

Zoning Permit

Permit Number ZP-2020-010687

LOCATION OF WORK 613-19 S 24TH ST, Philadelphia, PA 19146-1129	PERMIT FEE \$672.00	DATE ISSUED 4/8/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1 CMX2	

PERMIT HOLDER 617 SOUTH 24TH ST LLC	2301 BAINBRIDGE ST #404 PHILADELPHIA PA 19146
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APPLICANT Sean Whalen DBA: VINTAGE LAW LLC	6 COULTER AVESUITE 1000ARDMORE, PA 19003USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE DOCUMENTATION OF INCLUDING PREVIOUSLY APPROVED STRUCTURE WITH NEW DEED DIMENSIONS AS FOLLOWS: FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE ON LOT, FOR THE ERECTION OF AN ATTACHED STRUCTURE (60' HIGH)(HEIGHT BONUS AS PER CODE SECTION 14-603(7) AND SECTION 14-702(7)(b)(.6)(MIXED-INCOME BONUS); ROOF DECK ACCESSED BY A PILOTHOUSE (NTE 125 SF).SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries - Fresh Food Market

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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

613-19 S 24TH ST, Philadelphia, PA 19146-1129

ADDITIONAL USE DETAILS

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

FOR A FRESH FOOD MARKET(FOOD, BEVERAGES AND GROCERIES) AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (EIGHT(8) DWELLING UNITS) FROM FIRST FLOOR REAR THROUGH FIFTH(5TH) FLOORS.[SEE APPLICATION#950841 FOR PREVIOUSLY APPROVED STRUCTURE]

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.

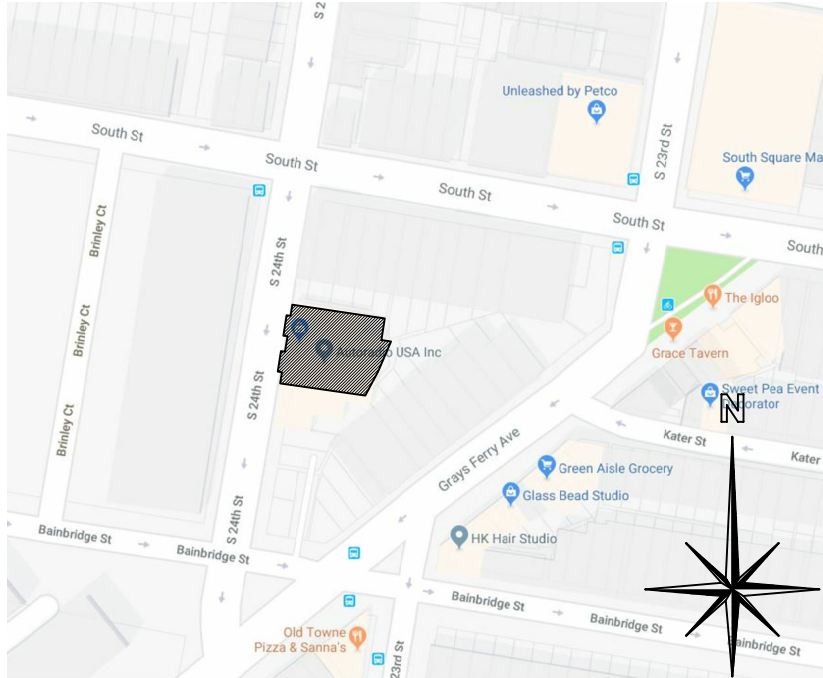
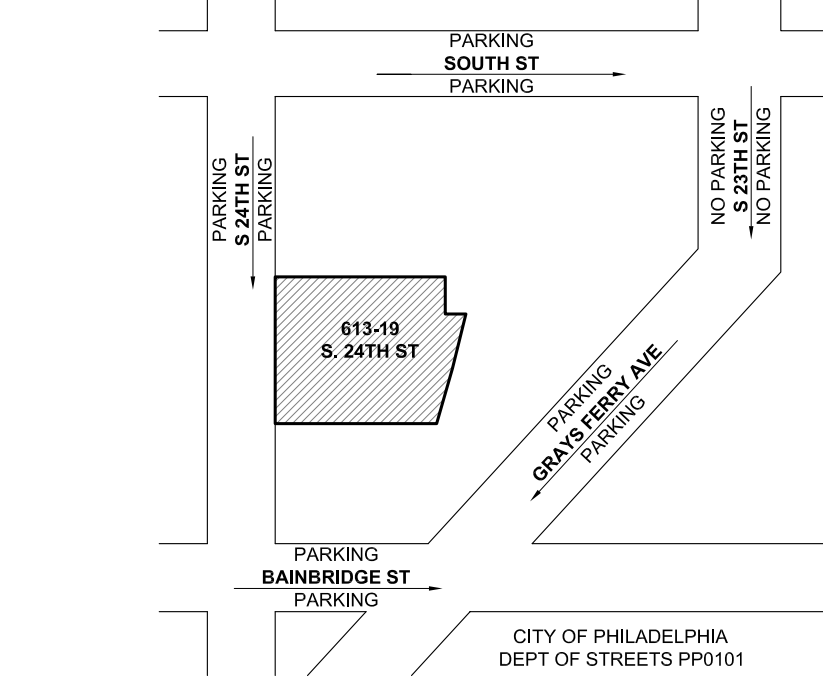
See § 14-303 of the Philadelphia Zoning Code for more information.



