

Zoning Permit

Permit Number ZP-2020-002593

LOCATION OF WORK 230 N 23RD ST, Philadelphia, PA 19103-1071	PERMIT FEE \$1,000.00	DATE ISSUED 10/8/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX3	

PERMIT HOLDER EDGEWATER OWNER II LLC	4445 WILLARD AVE STE 900 EDGEWATER OWNER II LLC CHEVY CHASE MD 20815
---	---

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT For the erection of a semi-detached structure. Size and location as shown in scanned plan. For use as a multi-family household living (174 dwelling units) also to include 47 accessory parking spaces provided in garage at 2301 Race Street (garage located less than 1,000 feet away from building and is shared by same ownership pursuant to Section 14-802(9) of the Code), 58 bicycle spaces and 1 loading space. All per attached plans. **No sign approved on this permit** All prior permits and approvals

APPROVED USE(S) Parking, Non-Accessory - Surface Parking; 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.
- 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-2020-002593

to remain.**Amended as of 10/17/2023 for a pergola addition on top of the roof of the structure.**



APPROVED USE(S)

Parking, Non-Accessory - Surface Parking; 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.
- 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-2020-002593

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

230 N 23RD ST, Philadelphia, PA 19103-1274

ADDITIONAL USE DETAILS

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

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.

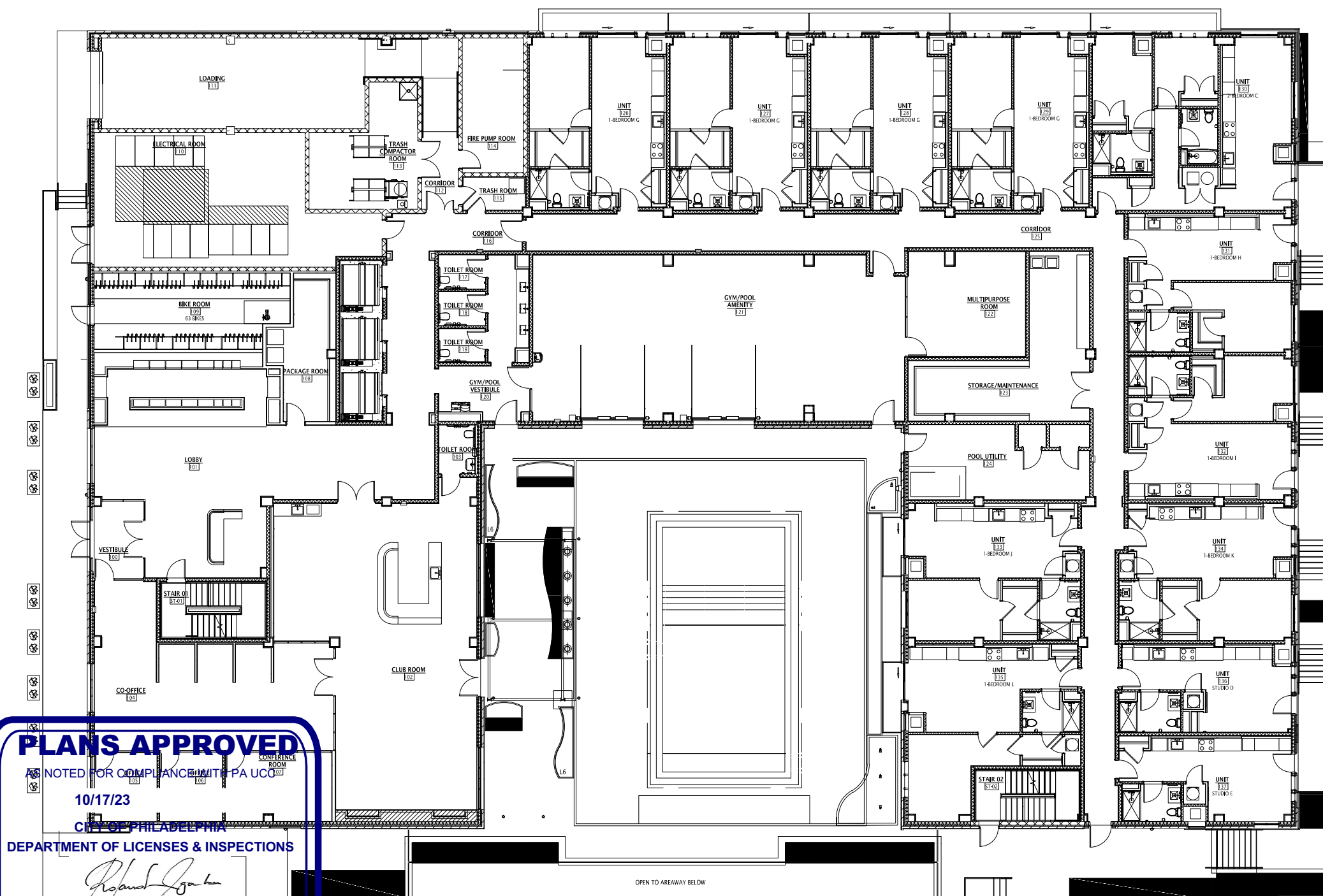
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

