

# Zoning Permit

Permit Number ZP-2021-003545

|                                                                                                                       |                          |                           |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|
| LOCATION OF WORK<br><br>1428 CALLOWHILL ST, Philadelphia, PA 19130-4018<br><br>1428-38 Callowhill st Philadelphia, PA | PERMIT FEE<br>\$672.00   | DATE ISSUED<br>11/19/2021 |
|                                                                                                                       | ZBA CALENDAR             | ZBA DECISION DATE         |
|                                                                                                                       | ZONING DISTRICTS<br>CMX5 |                           |

|                                            |                                         |
|--------------------------------------------|-----------------------------------------|
| PERMIT HOLDER<br><br>PHWSJ DOB CORPORATION | 129 COUNTRY CLUB DR MOORESTOWN NJ 08057 |
|--------------------------------------------|-----------------------------------------|

|                 |
|-----------------|
| OWNER CONTACT 1 |
|-----------------|

|                 |
|-----------------|
| OWNER CONTACT 2 |
|-----------------|

|                                                            |
|------------------------------------------------------------|
| TYPE OF WORK<br><br>New construction, addition, GFA change |
|------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br><br>FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ACCESSORY PARKING AND BICYCLE SPACES LOCATED ALONG AN ACCESSIBLE ROUTE, WITH AN ACCESSORY ROOF DECK AT THE 12TH FLOOR LEVEL, FOR USE AS HOUSEHOLD LIVING (ONE HUNDRED AND SIXTY-TWO (162) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                      |
|----------------------------------------------------------------------|
| APPROVED USE(S)<br><br>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-2021-003545

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1428 CALLOWHILL ST, Philadelphia, PA 19130-4018

## ADDITIONAL USE DETAILS

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

FOR THE CREATION OF INTERIOR, PARKING GARAGE FOR THIRTY-ONE (31) PARKING SPACES AND SEVENTY-FOUR (74) 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.

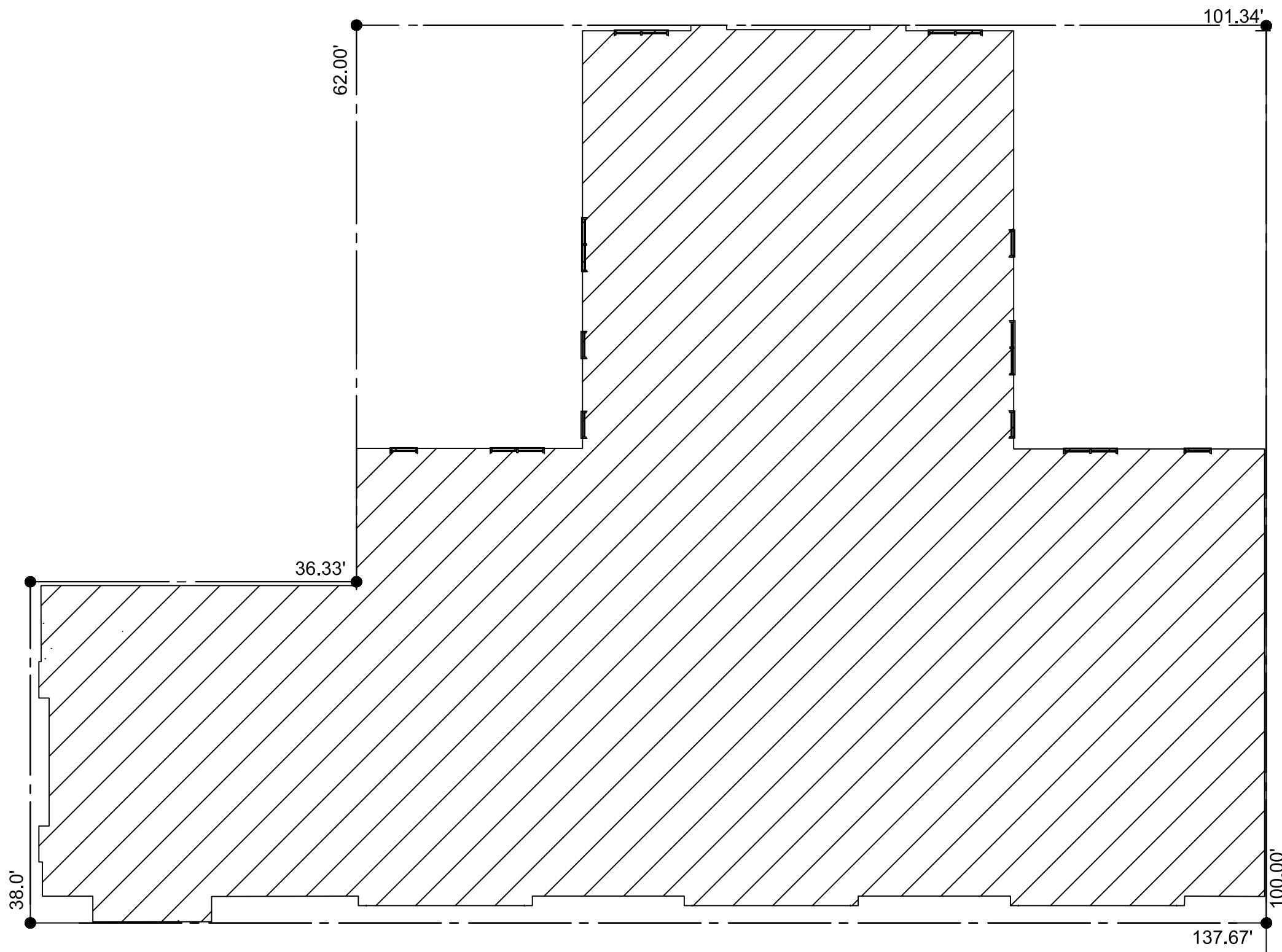
See § 14-303 of the Philadelphia Zoning Code for more information.



