

Zoning Permit

Permit Number ZP-2020-006008

LOCATION OF WORK 2630-38 W GIRARD AVE, Philadelphia, PA 19130-1323 Note: property was previously consolidated as 2630 West Girard Avenue, OPA# 88 1 0717 00. Owner address is 715 Montgomery Avenue, Suite 3, Narberth, PA 19072.	PERMIT FEE \$1,722.00	DATE ISSUED 10/9/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3, CMX3, CMX3	

PERMIT HOLDER 27th & Girard Limited Partnership	715 Montgomery Avenue, Suite 3 Narberth, Pennsylvania 19072
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APPLICANT David Gest DBA: Ballard Spahr, LLP	1735 Market Street 51st Floor Philadelphia, PA 19103 USA
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF THREE (3) DETACHED STRUCTURES WITH CELLAR ON ONE LOT. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN.(CDR LETTER DATED 8/14/2020).

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
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 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-2020-006008

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2620 W GIRARD AVE, Philadelphia, PA 19130-1323

2630-38 W GIRARD AVE, Philadelphia, PA 19130-1323

911-41 N 27TH ST, Philadelphia, PA 19130

ADDITIONAL USE DETAILS

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

USES (FOR BUILDING #1, 2, & 3): FOR BUILDING #1: MULTI-FAMILY HOUSEHOLD LIVING FIFTY SIX (56) DWELLING UNITS WITH ROOF DECK (FOR RESIDENTIAL USE ONLY) AND VACANT RETAIL SALES / COMMERCIAL USES (USE REGISTRATION PERMIT REQUIRE PRIOR TO OCCUPANCY); FOR BUILDING #2: MULTI-FAMILY HOUSEHOLD LIVING FIFTY SIX (56) DWELLING UNITS WITH ROOF DECK FOR RESIDENTIAL USE ONLY; FOR BUILDING #3: MULTI-FAMILY HOUSEHOLD LIVING FORTY-EIGHT (48) DWELLING UNITS WITH ROOF DECK FOR RESIDENTIAL USE ONLY (TOTAL 160 DWELLING UNITS ON THE LOT); AND FORTY-SIX (46) ACCESSORY OFF STREET SURFACE PARKING SPACES INCLUDING TWO (2) ADA (ONE VAN ACCESSIBLE SPACE), ONE (1) AUTO SHARE SPACE, THREE (3) ELECTRIC PARKING & CHARGING SPACES, 10 COMPACT SPACES; AND FIFTY-SIX (56) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN.

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.



Stantec Architecture and Engineering LLC
1500 Spring Garden Suite 1100
Philadelphia PA 19130-4067
Tel: (215) 665-7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Notes

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTION OF APPLICANT, ADCO, AMERICAN DEVELOPMENT PARTNERS.
- THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. ON APRIL 23, 2014 AND OCTOBER, 2019. ALL LOT LINE INFORMATION WAS PREPARED FROM GATHERED DEEDS.
- DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT BUILDING DIMENSIONS WHICH ARE IN UNITED STATES STANDARD MEASURE. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCH MARK IS SHOWN ON PLAN (DRILL HOLE LOCATED SOUTHEAST CORNER OF INTERSECTION OF TANNEY STREET AND GIRARD AVENUE) ELEVATION=94.53. ATTENTION IS CALLED TO THE PHILADELPHIA ZONING CODE AS AMENDED. SUBJECT PREMISES IS IN ZONE CMX-3 (COMMUNITY COMMERCIAL MIXED-USE).
- SUBJECT PREMISES IS NOT IN A FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 420757-0181G DATED JANUARY 17, 2007. PREMISES ARE LOCATED IN ZONE X- AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PROPERTY TO BE DEVELOPED IS 2630 W. GIRARD AVENUE, OPA #B01071700.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENTS (OPA).
- THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT NO. 187 AS AMENDED. UTILITY COMPANIES HAVE ASSIGNED SERIAL #'S 20190090817, 20190090829, AND 20190090845 TO THIS LOCATION. THE CONTRACTOR SHALL CONFORM TO ALL THE REQUIREMENTS OF PA ACT 187 AS AMENDED.
- CURB GRADES TO BE REGULATED BY THE 9TH SURVEY DISTRICT.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- STORMWATER MANAGEMENT WILL BE ACCOMPLISHED THROUGH THE USE OF ONE (1) DETENTION BASIN. PWD ERSA TRACKING #FY20-GRA-5792-01.
- UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT OF WAYS.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.

