

Zoning Permit

Permit Number ZP-2021-005300

LOCATION OF WORK 918 N BROAD ST, Philadelphia, PA 19130-1604	PERMIT FEE \$3,379.00	DATE ISSUED 11/2/2021
	ZBA CALENDAR MI-2021-003187	ZBA DECISION DATE 11/2/2021
	ZONING DISTRICTS CMX4	

PERMIT HOLDER CORRECTIONS CORPORATION O	10 BURTON HILLS BLVD NASHVILLE TN 37215
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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 (USING MIXED INCOME BONUS FOR AN ADDITIONAL GROSS FLOOR AREA AS PER CODE SECTION 14-702(6)) WITH ROOF DECK ACCESSED BY A PILOTHOUSE WITH THREE(3) COVERED OPEN PARKING SPACES INCLUDING 1 VAN ACCESSIBLE SPACE AND ONE AUTO-SHARE SPACE AND WITH SEVENTEEN(17) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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) calendar# MI-2021-003187With Proviso: As per refusal for amended application ZP-2021-005300.
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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

918 N BROAD ST, Philadelphia, 19130-1604

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR WITH MULTIFAMILY HOUSEHOLD LIVING (49 DWELLING UNITS) FROM SECOND FLOOR THROUGH SEVENTH (7TH) FLOOR *AMENDED APPLICATION* TO STAMP AMENDED PLAN AND CHANGE THE LANGUAGE OF PERMIT. FOR A MULTI-FAMILY HOUSEHOLD LIVING(49) DWELLING UNITS FROM SECOND(2ND) FLOOR THROUGH EIGHTH(8TH) FLOORS.*AMENDED APPLICATION*: FOR THE REMOVAL OF ROOF DECK OF PREVIOUSLY APPROVED 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.

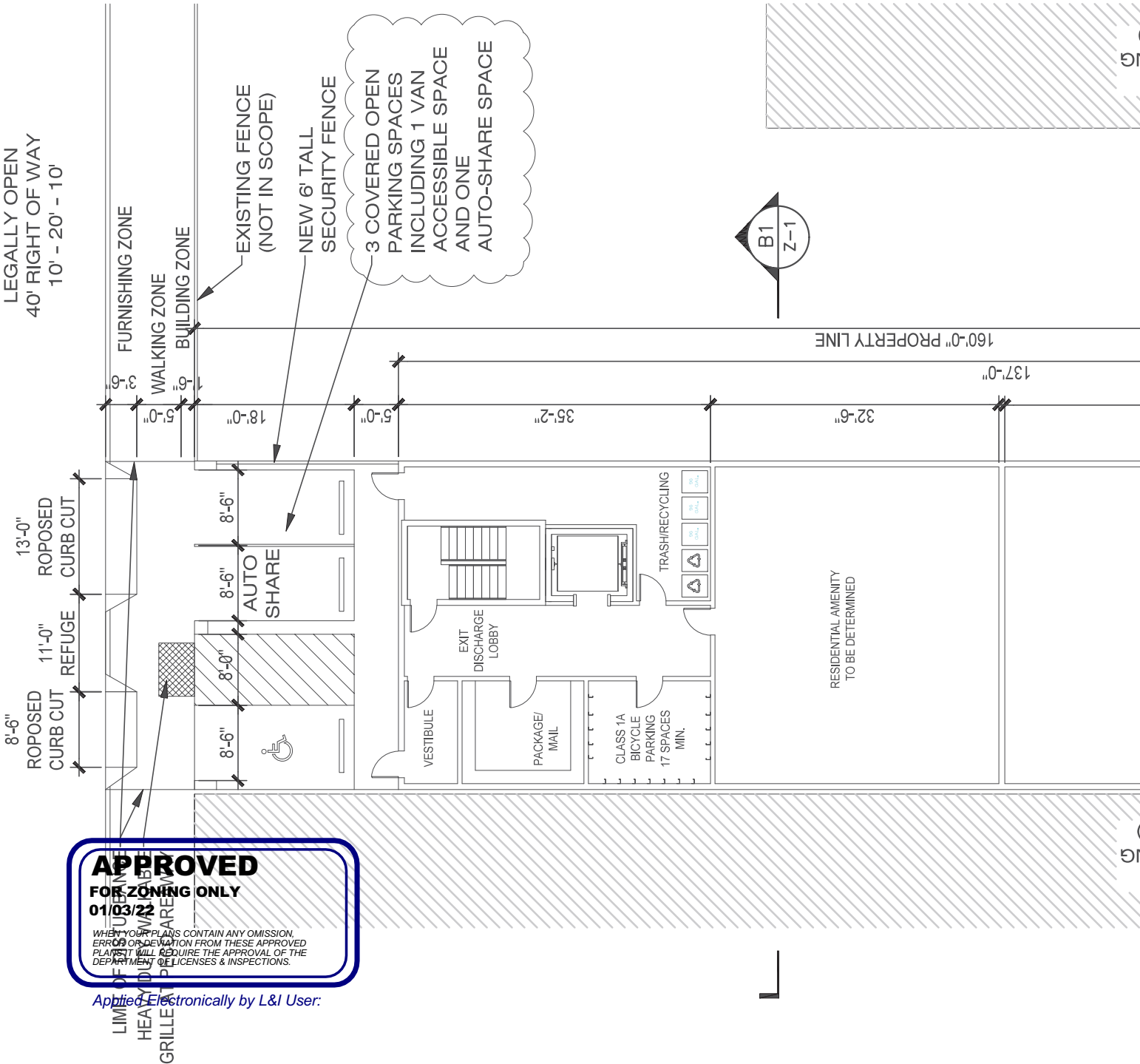
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement 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.

CARLISLE STREET
ON CITY PLAN
LEGALLY OPEN
40' RIGHT OF WAY
10' - 20' - 10'



APPROVED

FOR ZONING ONLY

01/03/22

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

Applied Electronically by L&I User:

DEMOLITION OF EXISTING STRUCTURE
CONSTRUCTION OF A 49 UNIT APARTMENT BUILDING WITH (1) VACANT GROUND FLOOR RETAIL SPACE

918 NORTH BROAD STREET

PHILADELPHIA, PA 19130

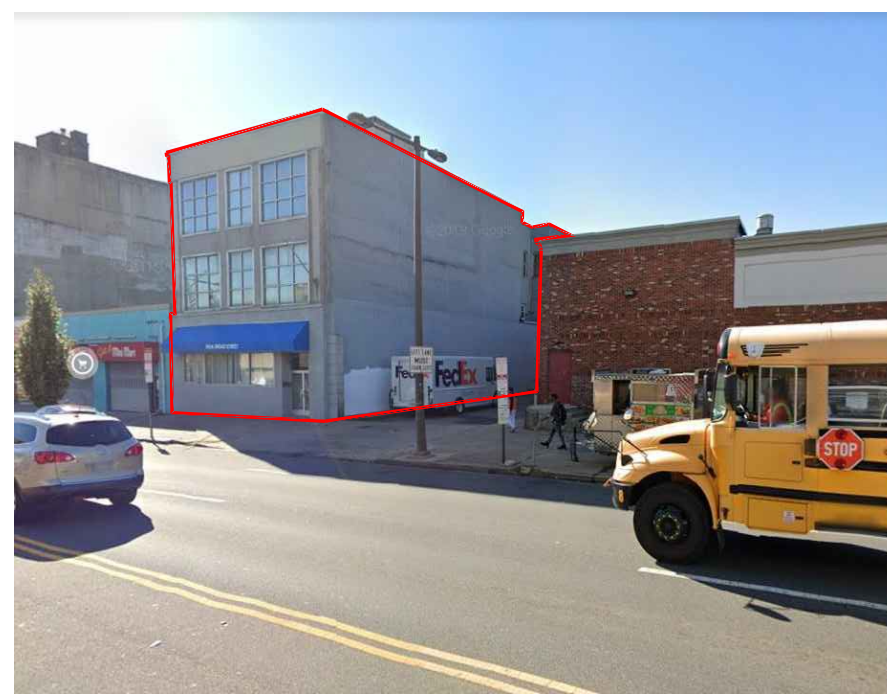
ZONING SUBMISSION

MAY 14, 2021
OPA# 881439500

GENERAL NOTES

OWNER:
CORRECTIONS
CORPORATION O

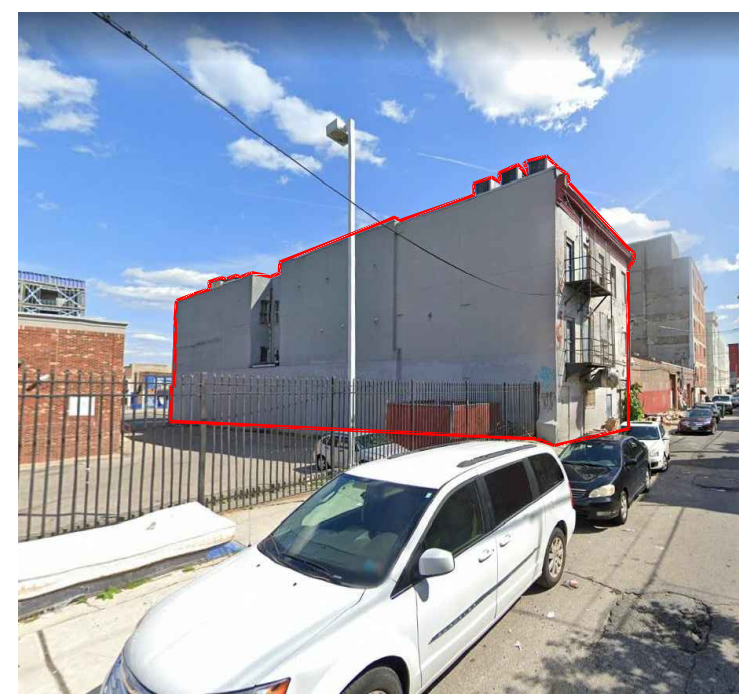
ARCHITECT:
CANNOdesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075



