

Zoning Permit

Permit Number ZP-2022-010633

LOCATION OF WORK 1515-19 W DAUPHIN ST, Philadelphia, PA 19132-4425 1515-21 W Dauphin Street	PERMIT FEE \$1,722.00	DATE ISSUED 11/28/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1, RM1	

PERMIT HOLDER 15th Street Holdings, LLC.	65 Buck Road, Unit D Huntingdon Valley, Pennsylvania 19006
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OWNER CONTACT 1 Eli Kantrovitz	65 Buck Road Unit D, Huntingdon Valley, PA 19006
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.
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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.
- 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

1515-19 W DAUPHIN ST, Philadelphia, PA 19132-4425

1521 W DAUPHIN ST, Philadelphia, 19132-4425

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTEEN (13) DWELLING UNITS AND ACCESSORY OFF STREET INTERIOR PARKING THREE (3) SPACES INCLUDING 1 ACCESSIBLE SPACE (OVERLAY - PARKING REQUIRED) AND FIVE (5) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.

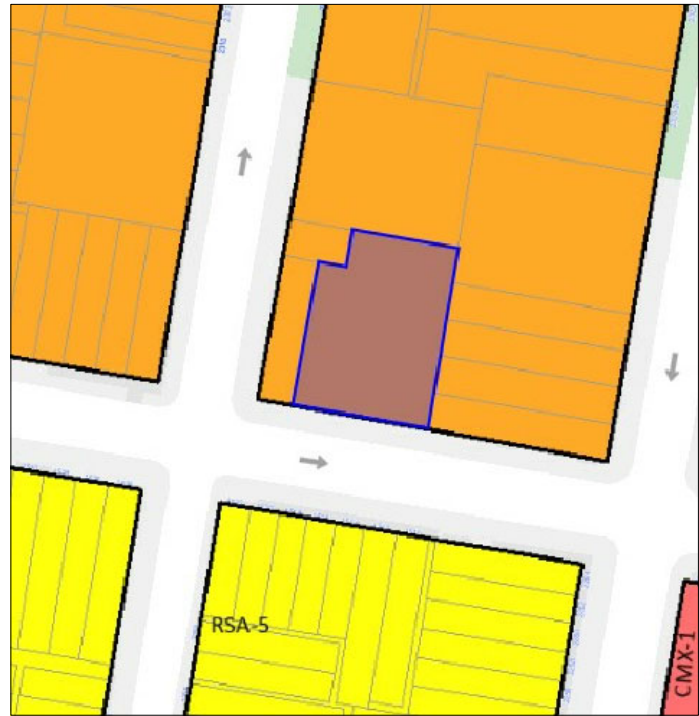
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

LEGEND	
	EXISTING CONSTRUCTION
	OCCUPIED AREA
	ROOF DECK
	FENCE
	PROPERTY LINE
	PAVEMENT RESTORATION LIMIT

ZONING DATA		
RM-1		
	REQ'D/ALLOWED	PROPOSED
LOT AREA	1440 SF	EXISTING 5774.6 SF
LOT WIDTH	16'-0" MIN	EXISTING 67'-11"
OCCUPIED AREA	75% MAX	4290.7 SF (74.3%)
FRONT YARD DEPTH	0'	0'
SIDE YARD DEPTH	5' IF USED	5'-0"
REAR YARD DEPTH	9' MIN	9'-0"
REAR YARD AREA	144 SF MIN	746.2 SF
BUILDING HEIGHT	38' MAX	38' MAX
FLOOR AREA RATIO	NO LIMIT	$\frac{4290.7}{1900} = 222.9\%$
STREET PROJECTIONS	PER STREETS DEPT	BALCONIES