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING / PROPOSED CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DRAWING DISCREPANCIES, VARIATIONS IN DRAWINGS AND FIELD CONDITIONS ETC TO THE OWNER AND ARCHITECT. ANY WORK THE CONTRACTOR PERFORMS WITHOUT NOTIFICATION SHALL BE AT THE CONTRACTORS RISK AND MAY BE REFUSED BY THE ARCHITECT.
2. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
3. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE RECORD COPY OF ALL DRAWINGS, AND APPROVED SAMPLES, MARKED CURRENTLY TO RECORD ALL CHANGES DURING CONSTRUCTION.
4. NO CHANGES IN THE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT TO PROCEED. ANY CHANGES THE CONTRACTOR PERFORMS WITHOUT SUCH AUTHORIZATION SHALL BE AT THE CONTRACTORS RISK AND MAY BE REFUSED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES, THE OWNER, AND THE BUILDING MANAGEMENT. ALL WORK SHALL CONFORM TO THE BASE BUILDING SPECIFICATIONS AND STANDARDS, WHICH THE CONTRACTOR SHALL OBTAIN PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
6. INSTALL ALL EQUIPMENT AND MATERIALS AS PER MANUFACTURERS' RECOMMENDATIONS.
7. DIMENSIONS ARE TO [FINISH] CONSTRUCTION, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE LANDLORD, THE TENANT, ARCHITECT, AND DESIGNERS AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; HE SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT, ARCHITECT, AND DESIGNERS AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OF INJURIES (INCLUDING DEATH) AS MAY BE SUSTAINED, ALL COSTS INCLUDING ATTORNEYS FEES AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT, ARCHITECT AND DESIGNERS, UNLESS SUCH LIABILITY RESULTS SOELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, DESIGNERS, AGENTS OR EMPLOYEES.
9. EXISTING EXTERIOR CONSTRUCTION AND DIMENSIONS SHOWN ARE ASSUMED ESTIMATIONS PER VISUAL INSPECTION AT STREET LEVEL ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD. OWNER, ARCHITECT, AND DESIGNERS ARE NOT RESPONSIBLE FOR ACCURACY OF INFORMATION. EXISTING CONSTRUCTION AT AREAS WHERE NEW WORK IS NOT CONTEMPLATED MAY NOT BE COMPLETELY SHOWN.
10. THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
11. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND BEST TRADE PRACTICES.
12. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF LICENSES AND INSPECTIONS, OBTAIN ALL REQUIRED PERMITS AND BONDS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
13. ALL CONTRACTED WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN PERMITS, DRAWINGS, INSPECTIONS AND REQUIRED SIGN-OFFS.
14. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL PLANS AND SPECIFICATIONS PERTAINING TO THIS WORK; HE SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO ALL WORK; HE SHALL ESTIMATE AND INCLUDE IN HIS COST PROPOSAL A SUM SUFFICIENT TO COVER THE COST OF ALL ITEMS OF LABOR AND MATERIALS WHICH ARE REQUIRED TO OBTAIN THE CONTEMPLATED OPERATING CONDITIONS. NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THE CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE SPECIFICATIONS.



1 PLOT MAP
2000 SCALE: N.T.S.



EXISTING BUILDING AT 613-19 S. 24TH ST
VIEW SOUTHEAST ON S. 24TH ST



EXISTING BUILDING AT 613-19 S. 24TH ST
VIEW SOUTHEAST ON S. 24TH ST

24th St APARTMENTS

615 S. 24th ST PHILADELPHIA, PA 19146

PROJECT SCOPE

FULL DEMOLITION OF ALL STRUCTURES FOR NEW FIVE STORY MIXED USE BUILDING. PROPOSED BUILDING TO INCLUDE ONE COMMERCIAL UNIT FOR FRESH FOOD MARKET USE AT GROUND FLOOR AND EIGHT SINGLE FAMILY DWELLING UNITS AT 1ST-5TH FLOORS. PILOT HOUSE AND ROOF DECK PROVIDED FOR RESIDENTIAL USE ONLY.

