

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: MATT WYSONG E-4600

June 29, 2023 Ledger No: _____

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-701 (1) (b) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: McKean

PRIMARY FRONTAGE: McKean

REAR STREET: _____

Applied Electronically By: MATT WYSONG E-4600

June 29, 2023 Ledger No: _____

Philadelphia City Planning Commission

In accordance with the terms and provisions of Sections 14-603 (1) (d), 14-709 (1), and 14-803 (b) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

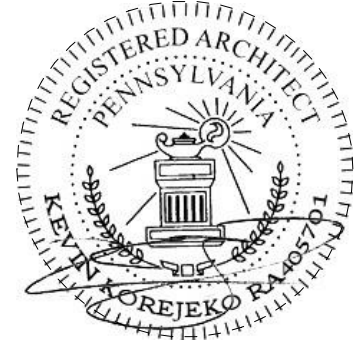
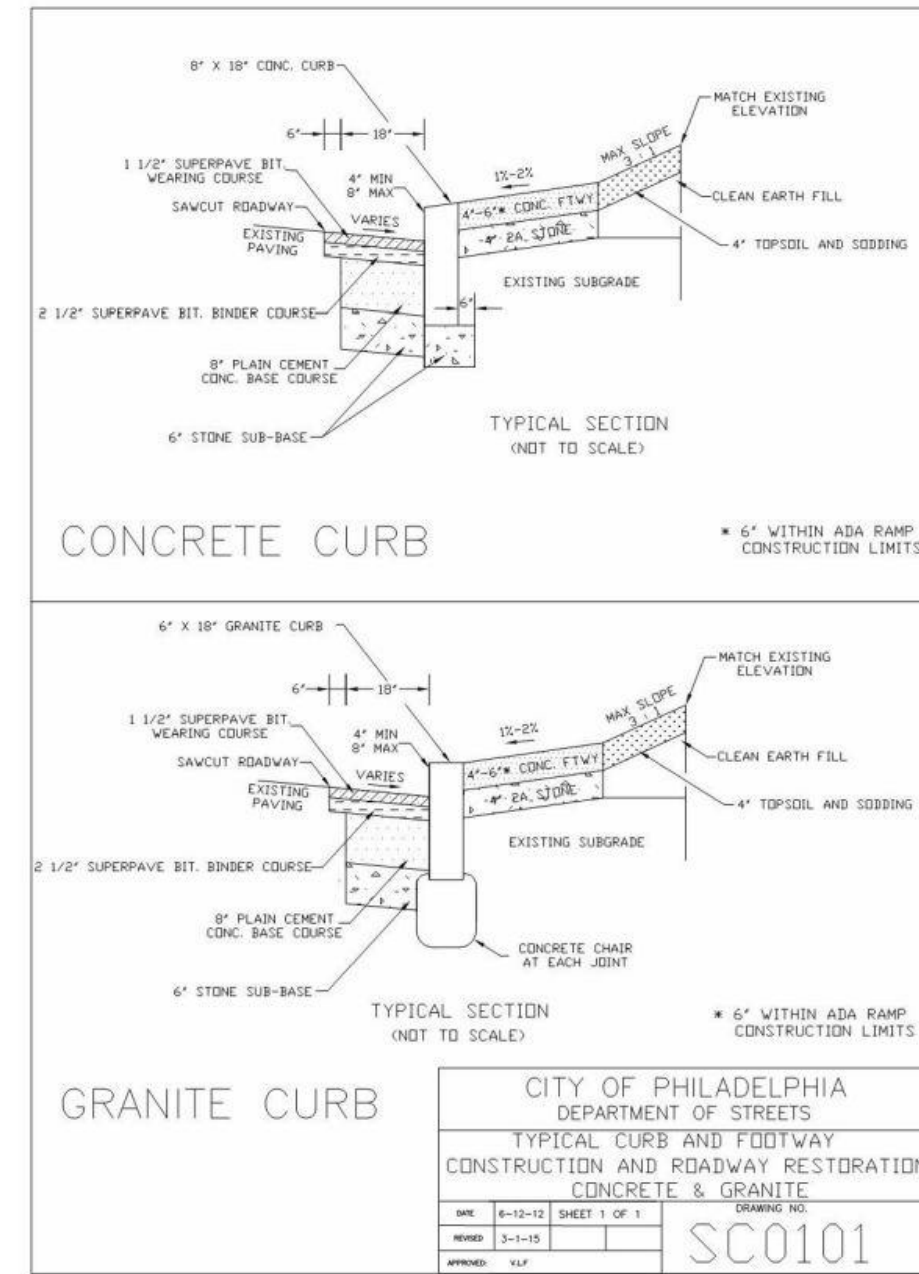
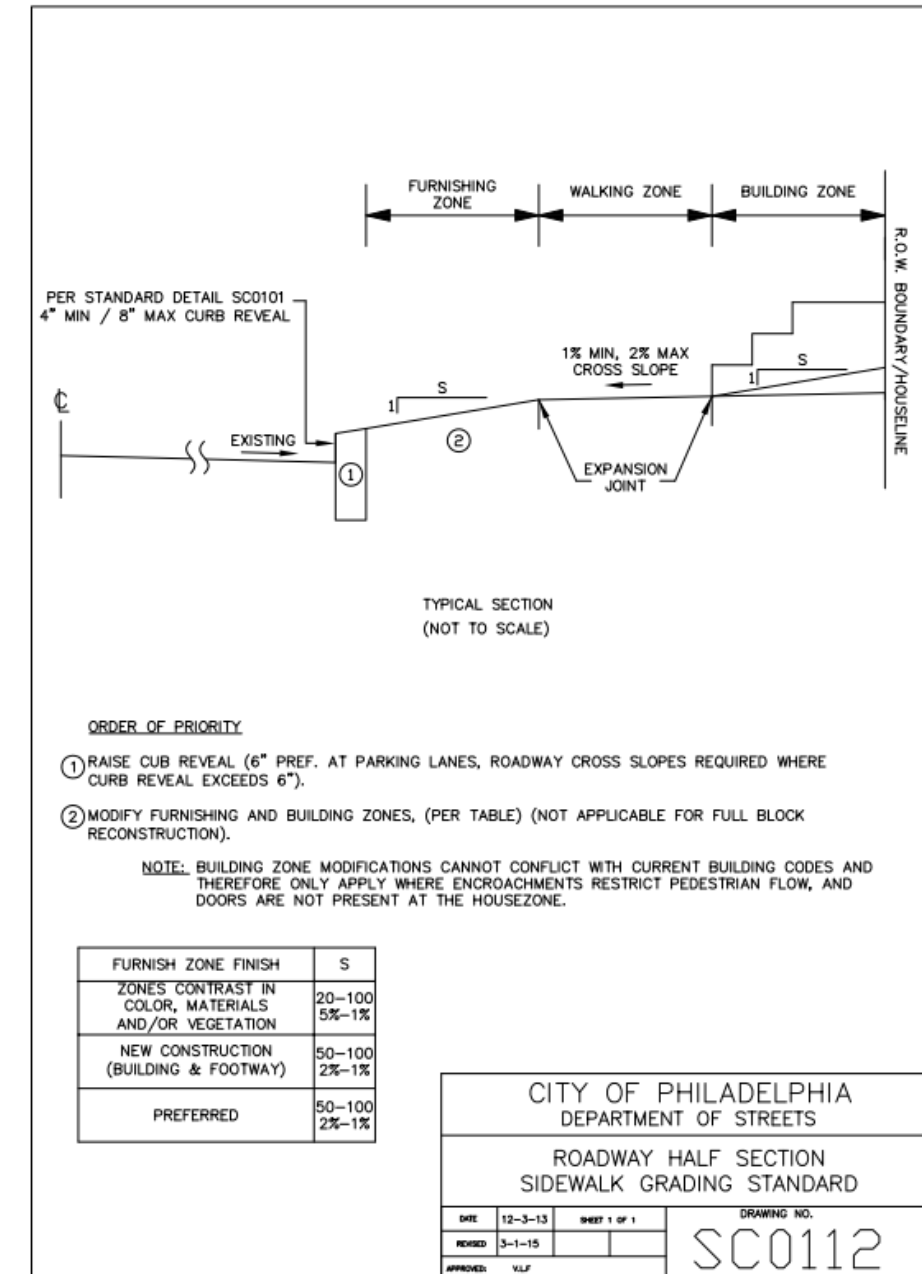
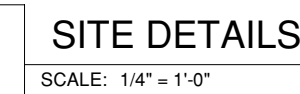