OWNERY ENTITY

27TH & GIRARD LIMITED PARTNERSHIP

#1 REVISED PER L&I COMMENTS

Revision	By	Appd	YYYY.MM.DD
	MCM	KRS	2020.09.15

Issued

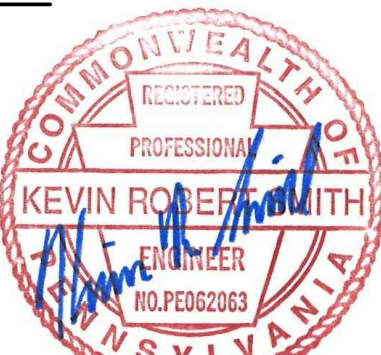
By	Appd	YYYY.MM.DD
KAL	KRS	2020.02.11

File Name: 202711689V-EI

Down	Dsgn	Chkd	YYYY.MM.DD

Permit/Seal

Client/Project Logo



Client/Project

ADCO, AMERICAN DEVELOPMENT COMPANY

2630 W. GIRARD AVE.

29TH WARD, PHILADELPHIA, PHILADELPHIA CO., PA 19130

Title

ZONING PLAN

Project No.

202711689

Revision

1

Sheet

1 of 1

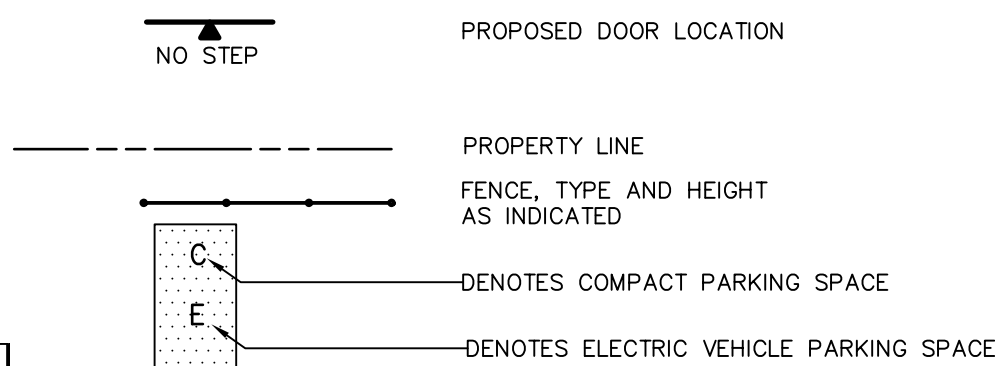
Drawing No.