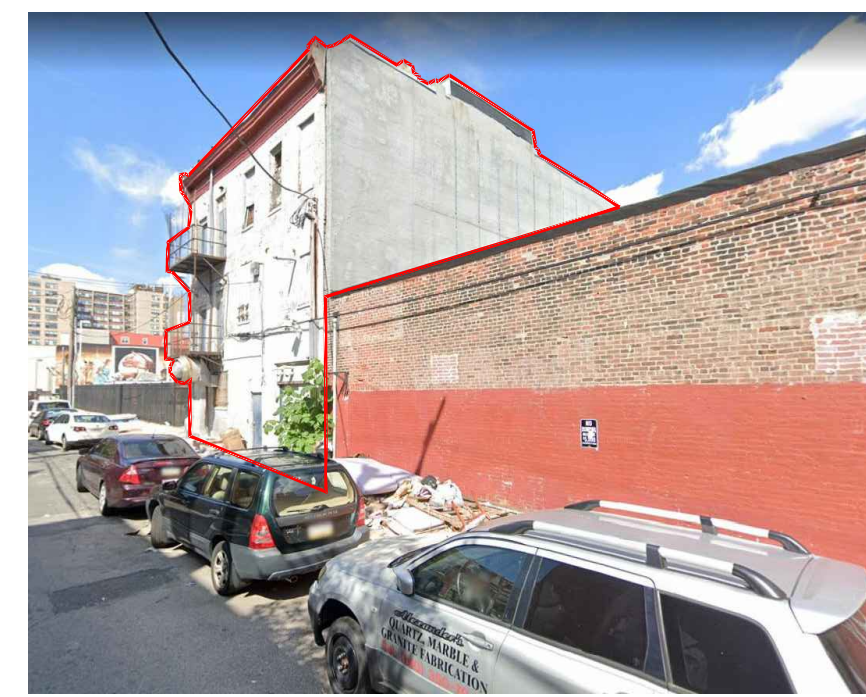
NORTH BROAD STREET FROM THE NORTHEAST



NORTH BROAD STREET FROM THE SOUTHEAST



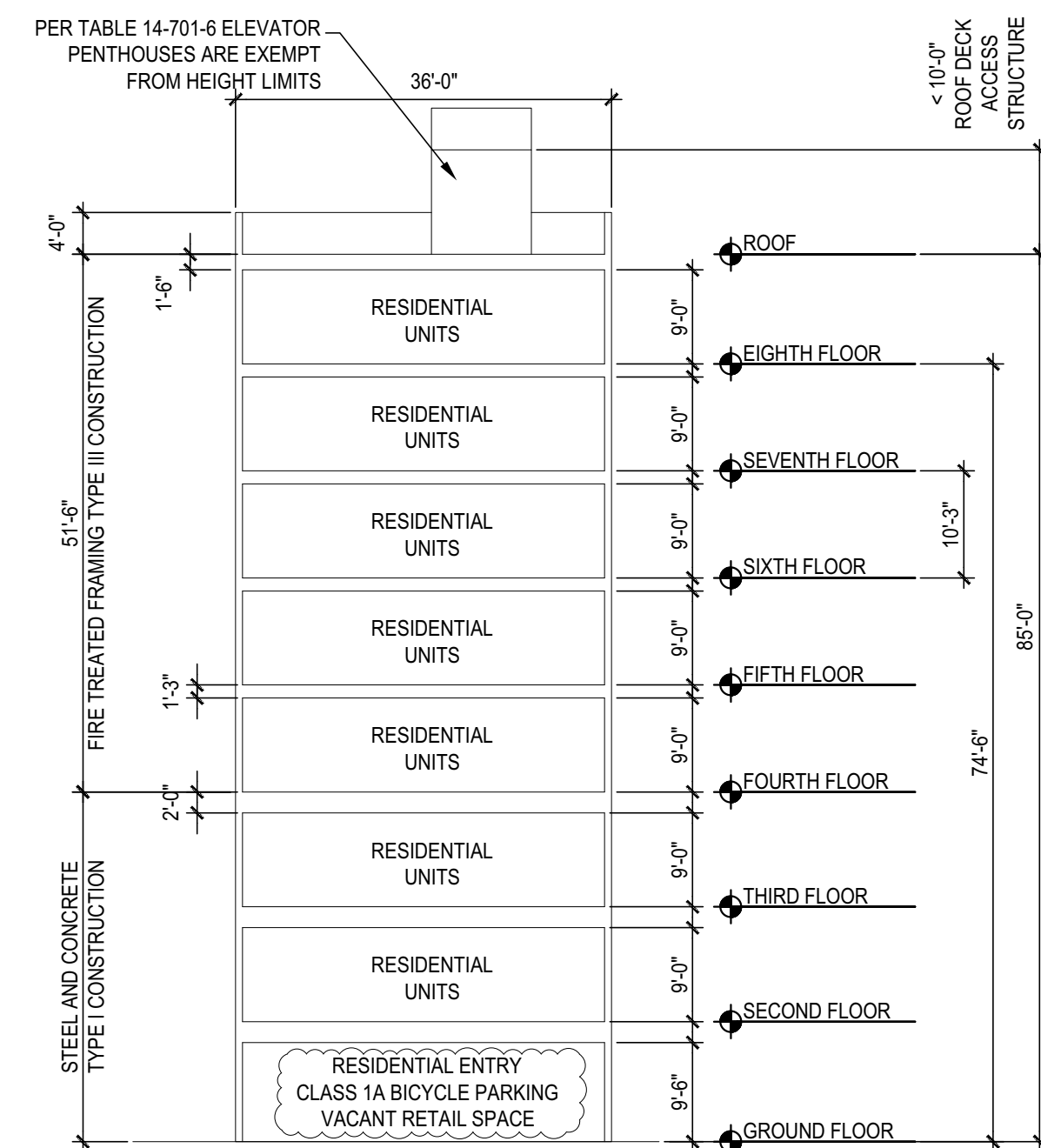
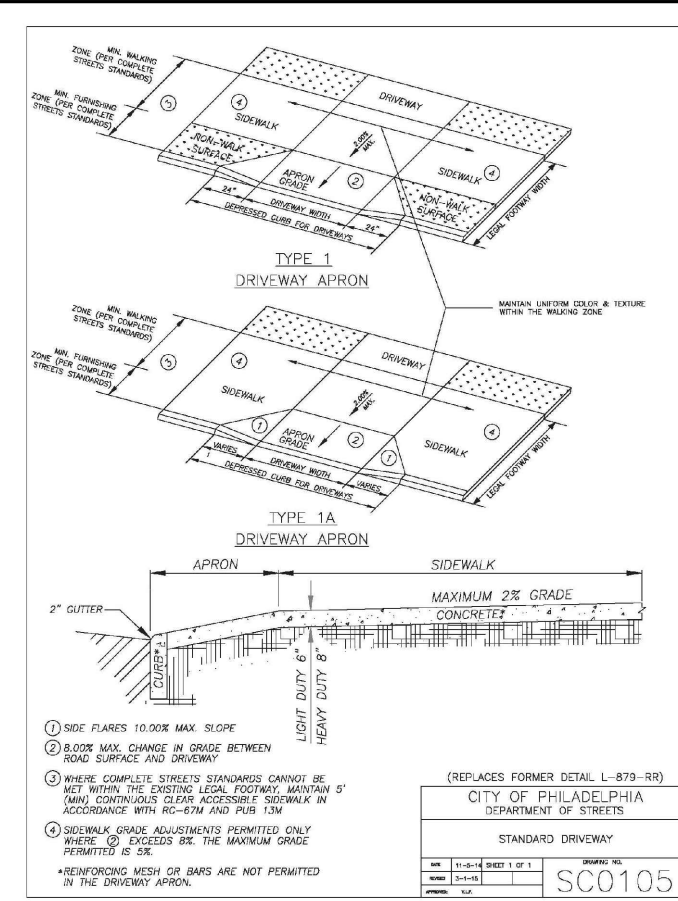
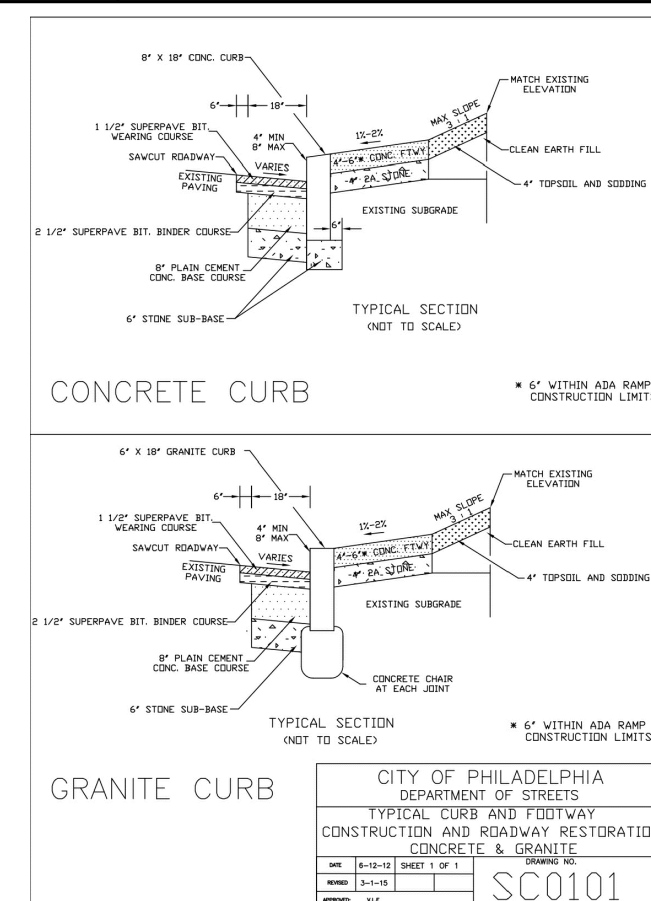
CARLISLE STREET FROM THE NORTHWEST



