

Zoning Permit

Permit Number ZP-2021-016667

LOCATION OF WORK 2507 ALMOND ST, Philadelphia, PA 19125	PERMIT FEE \$2,222.00	DATE ISSUED 9/28/2022
	ZBA CALENDAR MI-2022-001494	ZBA DECISION DATE 9/28/2022
	ZONING DISTRICTS CA2	

PERMIT HOLDER PORT RICHMOND DEV VIII LP	1650 ARCH ST STE 1906 PORT RICHMOND DEV VIII LP PHILADELPHIA PA 19103
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT REMOVAL OF TOP FLOOR FROM PROPOSED DEVELOPMENT; FOR THE ERECTION OF AN ATTACHED STRUCTURE (62' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE, ELEVATOR AND WITH GREEN ROOF). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) CALENDAR NUMBER, MI-2022-001494; With proviso: "Revised plans, 2 pages, stamped by ZBA on September 28, 2022."
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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.

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EXTEND FOR A PERIOD OF ONE YEAR PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY 9/28/2026 as granted by the ZBA.



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)

CALENDAR NUMBER, MI-2022-001494; With proviso: "Revised plans, 2 pages, stamped by ZBA on September 28, 2022."



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

2507 ALMOND ST, Philadelphia, PA 19125

ADDITIONAL USE DETAILS

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

FOR A FOR A MULTI-FAMILY HOUSEHOLD LIVING (155 DWELLING UNITS) WITH FOURTYTHREE(43) INTERIOR ACCESSORY PARKING SPACES AT FIRST FLOOR , TWENTY-TWO(22) SURFACE PARKING SPACES (TOTAL 65 PARKING SPACES ON LOT) INCLUDING WITH FOUR(4) ELECTRIC VAN SPACES , THREE(3) ACCESSIBLESPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND ONE(1) LOADING SPACE AND WITH SIXTY(60) 1A CLASSBICYCLE SPACES IN 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.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2021-016667	Zoning District(s): CA2	Date of Refusal: 1/28/2022
Address/Location: 2507 ALMOND ST, Philadelphia, PA 19125 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

FOR THE ERECTION OF AN ATTACHED STRUCTURE (72' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE, ELEVATOR AND WITH GREEN ROOF FOR A FOR A MULTI-FAMILY HOUSEHOLD LIVING (155 DWELLING UNITS) WITH FOURTY-THREE(43) INTERIOR ACCESSORY PARKING SPACES AT FIRST FLOOR , TWENTY-TWO(22) SURFACE PARKING SPACES (TOTAL 65 PARKING SPACES ON LOT) INCLUDING WITH FOUR(4) ELECTRIC VAN SPACES , THREE(3) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND ONE(1) LOADING SPACE AND WITH SIXTY(60) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>		
TABLE 14-602-2	USES ALLOWED IN COMMERCIAL DISTRICT	THE PROPOSED, HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT		
TABLE 14-701-3	Dimensional Standards for Commercial Districts	MAXIMUM HEIGHT	ALLOWED	PROPOSED
			38'	72'

ONE (1) USE REFUSAL

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

CIVIC DESIGN REVIEW MUST BE COMPLETED PRIOR TO HEARING

Parcel Owner:

PORT RICHMOND DEV VIII LP



CHELI DAHAL
PLANS EXAMINER

1/28/2022
DATE SIGNED