Z-1

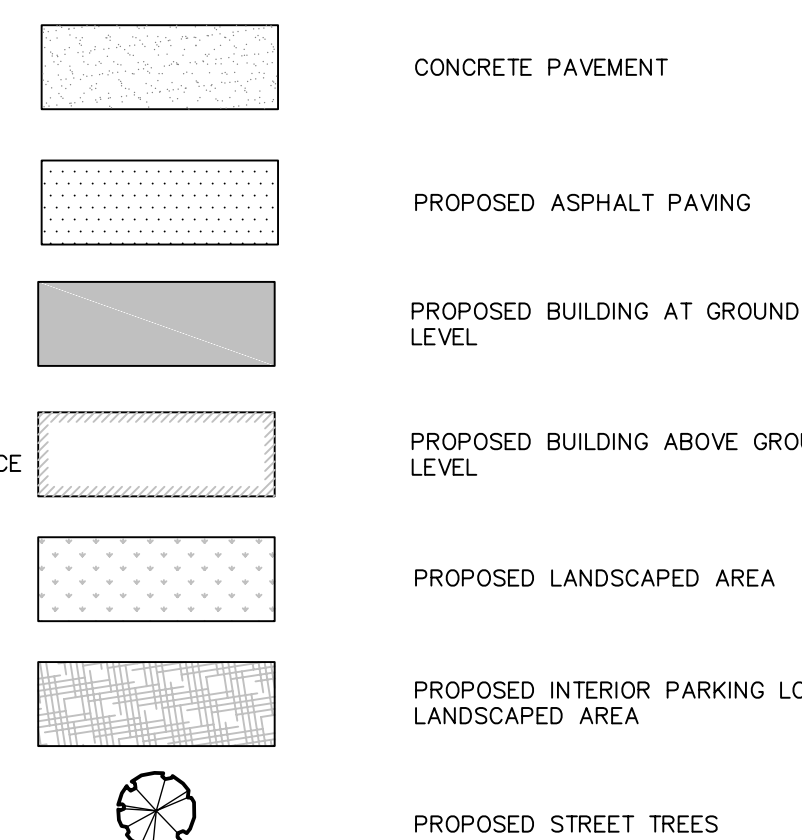
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LEGEND - PROPOSED FEATURES

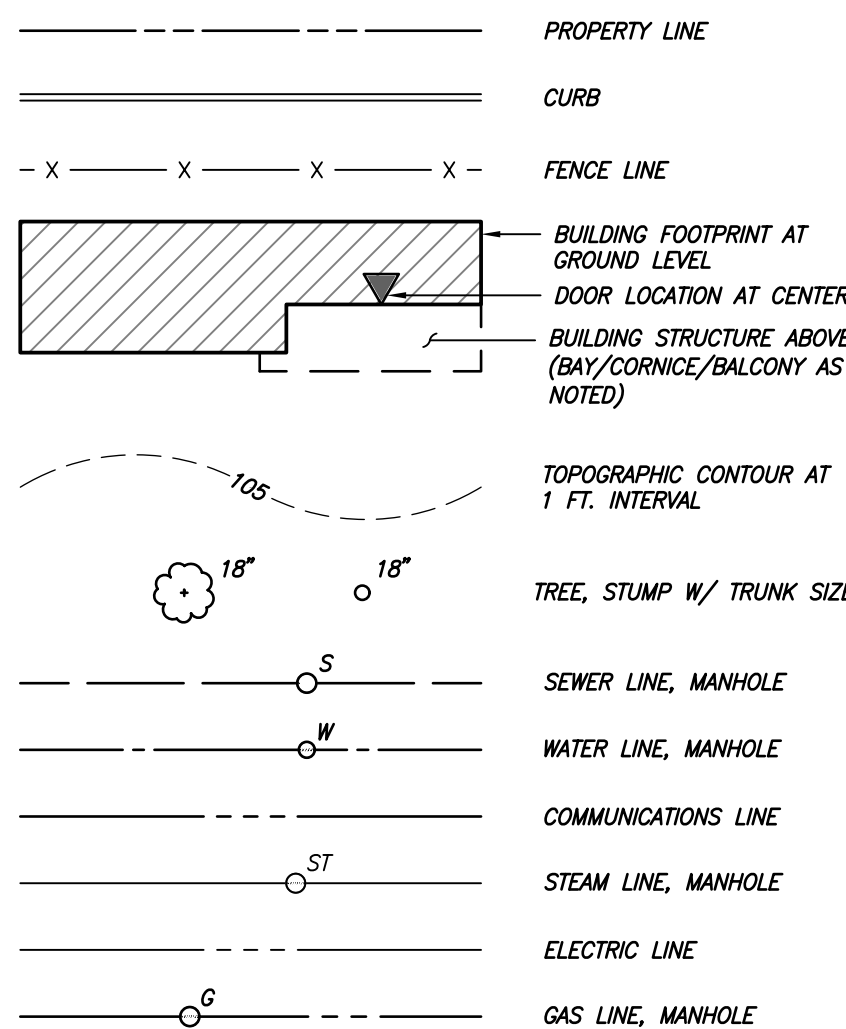
SITE FEATURES



SURFACE MATERIALS



LEGEND - EXISTING FEATURES



LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:

14-603(16)(d) & 14-803(5) Landscaping / Screening
☒ APPROVED
☐ DISAPPROVED
☐ WAIVED

Applied Electronically by: SARAH CHIU
September 24, 2020
PHILADELPHIA CITY PLANNING COMMISSION

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

Girard Ave is the primary street;
Opposite of Girard Ave Street is the rear;
Street is the rear street

Applied Electronically by: SARAH CHIU
September 24, 2020
PHILADELPHIA CITY PLANNING COMMISSION



Applied Electronically by L&I User:

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2020.09.15 03:18 PM

ORIGINAL SHEET - ARCH D



01 VIEW FROM 27TH ST
SCALE 1/8" = 1'-0"



02 VIEW FROM GIRARD AVE
SCALE 1/8" = 1'-0"



03 VIEW FROM TANEY ST
SCALE 1/8" = 1'-0"

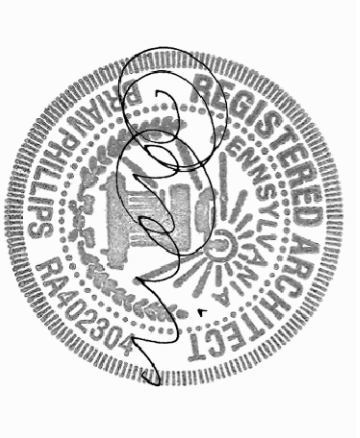
G27

ADDRESS 2630 W. GIRARD AVE.