CARLISLE STREET FROM THE SOUTHWEST

K1

EXISTING SITE PHOTOS

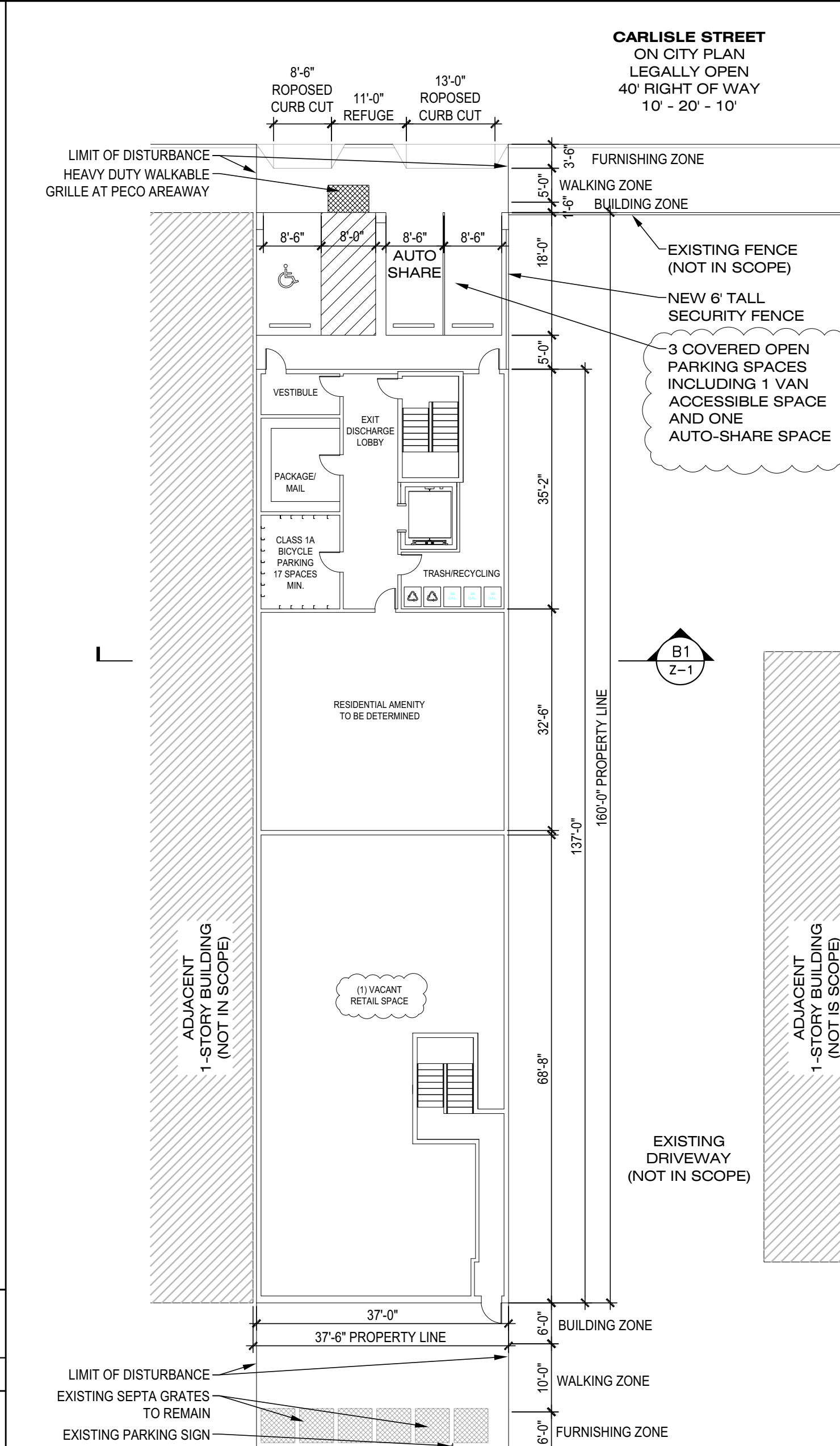


B1

ZONING SECTION

1/16" = 1'-0"

CITY DEPARTMENT APPROVAL STAMPS



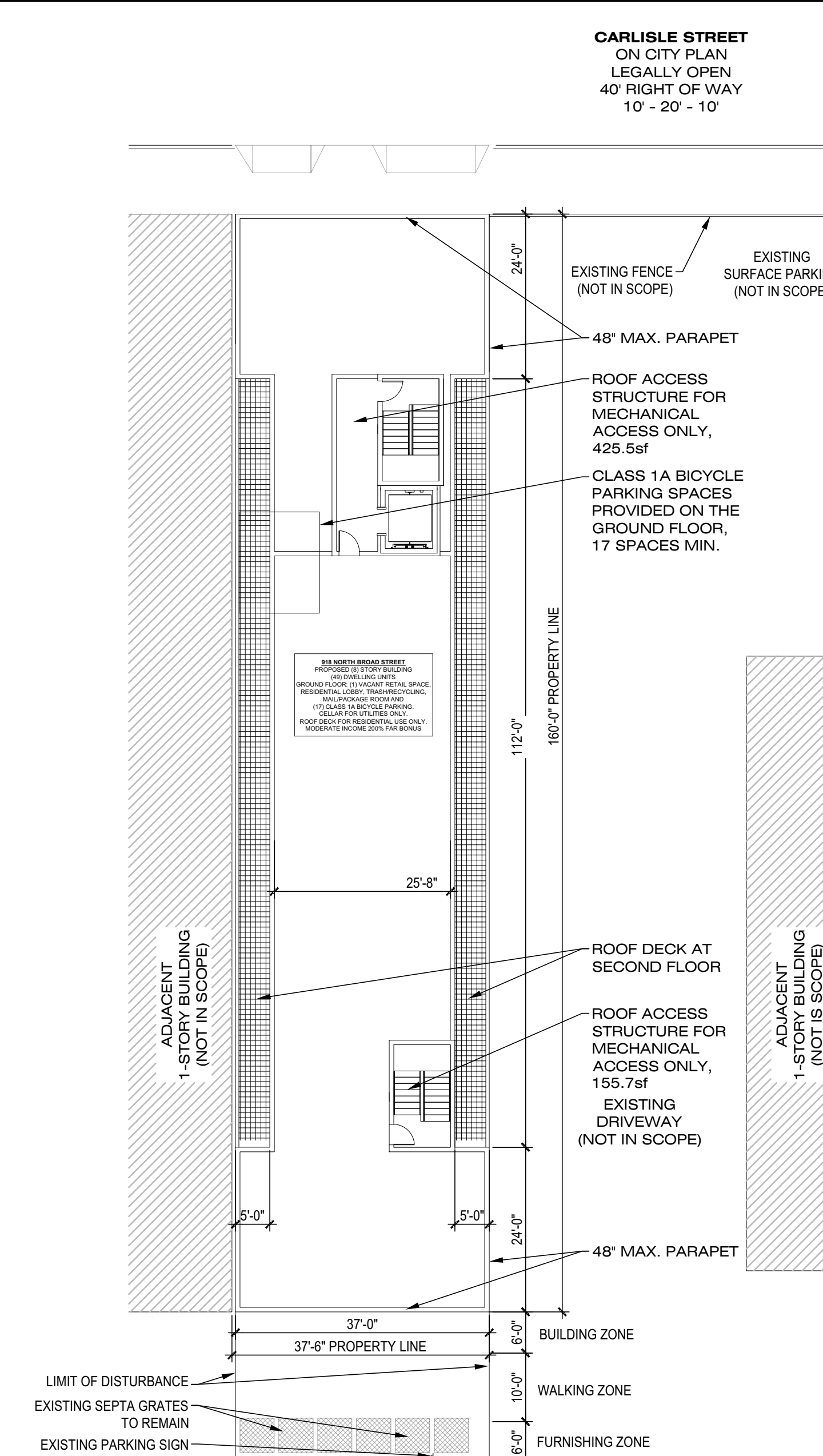
PER SECTION 14-701(5)
OPTION A - LESS THAN 125 FT
IN HEIGHT ALLOWS 100%
BLOCKAGE OF SKY PLANE

NORTH BROAD STREET
ON CITY PLAN
LEGALLY OPEN
113' RIGHT OF WAY
22' - 69' - 22'

A6

ZONING GROUND FLOOR PLAN

1/16" = 1'-0"

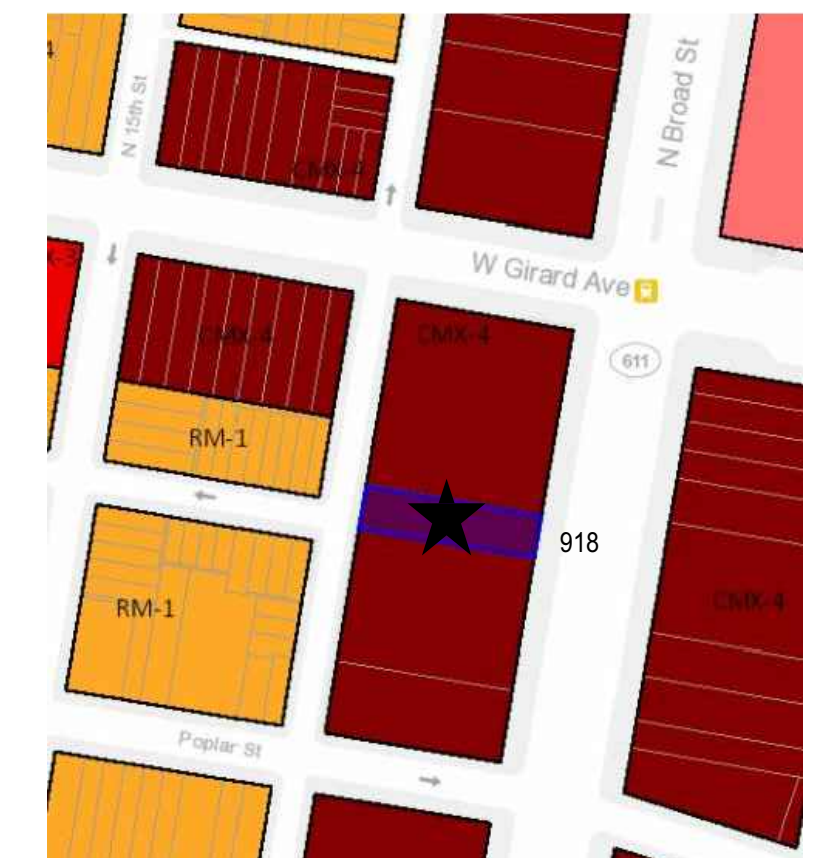


A10

ZONING SITE PLAN

1/16" = 1'-0"

