

Zoning Permit

Permit Number ZP-2020-006089C

LOCATION OF WORK 1600 W GIRARD AVE, Philadelphia, PA 19130-1615 "Unity of Use lot - Master Address 1600 W. Girard"	PERMIT FEE \$362.00	DATE ISSUED 9/11/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER CIVIC PHASE I PROPERTY OW	2517 W GIRARD AVE STE 2 PHILADELPHIA PA 19130
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APPLICANT Michael Phillips DBA: OBERMAYER/REBMANN/MAXWELL/HIP	Centre Square West, 1500 Market Street Suite 3400 Philadelphia
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TYPE OF WORK Conditional Zoning Approval

APPROVED DEVELOPMENT FOR THE CONDITIONAL APPROVAL OF THE FOLLOWING: FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN PLAN. NO SIGNS ON THIS APPLICATION. **COMPLETION OF A CIVIC DESIGN REVIEW IS REQUIRED FOR THE ISSUANCE OF A FINAL ZONING PERMIT **
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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
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 <p>Post a copy of this permit in a conspicuous location along each frontage.</p> <p>Permit must be posted within 5 days of issuance.</p>
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1600 W GIRARD AVE, Philadelphia, PA 19130-1615

ADDITIONAL USE DETAILS

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

FOR THE CONDITIONAL APPROVAL OF THE FOLLOWING: FOR USE AS ONE HUNDRED NINETY TWO (192) DWELLING UNITS, FORTY FOUR (44) ACCESSORY PARKING SPACES (2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE, 5 AUTO SHARE, 2 RESERVIOR SPACES, 2 COMPACT SPCES, 1 ELECTRIC SPACE)), SIXTY FOUR (64) CLASS 1A BICYCLE SPACES. (EXISTING UNITY OF USE PER AP#1036580)

This permit is subject to the following specific conditions.