**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](http://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.



Sheet **Z-2**



2ND FLOOR PLAN TYP. SITE COVERAGE FOR FLOORS 2-12. 24' ABOVE GRADE - 146'-0" ABOVE GRADE

SKY PLANE CALCULATIONS PER OPTION B  
LOT AREA 11,516.33

BUILDING LOT COVERAGE ABOVE 24'  
8562 SQ FT PER FLOOR

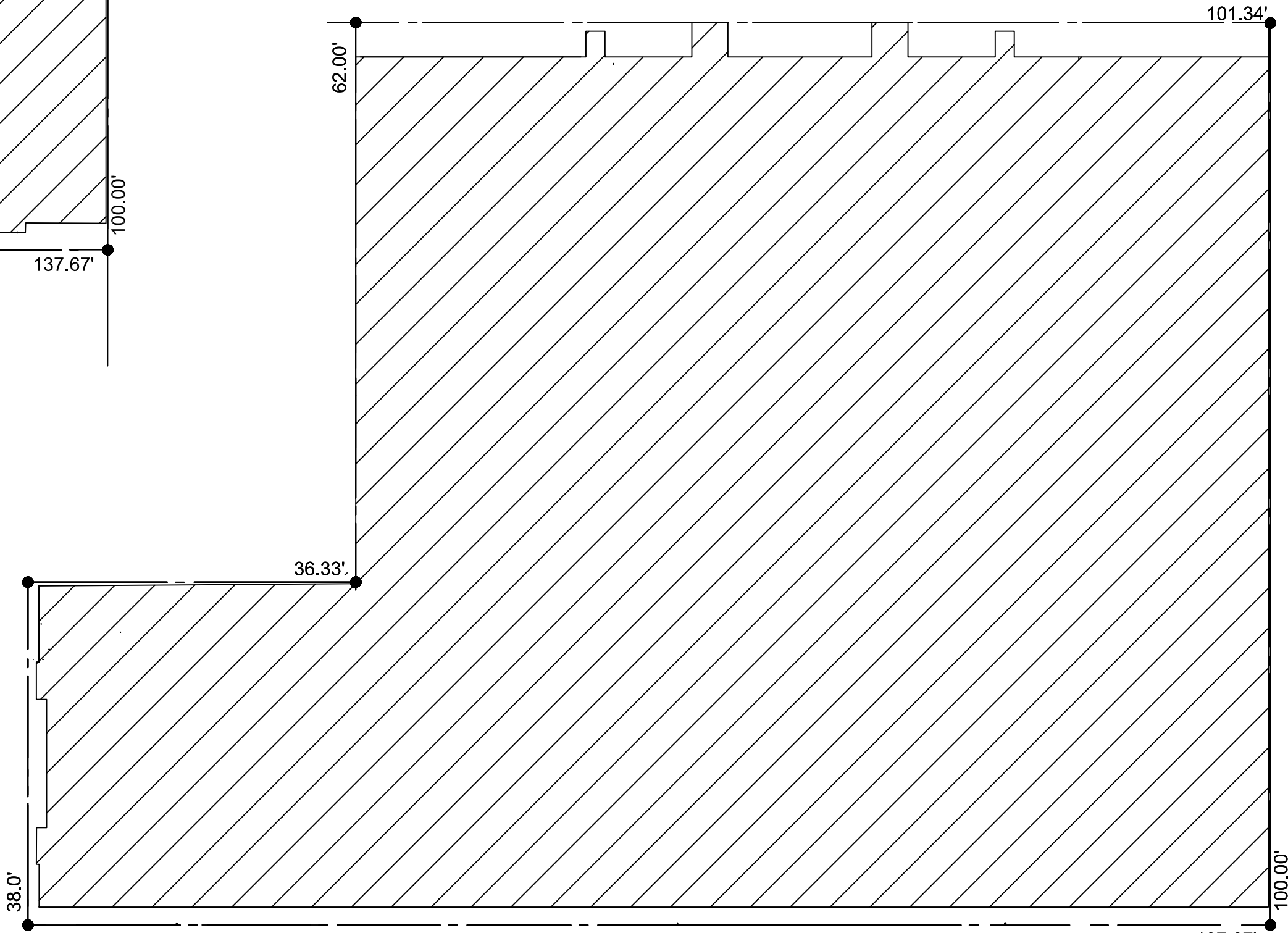
PERCENTAGE OF LOT COVERAGE ABOVE 24'  
 $8562 / 11,516.33 = 74.3\%$   
100% LOT COVERAGE ALLOWED UP 65'

PERCENTAGE OF LOT COVERAGE ABOVE 65'  
75% ALLOWED  
ACTUAL  $8562 / 11516.33 = 74.33\%$

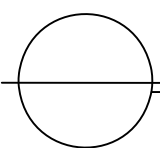
LOT AREA 11,516.33

BUILDING LOT COVERAGE 1ST FL AND MEZZ  
10810 SQ FT PER FLOOR

PERCENTAGE OF LOT COVERAGE BELOW 24'  
 $10810 / 11,516.33 = 93\%$  100% ALLOWED



1ST FLOOR AND MEZZ SITE COVERAGE UPTO 24' ABOVE FINAL GRADE.



