Ventures
120 W 45th Street
Suite 2405
New York, NY 10036
212-524-9700

ARCHITECT:
Coscia Moos Architecture
123 South Broad Street
Suite 200, South Lobby
Philadelphia, PA 19109
267-761-9416

CIVIL ENGINEER:
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LANDSCAPE:
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C ZONING REVISIONS 10/18/2021
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ZONING SUBMISSION 06/26/2020

09/08/2023

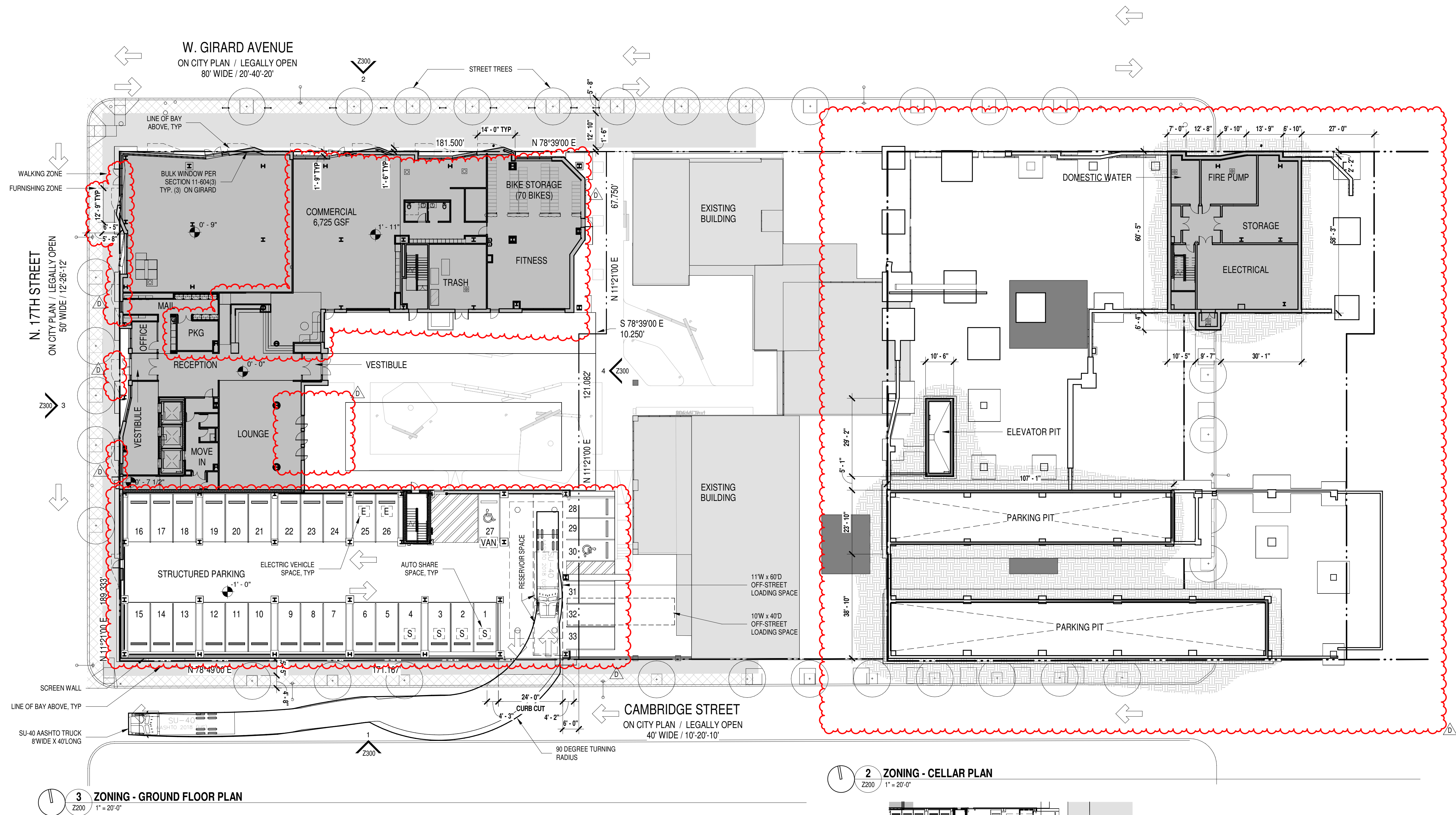
ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: LD / CL