CONDITIONS

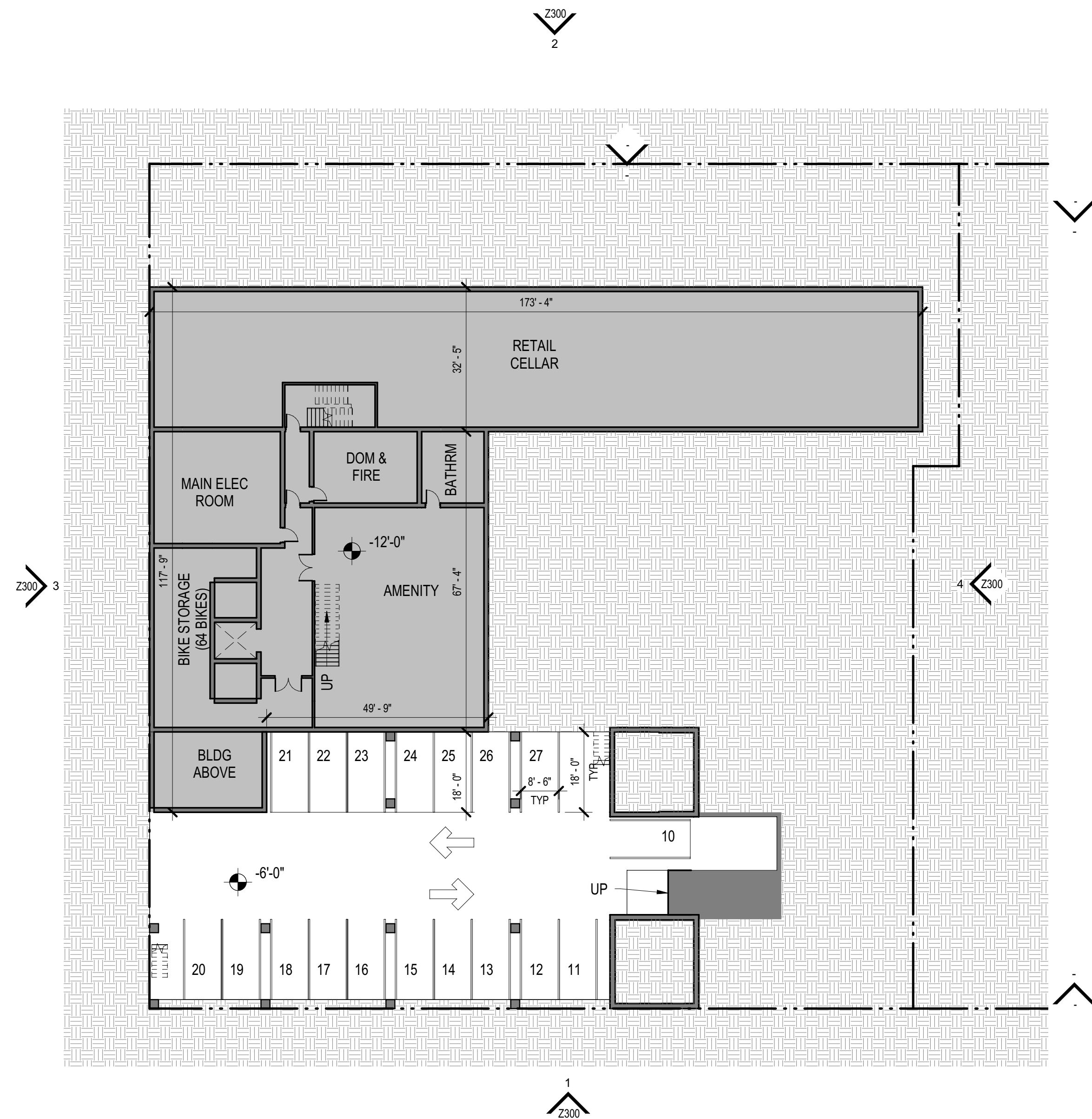


TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

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COSCIA MOOS
ARCHITECTURE

Z200



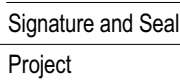
1 ZONING - TURNING RADIUS REQUIREMENTS

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COSCIA MOOS
ARCHITECTURE

Lighting Design Collaborative
1216 Arch Street, Suite 3A
Philadelphia, PA 19107
215.569.2115