SKY PLANE LOT COVERAGE '

SCALE 1/8" = 1'-0"

#### ZONING SUMMARY

COMMERCIAL DISTRICT CMX-5

Existing Use: Parking lot  
Proposed Use 162 UNIT Multi family

#### DIMENSIONAL STANDARDS AND Requirements

Parcel size 11,516.33 sq ft  
Front Yard N/A  
Side Yard 8' MIN. if used  
Rear Yard N/A  
Lot Coverage SEE BULK MASSING CONTROLS THIS SHEET  
Lot Frontage 0  
Allowable building height No Limit Actual building hgt 139'-0" + 10' ELEVATOR/STAIR PENTHOUSE

#### PARKING REQUIREMENTS

3 PER EVERY 10 UNITS 48 162 x.3 = 49 spaces required  
49 Spaces Required  
-16 spaces (auto share reduction, 4 auto share spaces provided reduction of 4 spaces for every auto share space) (max reduction allowed 40%, Actual reduction 32%)  
-3 spaces (additional bike spaces) reduce 1 parking space for every 10 bike spaces added (30 BS added)  
30 spaces required (28 standard 2-accessible)  
30/49= 61% 39% total reduction in parking ( 40% allowed )  
BICYCLE SPACES REQUIRED 1 for every 3 units 162/3 =54 spaces + 30 (bonus) = 84 54 bicycle spaces required. 84 provided

#### NUMBER OF ACCESSIBLE SPACE REQUIRED. 2 PROVIDED

LOADING DOC REQUIREMENT Table 14-806 (1) Buildings in district CMX-5 over 100,000sq  
No. of docs required (1) one  
ELECTRIC CHARGING SPACES 2 PROVIDED

FAR 1200% ALLOWED 137,520 SQ FT WITHOUT BONUSES  
ACTUAL 106,005 SQ FT

FAR BONUSES NONE APPLIED

#### DEVELOPER/OWNER RESPONSIBILITY

DEVELOPER/OWNE WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND OR REUSE OF WATER SERVICIE INES AND SEWER LATERALS. PROOF OF ABANDONMENT AND OR WATER DISCONTINUANCE MUST BE PROVIDED UPON REQUEST

NO GOVERNANCE ORGANIZATION EXIST. THIS NOT A CONDO, COOP, OWNERSHIP TO REMAIN AS SINGLE OWNERSHIP OF BUILDING.  
OWNER'S REPRESENTIVE RESPONSIBLE IS JOSEPH JANCUSKA RA

CRANE WILL BE USED AT THE SITE AND ITS LOCATION IS INDICATED ON ZONING SITE PLAN

EXCESS SOIL WITH NOT BE STORED ON SITE/HAULED OFF SITE

NO CONSTRUCTION ENTRANCE IS REQUIRED

NO EXISTING STRUCTURES TO BE DEMOLISHED

#### REFERENCED CODE SECTION '

##### 5) CMX-4 and CMX-5 Bulk and Massing Controls.

###### (a) Applicability.

(1) Buildings on CMX-4 and CMX-5 lots shall demonstrate compliance with this § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls) using either Option A (Sky Plane Controls), as provided in § 14-701(5)(b), or Option B (Open Area, Building Width, Spacing, and Height Controls), as provided in § 14-701(5)(c).

(2) If a building is subject to the provisions of both § 14-701(5)(b) and § 14-701(5)(c), the applicant may choose to demonstrate compliance in accordance with either option.

(3) If a building is subject to the provisions of § 14-701(5)(c) only, then the building shall comply with § 14-701(5)(c).

(4) When the bulk and massing standards of this § 14-701(5) conflict with the floor area ratio standards of § 14-701(3) (Commercial Districts Dimensional Table), the stricter standard shall govern.

##### Option B: Open Area, Building Width, Spacing, Height Controls.

###### (1) Open Area Above Ground Level.

The following standards apply to all CMX-4 and CMX-5 lots. All height measurements shall include mechanical space:

- (a) The maximum lot coverage of buildings for the first 65 ft. of building height shall be one hundred percent (100%).  
(b) The maximum lot coverage for portions of buildings above 65 ft. and up to 300 ft. in height shall be seventy-five percent (75%) of the lot.

1428-38  
CALLOWHILL AVE  
PHILADELPHIA, PA

J20  
ARCHITECTS  
715 SOUTH ST. PHILADELPHIA, PA 19106  
13 FAKS 262-1063  
302-1063  
19106

The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner, contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

#### SKYPLANE COVERAGE PLAN

| Date      | Rev# | Item                                         |
|-----------|------|----------------------------------------------|
| 5.28.2021 |      | Rev.Per Streets dept. review comments zoning |
| 9.26.2021 |      | REVISED.                                     |
|           |      |                                              |
|           |      |                                              |

Date MARCH. 2021 AUGUST. 2021  
Scale AS NOTED  
Plot  
Drawn CS  
Approved JJ



Project #  
PH2021-109

Sheet

Z-3.1



Applied Electronically by L&I User:

1428-38

CALLOWHILL AVE  
PHILADELPHIA, PA

*J2a*

A R C H I T E C T S

715 S.3RD ST PHILADELPHIA PA  
125 5TH AVE BROOKLYN NY  
13 FARM AVE WILMINGTON DELAWARE 19810

The contractor is responsible for confirming and correcting all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques for construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner; contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