ZONING CRITERIA

1. ZONING BASE DISTRICT CLASSIFICATION: **CMX-2** (TABLE 14-701-3)

2. DIMENSIONAL STANDARDS	REQUIRED	EXISTING	PROPOSED
2.1. MIN DISTRICT AREA	N/A	N/A	N/A
2.2. MIN STREET FRONTAGE	N/A	N/A	N/A
2.3. MIN LOT AREA	N/A	4,096 SF	4,096 SF
2.4. MAX OCCUPIED AREA	75% INTERMEDIATE / 80% CORNER	97%	75%
2.5. MIN FRONT YARD	N/A	NOT USED	NOT USED
2.6. MIN SIDE YARD (EA.)	5' IF USED	NOT USED	NOT USED
2.7. MIN REAR YARD	THE GREATER OF 9' OR 10% AREA	NOT USED	9'
2.8. MAX BUILDING HEIGHT	38'	22'-0"	60'-0"
2.9. MIN CORNICE HEIGHT	N/A	N/A	N/A
2.10. MAX FLOOR AREA	N/A	N/A	N/A
2.11. PARKING REQUIRED	NONE	N/A	NONE
2.11.1. PER TABLE 14-802-2: REQUIRED PARKING IN COMMERCIAL DISTRICTS			
2.12. BIKE PARKING	0	NONE	NONE
2.12.1. PER TABLE 14-804-1: REQUIRED BICYCLE PARKING - FEWER THAN 12 DWELLING UNITS IN MULTI-FAMILY BUILDINGS			

MIXED-INCOME ZONING BONUS

- ZONING APPLICATION# 950841 WILL BE APPLYING FOR THE MODERATE INCOME ZONING BONUS
- PROJECT INTENTS TO MAKE A PAYMENT TO THE CITY IN LIEU OF PROVIDING AFFORDABLE HOUSING
 - ESTIMATED PAYMENT: \$81,920
 - CALCULATIONS: \$20 x 4,096 SF = \$81,920
- LOT AREA PER BRT - 4,096 SF
- BLDG COVERAGE AREA - 3,072 SF
- GREEN ROOF - NO
- TYPE OF MIXED-INCOME BONUS
 - 7'-0" OF ADDITIONAL BUILDING HEIGHT
 - 7'-0" OF ADDITIONAL HEIGHT TO BE USED
 - (1) ADDITIONAL UNIT
 - (1) ADDITIONAL UNIT TO BE USED

Philadelphia City
Planning Commission

#Date 4/7/21

Keith F Davis
Development Planning

mixed income bonus

Keith F Davis

SUBMISSIONS & REVISIONS	
04.22.19	ZONING USE PERMIT 950841 APPROVED
09.14.20	REVISED ZONING
03.31.21	REVISED ZONING RFI

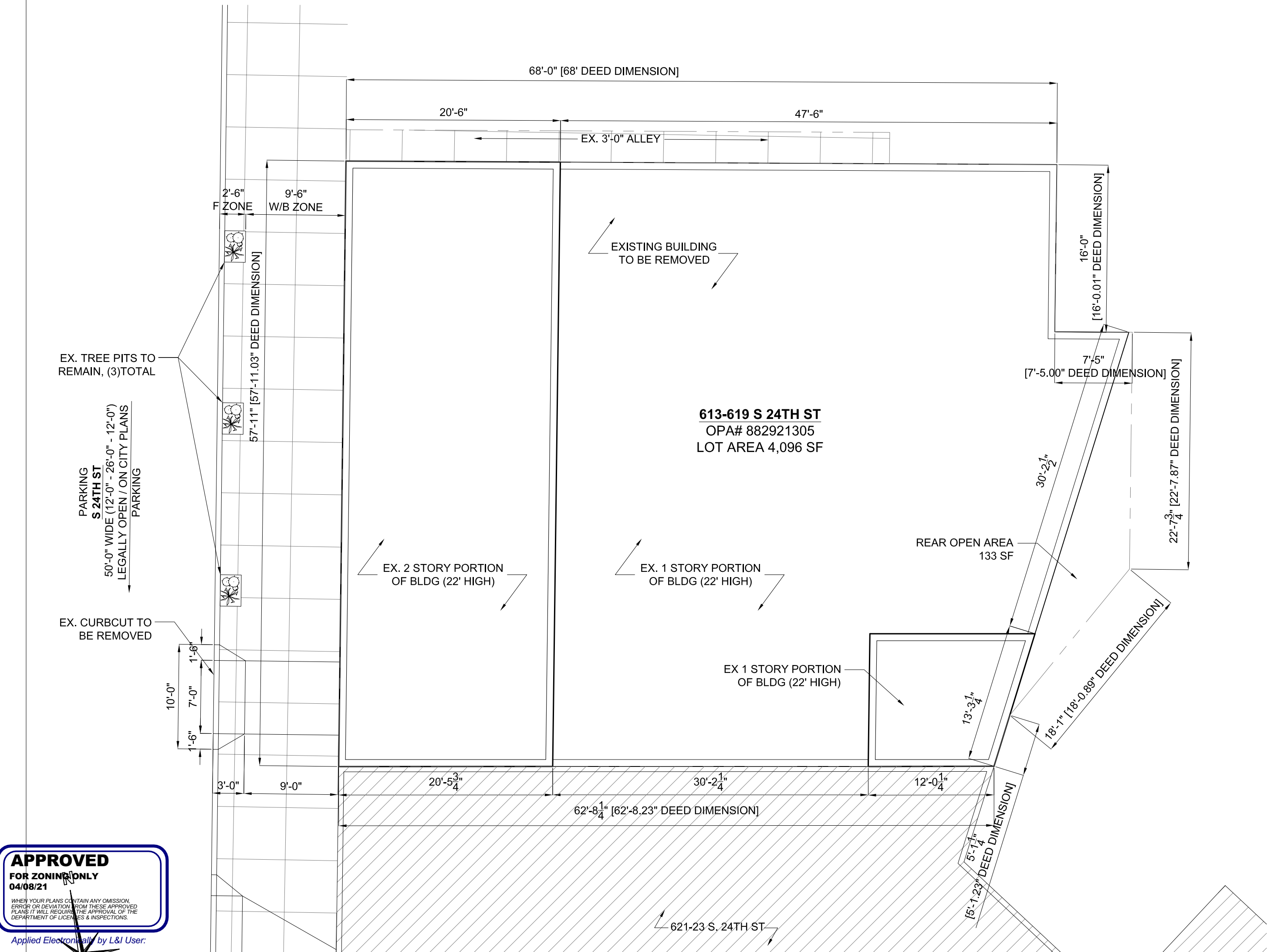
Date 12/13/2019
Job Number 1805
Drawn by AM/BE
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ZONING
SITE PLAN