Sheet Title

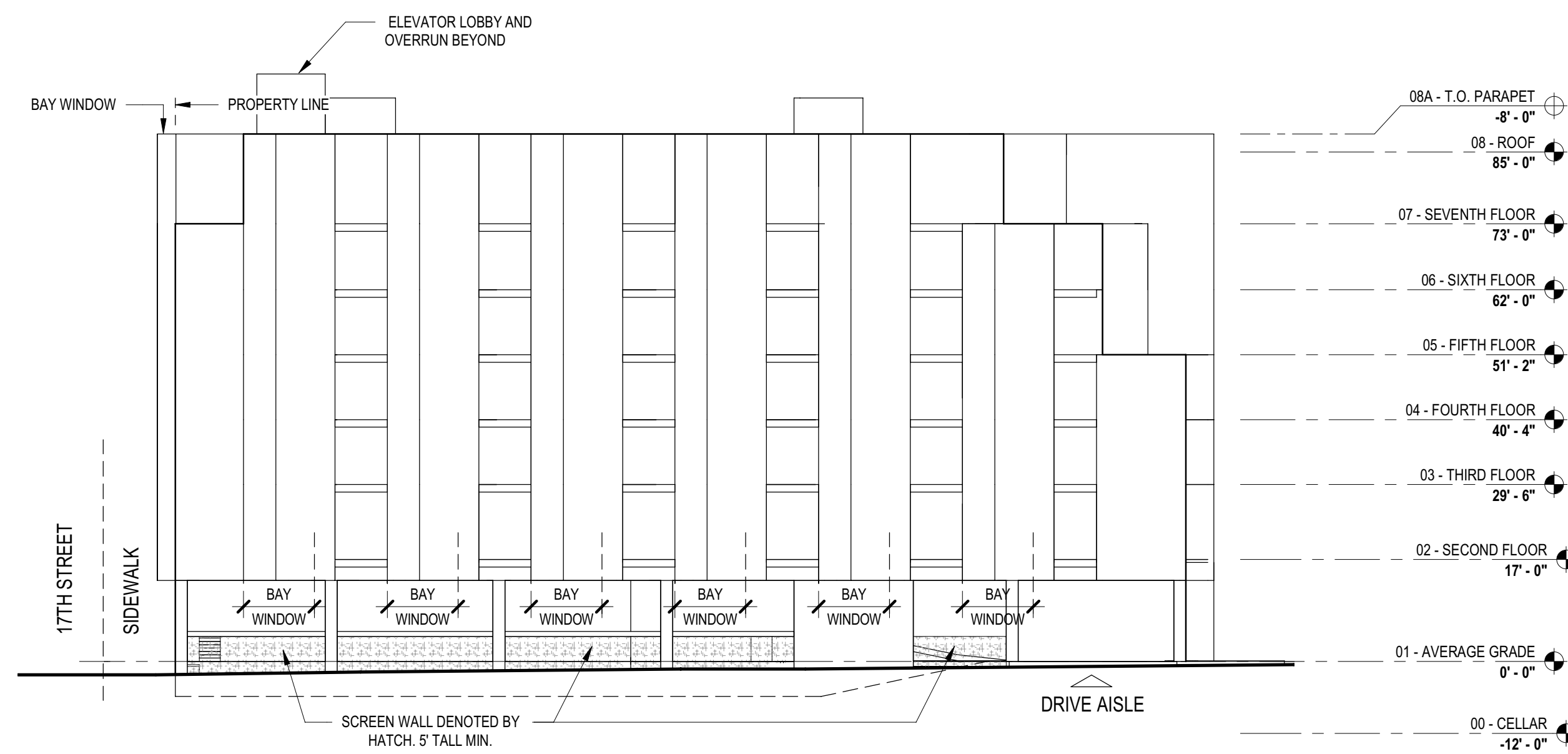
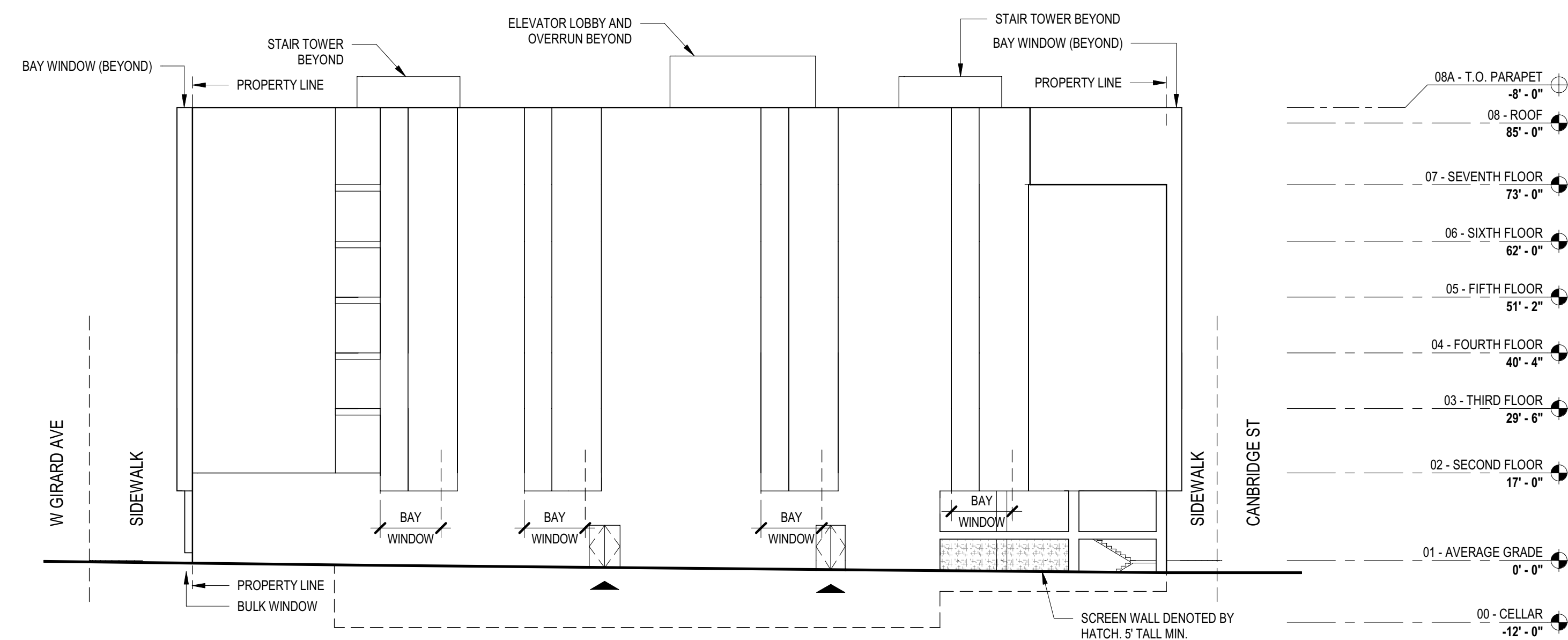