ZONING PLANS

Z200



1650 W
GIRARD

1650 W GIRARD AVE
PHILADELPHIA, PA
19130

PROJECT NO: 465

OWNER:
Halpern Real Estate Ventures
120 W 45th Street
Suite 2405
New York, NY 10036
212-524-9700

ARCHITECT:
Coscia Moos Architecture
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ZONING SUBMISSION 06/26/2020

09/08/2023

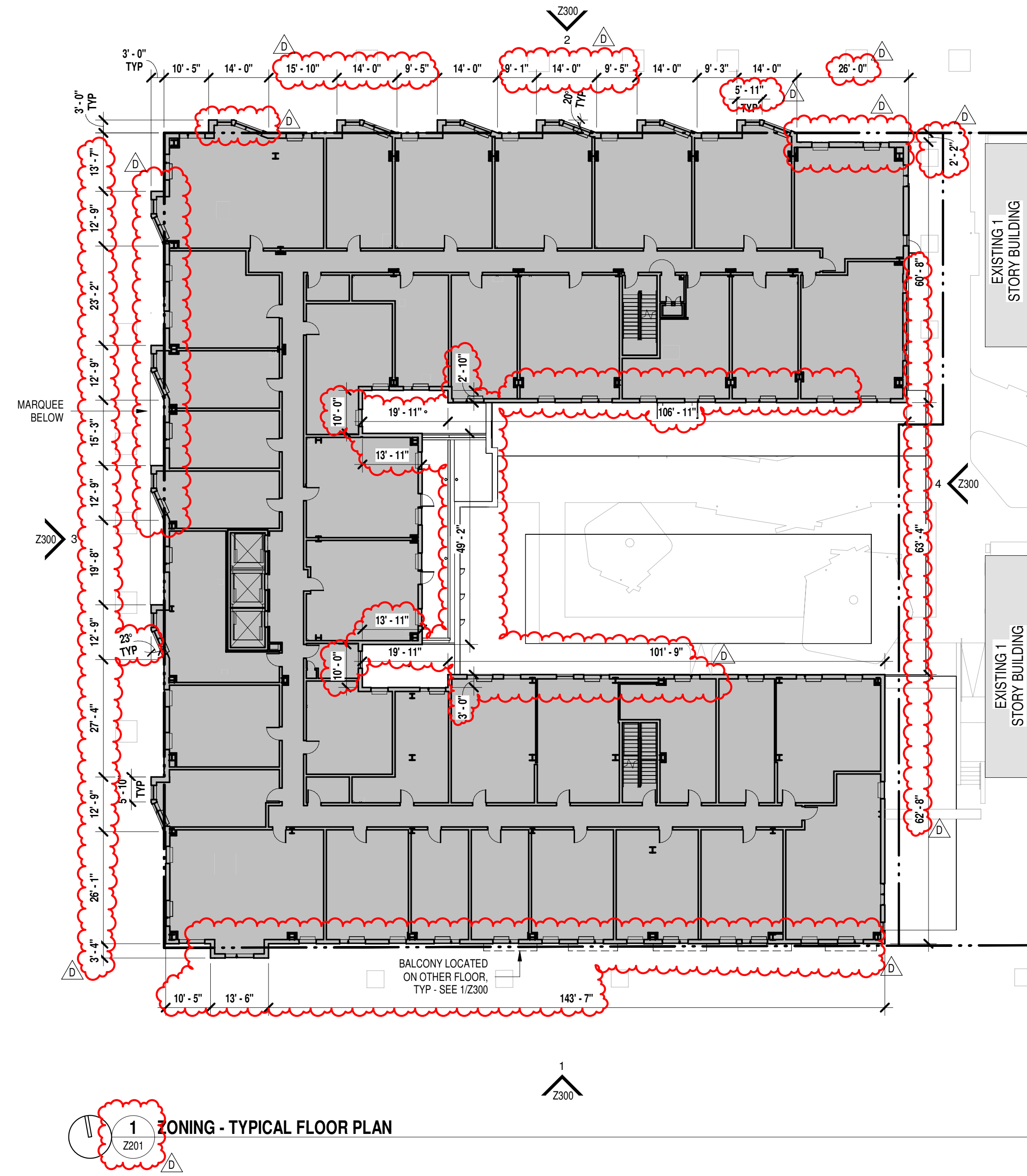
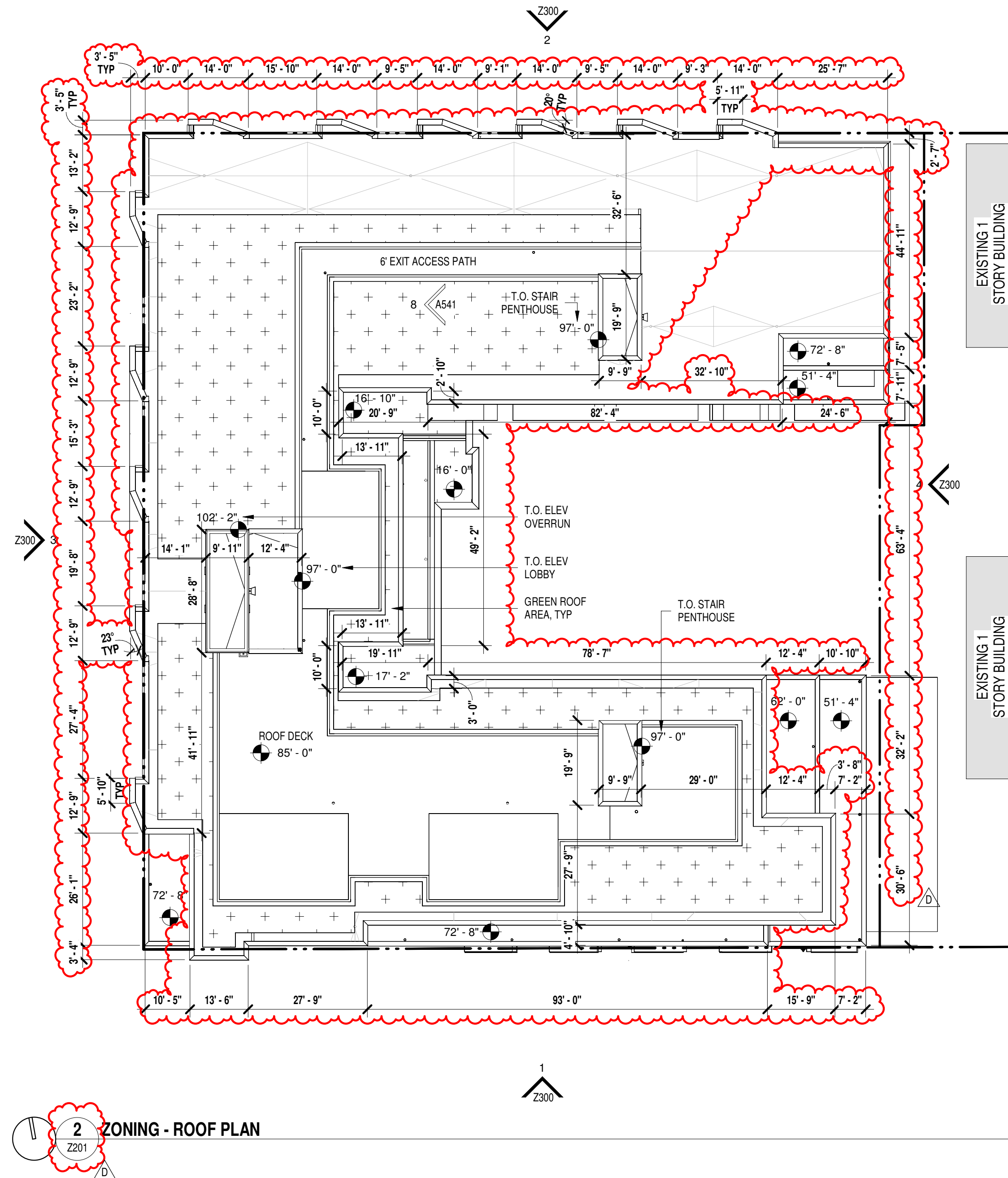
ISSUED FOR CONSTRUCTION

