

Zoning Permit

Permit Number ZP-2025-011345

LOCATION OF WORK 2008 W GIRARD AVE, Philadelphia, PA 19130-1421 Cambridge Street fronting for parcel location.	PERMIT FEE \$1,871.00	DATE ISSUED 1/2/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2008 W GIRARD LLC	1717 N DELAWARE AVE 2008 W GIRARD LLC PHILADELPHIA PA 19125
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT For the erection of an attached structure, to include exterior balconies at the second through fourth floors. Four Class 1A bicycle spaces proposed on ground level. Size and location per plans. No changes to the existing structure.

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

2008 W GIRARD AVE, Philadelphia, PA 19130-1421

ADDITIONAL USE DETAILS

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

11 dwelling units (3 units in the existing structure, 8 units in the new structure). No changes to the existing structure.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.

2008 W GIRARD

NEW CONSTRUCTION OF A 4-STORY 8 UNIT MULTI-FAMILY BUILDING

2008 W GIRARD AVE, PHILADELPHIA, PA 19107

OPA ACCOUNT NUMBER: 881070289

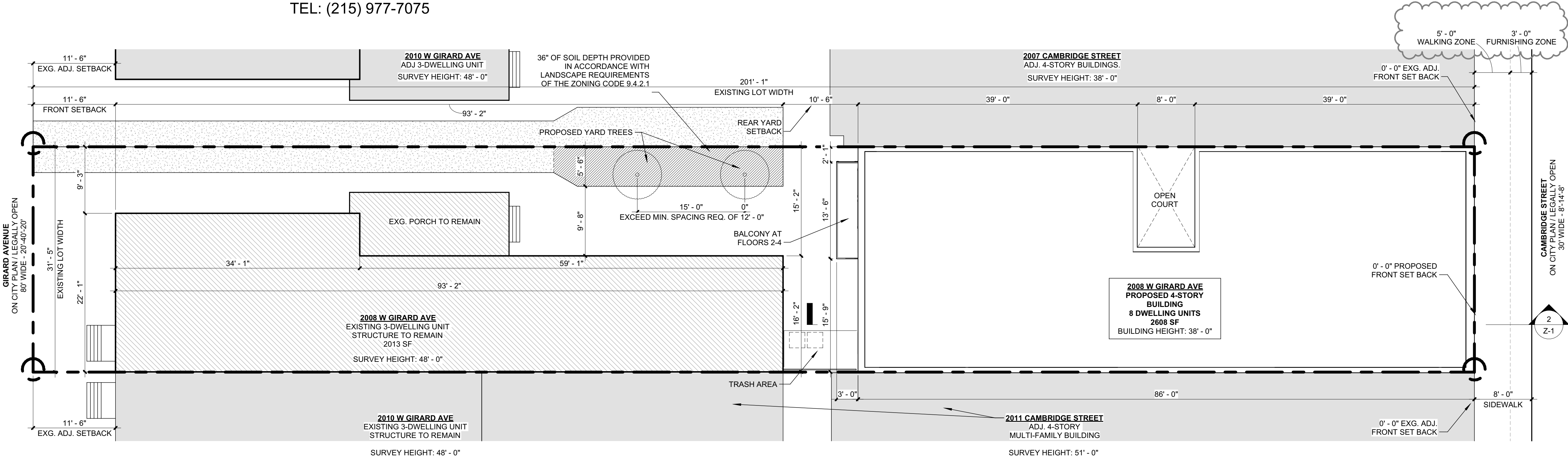
DATE 12.17.2025

OWNER

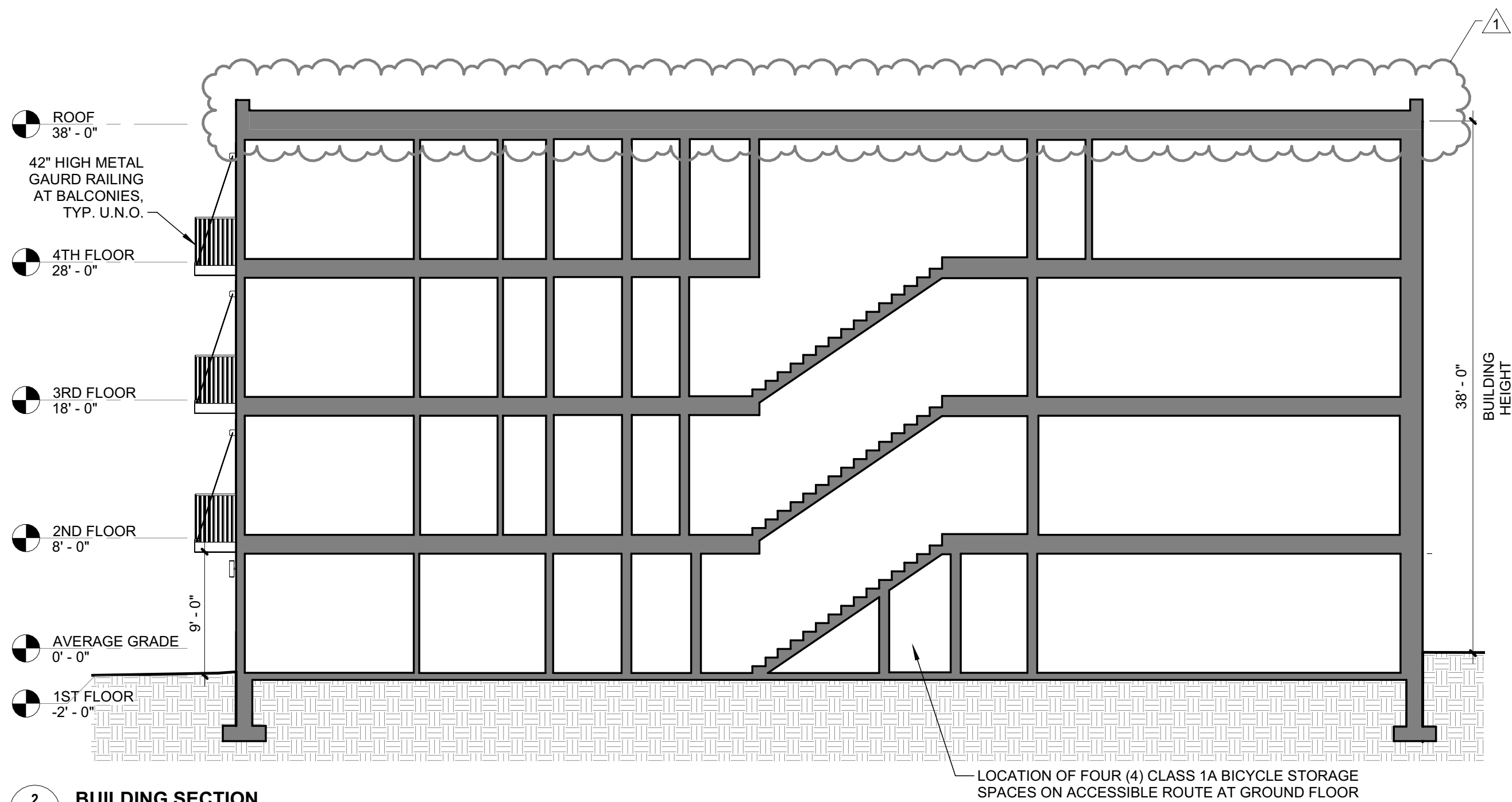
2008 GIRARD LLC
1717 NORTH DELAWARE AVENUE
PHILADELPHIA, PA 19125

ARCHITECT

CANNO DESIGN
109 S 13TH STREET
PHILADELPHIA, PA 19107
TEL: (215) 977-7075



1 SITE PLAN
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"

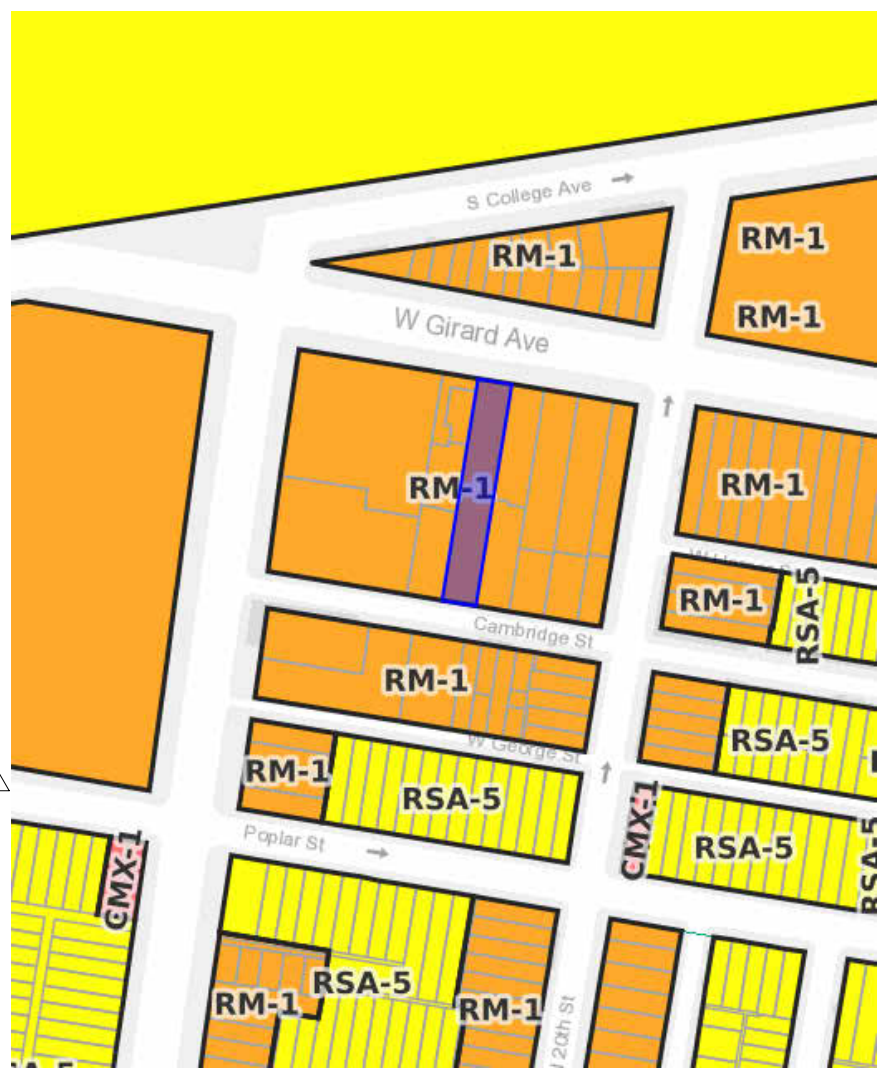
ZONING SUMMARY

		RM-1	PROPOSED	CONFORMING/ NON-CONFORMING
LOT WIDTH	FT	16' MIN	31' - 6"	CONFORMING
LOT AREA	SF	1,440 SF MIN	6289 SF	CONFORMING
EXISTING OCCUPIED AREA	SF		2013 SF	
NEW OCCUPIED AREA	SF		2608 SF	
TOTAL OCCUPIED AREA	%	75% MAX (4716 SF)	73% (4621 SF)	CONFORMING
OPEN AREA	%	25% MIN (1573 SF)	27 % (1668 SF)	CONFORMING
SIDE YARD(S) SETBACK	FT	5' IF USED	-	CONFORMING
REAR YARD SETBACK	FT	7' MIN	10' - 6"	CONFORMING
BUILDING HEIGHT	FT	38' MAX	38'	CONFORMING
PARKING	#	0	0	CONFORMING