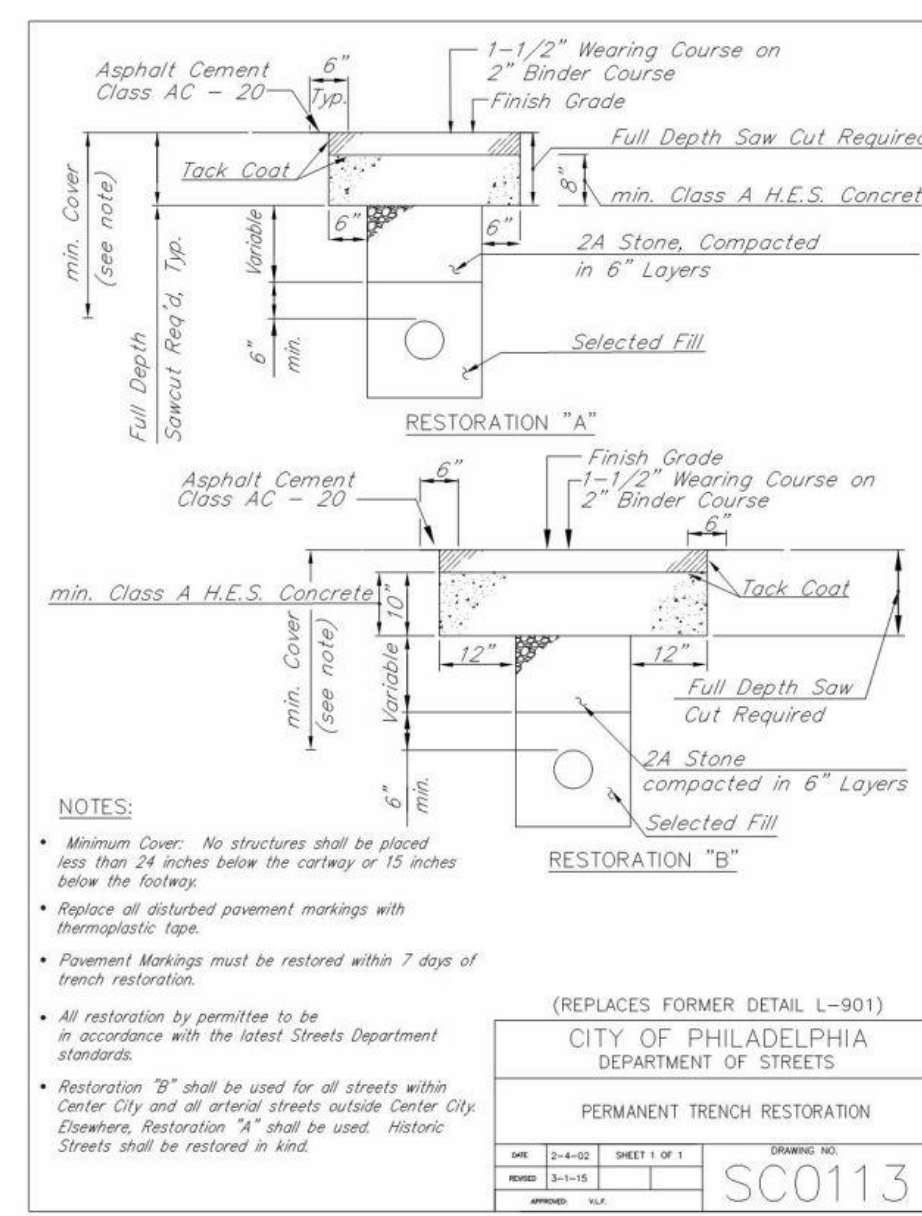
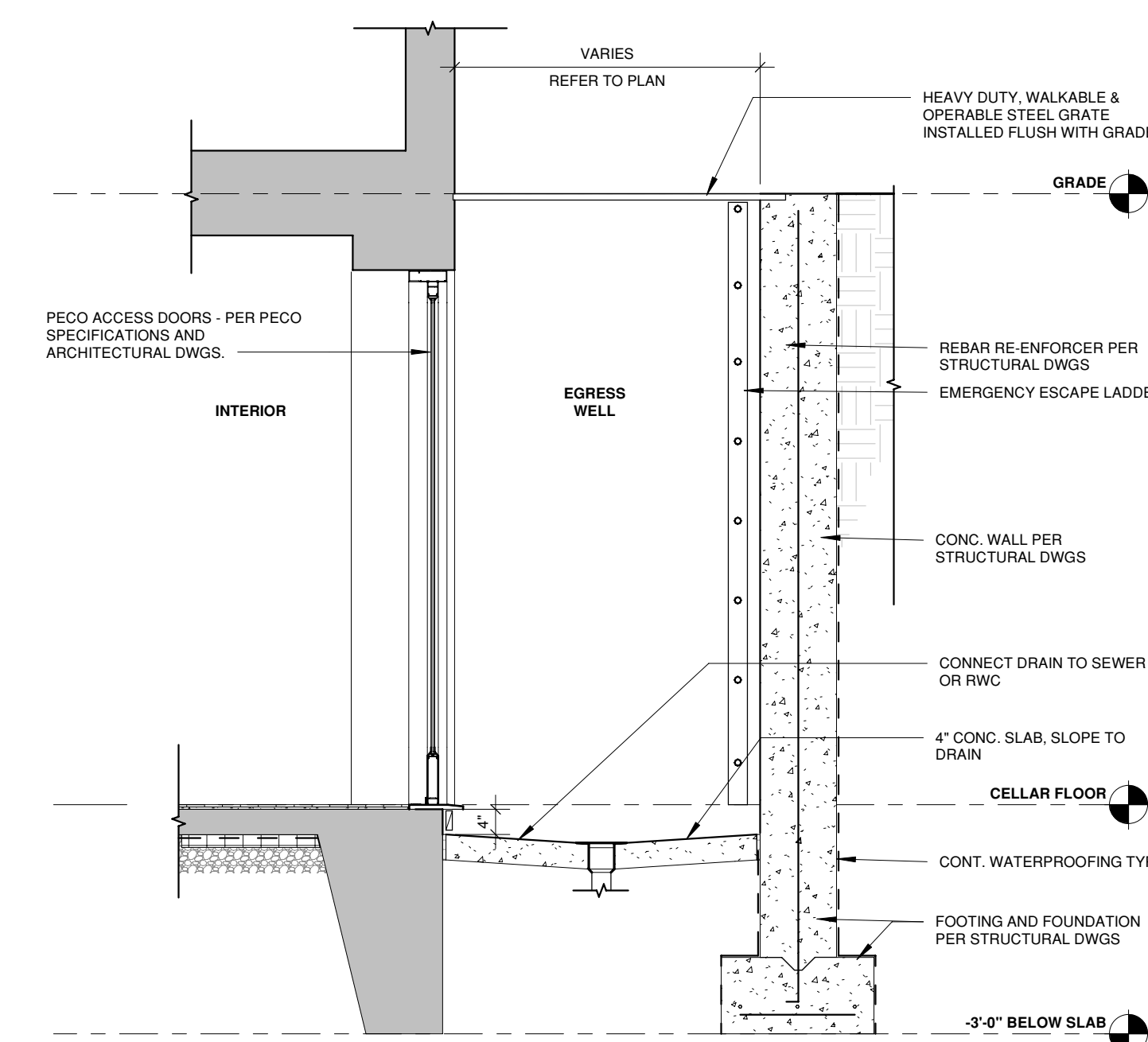
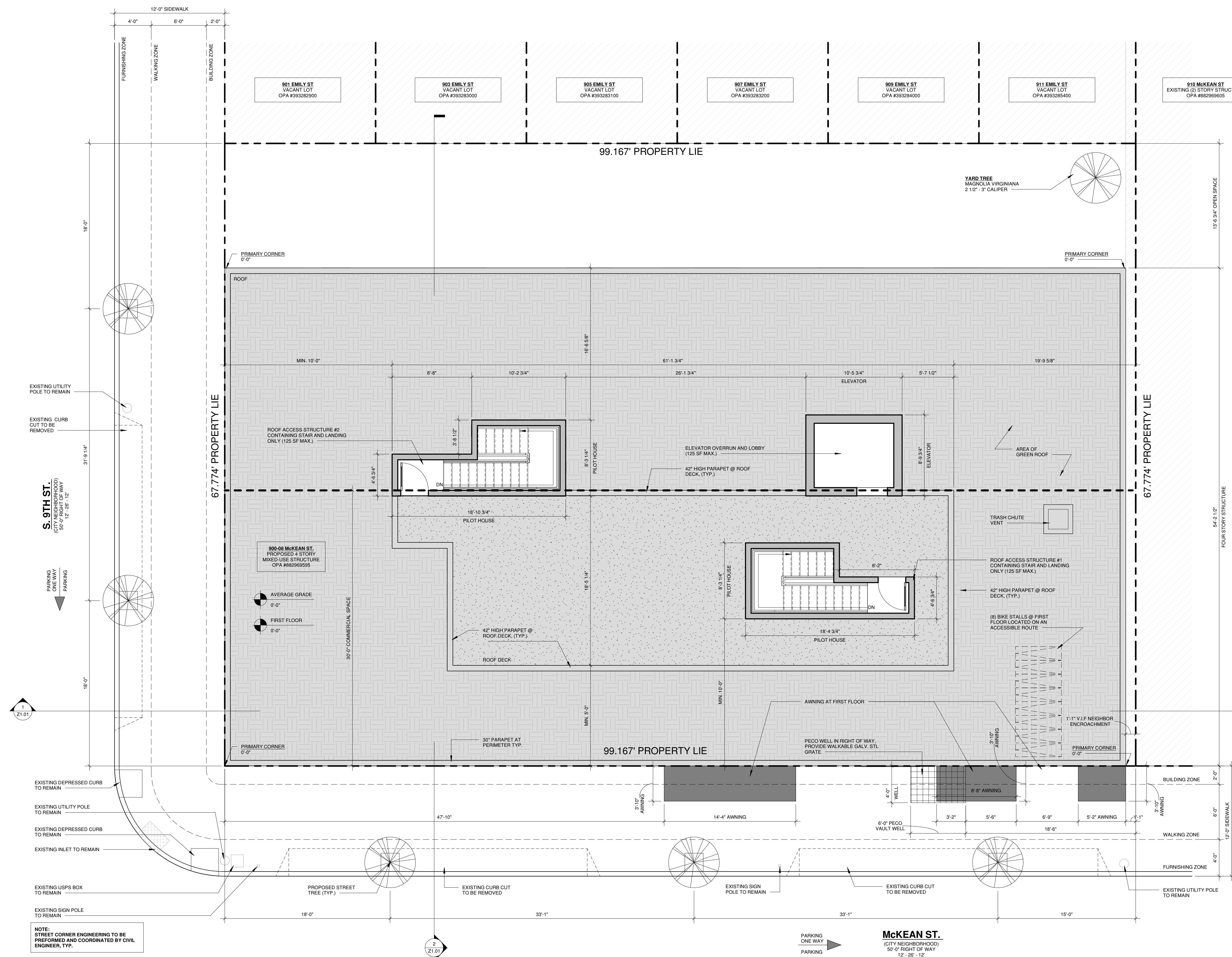
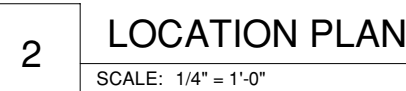
ON-STREET PARKING LOT