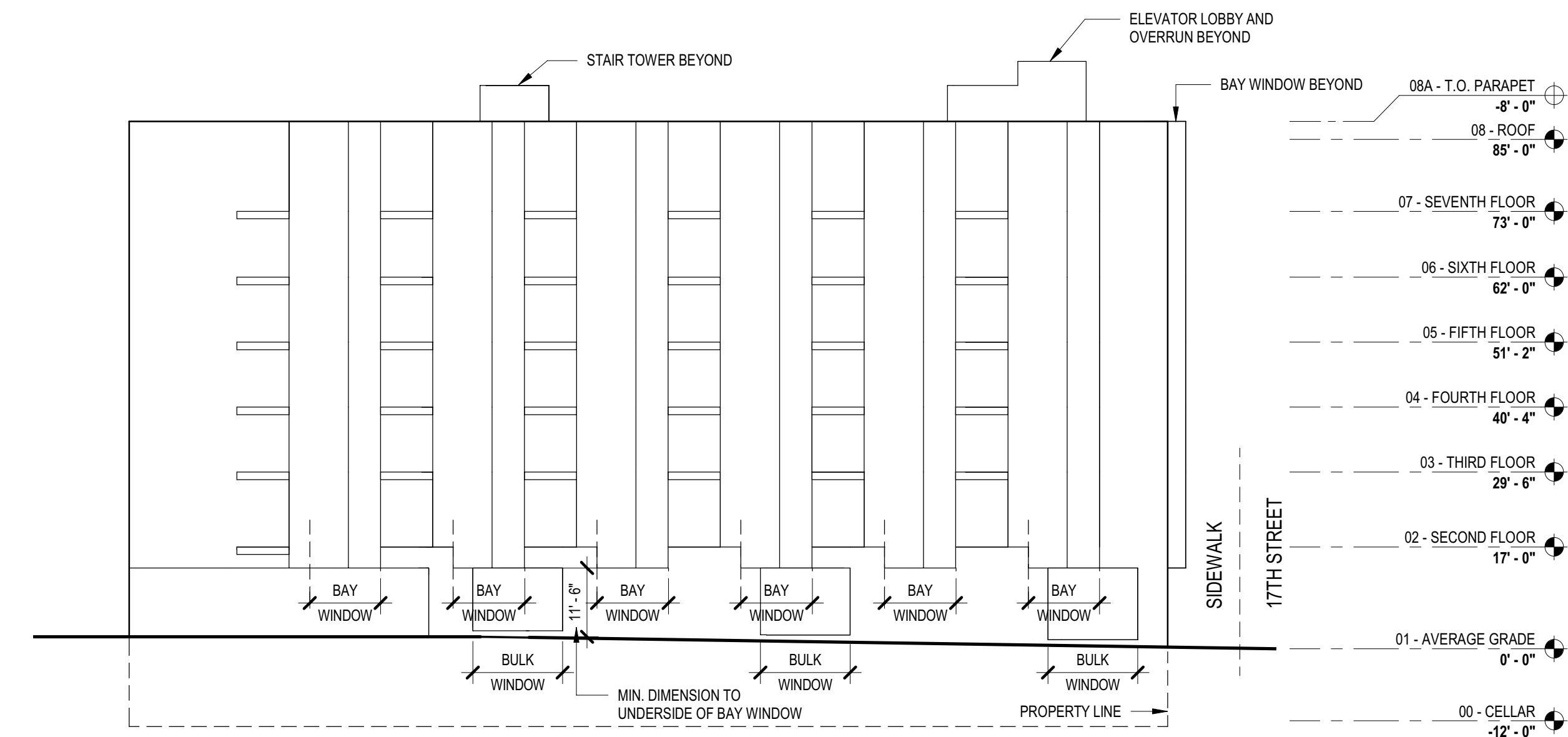
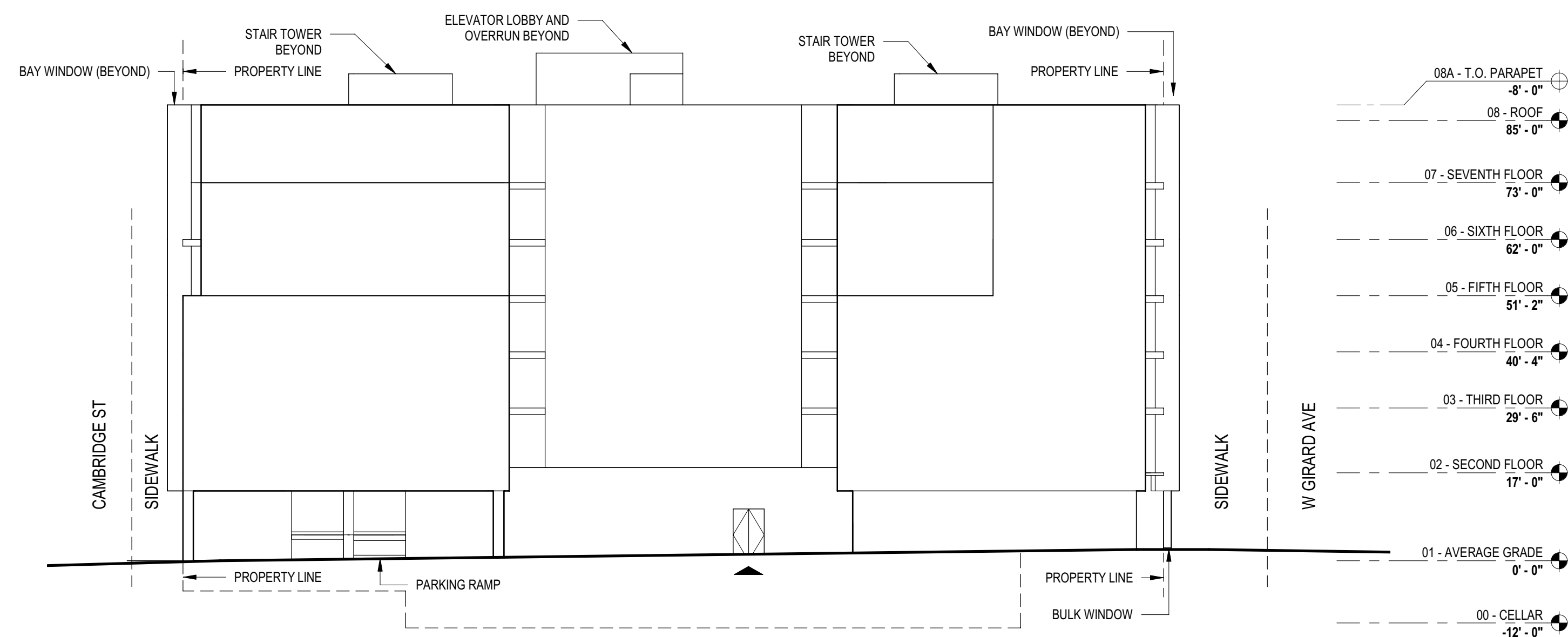
ZONING PLANS