ZONING SUMMARY: 918 NORTH BROAD STREET 49 RESIDENTIAL UNITS PROPOSED			
	CMX-4	PROPOSED	CONFORMING / NON CONFORMING
MIN. LOT AREA	SF	N/A	6,136 SF
MAX. OCCUP. AREA	%	100%	100% (6,136 SF)
BLDG SET-BACK	FT	0 FT	N/A
REAR YARD	FT	N/A	N/A
MAX. HEIGHT	FT	N/A	85'-0"
FAR	%	500% (30,680 SF)	648% (39,696 SF)
BKE PARKING	3 (17 SPACES)	MINIMUM 17 CLASS 1A LOCATED ON GROUND FLOOR ON ACCESSIBLE ROUTE	CONFORMING
AUTO PARKING	(8 SPACES)*	3	NON-CONFORMING
* MIXED INCOME FAR BONUS			
PER 14-702 (2)(a) CMX-4 IS ELIGIBLE FOR FLOOR AREA BONUSES. PER TABLE 14-702-1 MIXED INCOME HOUSING MODERATE INCOME BONUS ALLOWS 150% ADDITIONAL FAR. PER 14-702 (4)(c) TYPICAL MAXIMUM FAR IN CMX-4 PER 14-702 (7)(b), (6)(a) FOR CMX-4 PROPERTIES MULTIPLY ADDITIONAL GROSS FLOOR AREA EARNED BY 25%. PROPOSED ADDITIONAL FLOOR AREA: 4,256sf PAYMENT TO THE CITY: \$230,100 (\$204sf x \$25) * PER TABLE 14-802-6, PROVISION OF RETAIL SPACES ALLOWS FOR A REDUCTION FACTOR OF 1.2 (2 SPACES) PER 14-802-6(b), PROVISION OF AUTO-SHARE SPACE ALLOWS FOR A REDUCTION OF (4) PARKING SPACES PER 14-802-6(c), PROVISION OF BICYCLE PARKING ALLOWS FOR A REDUCTION OF (1) PARKING SPACES			



ZONING AMENDMENT	2022.06.24
ZONING APPEAL REVISIONS	2021.07.08
ZONING APPEAL	2021.06.16
ZONING REVISIONS	2021.05.25
ZONING SUBMISSION	2021.05.14

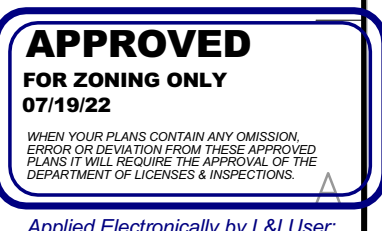
No.	REVISIONS/SUBMISSIONS	Date
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TRINITY NORTH BROAD
918 NORTH BROAD STREET
Philadelphia, PA

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal
Drawn
Checked
Reviewed
Date
Scale
Project No.
CAD File No.
Drawing No.
Z-1



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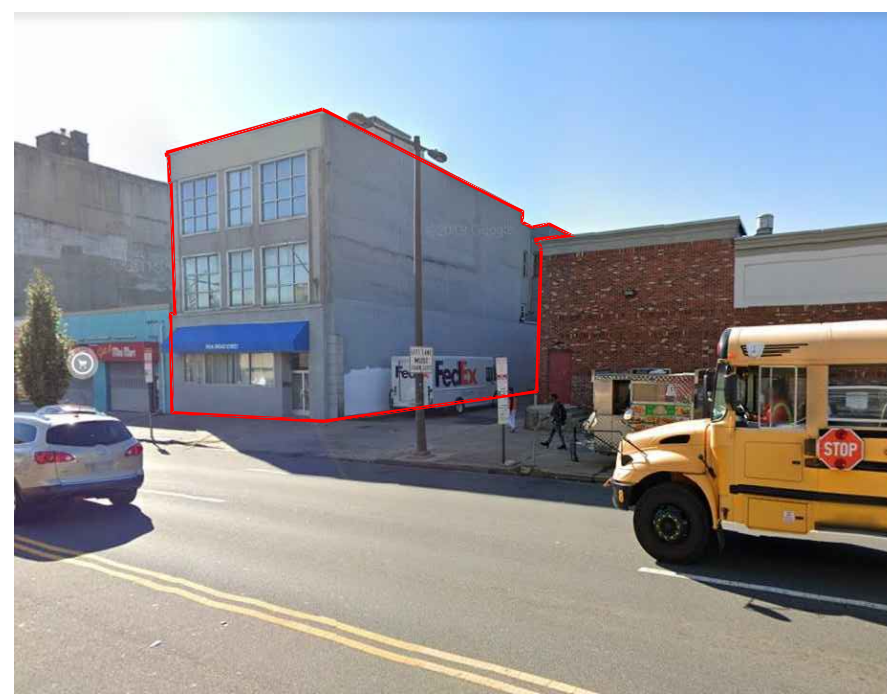
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GENERAL NOTES

