

Zoning Permit

Permit Number ZP-2021-005493

LOCATION OF WORK 1613 CECIL B MOORE AVE, Philadelphia, PA 19121-3209	PERMIT FEE \$1,027.00	DATE ISSUED 6/29/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER RAYCEY HOLDINGS LLC	1613 CECIL B MOORE AVE PHILADELPHIA, PA 19121-
--------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. AMENDMENT APPROVED AS OF 12/1/22: FOR THE REDUCTION IN THE TOTAL HEIGHT. SIZE AND LOCATION AS SHOWN ON THE AMENDMENT PLAN.
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
--

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.

Zoning Permit

Permit Number ZP-2021-005493

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1613 CECIL B MOORE AVE, Philadelphia, PA 19121-3209

ADDITIONAL USE DETAILS

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

TO CONTAIN 13 DWELLING UNITS, A VACANT COMMERCIAL SPACE AT THE GROUND FLOOR AND SEVEN (7) BICYCLE PARKING SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

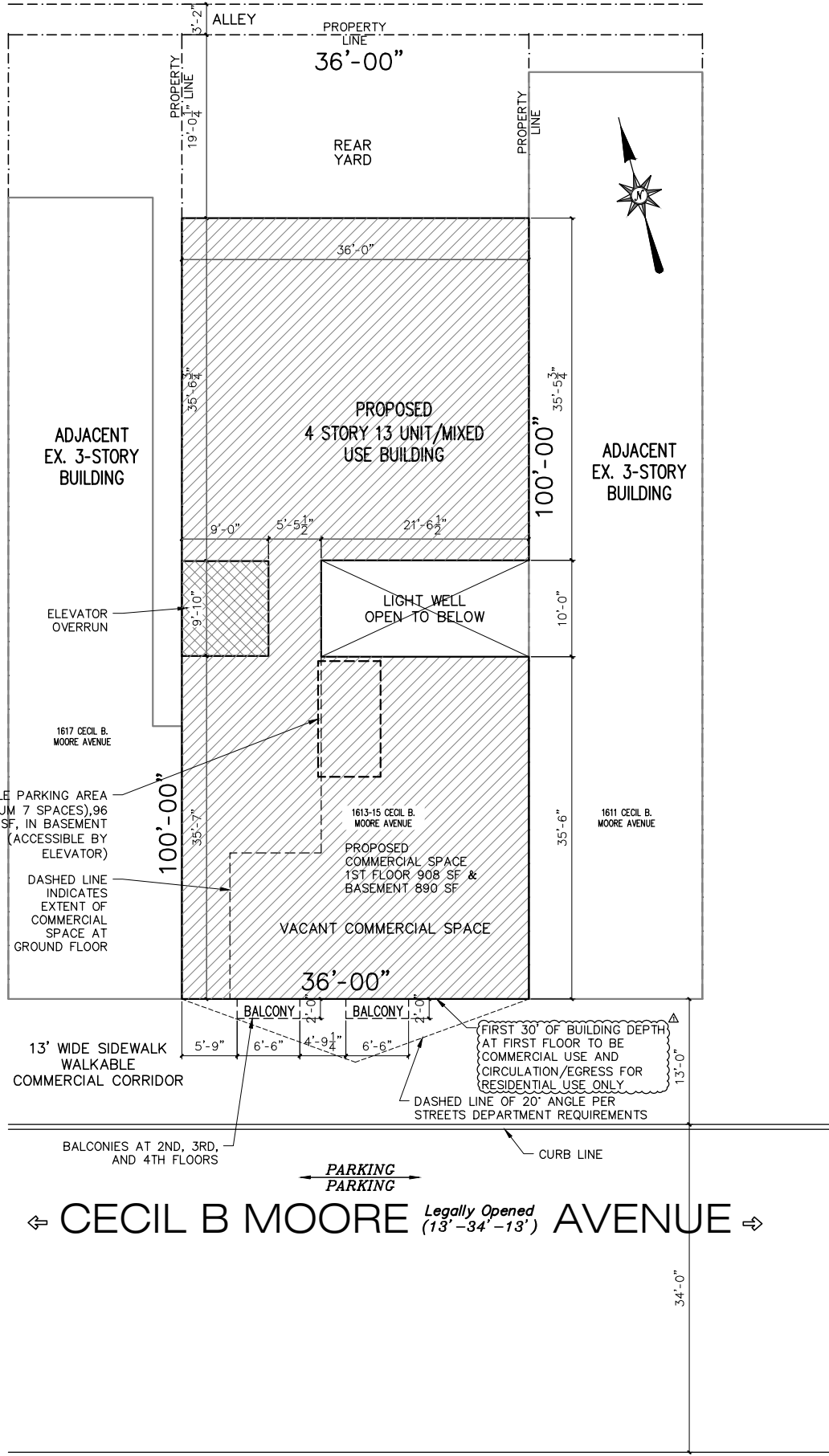
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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 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.