Date 09/02/2020		
Scale 1" = 20'-0"	Drawn LD / CL	Project No. 465
Sheet No.		



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Z201



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Versions

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Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267.761.9416

Structural Engineer



O'Donnell & Naccarato Structural Engineers
701 Market Street, Suite 6000
Philadelphia, PA 19106
215.925.3788

MEP Engineer



J+M Engineering
11 W Thompson Street
Philadelphia, PA 19125
215.454.2662

Civil Engineer



Stantec
1500 Spring Garden Street, Suite 1100
Philadelphia, PA 19130
215.665.7000

Landscape Designer

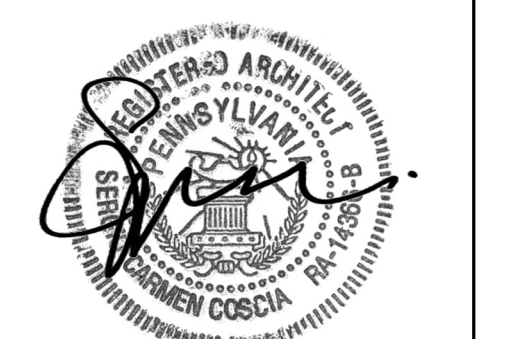


Omnes
1262 Simon Boulevard, Suite B103
Easton, PA 18042
215.882.0500

Lighting Designer



Lighting Design Collaborative
1216 Arch Street, Suite 3A
Philadelphia, PA 19107
215.569.2115



Signature and Seal

Project

1600 W GIRARD
PHASE II

1650 West Girard Ave
Philadelphia, PA 19130

Sheet Title

ZONING ELEVATIONS

Date 09/02/2020

Scale 1" = 20'-0"	Drawn PD	Project No. 465
Sheet No.		

Z300