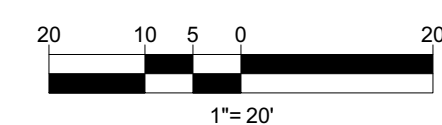
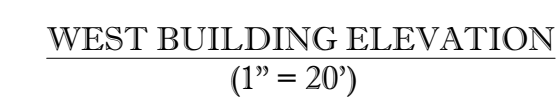
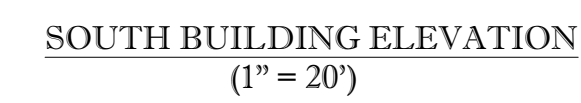
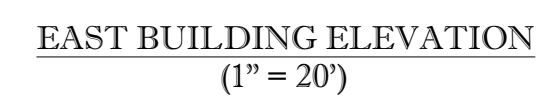
ORG. DATE - 5/15/2020



R3

Architectural floor plan of the first floor of the 'R3' building. The plan shows a large central hall with a grid of columns, a staircase, and various rooms. Dimensions are provided in feet and inches. A red triangle labeled 'R3' is in the top left corner.

R:\20\PP203034\DRAWINGS\PLAN SETS\BASEREV-22 (WORKING)\PP203034-BASE-22----->LAYOUT: Z1-ZONING



REVISIONS

[illegible]

PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org

NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PP203034
DRAWN BY:	KAS
CHECKED BY:	MJK
DATE:	5/15/2020
CAD I.D.:	PP203034-ZONING-TB-0

PROJECT:

ZONING PLANS

FOR
FEDERAL CAPITAL
PARTNERS

PROPOSED RESIDENTIAL
COMPLEX

230 N. 23RD STREET
8TH WARD
CITY AND COUNTY OF
PHILADELPHIA, PA

BOHLER //

**1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

2

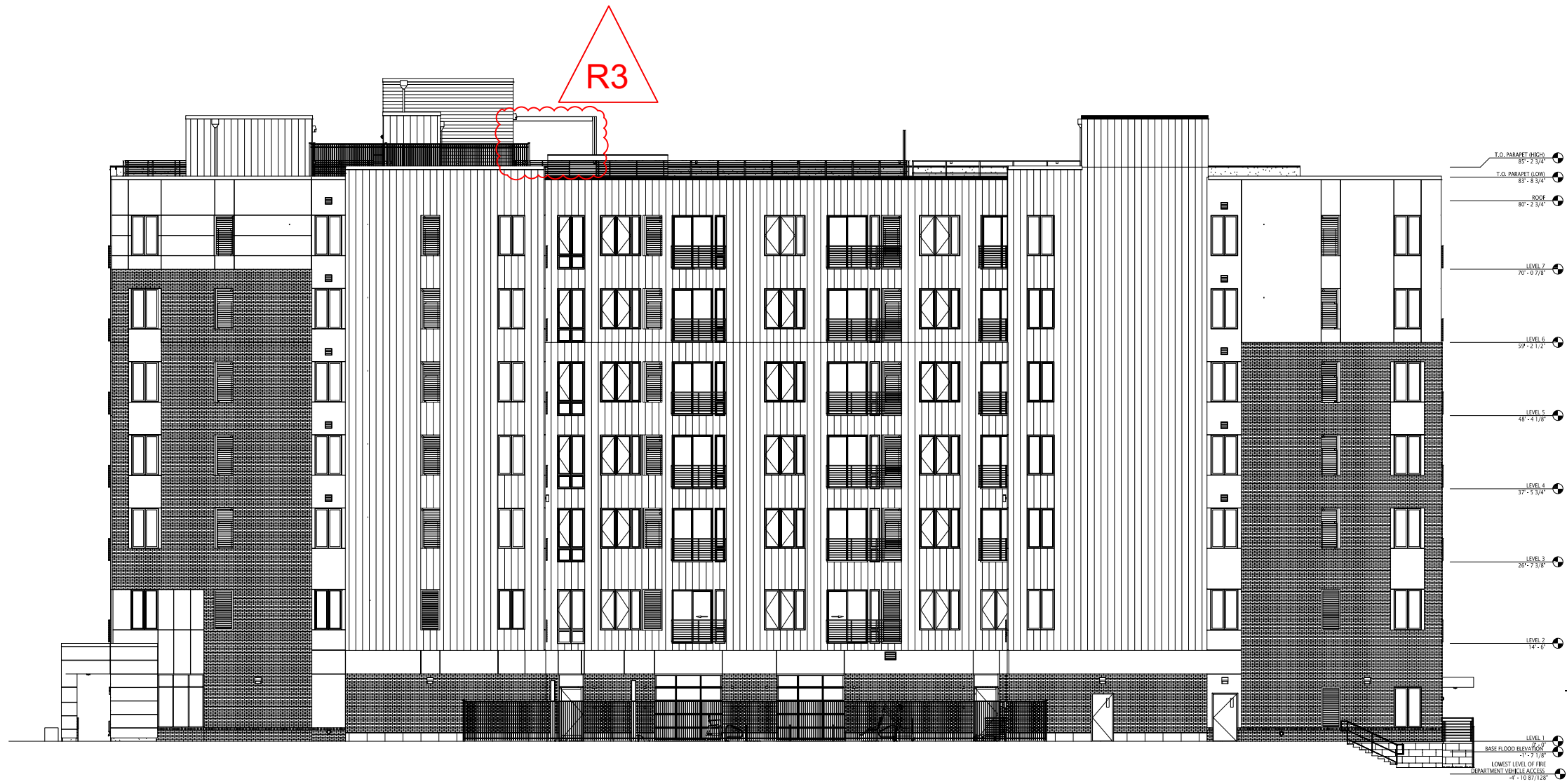
ORG. DATE - 5/15/2020

 R:\200\PP203034\DRAWING\PLANS\SET\SERV-4 (WORKING)\PP203034-BASE.d----->LAYOUT: Z2-ZONING

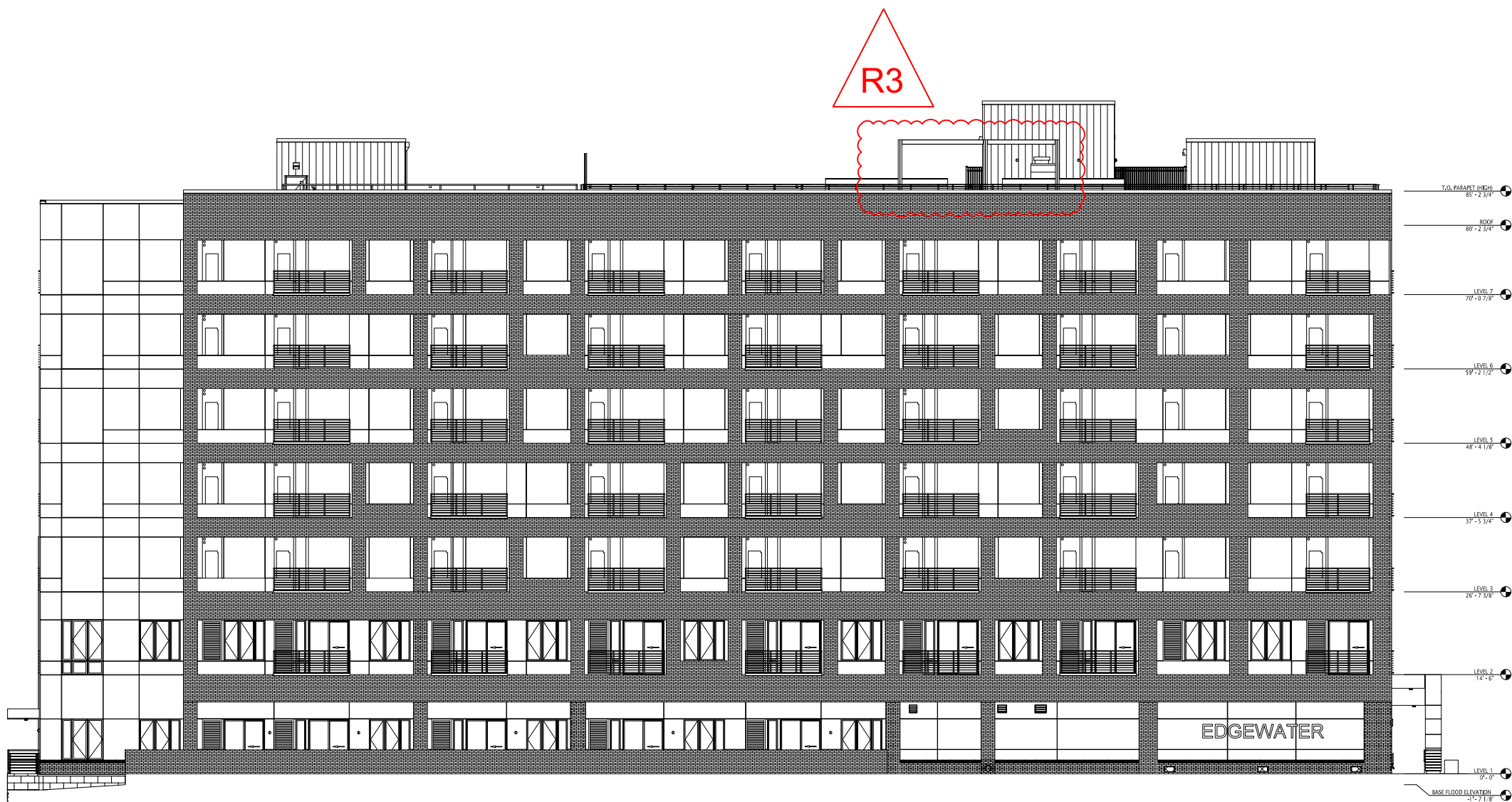
Applied Electronically by L&I User:



EAST BUILDING ELEVATION
(1" = 20')



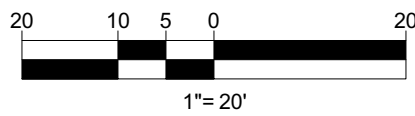
SOUTH BUILDING ELEVATION
(1" = 20')



NORTH BUILDING ELEVATION
(1" = 20')



WEST BUILDING ELEVATION
(1" = 20')



PLANS APPROVED

AS NOTED FOR COMPLIANCE WITH PA UCC

10/17/23

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

Roland Ngaba
Roland Ngaba
PA UCC CERT # 006496

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07-08-2020	L&I COMMENTS	NOL	MJK
2	11-12-2020	PER BUILDING CHANGES	NOL	MJK
3	2023-10-04	PER AMENDED PERMIT	NOL	NOL



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa811.org

**NOT APPROVED FOR
CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP203034
DRAWN BY: KAS
CHECKED BY: MJK
DATE: 5/15/2020
CAD ID: PP203034-ZONING-TB-0

PROJECT:

ZONING PLANS

FOR
FEDERAL CAPITAL
PARTNERS

PROPOSED RESIDENTIAL
COMPLEX

230 N. 23RD STREET
8TH WARD
CITY AND COUNTY OF
PHILADELPHIA, PA

BOHLER 

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

**BUILDING
ELEVATIONS**

SHEET NUMBER:

2

REVISION 1 - 2023-10-04