

Zoning Permit

Permit Number ZP-2021-001468

LOCATION OF WORK 506-10 N 9TH ST, Philadelphia, PA 19123-2615	PERMIT FEE \$672.00	DATE ISSUED 7/8/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 718 ALLEN LLC	4695 ROLLING RIDGE DR CENTER VALLEY PA 18034
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APPLICANT Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC	230 S Broad St 17th Floor PHILADELPHIA, PA 19102 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK ACCESSED BY 7TH FLOOR. SIZE AND LOCATION AS SHOWN IN PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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. Permit must be posted within 5 days of issuance.	 Post a copy of this permit in a conspicuous location along each frontage.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

506-10 N 9TH ST, Philadelphia, PA 19123-2615

ADDITIONAL USE DETAILS

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

FOR USE AS VACANT COMMERCIAL SPACE @ 1ST FLOOR AND FORTY (40) DWELLING UNITS WITH ELEVEN (11) PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE) AND NINETEEN (19) CLASS 1A BICYCLE SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

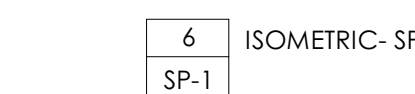
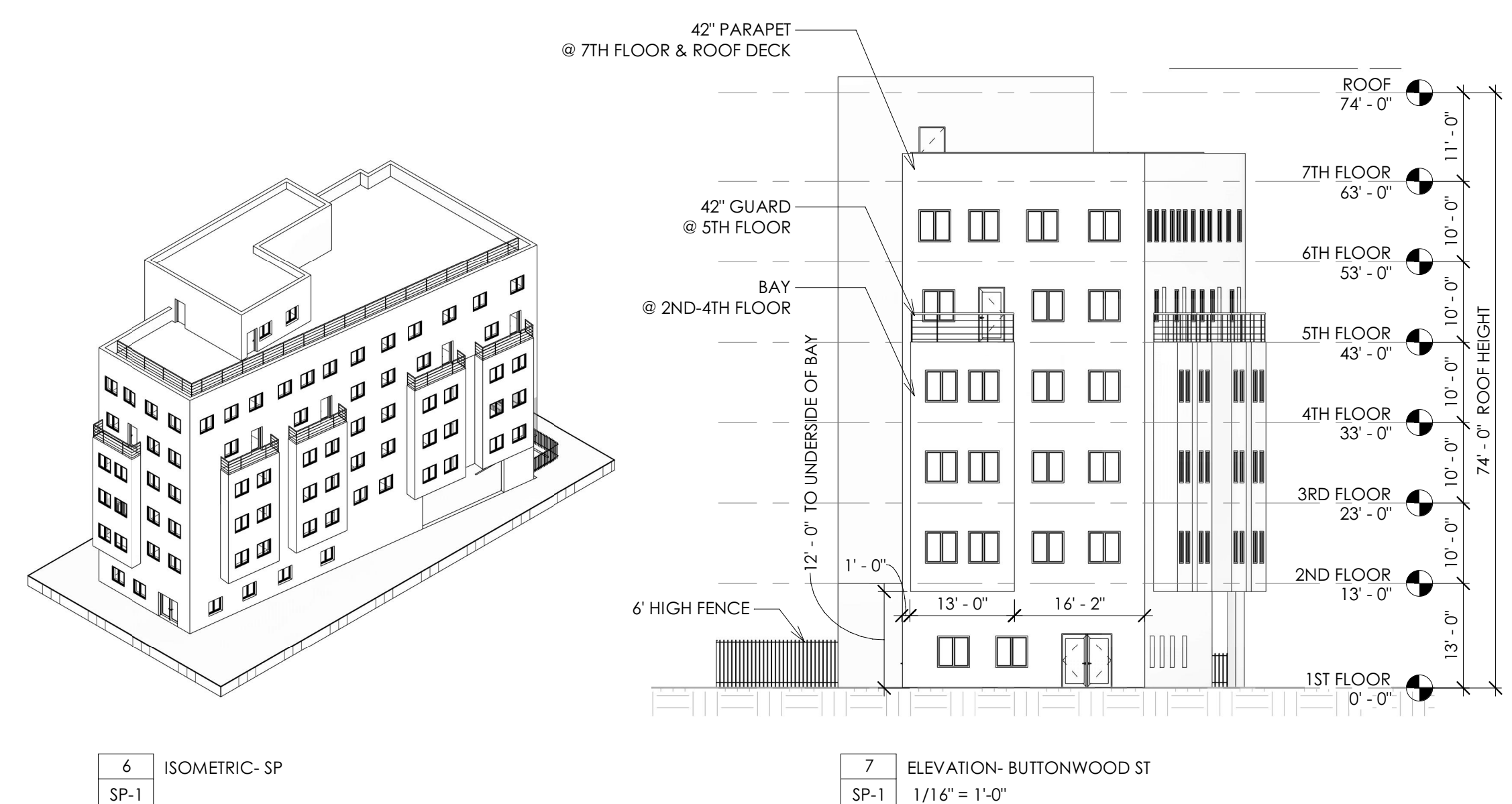
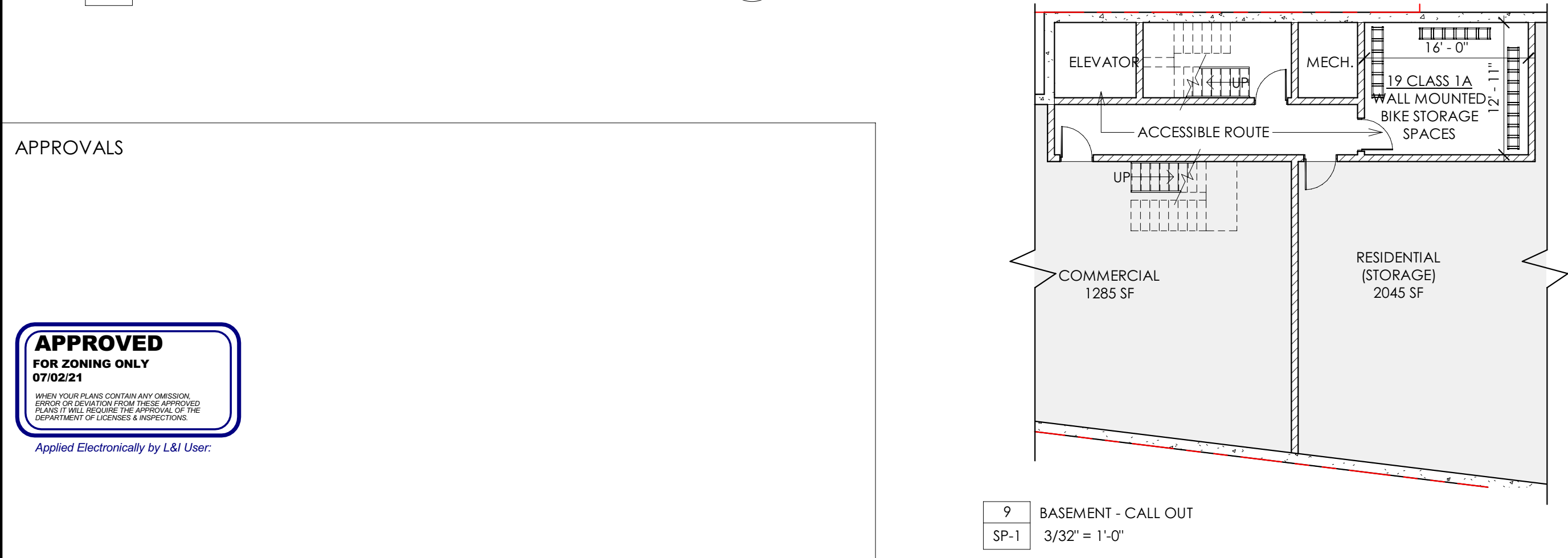
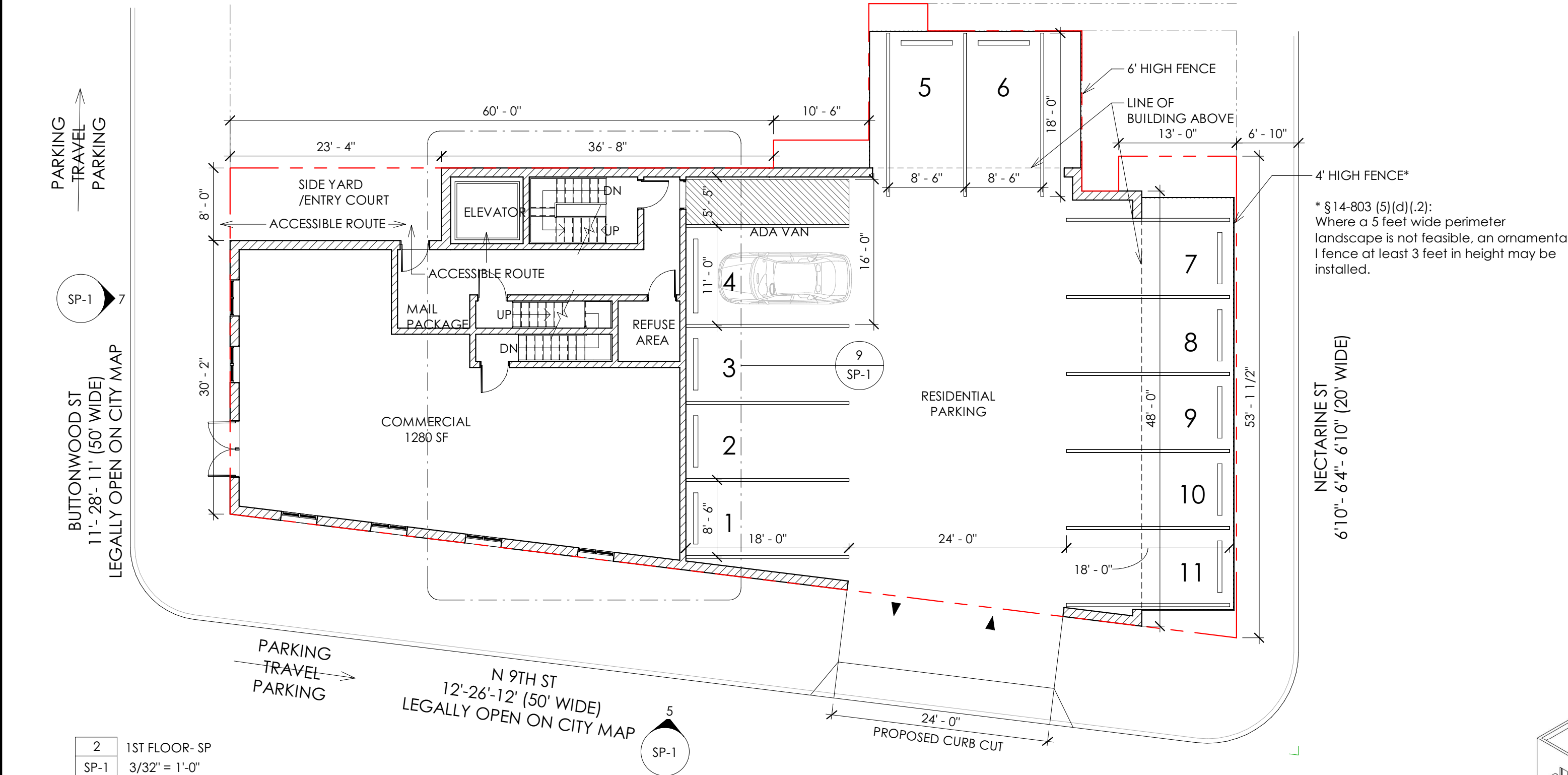
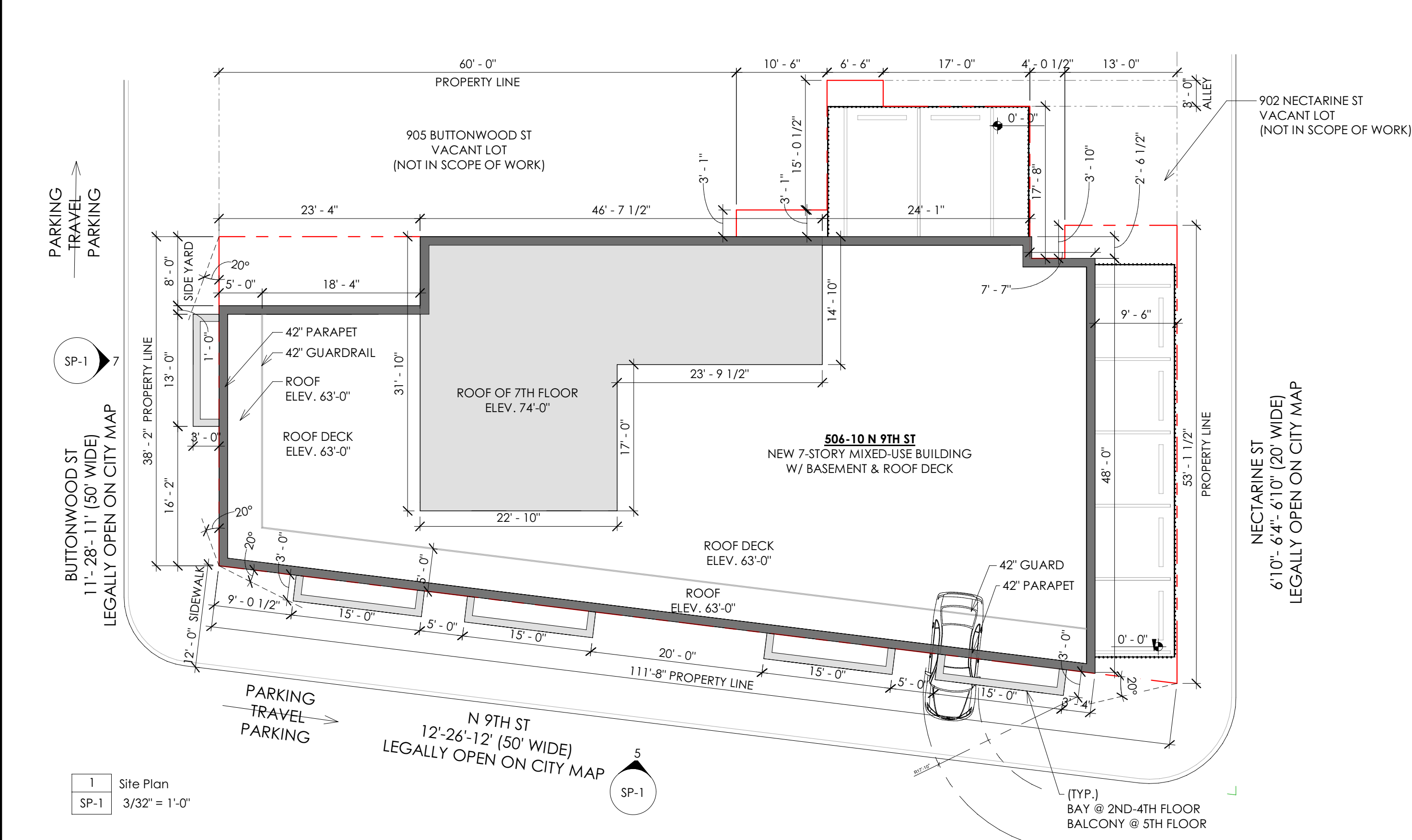
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