# ZONING BUILDING ELEVATIONS

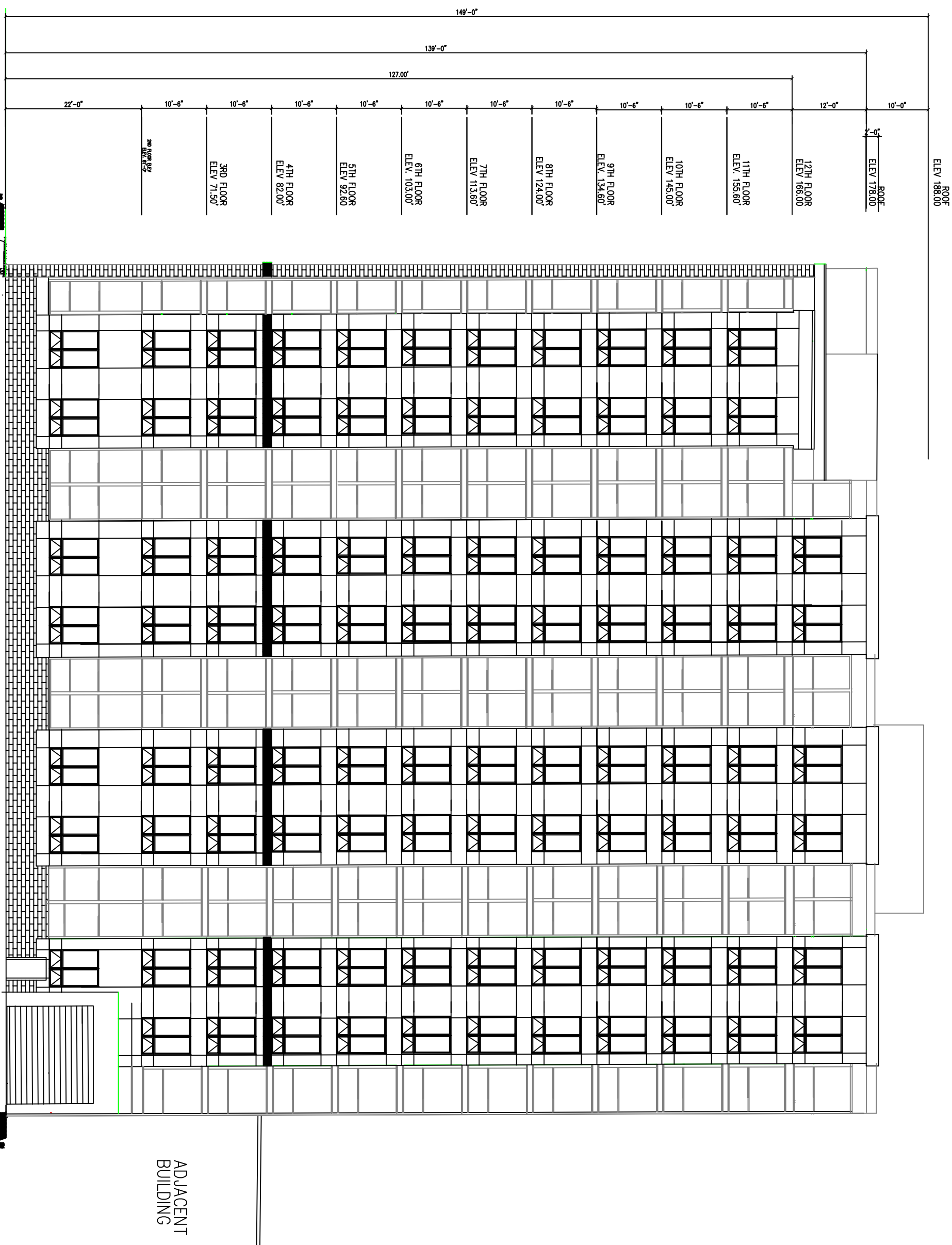
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Date MARCH, 2021  
Scale AS NOTED  
Plot  
Drawn CS  
Approved JJ