SCALE: 1" = 20'-0"

DRAWN BY: LD / CL

ZONING PLANS

Z201





Signature and Seal

1650 W
GIRARD

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Philadelphia, PA 19130
215-665-7000

LANDSCAPE:
Omnes
1262 Simon Boulevard
Suite B103
Easton, PA 18042
215-882-0500

STRUCTURAL ENGINEER:
O'Donnell & Naccarato
701 Market Street
Suite 6000
Philadelphia, PA 19106
215-925-3788

MEPPF ENGINEER:
J+M Engineering
11 W Thompson Street
Philadelphia, PA 19125
215-454-2662

LIGHTING:
Lighting Design Collaborative
1216 Arch Street
Suite 3A
Philadelphia, PA 19107
215-569-2115

D ZONING REVISIONS 10/09/2023
C ZONING REVISIONS 10/18/2021
B ZONING REVISIONS 10/30/2020
ZONING (NO CLOUDS) 09/02/2020
A ZONING REVISIONS 07/10/2020
ZONING SUBMISSION 06/26/2020

09/08/2023

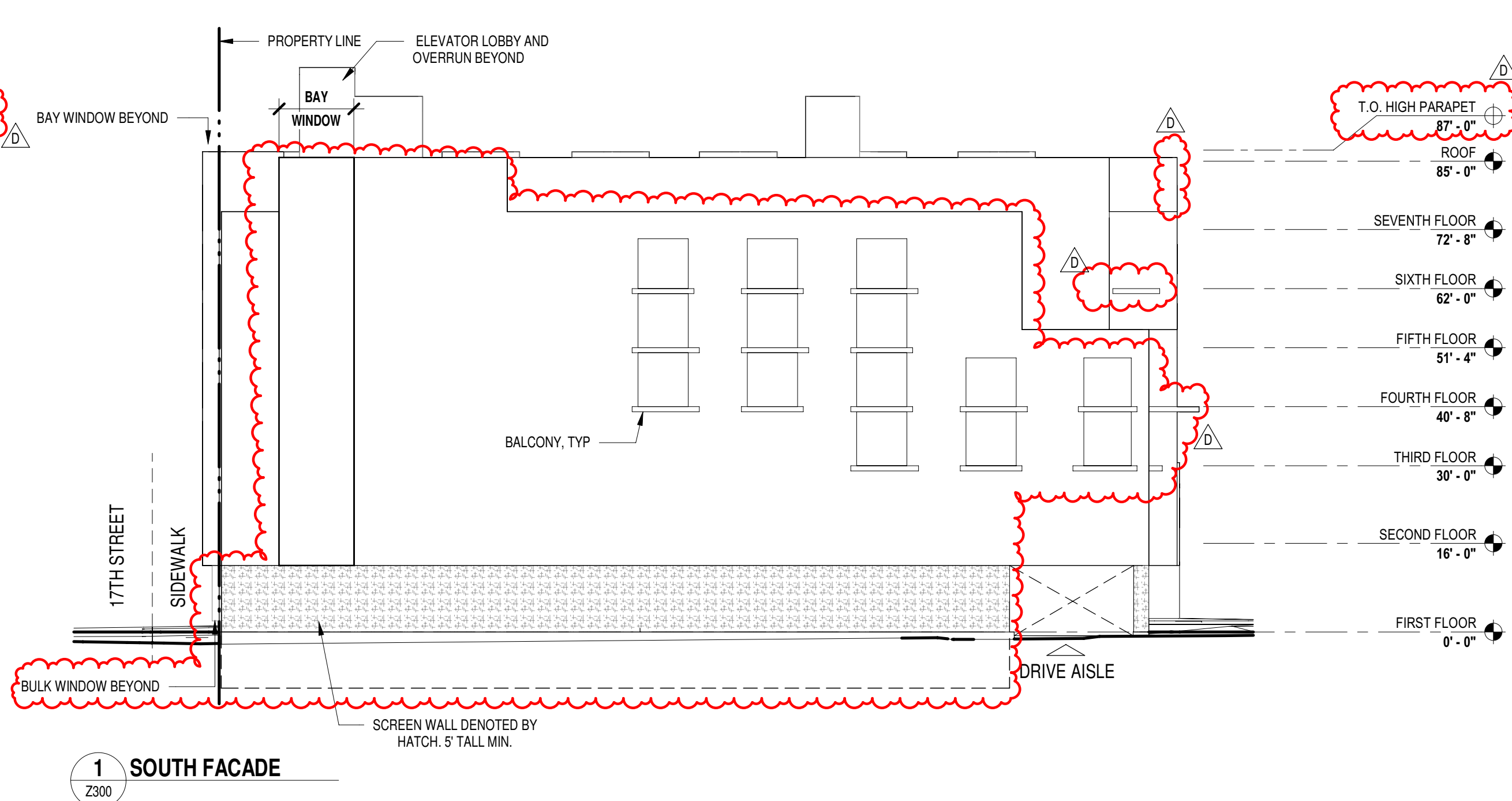
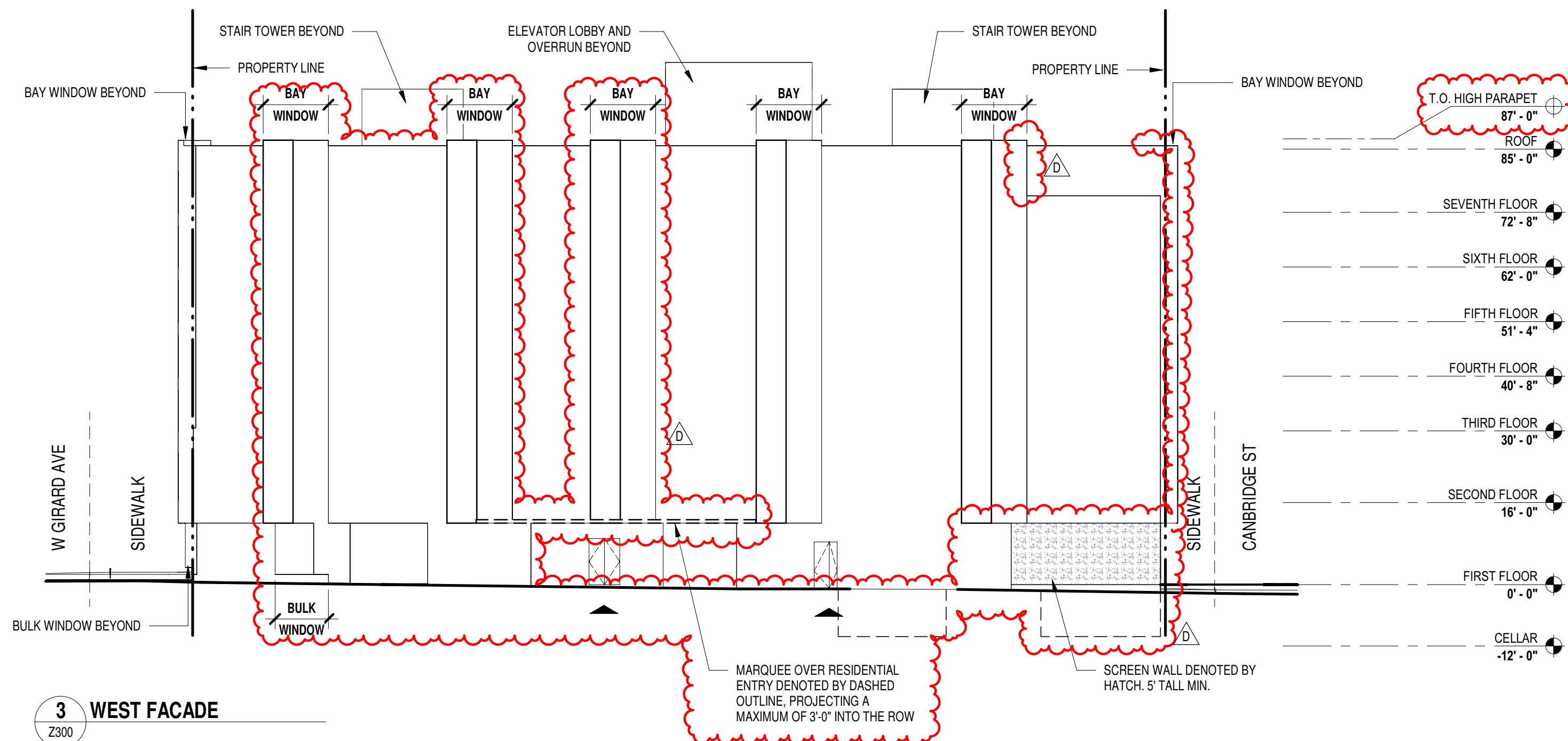
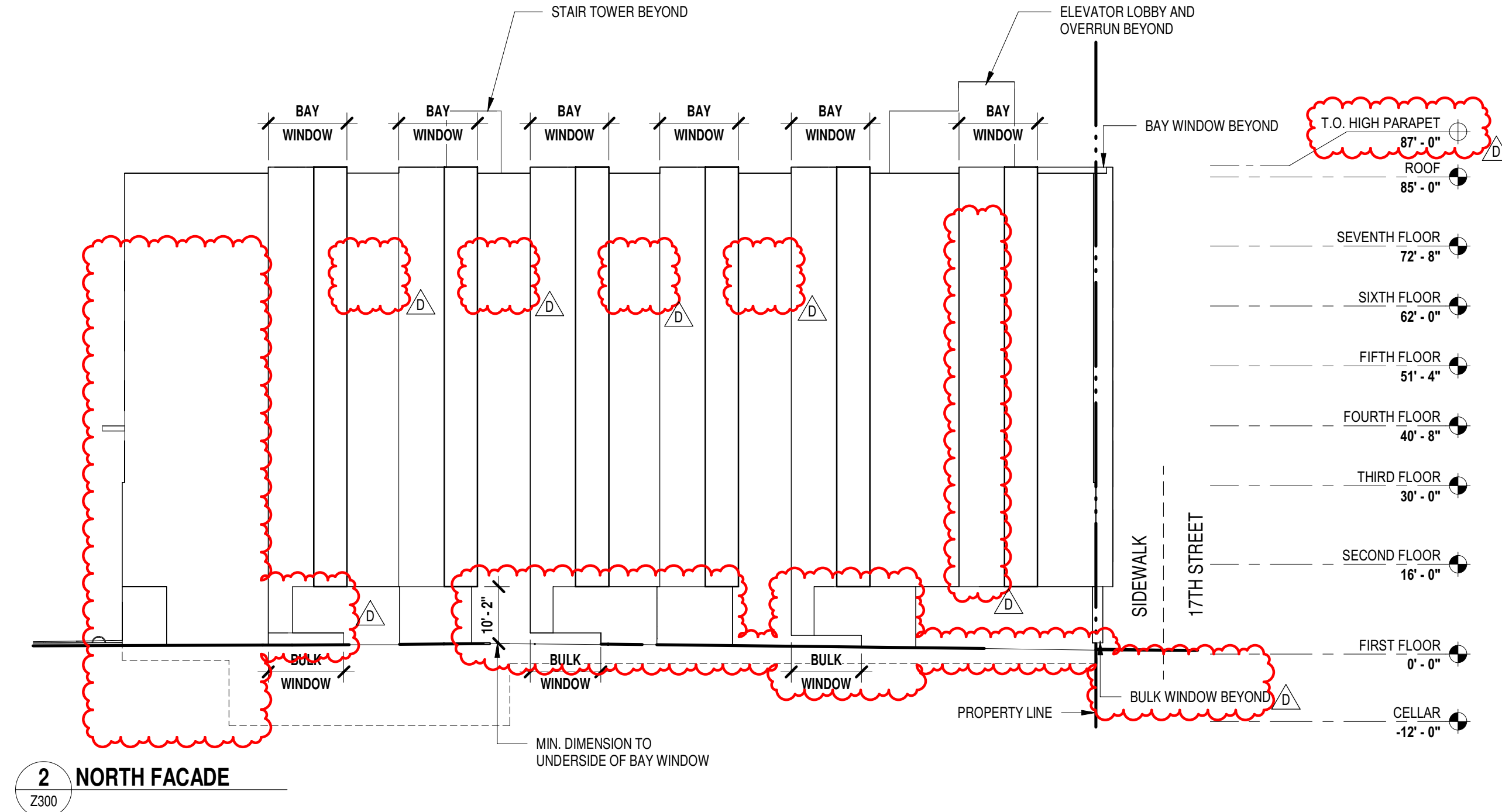
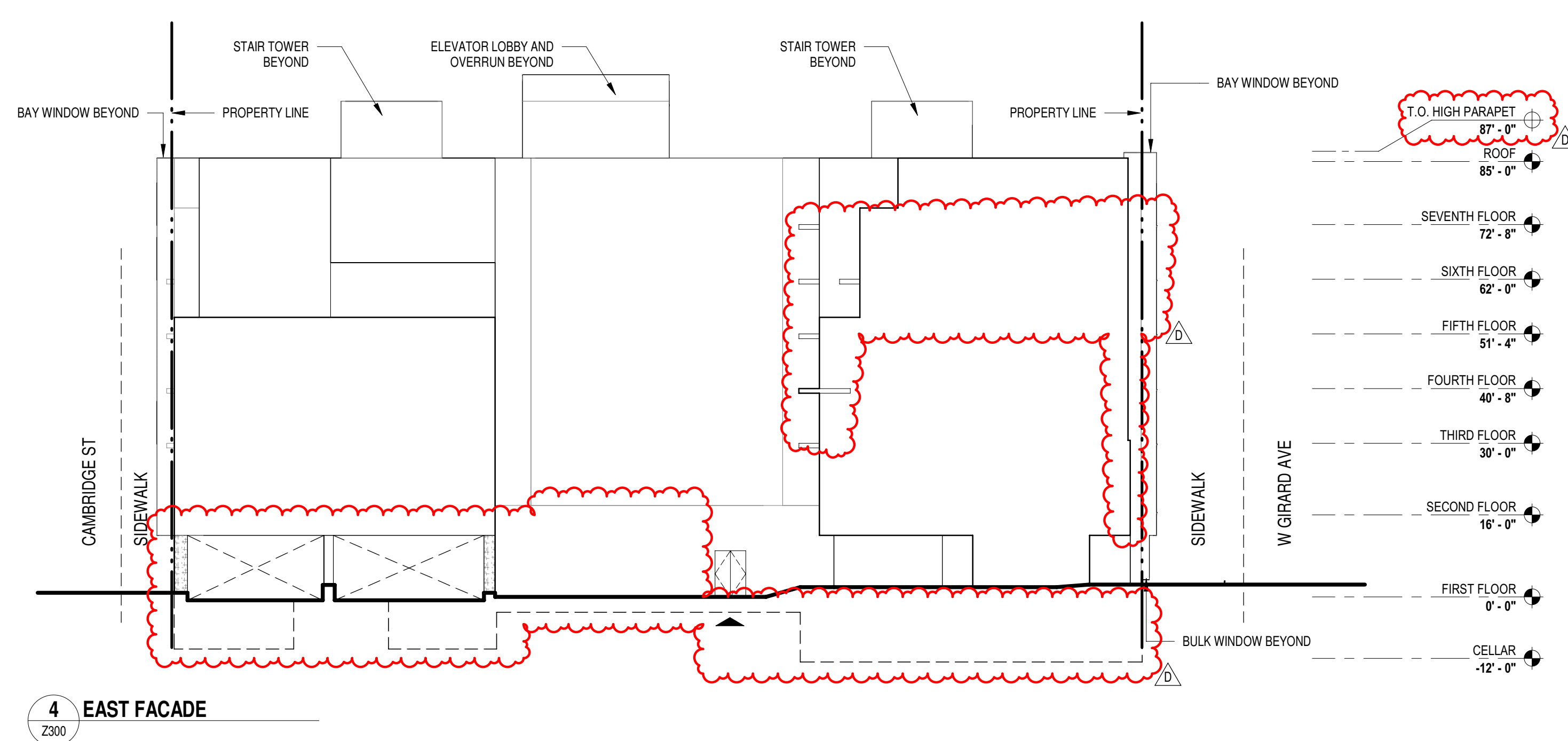
ISSUED FOR CONSTRUCTION