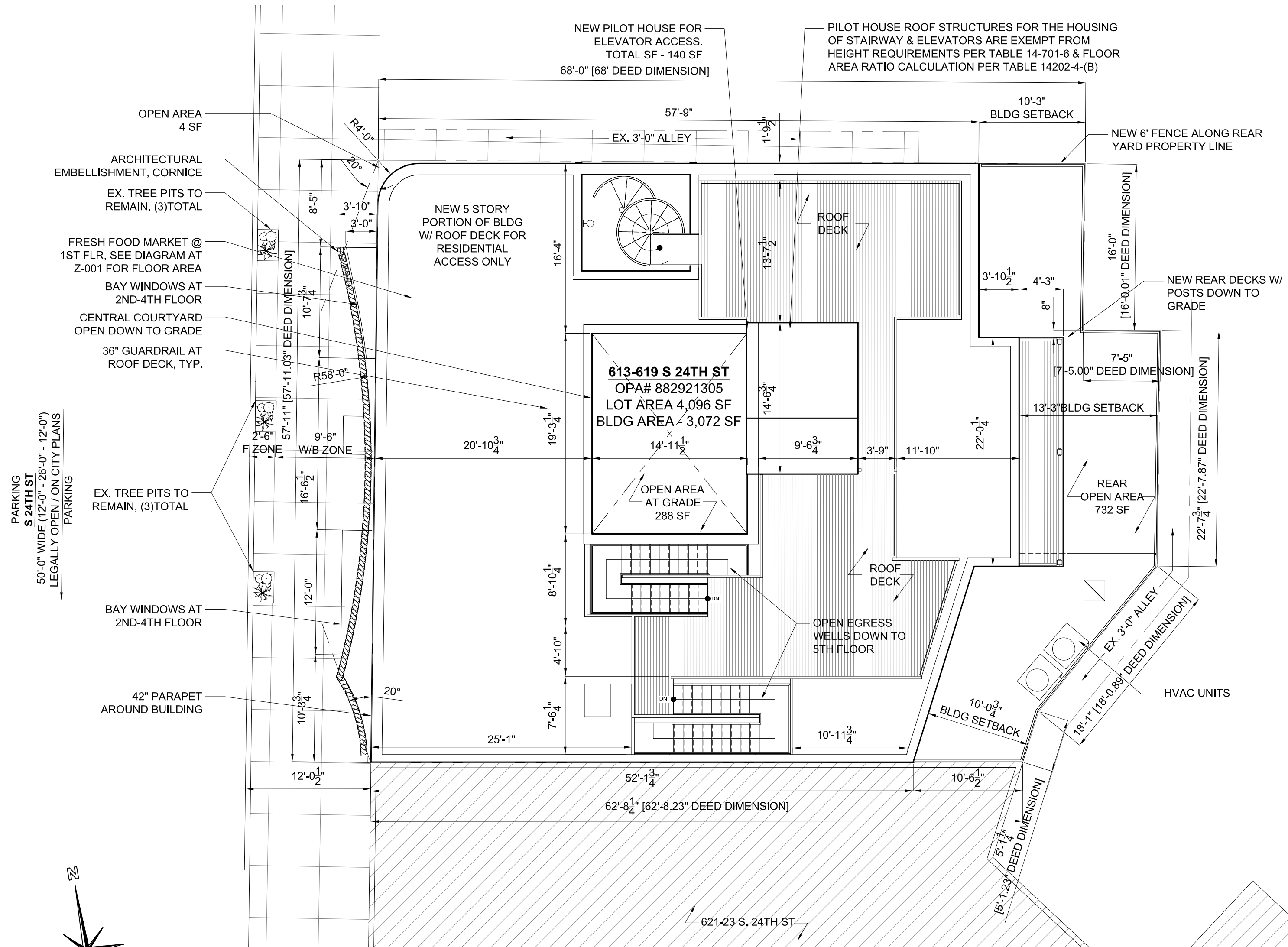
Sheet

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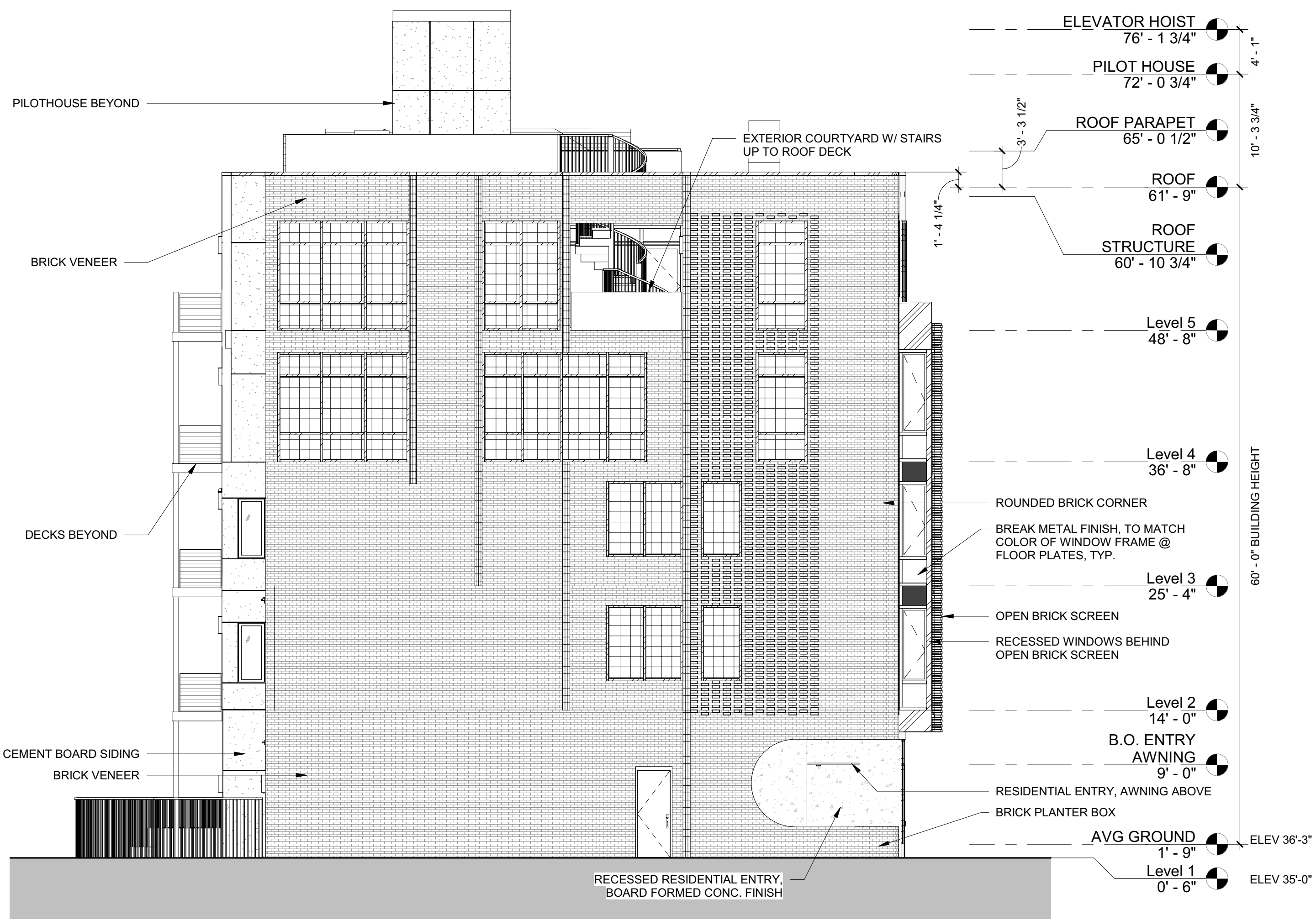


Applied Electronics by L&I User.