PROJECT 1715

TEAM

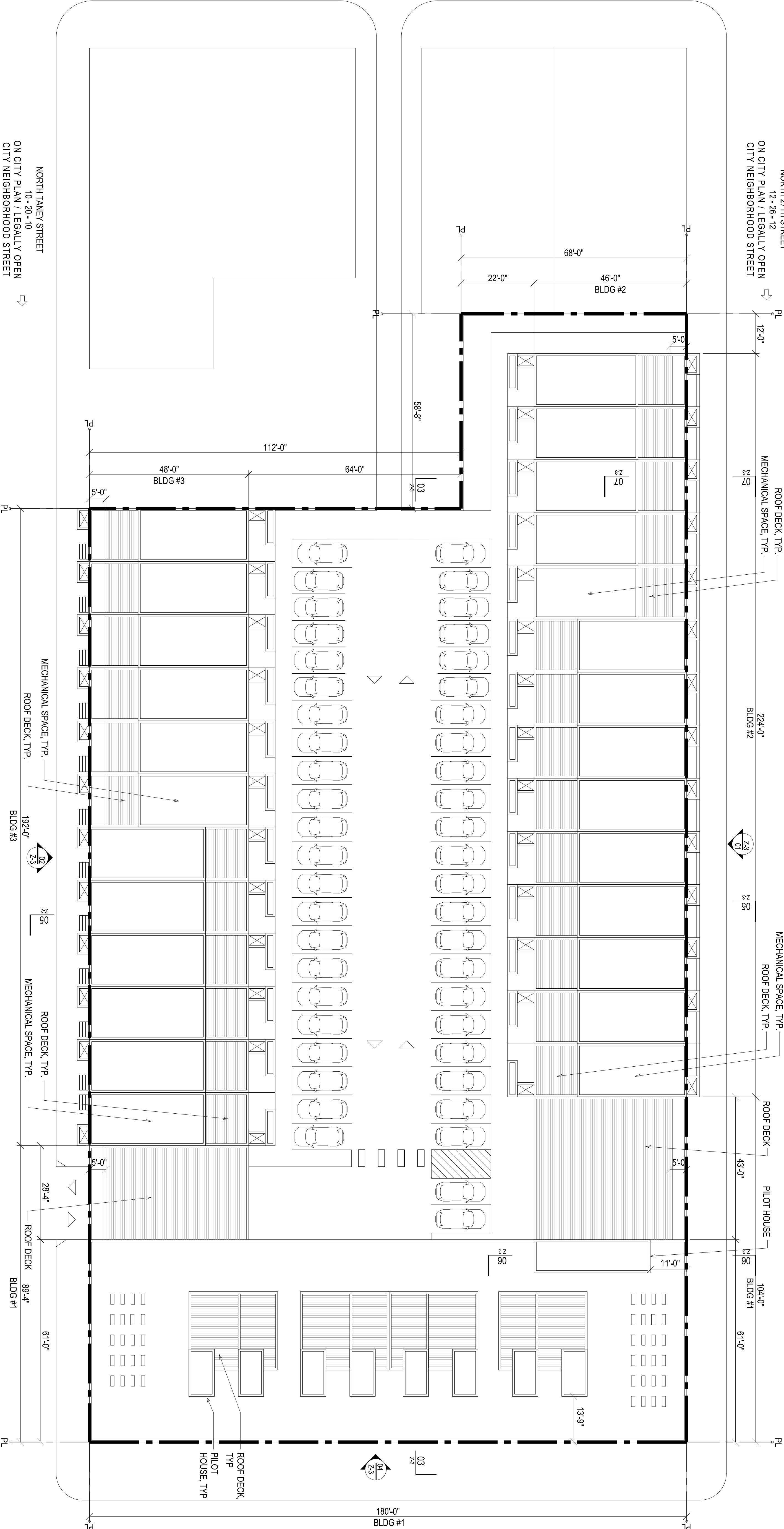
OWNER
2630 W. GIRARD LIMITED
PARTNERSHIP
ARCHITECT
INTERJECT STUDIO
1400 N. AMERICAN ST. #301
PHILADELPHIA, PA 19122
215.292.1500
CIVIL ENGINEER
STANTEC CONSULTING
SERVICES, INC
2500 SPRING GARDEN,
SUITE 1100
PHILADELPHIA, PA 19130
215.665.7000