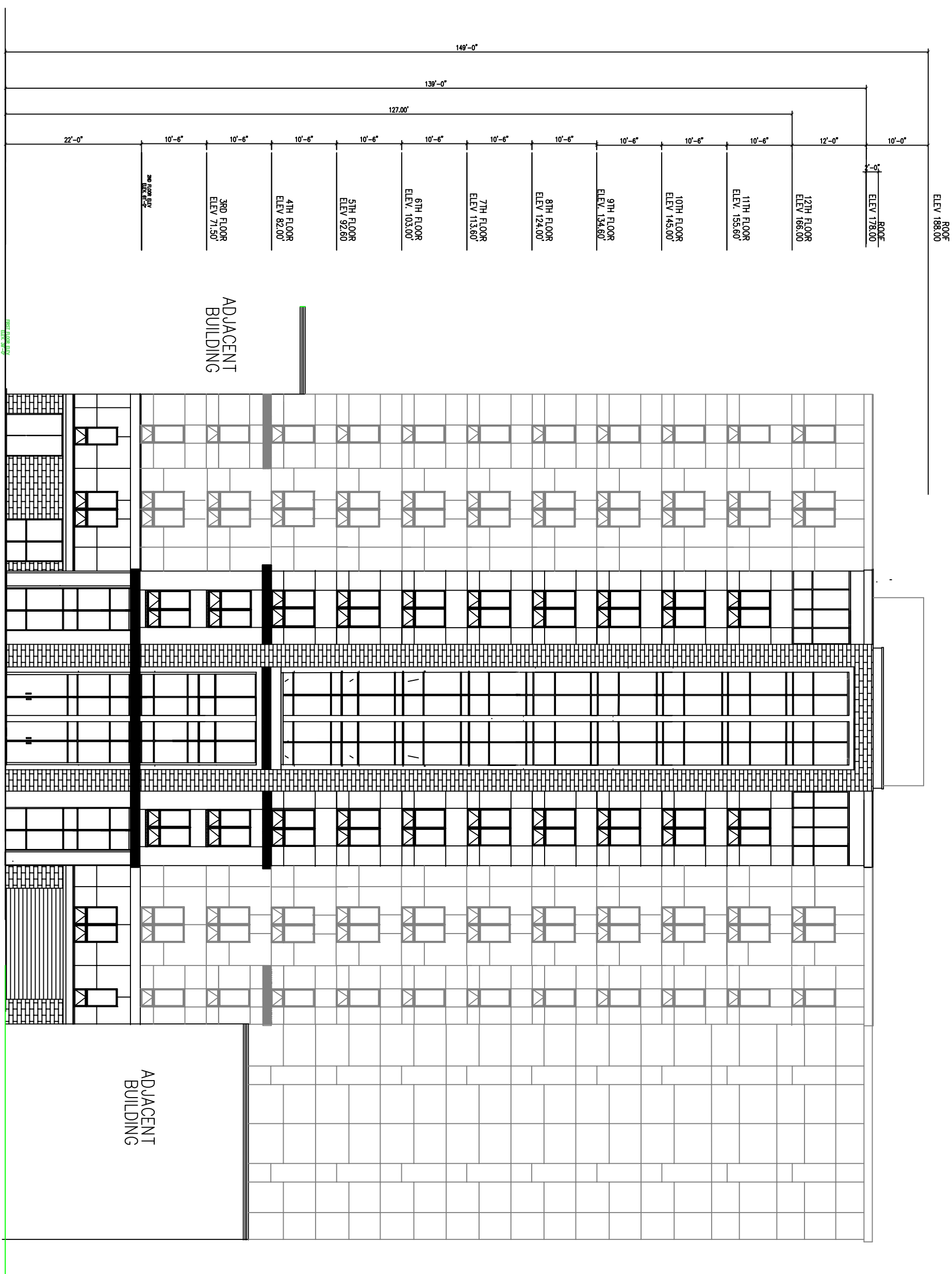
Sheet

4-7

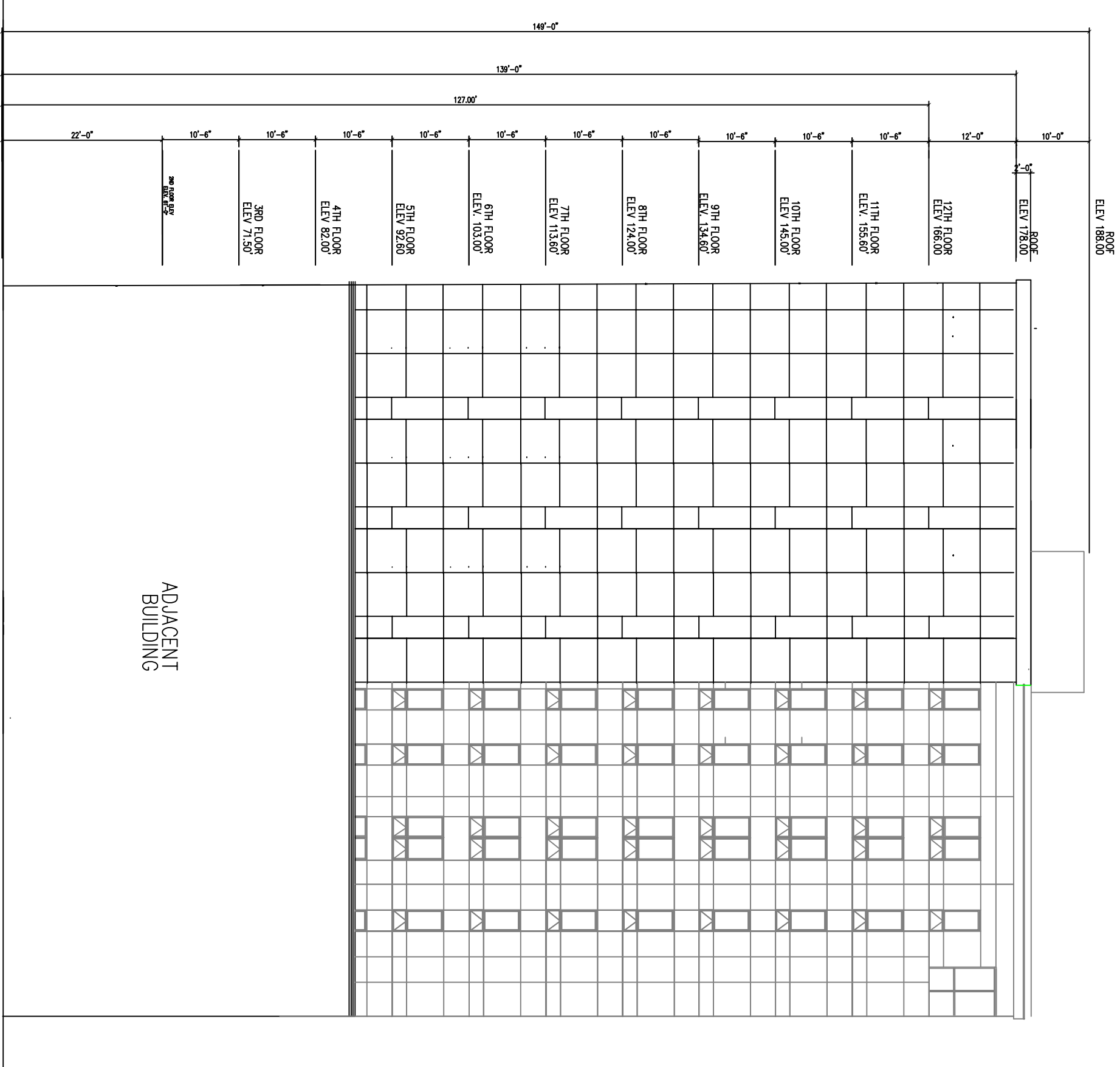


REAR ELEVATION

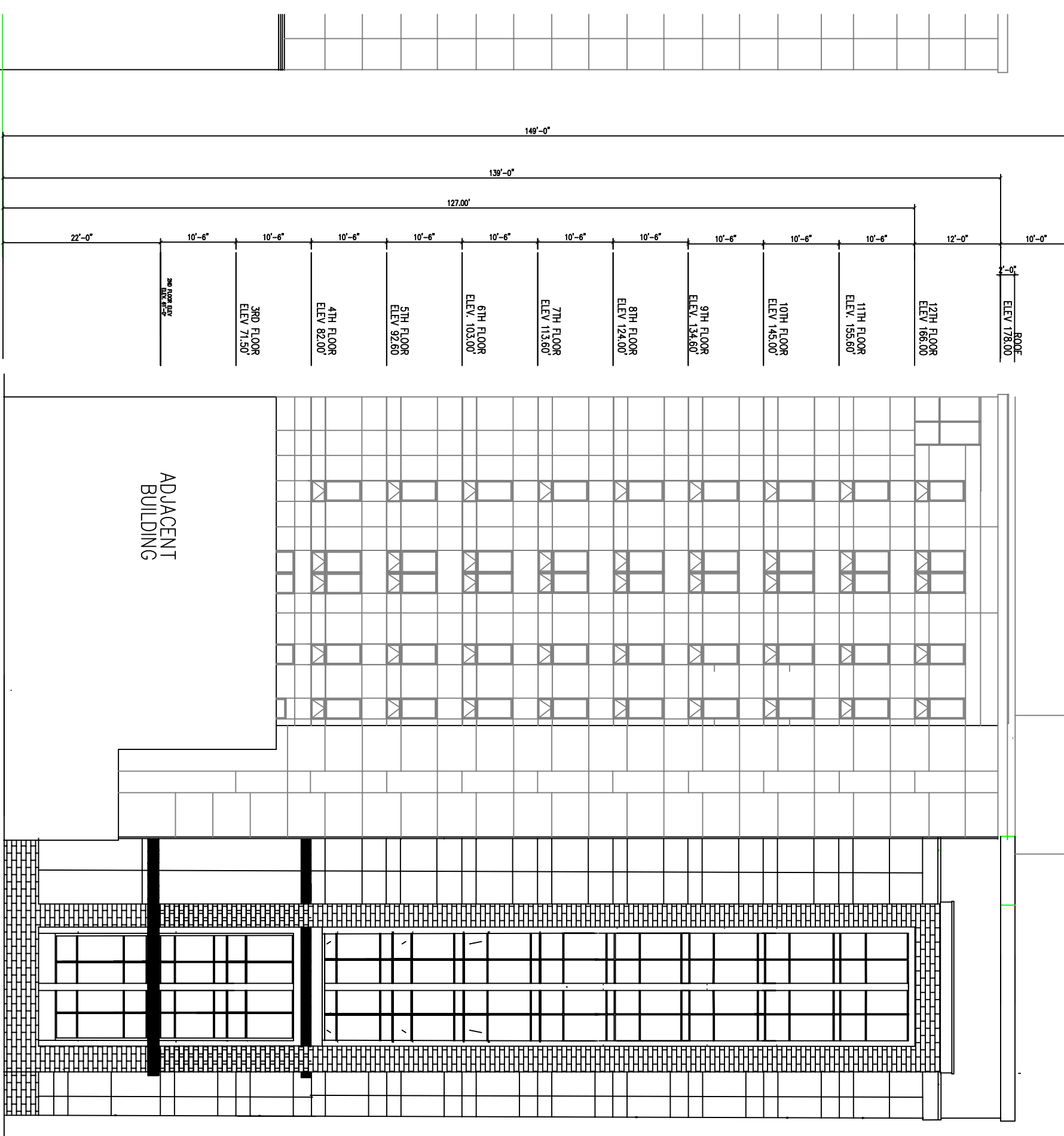
SCALE  $\frac{1}{16}'' = 1'-0''$  CARLTON STREET



FRONT ELEVATION /  
SCALE  $\frac{1}{16}'' = 1'-0''$  CALLOWHILL ST.