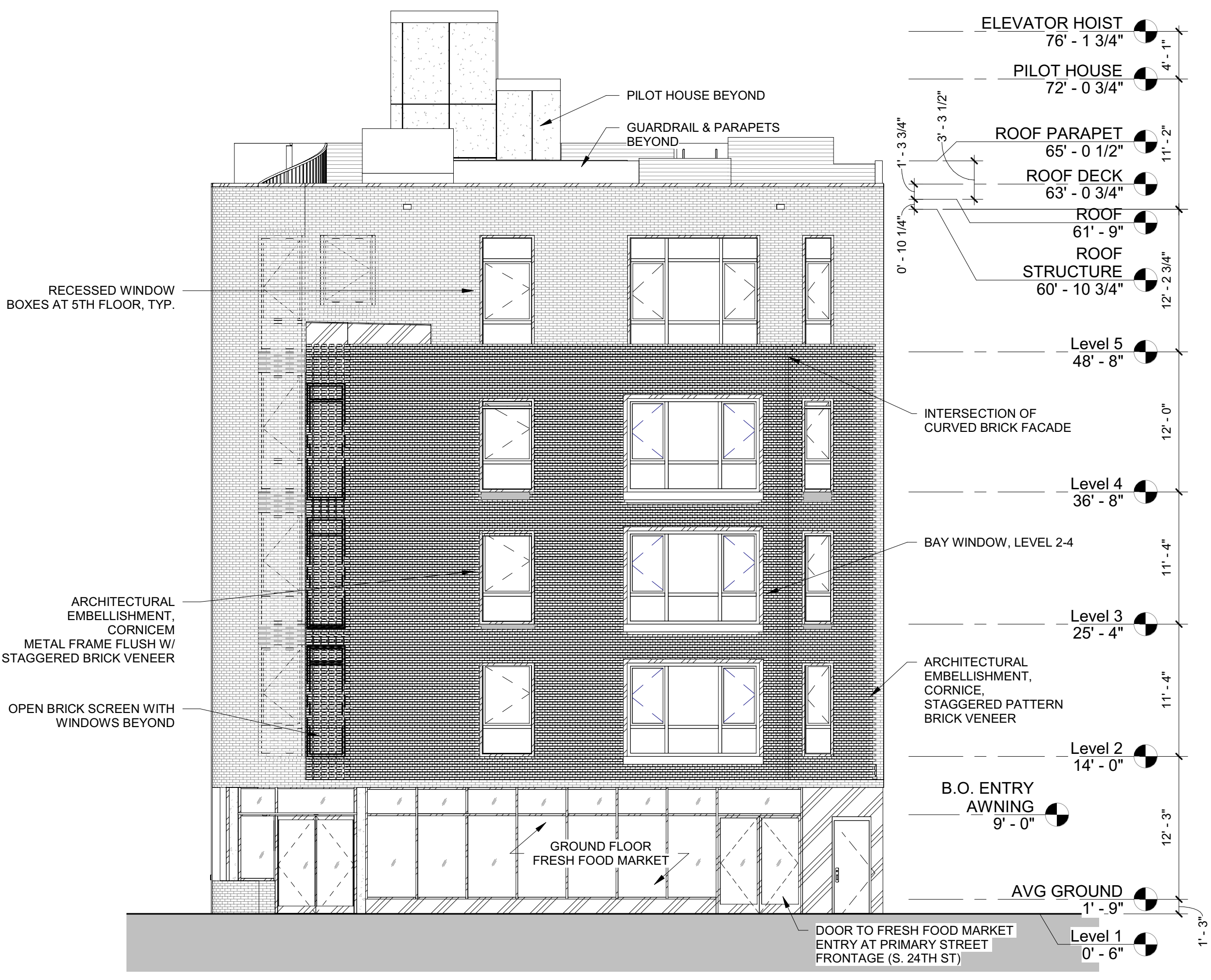
2 EXISTING SITE PLAN
2000 SCALE: 1/8"=1'-0"



