

Zoning Permit

Permit Number ZP-2020-003320

LOCATION OF WORK 1100-02 RIDGE AVE Parcel A, Philadelphia, PA 19123-3731	PERMIT FEE \$672.00	DATE ISSUED 7/14/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX-3	

PERMIT HOLDER

APPLICANT
Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC 230 S Broad St 17th Floor PHILADELPHIA, PA 19102 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AT SIXTH FLOOR AND TWO ROOF DECKS AT SEVENTH FLOOR (SIZE AND LOCATION AS SHOWN ON PLANS)

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

 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-2020-003320

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1100-02 RIDGE AVE Parcel A, Philadelphia, PA 19123-3731

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL USE (AS PERMITTED IN CMX-3 ZONING DISTRICT)(USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE FIRST FLOOR AND MULTI-FAMILY (30 UNITS) HOUSEHOLD LIVING AND TO INCLUDE ACCESSORY PARKING FOR 9 PARKING SPACES INCLUDING 1 ADA VAN PARKING SPACE, TWO (2) RESERVOIR PARKING SPACE AND TEN (10) ACCESSORY CLASS IA BICYCLE PARKING SPACE.

This permit is subject to the following specific conditions.

CONDITIONS

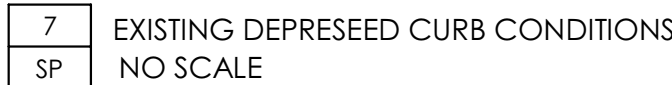
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



GREEN ST

BRANDYWINE ST

SPRING GARDEN ST

N 12TH ST

RIDGE AVE

N 11TH ST

N 10TH ST

BUTTONWOOD ST

HAMILTON ST

NOBLE ST

1100-1108 RIDGE AVE.

N

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT

>>> APPROVAL FOR ZONING ONLY <<<

**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**

THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

____ ENCROACHMENT ORDINANCE REQUIRED FOR: _____

X _____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

____ DETAILED REVIEW FOR MINOR SITE PLAN

____ COORDINATED REVIEW FOR MAJOR SITE PLAN:

____ CITY PLAN ACTION

____ OTHER _____

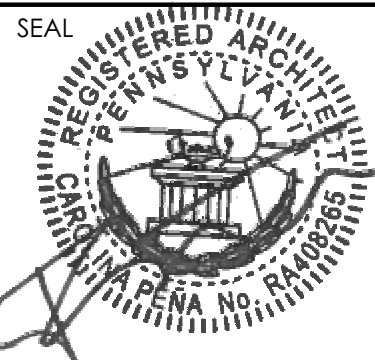
APPLIED ELECTRONICALLY BY STREETS STAFF:

Shawn Miles

ON: July 13, 2020

FOR CHIEF HIGHWAY ENGINEER

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

[illegible]

DRAWN BY	CHECK BY	PROJECT No
MK	CP	201909-02
ISSUED:	04-28-2020	

PROJECT
1100-1108 RIDGE AVE.
NEW MIXED-USE BUILDING

DRAWING TITLE

ZONING PLAN &
INFORMATION

SHEET No _____

SP 1



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 & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION.

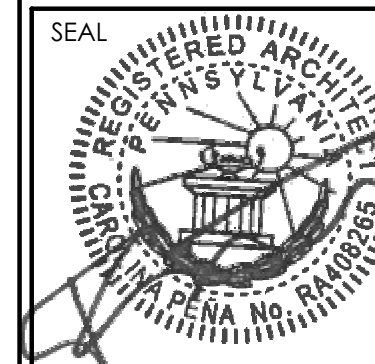
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES.

CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR

REVISIONS

REVISIONS/SUBMISSIONS

REV. 1, PER RFI DATED 06/11/20

DATE 06/11/2020

DRAWN BY	CHECK BY	PROJECT
MLK	CP	201909-0
ISSUED:	04.28.2020	

PROJECT
1100-1108 RIDGE AVE.
NEW MIXED-USE BUILDING

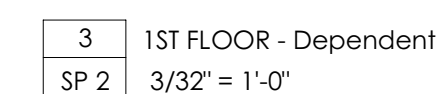
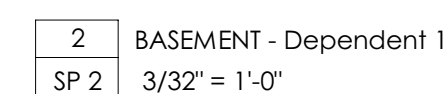
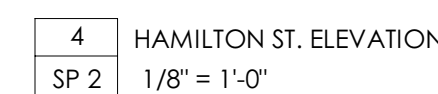
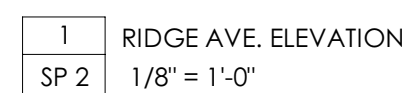
DRAWING TITLE

ELEVATIONS &
DETAIL PLANS

SHEET No

SP 2

6/24/2020 10:17:14 AM



APPROVAL STAMP

APPROVED
FOR ZONING ONLY
07/14/20

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