SIDE ELEVATION WEST



SIDE ELEVATION EAST  
SCALE  $\frac{1}{16}'' = 1'-0''$  15TH STREET

1428-38  
CALLOWHILL AVE  
PHILADELPHIA, PA

A R C H I T E C T S  
715 33RD ST. PHILADELPHIA, PA  
131 ARNOLD AVE. PHILADELPHIA 19810  
302.475.0658 302.375.6345

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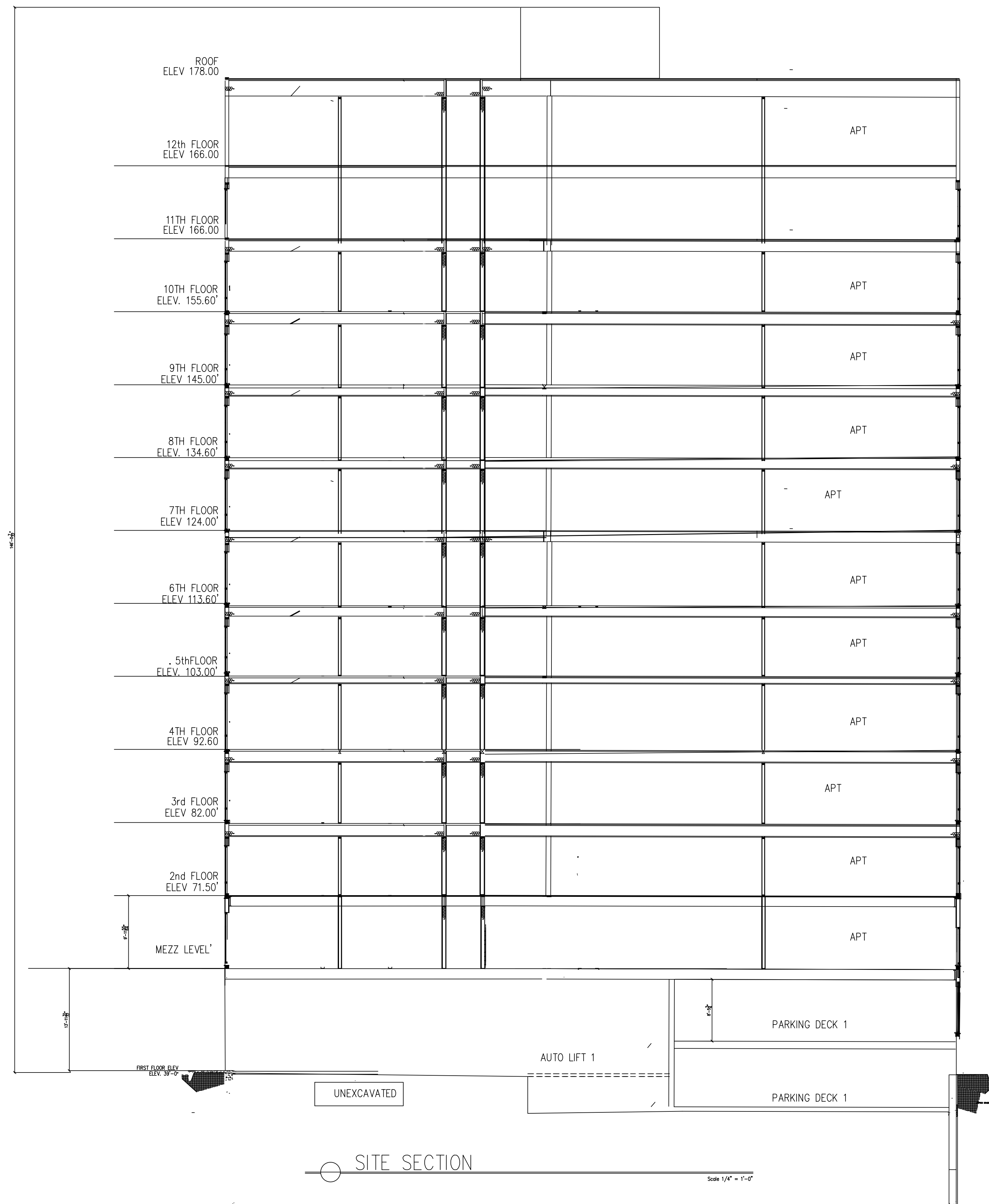
BUILDING  
SECTION

| Date      | Rev# | Item                                            |
|-----------|------|-------------------------------------------------|
| 5.28.2021 |      | Rev.Per Streets dept.<br>review comments zoning |
| 9.26.2021 |      | REVISED.                                        |
|           |      |                                                 |
|           |      |                                                 |

Date MARCH. 2021 AUGUST. 2021  
Scale AS NOTED  
Plot  
Drawn CS  
Approved JJ



Project #  
PH2021-109

Sheet **Z-5**

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The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner, contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

PARKING  
LEVELS 1&2

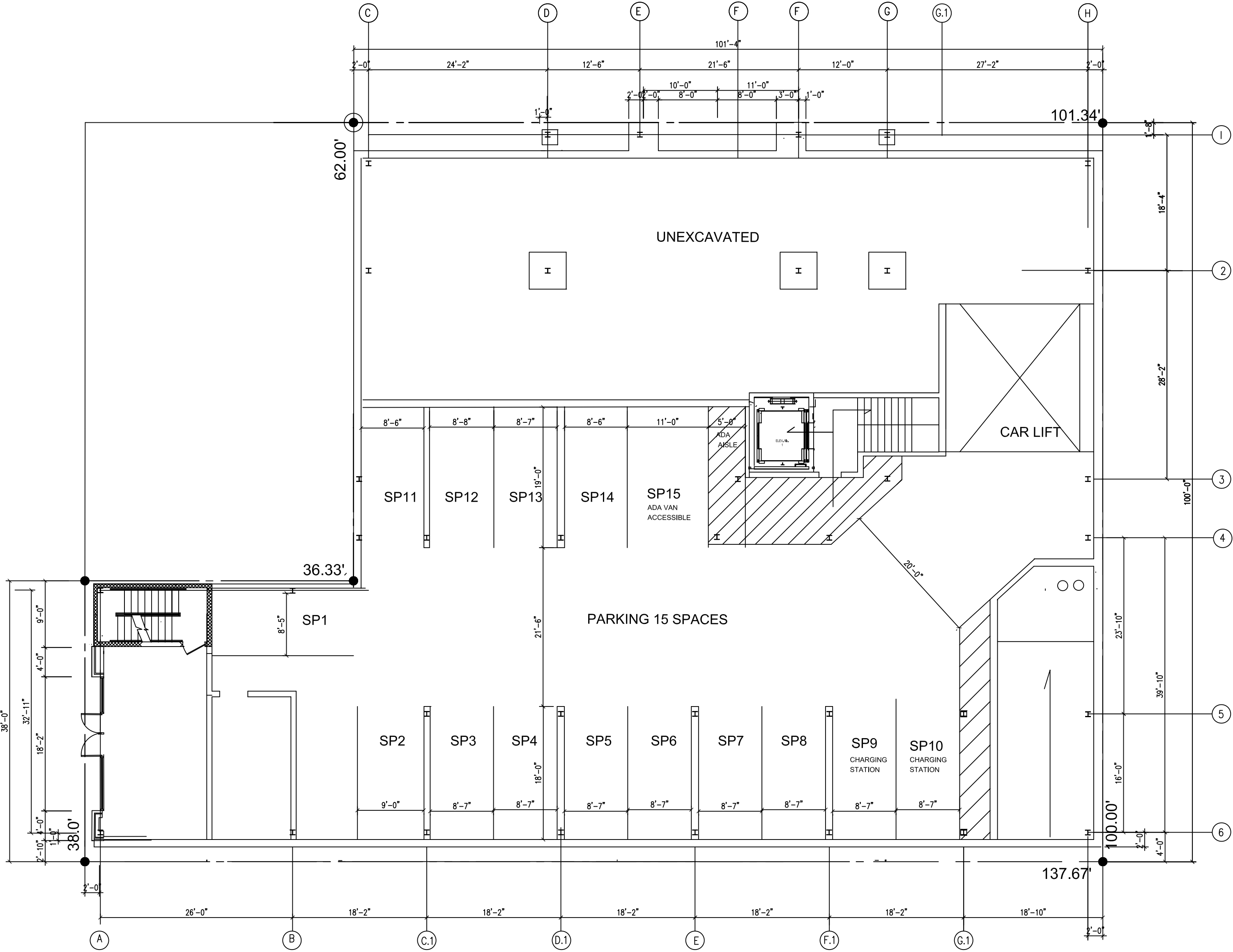
| Date      | Rev# | Item                                         |
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| 5.28.2021 |      | Rev.Per Streets dept. review comments zoning |
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|           |      |                                              |
|           |      |                                              |