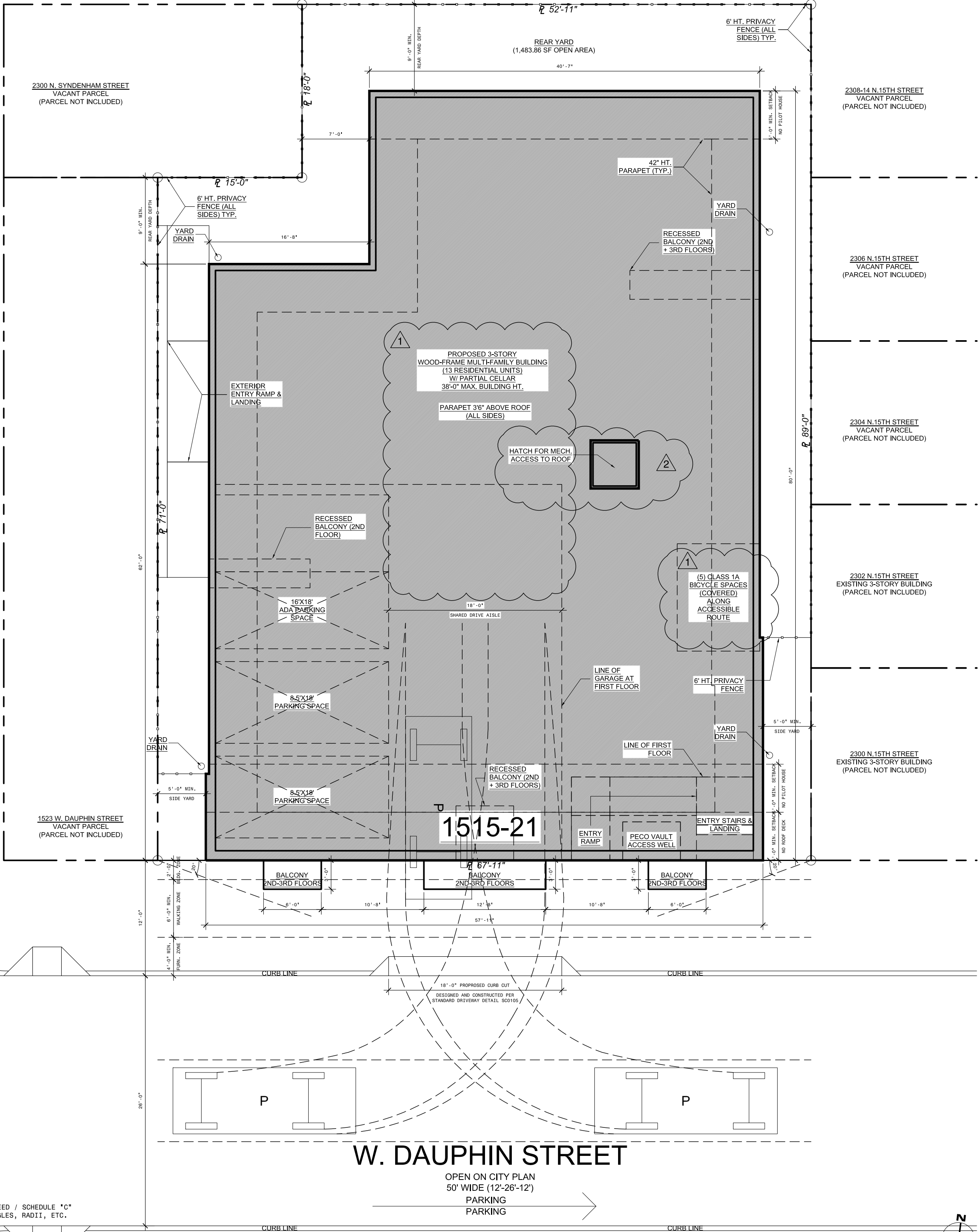


LOCATION MAP

N. SYDENHAM STREET

OPEN ON CITY PLAN
40' WIDE (10'-20'-10')