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CORRECTIONS
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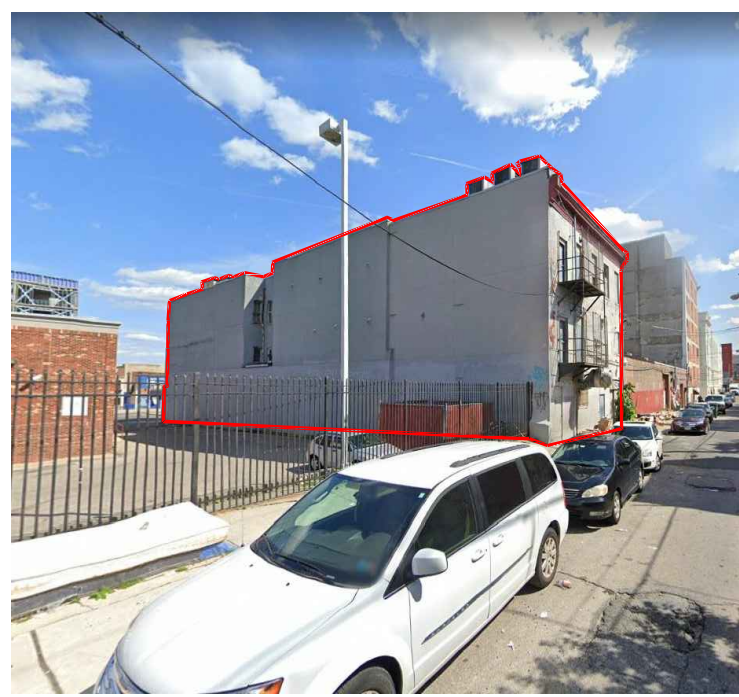
ARCHITECT:
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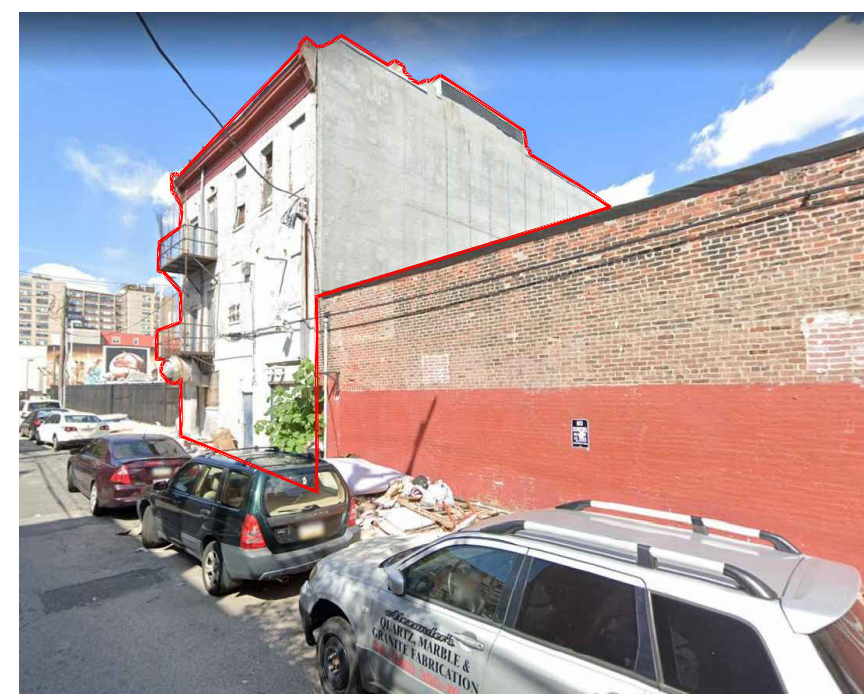