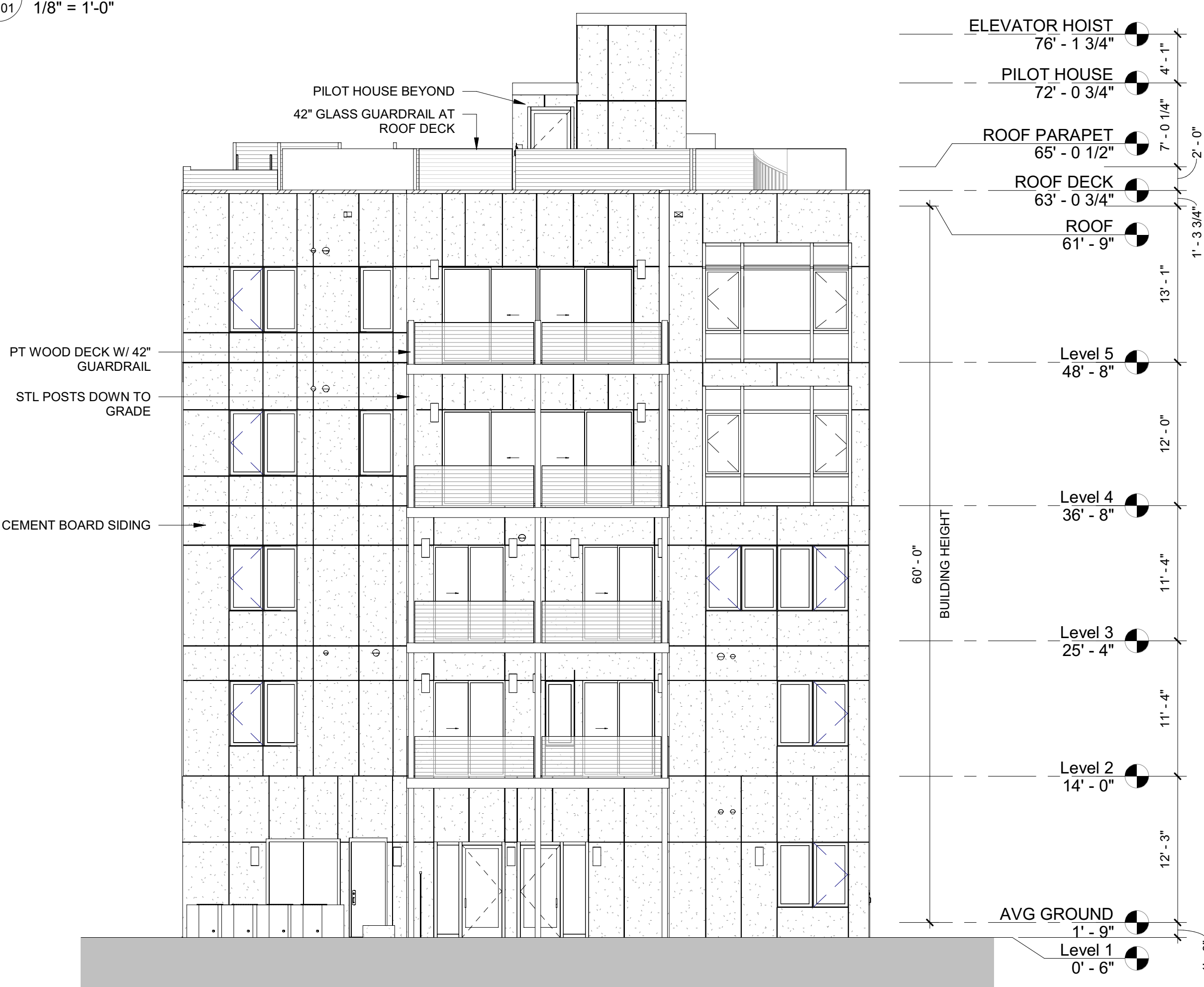
3 PROPOSED SITE PLAN
2000 SCALE: 1/8"=1'-0"