3 LOOKING NORTH ON N 9TH ST
1/2" = 1'-0"



4 LOOKING SOUTH ON N 9TH ST
1/2" = 1'-0"

ZONING INFORMATION		
506-10 N 9TH ST, PHILADELPHIA, PA 19123		
	Lot Area	Proposed Bldg Area (footprint)
	5383 SF	4260 SF
ZONING CLASSIFICATION: CMX-3		
OVERLAY: CTR CENTER CITY OVERLAY DISTRICT- VINE STREET AREA CTR CENTER CITY OVERLAY DISTRICT- CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA CTR CENTER CITY OVERLAY DISTRICT- CENTER CITY COMMERCIAL DISTRICT CONTROL AREA		
SCOPE OF WORK: NEW 7 STORY MIXED USE BUILDING W/ BASEMENT & ROOF DECK, INCLUDING 11 PARKING SPACES (INCLUDING 1 ADA VAN SPACE) AND 19 BICYCLE STORAGE SPACES (IN BASEMENT). BASEMENT: STORAGE FOR COMMERCIAL AND RESIDENTIAL 1ST FLOOR: COMMERCIAL SPACE & RESIDENTIAL SURFACE PARKING 2-7TH FLOOR: RESIDENTIAL (TOTAL OF 40 UNITS)		

DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	80% (4260 SF/ 5383 SF)

YARDS		
MIN. FRONT YARD DEPTH	--	-
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	8'-0"
MIN. REAR YARD DEPTH	--	-

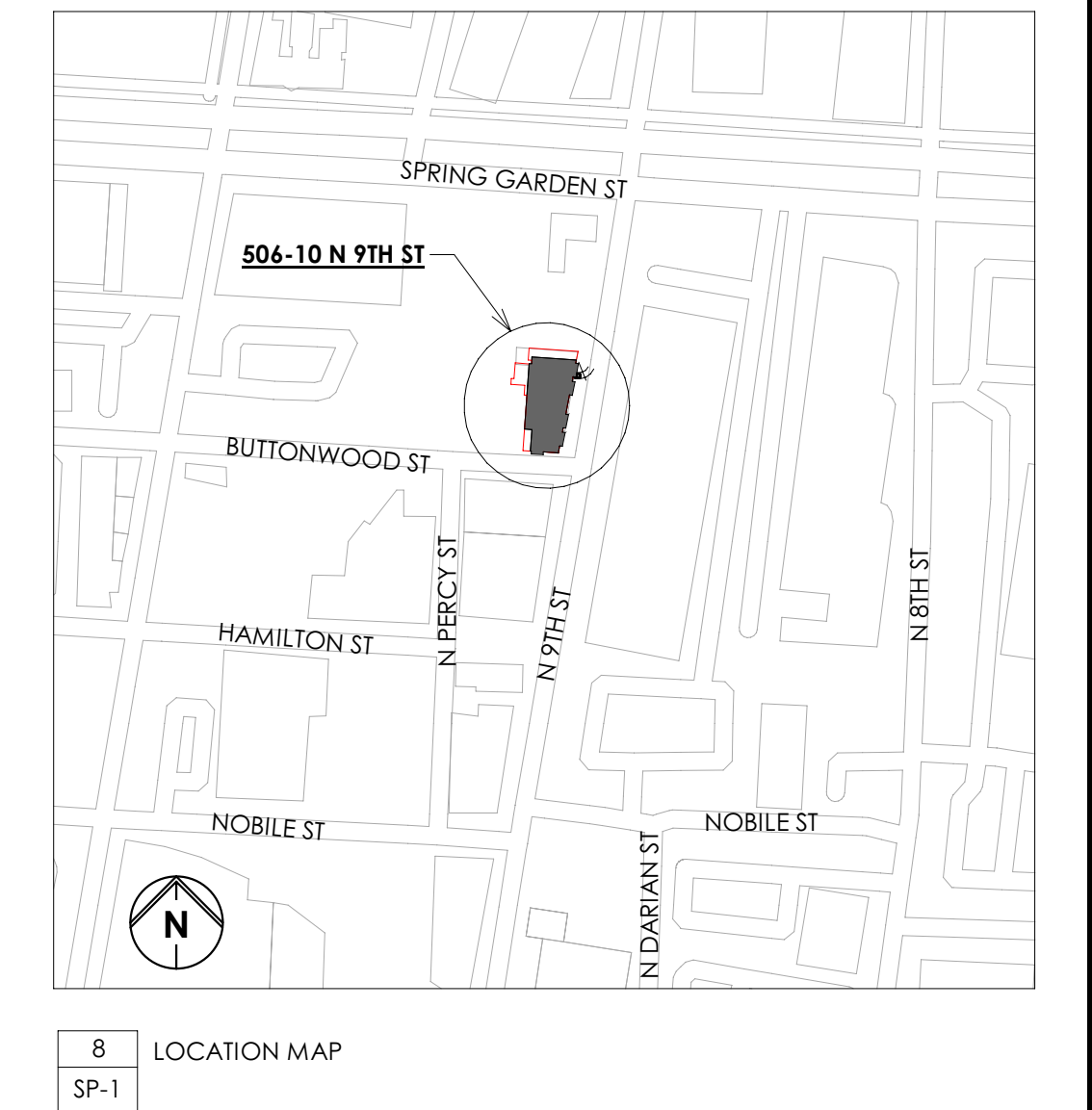
HEIGHT		
MAX. HEIGHT	--	74'-0"
MIN CORNICE HEIGHT	--	-
FLOOR AREA RATIO	500%	500%*