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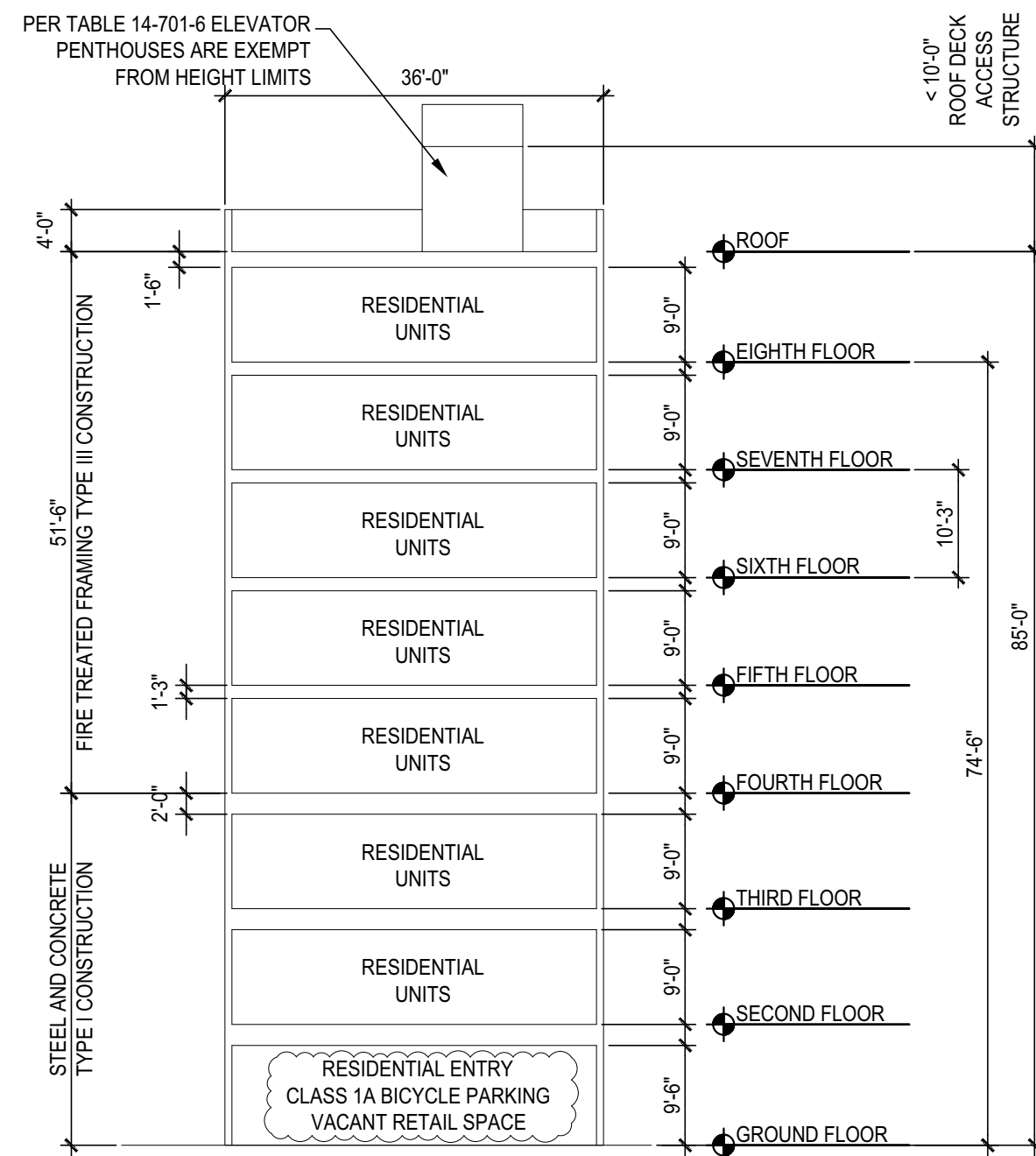
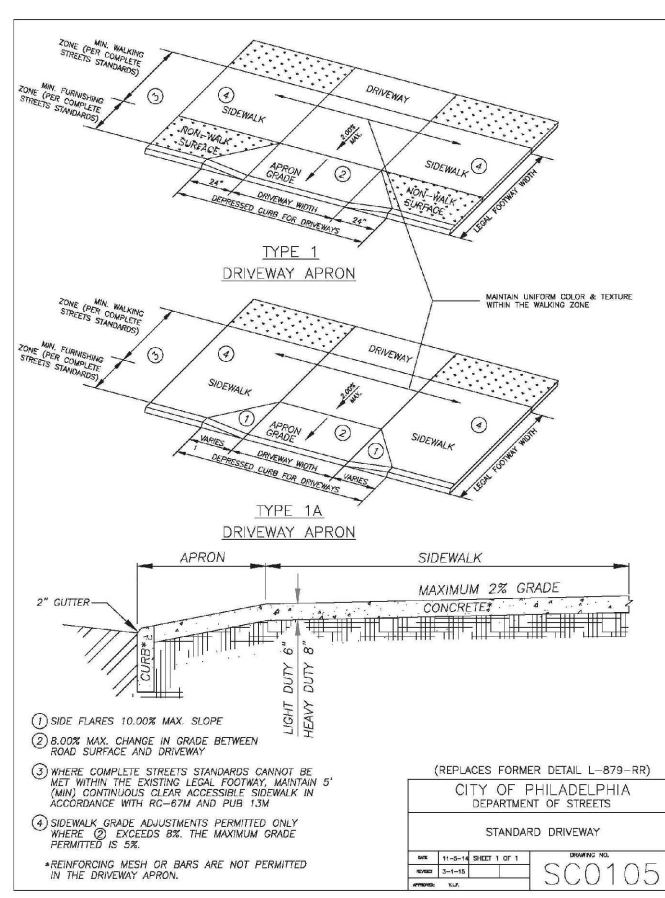
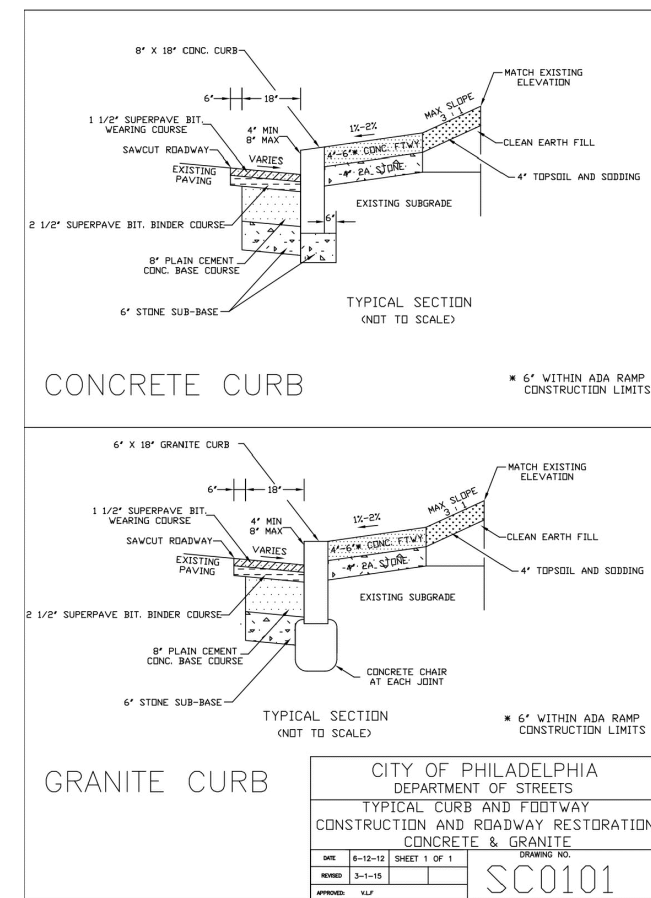
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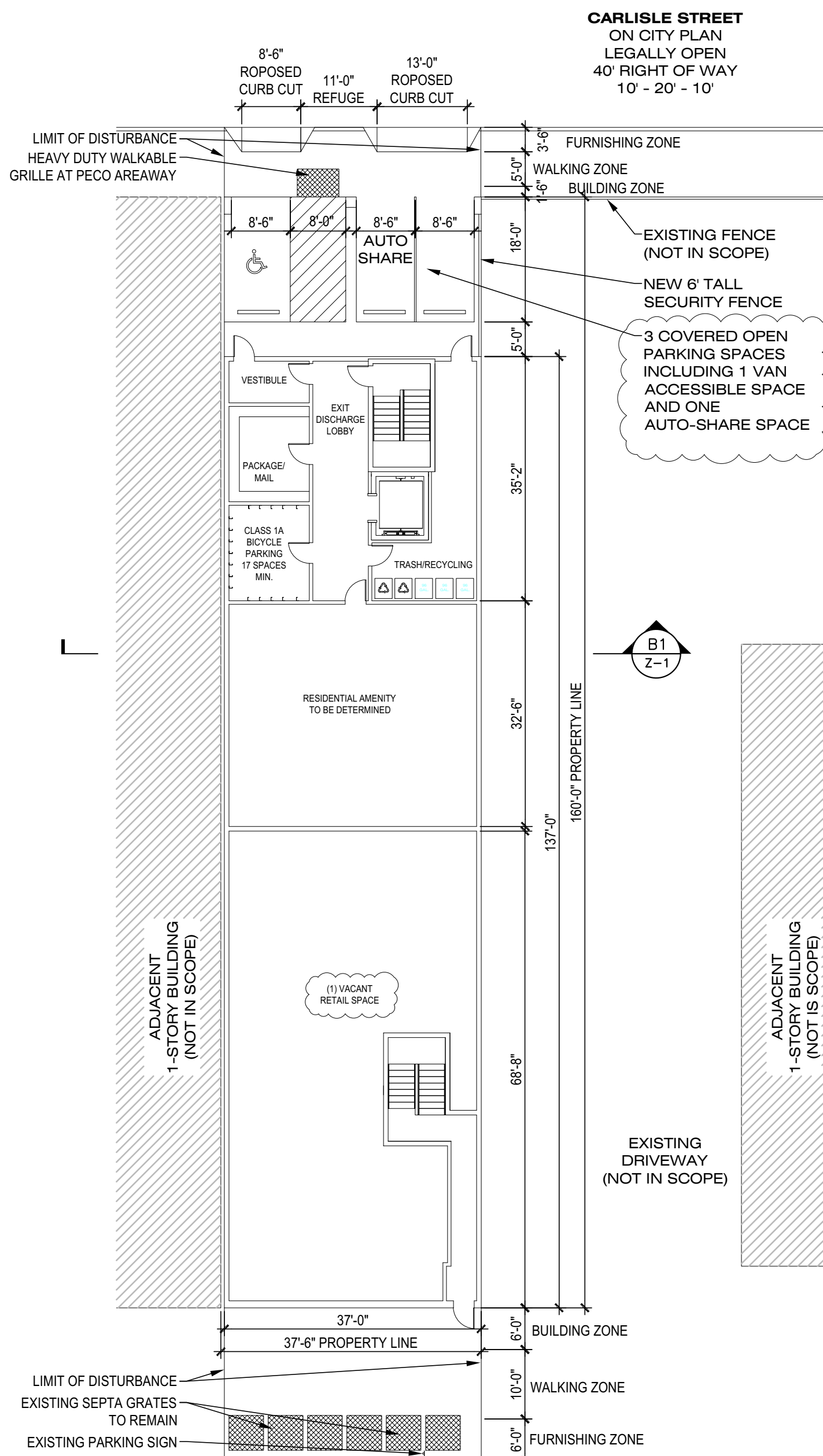