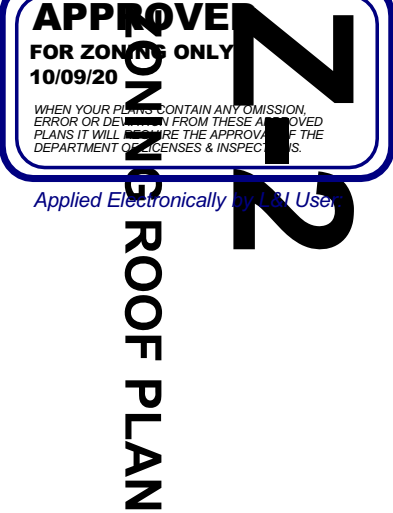
PHASE

ZONING SUBMISSION
ZONING RESUBMISSION
ZONING RESUBMISSION

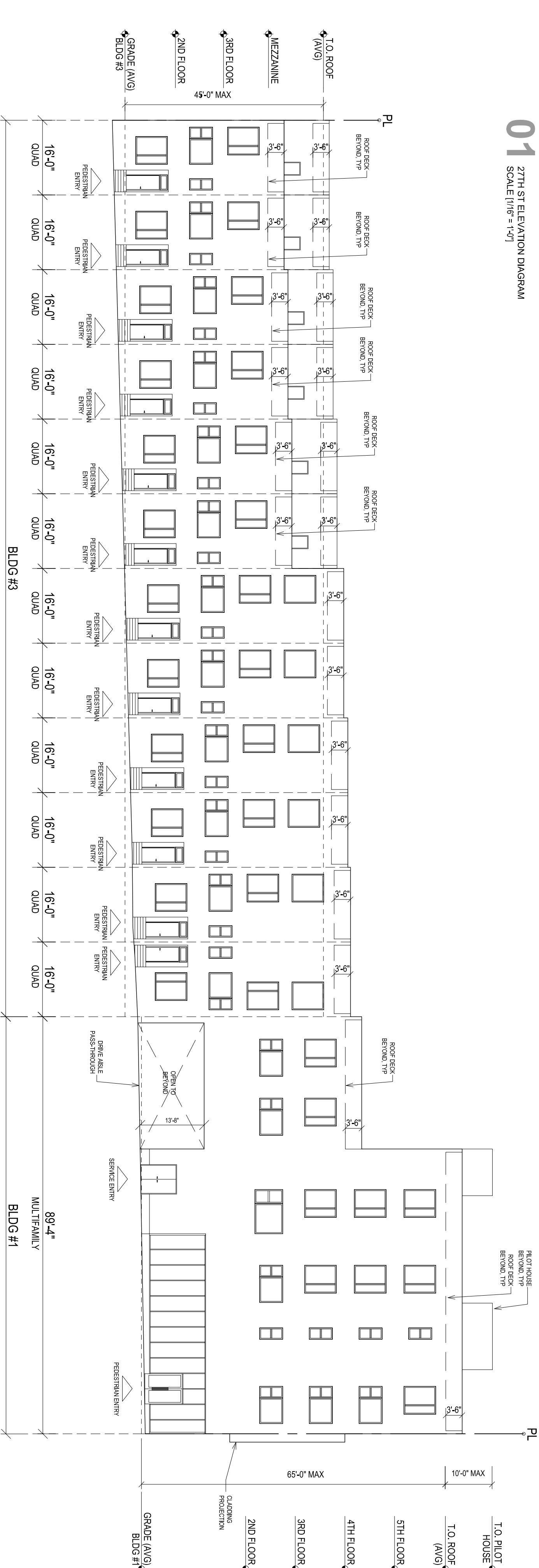
2/10/2020
2/28/2020
8/27/2020



04 ROOF PLAN DIAGRAM
SCALE 1/8" = 1'-0"



APPROVED FOR ZONING RESUBMISSION ONLY
10/09/2020
ZONING DEPARTMENT
APPLIED ELECTRONICALLY

[illegible]

The site plan shows a rectangular lot with a north arrow pointing towards the top right. The lot is divided into several sections:

- Parking Area:** Located at the bottom left, containing 10 parking spaces labeled "PARKING".
- Cellar:** A large rectangular area at the bottom center, labeled "CELLAR".
- Retail:** A long rectangular area at the bottom right, labeled "RETAIL".
- Units:** A grid of 18 units arranged in 6 rows and 3 columns, located in the upper half of the lot. Each unit is labeled "UNIT".
- T.O. Pilot House:** A small rectangular structure at the top right, labeled "T.O. PILOT HOUSE".
- T.O. Roof:** A larger rectangular structure at the top center, labeled "T.O. ROOF (A/G)".
- Roof Deck:** A small rectangular area at the top left, labeled "ROOF DECK".

Dimensions are indicated by arrows:

- A horizontal dimension of "13'-9\" MAX" spans the width of the T.O. Pilot House and T.O. Roof.
- A vertical dimension of "10'-0\" MAX" indicates the height of the T.O. Pilot House and T.O. Roof.
- A horizontal dimension of "45'-0\" MAX" spans the width of the Units and Cellar.
- A vertical dimension of "75'-0\" MAX" spans the height of the Units and Cellar.

180-0"
MULTIFAMILY

[illegible]

Sectional elevation showing the roof structure and upper floors. The roof is labeled 'T.O. ROOF' (Top of Roof). Below the roof is the 'MEZZANINE' level. The 'ROOF DECK' is shown with a '5.0' MIN' (5.0 inches minimum) thickness. The 'PL' (Plumb Line) is indicated on the right side of the section.