1ST FLOOR	80% (4306 SF) - INCLUDES 2,337 SF OPEN AIR PARKING
2ND	80% (4306 SF)
3RD	80% (4306 SF)
4TH	80% (4306 SF)
5TH	80% (4306 SF)
6TH	80% (4306 SF)
7TH	20% (1076 SF)
TOTAL FAR	500%

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY (2% ADA)	3 / 10 UNITS	11 SPACES/ 40 UNITS*
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2	--
NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL	FEWER THAN 12 DWELLING UNITS	0
RESIDENTIAL	12 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 64+	1 PER 3 DWELL. OR FRACTION
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		19 (14 SPACES + 5 SPACES)*
0-7,500 SF GROSS FLR AREA	0	0 (2565 SF)
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-

* TABLE 14-802-6 (e):
For every five Class 1 bicycle parking spaces that are provided on a lot, the number of required off-street automobile parking spaces may be reduced by one space, up to 10% of required

STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
9TH ST: (12'-26'-12') BUTTONWOOD ST: (11'-28'-11') NECTARINE ST: (6'-10" - 6'-4" - 6'-10")		
ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURB CUT	PROPOSED	24'-0"
BAY WINDOW	PROPOSED 5 BAYS	(4) 15'-0"x 3'-0"; (1) 13'-0"x 3'-0"

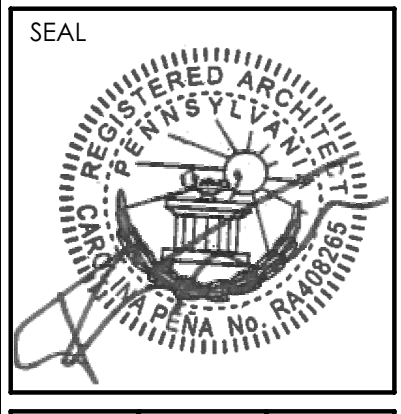


8 LOCATION MAP
SP-1

PARALLEL ARCHITECTURE
STUDIO, LLC
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
REVISIONS/SUBMISSIONS	
DATE	



DRAWN BY	CHECK BY	PROJECT NO.
CPW	MK	202009-06
ISSUED:	2021-02-10	

PROJECT
NEW 7-STORY MIXED-USE
901 BUTTONWOOD ST
PHILADELPHIA, PA 19123

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

SP-1