B1

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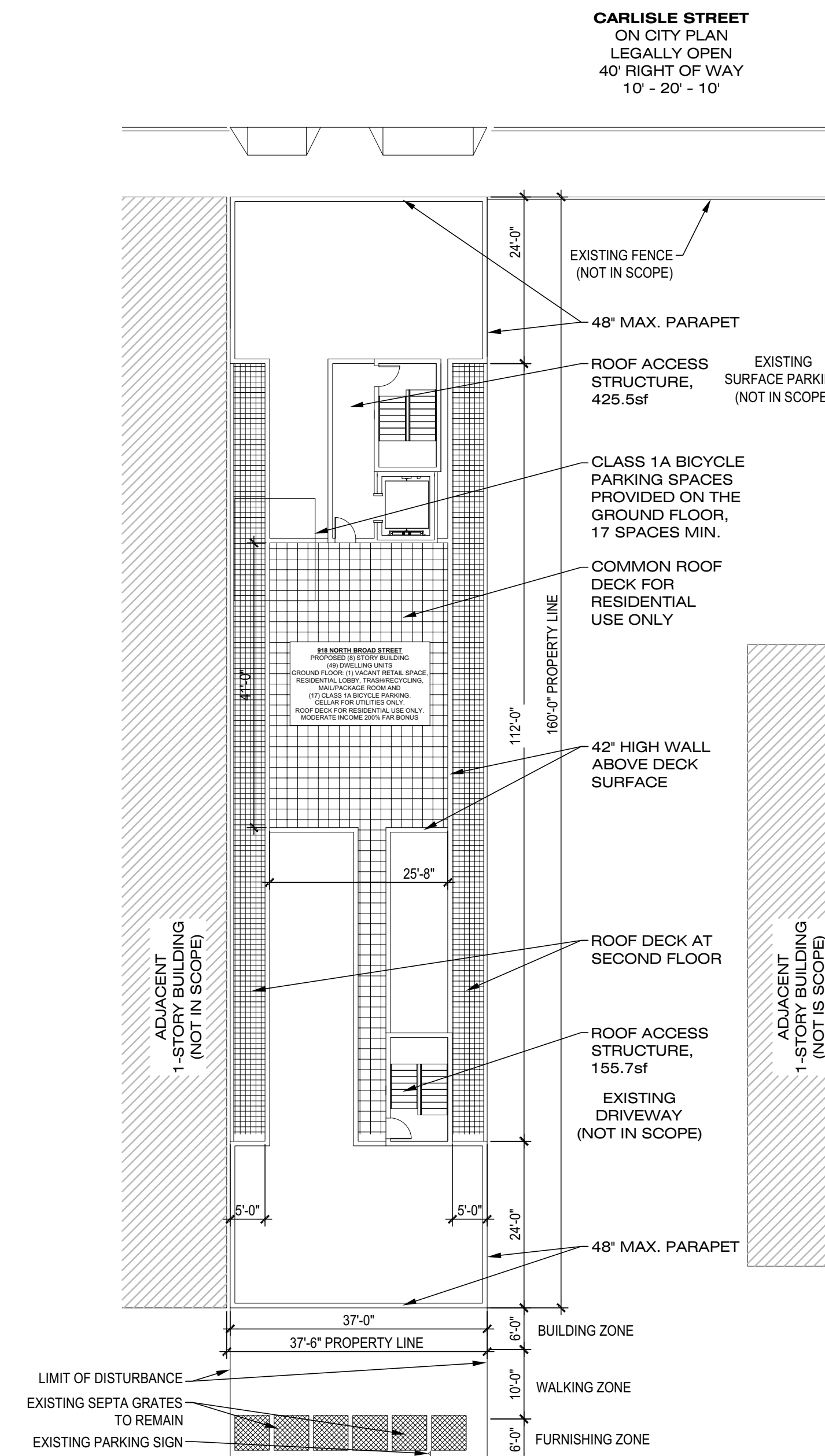
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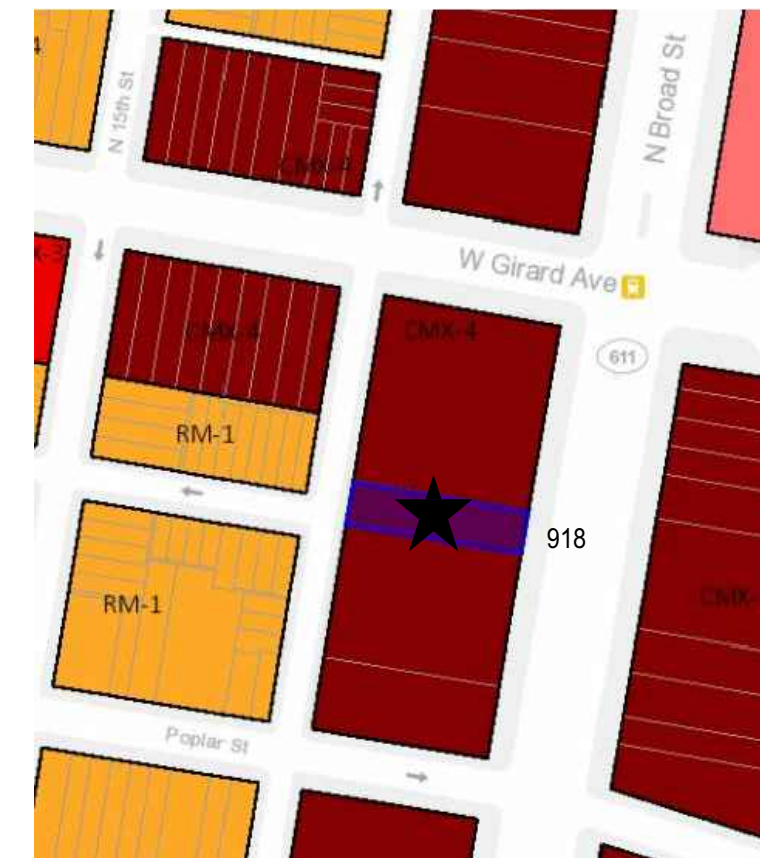


A10

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ZONING APPEAL REVISIONS	2021.07.08
ZONING APPEAL	2021.06.16
ZONING REVISIONS	2021.05.25
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No.	REVISIONS/SUBMISSIONS	Date
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TRINITY NORTH BROAD
918 NORTH BROAD STREET
Philadelphia, PA

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal
Drawn
Checked
Reviewed
Date
Scale
Project No.
CAD File No.
Drawing No.
Z-1



Notice of: ☒ **Refusal** ☒ **Referral**

Application Number: ZP-2021-005300	Zoning District(s): CMX4	Date of Refusal: 7/28/2021
Address/Location: 918 N BROAD ST, Philadelphia, PA 19130-1604 Parcel (PWD Record) Unsafe		Page Number Page 1 of 1
Applicant Name: Zach Jones DBA: Canno Design	Applicant Address: 109 S 13th Street Philadelphia, PA 18661 USA	

FOR THE ERECTION OF AN ATTACHED STRUCTURE (200% FAR USING BY MODERATE INCOME BONUS) WITH ROOF DECK ACCESSED BY A PILOTHOUSE; FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR WITH MULTIFAMILY HOUSEHOLD LIVING (49 DWELLING UNITS) FROM SECOND FLOOR THROUGH SEVENTH (7TH) FLOOR WITH COVERED OPEN PARKING SPACES INCLUDING 1 VAN ACCESSIBLE SPACE AND ONE AUTO-SHARE SPACE AND FOURTEEN (14) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>		
<i>Click here to enter text.</i> TABLE 14-802-2	REQUIRED PARKING IN COMMERCIAL DISTRICT ADDITIONAL	TOTAL# OF PARKING SPACES	REQUIRED 8 SPACES	PROPOSED 3 SPACES
14-803(1) (C) (.4) (.C)	REGULATIONS FOR CMX-4 DISTRICTS	THE PROPOSED ACCESSORY PARKING SPACES, EXCEPT FOR UNDERGROUND PARKING GARAGES, REQUIRES A SPECIAL EXCEPTION TO ZONING BOARD OF ADJUSTMENT		

ONE (1) USE REFUSAL

ONE (1) REFERRAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

AMENDED APPLICATION; FOR THE ERECTION OF AN ATTACHED STRUCTURE (200% FAR USING BY MODERATE INCOME BONUS) WITH ROOF DECK ACCESSED BY A PILOTHOUSE; FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR WITH MULTIFAMILY HOUSEHOLD LIVING (42 DWELLING UNITS) FROM SECOND FLOOR THROUGH SEVENTH (7TH) FLOOR WITH CREATION OF THREE (3) ACCESSORY PARKING SPACES INCLUDING WITH ONE (1) ACCESSIBLE SPACE AND FOURTEEN (14) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE

Parcel Owner:

CORRECTIONS CORPORATION O



CHELI DAHAL
PLANS EXAMINER

7/28/2021
DATE SIGNED