NO PARKING
PARKING



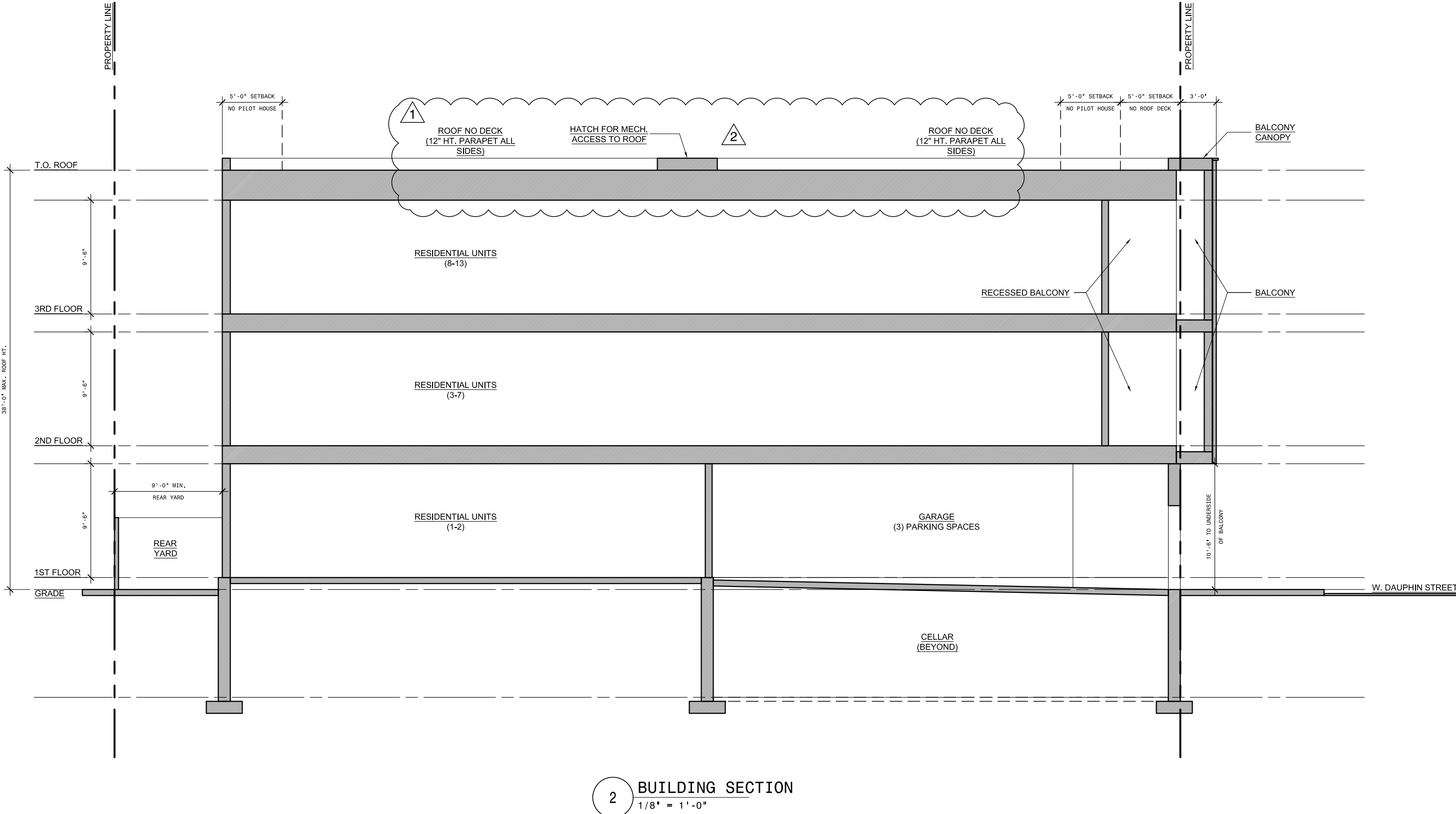
APPROVED
FOR ZONING ONLY
11/08/22

WHEN YOUR PLANS CONTAIN ANY DIMENSION, SETBACK OR SEVERITY FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User.

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C"
TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.

1 SITE PLAN
1/8" = 1'-0"



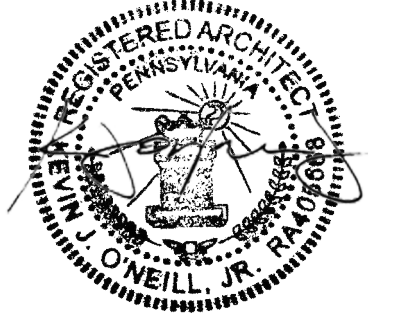
KJO
KJO Architecture LLC
2424 E. York St. S209
Philadelphia, PA 19125
215.278.2245 (Office)
www.KJOarchitecture.com

ONE (1) MULTI-FAMILY BUILDING
1515-1521 W. DAUPHIN STREET
PHILADELPHIA, PA 19132

PROJECT CONTACT:
OLYMPIA HOLDINGS, LLC.

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ISSUED:
ZONING 09.15.2022
REVISION 1 10.05.2022
REVISION 2 10.31.2022



SCALE: AS NOTED

Z-1
SITE PLAN
BUILDING SECTION
ZONING DATA

SHEET SIZE: ARCH D 24X36