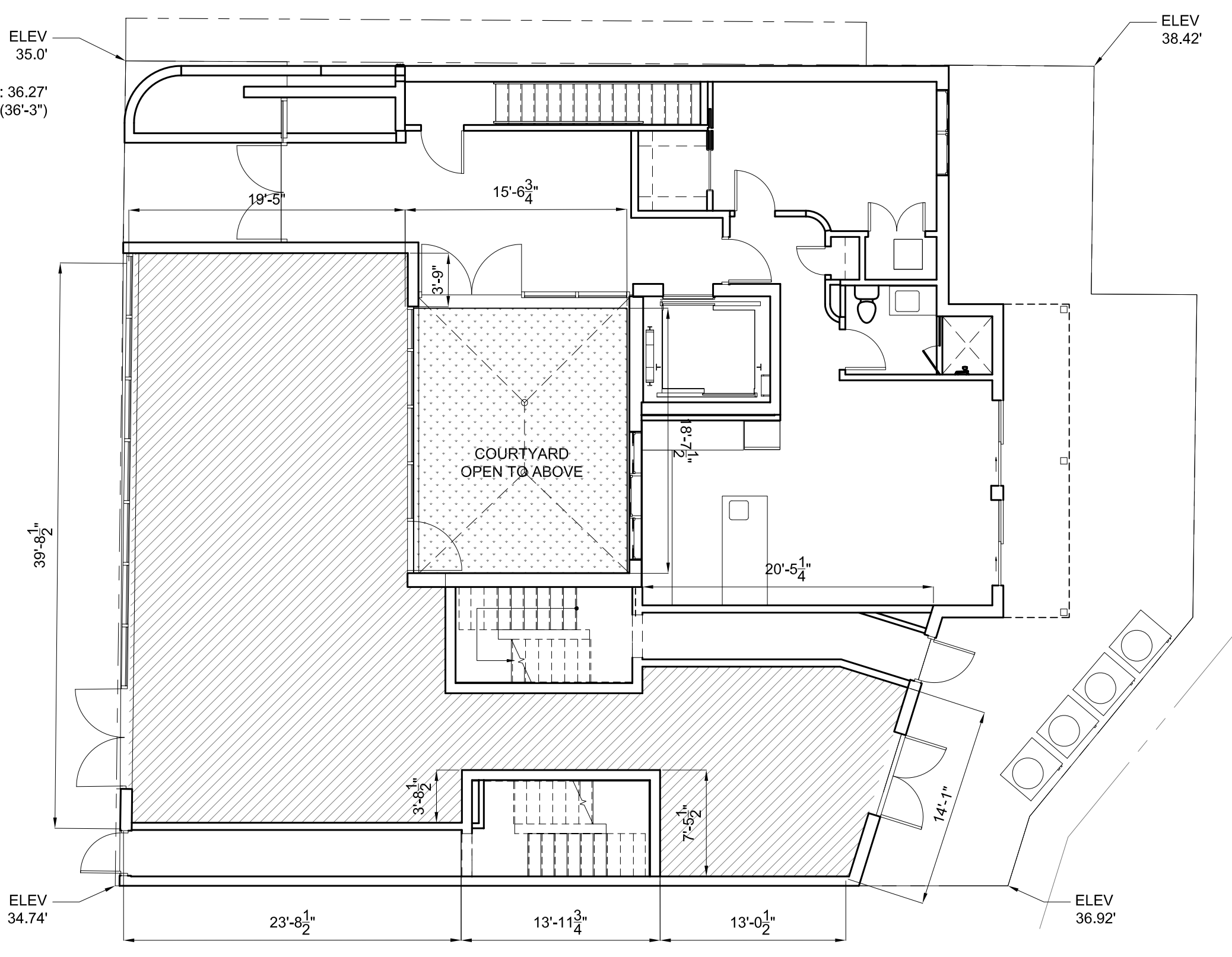
2 ZONING ELEVATION - NORTH
1/8" = 1'-0"