BIKE PARKING	#	LESS THAN 12 RESIDENTIAL UNITS. NO BIKE PARKING REQUIRED	4	CONFORMING
EXISTING RESIDENTIAL UNITS	#	14 MAX	3	CONFORMING
PROPOSED RESIDENTIAL UNITS	#	14 MAX	8	CONFORMING
TOTAL RESIDENTIAL UNITS	#	14 MAX	11	CONFORMING

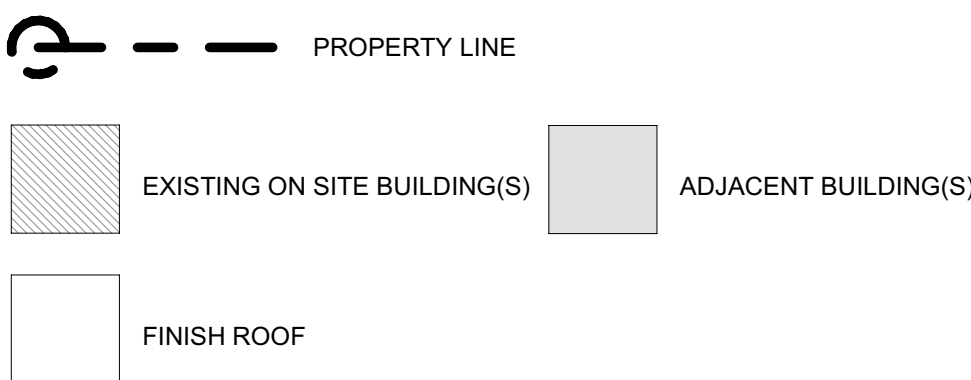
BUILDING USES

EXG. STRUCTURE	EXISTING STRUCTURE TO REMAIN. EXISTING THREE (3) RESIDENTIAL DWELLING UNITS WITHIN EXISTING STRUCTURE TO REMAIN
FIRST FLOOR	TWO (2) DWELLING UNITS, RESIDENTIAL TRASH
FLOORS 2-4	TWO (2) DWELLING UNITS
ROOF	TWO (2) PRIVATE RESIDENTIAL ROOF DECKS, TWO (2) ROOF ACCESS STRUCTURES, MECHANICAL ROOF
TOTALS	THREE (3) EXISTING DWELLING UNITS TO REMAIN, EIGHT (8) NEW RESIDENTIAL DWELLING UNITS

ZONING MAP



SYMBOL LEGEND



2	REV 2	2025.12.17
1	REV 1	2025.12.03

2008 W GIRARD

2008 W GIRARD
PHILADELPHIA, PA 19130

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title
ZONING DRAWING

Date: 12.17.2025
Drawn By: KP
Checked By: C.JY
Scale: As indicated



Z-1

Seal Drawing No.