Date MARCH. 2021 AUGUST. 2021  
Scale AS NOTED  
Pl ot  
Drawn CS  
Approved JJ

Project #  
PH2021-109

Sheet

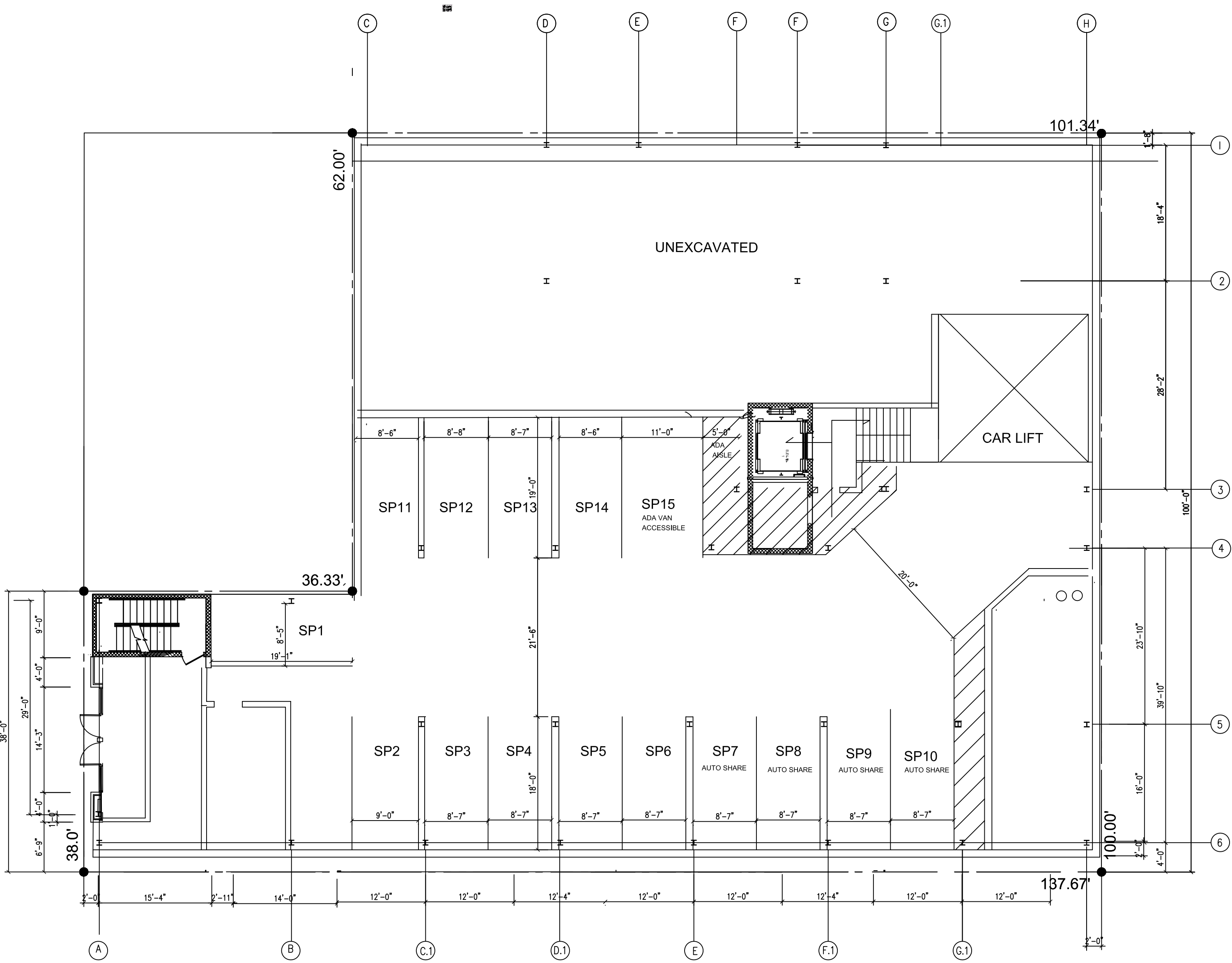
Z-6



PARKING STALL SIZE REQUIREMENTS  
PER TABLE 14-803-1 18.5' WIDE X 18' DEEP  
NUMBER OF SPACES REQUIRED 31  
NUMBER OF ACCESSIBLE SPACE REQUIRED 2

PARKING LEVEL 1 +4'-0"  
APARTMENTS

PARKING LEVEL 1  
SCALE 3/32" = 1'-0"



PARKING LEVEL 2 -5'-0"  
APARTMENTS

PARKING LEVEL 2  
SCALE 3/32" = 1'-0"



Applied Electronically by L&I User:

