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ODIN PROPERTIES
1200 CALLOWHILL ST. SUITE 403
PHILADELPHIA, PA 19123

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PROJECT ADDRESS
2201 E TIOGA ST, PHILADELPHIA, PA,
19134

I	ISSUE FOR ZONING	HR	CC 2021.10.1
	SUBMISSIONS & REVISIONS	BY	APPD YYYY.MM.I

PROJECT
2201 E TIOGA ST

SHEET TITLE

ZONING PLAN

PROJECT NO 21112105	DRAWING NO
REVISION 1	Z002
SCALE As indicated	



FAR TOTAL: 207%

APPROVED

Revised plans, 2 pages, stamped by ZBA
on January 25, 2023.

Henry J. Emerson
DEPARTMENT OF
LICENSES & INSPECTION
APPROVED
FOR ZONING ONLY
03/14/23
Henry J. Emerson, Esq., CLU, EROTOR OR
OTHER LICENSED INSURANCE AGENT, TRUST
COUNSEL FOR THE DEPARTMENT OF
COMMERCE FOR ZBA

Applied by L&L: Paulose Issac

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

Application Number: ZP-2021-015462	Zoning District(s): ICMX	Date of Refusal: 4/5/2022
Address/Location: 2201 E TIOGA ST, Philadelphia, PA 19134-2613 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

FOR MULTI-FAMILY HOUSEHOLD LIVING SEVENTY-THREE (73) UNITS, AND ACCESSORY OFF STREET INTERIOR AND SURFACE PARKING SIXTY-TWO (62) SPACES INCLUDING THREE (3) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), FOUR (4) ELECTRIC PARKING SPACES AND TWENTY (25) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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>Reason for Refusal:</u>
Table 14-602-3	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING SEVENTY-THREE (73) UNITS, IS EXPRESSLY PROHIBITED IN THE ICMX INDUSTRIAL ZONING DISTRICT.
14-603(16)(d) 14-803(5)(e)	WHEREAS THE PROPOSED INTERIOR LANDSCAPING / SCREENING NOT COMPLY THE TERMS AND PROVISION OF THE PHILADELPHIA CODE SECTION, THEREFORE CITY PLANNING COMMISSION DISAPPROVED. WHEREAS LANDSCAPING / SCREENING IS PROPOSED REQUIRE ZONING BOARD OF ADJUSTMENT APPROVAL.

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300.

NOTES TO THE ZBA:

Parcel Owner:

CITY OF PHILADELPHIA



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

4/5/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Zoning Permit

Permit Number ZP-2021-015462

LOCATION OF WORK 2201 E TIOGA ST, Philadelphia, PA 19134-2613	PERMIT FEE \$2,997.00	DATE ISSUED 1/25/2023
	ZBA CALENDAR MI-2022-003270	ZBA DECISION DATE 1/25/2023
	ZONING DISTRICTS ICMX	

PERMIT HOLDER CITY OF PHILADELPHIA	1401 JOHN F KENNEDY BLVD ROOM 1000 PHILADELPHIA PA 19102
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **AMENDMENT APPROVED ON 1/09/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-015462, TO DOCUMENT THE CHANGES FOR REDUCTION OF MULTI-FAMILY HOUSEHOLD LIVING SEVENTY (70) UNITS TO FIFTY-ONE 51 UNITS , NO RESIDENTIAL UNIT ON THE GROUND FLOOR; VEHICLE PARKING REDUCED FROM 62 SPACES TO 44 SPACES; CLASS 1A BIKE PARKING SPACES REDUCED FROM 25 TO 17 (STILL ALONG AN ACCESSIBLE ROUTE); ELEVATOR

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) With proviso: "Revised plans, 2 pages, stamped by ZBA on January 25, 2023." (MI-2022-003270)
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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-2021-015462

PENTHOUSE INCREASED; FAR REDUCED FROM 64,869 SF (207 %) TO 64,115 (205%) - CHANGE OF 2%; OPEN PARKING LOT AREA IS REDUCED, AND AN OPEN PLAY AREA ADDED. THE OPEN PARKING LOT AREA REDUCED FROM 11,633 SF (100%) TO 6,980 SF (58%), TOTAL OUTDOOR PLAY AREA OPEN AREA: 5,043 SF (62%) , AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS**

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.



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)

With proviso: "Revised plans, 2 pages, stamped by ZBA on January 25, 2023." (MI-2022-003270)



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-2021-015462

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2201 E TIOGA ST Philadelphia, PA 19134-2613

ADDITIONAL USE DETAILS

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

****AMENDMENT APPROVED ON 1/09/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-015462, TO DOCUMENT THE CHANGES FOR REDUCTION OF MULTI-FAMILY HOUSEHOLD LIVING SEVENTY (70) UNITS TO FIFTY-ONE (51) UNITS, NO RESIDENTIAL UNIT ON THE GROUND FLOOR; VEHICLE PARKING REDUCED FROM 62 SPACES TO 44 SPACES; CLASS 1A BIKE PARKING SPACES REDUCED FROM 25 TO 17 (STILL ALONG AN ACCESSIBLE ROUTE); ELEVATOR PENTHOUSE INCREASED; FAR REDUCED FROM 64,869 SF (207 %) TO 64,115 (205%) - CHANGE OF 2%; OPEN PARKING LOT AREA IS REDUCED, AND AN OPEN PLAY AREA ADDED. THE OPEN PARKING LOT AREA REDUCED FROM 11,633 SF (100%) TO 6,980 SF (58%), TOTAL OUTDOOR PLAY AREA OPEN AREA: 5,043 SF (62%), AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS**FOR MULTI-FAMILY HOUSEHOLD LIVING SEVENTY (70) UNITS, AND ACCESSORY OFF STREET INTERIOR AND SURFACE PARKING SIXTY-TWO (62) SPACES INCLUDING THREE (3) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), FOUR (4) ELECTRIC PARKING SPACES AND TWENTY (25) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.**

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.