☒ APPROVED ☐ WAIVED ☐ IN-LUEN FEE \$ _____	☐ DISAPPROVED 	WIRELESS TO ☐ APPROVED ☐ DISAPPROVED
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Applied Electronically By: MATT WYSONG E-4600

June 29, 2023 Ledger No: _____

Philadelphia City Planning Commission



PROJEC

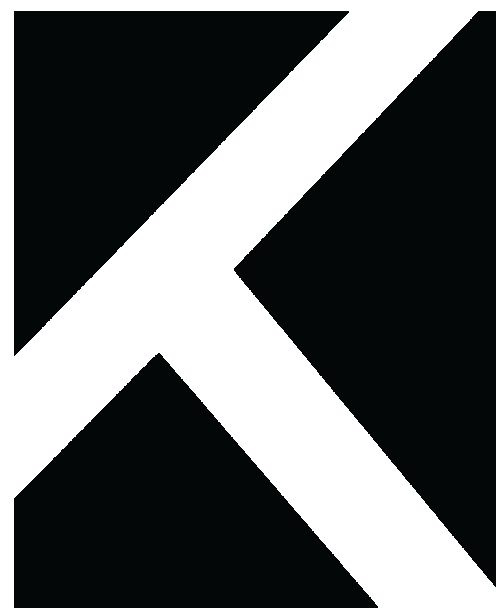
900-08 MCKEAN

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	02/27/2023
B	REISSUED FOR ZONING	06/28/2023

DRAWING TITLE
ZONING DATA

JOB NO: 22025
DRAWN BY: MGW / JMT
SCALE: As indicated
SHEET NO.