1 ZONING ELEVATION - WEST
1/8" = 1'-0"

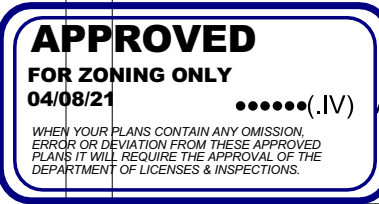


3 ZONING ELEVATION - EAST
1/8" = 1'-0"



4 FIRST FLOOR DIAGRAM
SCALE: 1/8" = 1'-0"

- (d)FOOD, BEVERAGES, AND GROCERIES.
- USES THAT SELL OR OTHERWISE PROVIDE FOOD OR BEVERAGES FOR OFF-PREMISE CONSUMPTION, INCLUDING GROCERY STORES AND SIMILAR USES THAT PROVIDE INCIDENTAL AND ACCESSORY FOOD AND BEVERAGE SERVICE AS PART OF THEIR PRIMARY RETAIL SALES BUSINESS. THE FOLLOWING ARE FOOD, BEVERAGE, AND GROCERIES SPECIFIC USE TYPES:
 - (1) FRESH FOOD MARKET.
- EITHER OF THE FOLLOWING:
 - (A) AN ESTABLISHMENT IN WHICH THE SALE OF FRESH FRUITS AND VEGETABLES TO THE GENERAL PUBLIC OCCUPIES AT LEAST 50% OF THE DISPLAY AREA; OR
 - (B) AN ESTABLISHMENT PRIMARILY ENGAGED IN THE SALE OF GROCERY PRODUCTS AND THAT PROVIDES ALL OF THE FOLLOWING:
 - (I) AT LEAST 5,000 SQ. FT. OF CUSTOMER-ACCESSIBLE FLOOR AREA USED FOR DISPLAY AND SALES OF A GENERAL LINE OF FOOD AND NONFOOD GROCERY PRODUCTS SUCH AS DAIRY, CANNED AND FROZEN FOODS, FRESH FRUITS AND VEGETABLES, AND FRESH AND PREPARED MEATS, FISH, AND POULTRY, INTENDED FOR HOME PREPARATION, CONSUMPTION, AND USE;
 - (II) AT LEAST 50% OF SUCH CUSTOMER-ACCESSIBLE SALES AND DISPLAY AREA IS USED FOR THE SALE OF A GENERAL LINE OF FOOD PRODUCTS INTENDED FOR HOME PREPARATION AND CONSUMPTION;
 - (III) AT LEAST 25% OF SUCH CUSTOMER-ACCESSIBLE SALES AND DISPLAY AREA IS USED FOR THE SALE OF PERISHABLE GOODS, WHICH MUST INCLUDE DAIRY, FRESH FRUITS AND VEGETABLES, AND FROZEN FOODS AND THAT MAY INCLUDE FRESH MEATS, POULTRY, AND FISH; AND
 - (IV) AT LEAST 750 SQ. FT. OF SUCH CUSTOMER-ACCESSIBLE SALES AND DISPLAY AREA IS USED FOR THE SALE OF FRESH FRUITS AND VEGETABLES.



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