

Zoning Permit

Permit Number ZP-2022-012401

LOCATION OF WORK 225-39 N 13TH ST, Philadelphia, PA 19107-1629 225, 227, 229, 231, 233, 235, 237, 239 N. 13th Street; 1234 Summer Street, 1 Winters Ct, 3 Winters Ct, 5 Winters Ct, 7 Winters Ct. (all under one OPA 885799260)	PERMIT FEE \$1,257.00	DATE ISSUED 11/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER Genesis 225 N 13th Property LLC	404 Saratoga Court Branchburg, New Jersey 08876
---	---

OWNER CONTACT 1 Vimal Kavuru	404 Saratoga Court, Branchburg, NJ 08876
--	--

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

TYPE OF WORK Lot Line Relocation
--

APPROVED DEVELOPMENT FOR THE LOT ADJUSTMENT TO CREATE ONE(1) PARCEL "PARCEL "A" FROM THIRTEEN(13) OPA ACCOUNTS (225 N 13TH ST , 227, N 13TH ST, 229 N 13TH ST, , 231 N 13TH ST, 233 N 13TH ST, 235 N 13TH ST, 237 N 13TH ST, , 239 N. 13TH ST ; 1234 SUMMER ST, 1 WINTERS CT, 3 WINTERS CT, 5 WINTERS CT, 7 WINTERS CT,
--

APPROVED USE(S) Vacant

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-2022-012401

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

225-39 N 13TH ST, Philadelphia, PA 19107-1629

ADDITIONAL USE DETAILS

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

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.

1. This plan was prepared from a field survey performed by Stanice Consulting Services Inc., June, 2022.
2. This plan was prepared as per instructions of the applicant, Old Three Hundred Capital LLC.
3. All property line dimensions shown on the plan are Philadelphia district standard, the legal standard of measure within the city of Philadelphia, except building setbacks which are to meet states standard measure. Philadelphia district standard distances to be used for title purposes only.
4. Elevation shown on plan are Philadelphia city datum as shown on city plan.
5. Attention is called to the Philadelphia zoning code as amended, subject premises is in zone CMW-3.
6. The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency. The property lies within zone X of the Flood Insurance Rate Map, determined to be outside the 0.2% annual chance flood area as shown on the Flood Insurance Rate Map, Community no. 4207570183G Dated 01/17/2007.
7. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
8. The addresses shown on this plan are as per existing deeds or as posted on the premises.
9. The location of underground utilities is taken from public records and field location of vents, valves, manholes, etc. The extent of underground utilities has not been independently verified by the owner or its representative, the contractor shall determine the extent and exact location and depth of all existing utilities prior to commencing work, the contractor agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities. contractor shall notify utility companies and/or other agencies of any existing work to comply with penna. act no. 187 as amended.
10. Curbsides to be regulated by the 2nd survey district.
11. The information shown on this plan is for the ultimate owner of the property and is not to be used by any other parties.

12. Owner of record for 225-39 N. 13th street, 1234 Summer Street and 1-7 Winter Court is Genesis 225 N 13th Street LLC per Doc ID 54019389 recorded 4/7/2022.

Revision	RB	GG	2022.10.10
	By	Appd	YYYY.MM.DD
File Name: 202711917V-LC	AD	GJG	2022.09.09
	Dwn.	Disgn.	Chkd.
			YYYY.MM.DD



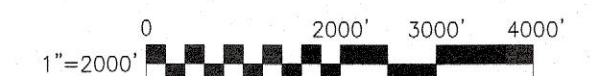
Client/Project
Old Three Hundred Capital LLC

225-239 N 13th Street, 1234 Summer Street +
1-7 Winters Court
5TH WARD, PHILADELPHIA, PA

Title
PARCEL CONSOLIDATION

Project No. 202711917		Scale 1" = 10'
Revision 1	Sheet 1 of 1	Drawing No. V-16

V-LC



In accordance with the terms and provisions of Section 14-304 (6)
of the Philadelphia Code pertaining to

LOT ADJUSTMENT REVIEW

X APPROVED

☐ DISAPPROVED for

☐ STREET FRONTAGE

 OCCUPIED AREA

Applied Electronically By: KEITH DAVIS

November 7, 2022

SD No.:

Philadelphia City Planning Commission

District Name	District and Lot Dimensions (Table 14-701-3)				CMX-3 Yards (Table 14-701-3)			Height (Table 14-701-3)		Floor Area Ratio (Table 14-701-3)
	Min. District Area (sq. ft./ Acres)	Min Street Frontage (ft.)	Min Lot area (sq. ft./ Acres)	Max Occupied Area (% of lot)	Min Front Yard Depth (ft.)	Min Side Yard Width (ft.)	Min Rear Yard Depth (ft.)	Max Height (ft.)	Min Cornice Height (ft.)	Max Floor Area (% of lot area)
address	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required	allowed/ required
	none required	none required	none required	Lot: Intermediate 75%; Corner 80%	none required	8 ft. if used for buildings containing dwelling units	none required	none required	none required	500%*
225 N 13th St	N/A	18' 4"	1650.0/0.03788A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
227 N 13th St	N/A	18' 4"	1650.0/0.03788A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
229 N 13th St	N/A	18' 4"	1650.0/0.03788A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
231 N 13th St	N/A	16' 0"	1360.0/0.03122A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
233 N 13th St	N/A	16' 4"	937.8/0.02153A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
235 N 13th St	N/A	18' 3"	1040.3/0.2388A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
237 N 13th St	N/A	16' 7.5"	951.8/0.02185A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
239 N 13th St	N/A	16' 4"	935.1/0.02147A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
1234 Summer St	N/A	24' 14" 5"	346.0/0.00794A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
1 Winters Ct	N/A	13' 8"	328.0/0.00753A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
3 Winters Ct	N/A	13' 8"	328.0/0.00753A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
5 Winters Ct	N/A	13' 8"	328.0/0.00753A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
7 Winters Ct	N/A	13' 8"	328.0/0.00753A	0'/0%	0'	0'	0'	0'	N/A	0'/0%
Proposed Consolidated Parcel "A"	N/A	140.000'/81.250'	1196.1/0.27356A	0%	0'	0'	0'	0'	N/A	0%

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by: 3021 of Surveyor

20220532
Christian Petrovsky 2 10/
 Surveyor & Regulator District T

A rectangular stamp with a blue border. The text inside reads: "APPROVED FOR ZONING ONLY" in large, bold, black capital letters, followed by the date "11/07/22" in a smaller font. Below the date, in even smaller capital letters, is the text: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS."

Applied Electronically by L&I Users