Z1.00



KORE

208 Paul Drive,
Morristown, NJ 08857
www.korearch.com
T: 955.265.0195
www.korearch.com

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

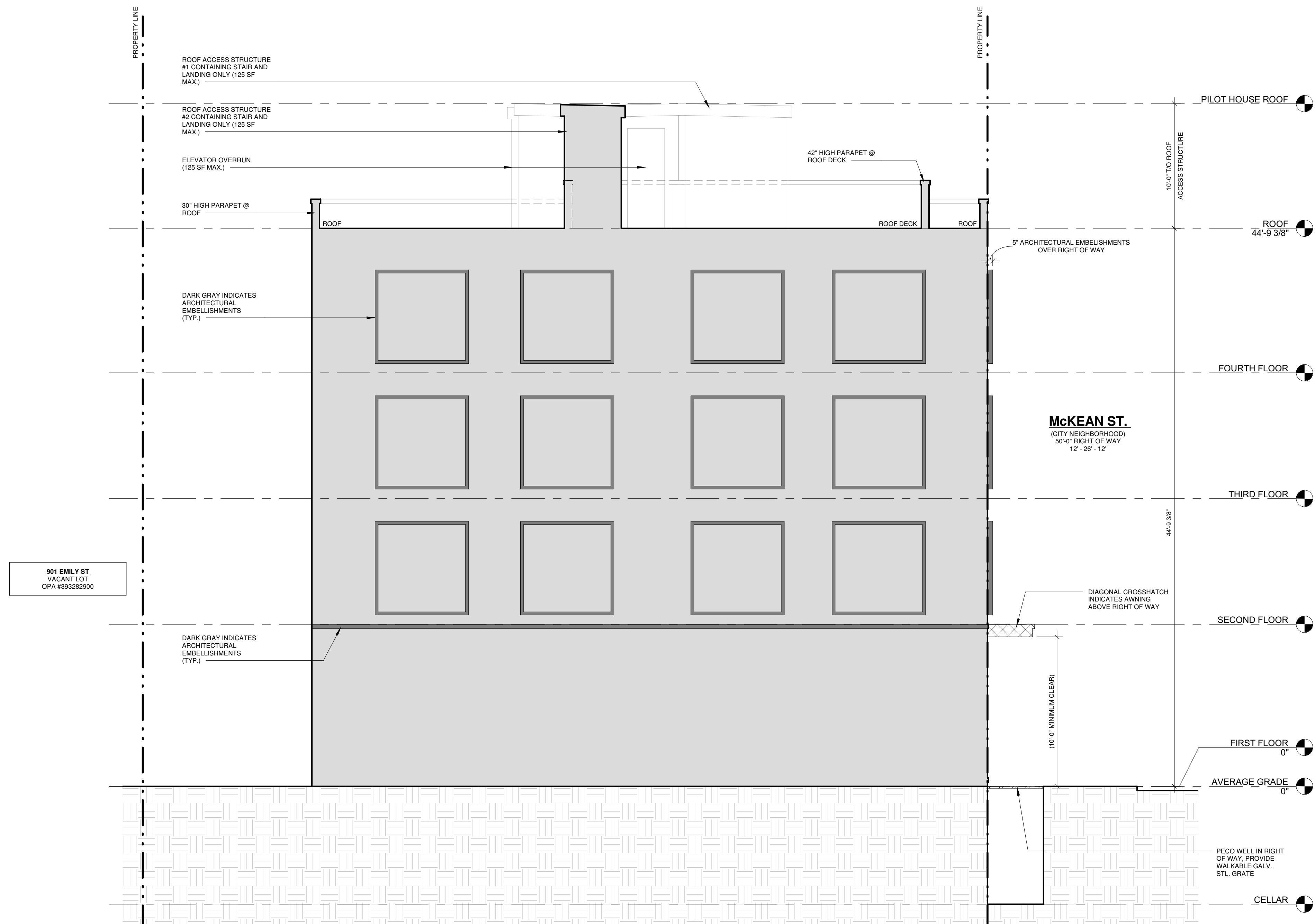
900-08 McKean
PHILADELPHIA, PA, 19121

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	ISSUED FOR ZONING	02/27/2023
B	REISSUED FOR ZONING	06/28/2023

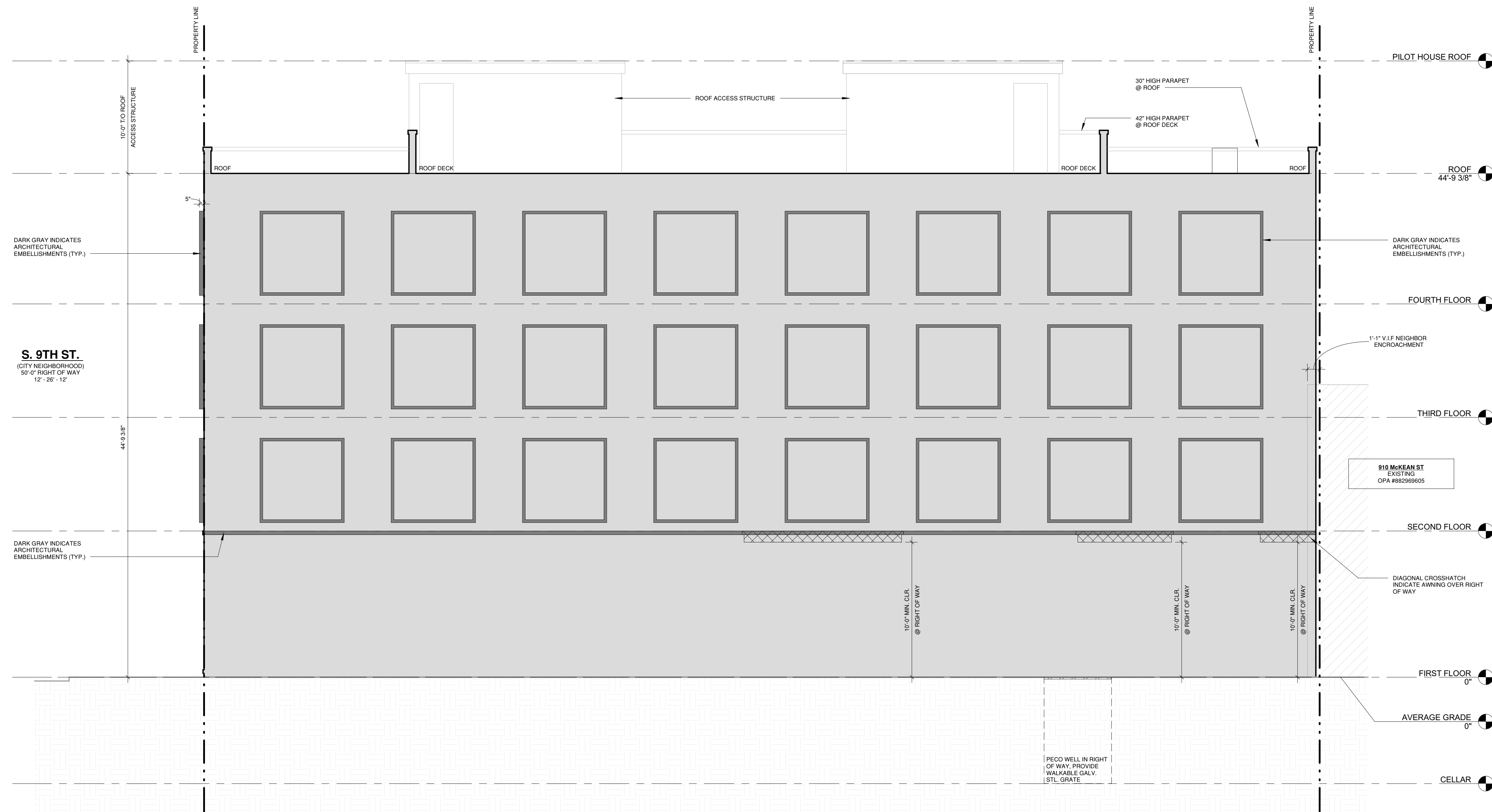
DRAWING TITLE
ZONING DATA

JOB NO. 22029
DRAWN BY: JMT
SCALE: 3/16" = 1'-0"
SHEET NO.

Z1.01



2 LATITUDINAL ZONING SECTION
SCALE: 3/16" = 1'-0"



1 LONGITUDINAL ZONING SECTION
SCALE: 3/16" = 1'-0"



Applied by L&I: Frederick Marshall

Zoning Permit

Permit Number ZP-2023-002839

LOCATION OF WORK 900-08 MCKEAN ST, Philadelphia, PA 19148-2327	PERMIT FEE \$1,392.00	DATE ISSUED 8/24/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER DE MATTEO MICHAEL J	2000 S 9TH ST PHILADELPHIA PA 19148
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OWNER CONTACT 1 Josh Rosenbloom	121 ORCHARD LN, GLASSBORO, NJ
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES AND GREEN ROOF. BUILDING TO UTILIZE GREEN ROOF AND MIXED INCOME HOUSING BONUS. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

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.

Zoning Permit

Permit Number ZP-2023-002839

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

900-08 MCKEAN ST, Philadelphia, PA 19148-2327

ADDITIONAL USE DETAILS

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

SHELL COMMERCIAL SPACE (USE REGISTRATION & FIT-OUT PERMITS REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR PRIMARY FRONT AND MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-FOUR (24) DWELLING UNITS) WITH EIGHT (8) 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.