SCALE: 1" = 20'-0"

DRAWN BY: ALG / PD

ZONING
ELEVATIONS

Z300



Zoning Permit

Permit Number ZP-2020-003056

LOCATION OF WORK 1600 W GIRARD AVE, Philadelphia, PA 19130-1615 "Unity of Use lot - Master Address 1600 W. Girard"	PERMIT FEE \$1,167.00	DATE ISSUED 11/30/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 1600 W GIRARD AVE GROUND OWNER LL	1600 W GIRARD AVE PHILADELPHIA, PA 19130-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT 11/17/23 TO MODIFY ROOF DECK SIZE. FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN PLAN. NO SIGNS ON THIS APPLICATION.
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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.

Zoning Permit

Permit Number ZP-2020-003056

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1600 W GIRARD AVE, Philadelphia, PA 19130-1615

ADDITIONAL USE DETAILS

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

AMENDMENT 11/17/23 FOR ADJUSTMENTS AS FOLLOWS FOR INCREASE FROM 203 TO 209 DWELLING UNITS, ONE (1) VACANT COMMERCIAL SPACE, REDUCTION FROM 45 TO 33 ACCESSORY PARKING SPACES (2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE, 4 AUTO SHARE, 2 RESERVIOR SPACE, 1 COMPACT SPACE, 4 ELECTRIC SPACES, 2 LOADING SPACES)), INCREASE FROM 68 TO 70 CLASS 1A BICYCLE SPACES. (EXISTING UNITY OF USE PER AP#1036580)

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.