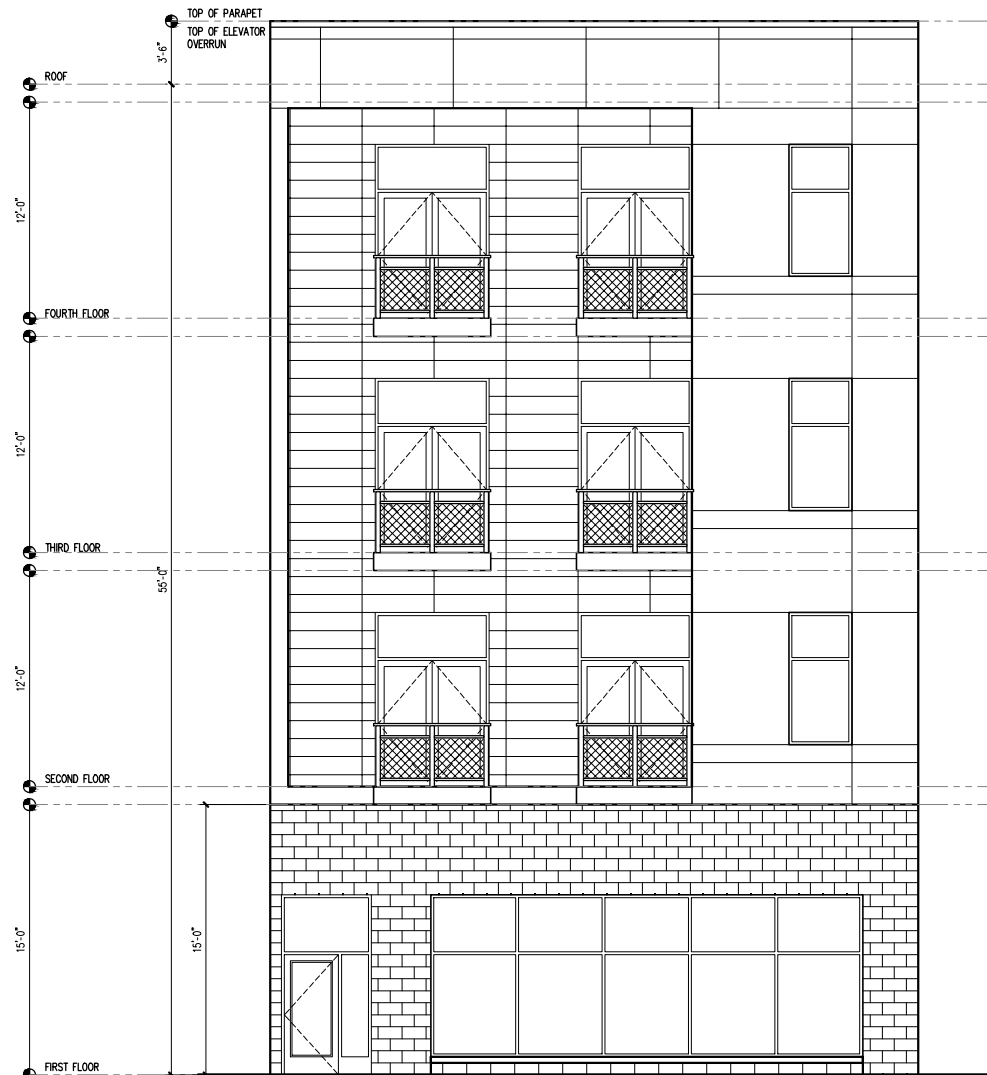
1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 LOCATION PLAN
SCALE: N.T.S.

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	CMX-2.5	CMX-2.5	NO
LOT WIDTH	N/A	36'-0"	NO
LOT AREA	N/A	3600 S.F.	NO
LOT COVERAGE	75%	74.9953%	NO
FRONT YARD SETBACK	N/A	N/A	NO
SIDE YARD SETBACK	MIN. 5'-0"	0'-0"	NO
AGGREGATE	N/A	0'-0"	
REAR YARD SETBACK	10'-0"	19'-0"	NO
BUILDING HEIGHT	55'-0" max.	55'-0"	NO
SET BACK ABOVE SECOND STORY	0'-0"	0'-0"	NO
ROOF DECK SET BACK	5'-0"	NA	NO
PARKING	0	0	NO
BIKE PARKING	7	7	NO
STREET TREES	0	0	NO
DENSITY	13 UNITS max.	13 UNITS	NO

NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY

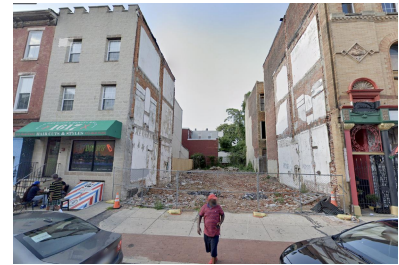


4 ELEVATION
SCALE: 3/16" = 1'-0"

APPROVED
FOR ZONING ONLY
06/28/21

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:



3 EXISTING CONDITIONS
SCALE: N.T.S.

COPYRIGHT © 2018 BY CADRE DEVELOPMENT, PHILADELPHIA, PA. PHONE 215-483-6200. ALL RIGHTS RESERVED. THE PLANS ELEVATIONS, DRAWINGS, INTENTS AND OTHER MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF CADRE DEVELOPMENT AND MAY NOT BE REPRODUCED EITHER IN PART OR WHOLLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF CADRE DEVELOPMENT.

REV	DATE	REMARKS
1	02-05-21	ZONING REVIEW 01
2	06-09-21	ZONING REVIEW 01

Loamy H. Rossman, AIA

Cadre Design & Development
123 Leverington Avenue
The Mill, Suite 300
Philadelphia, PA 19127
PH. 215.483.6200
info@cadredesigndevelopment.com
DE - 6442 MD - 11057 NJ - A113577 PA - RA-01512-B VA - 0401011480

PROJECT: **Mixed use Apartment Bldg**
19097
1613 Cecil B Moore Ave, Phila, PA 19127

DRAWING TITLE: **ZONING SITE PLAN**
DRAWN BY: C.B.K.
DATE: 06-09-21
FILE NAME: tj_properties
SI1