

# Zoning Permit

Permit Number ZP-2020-000801

<b>LOCATION OF WORK</b> 143 W GIRARD AVE, Philadelphia, PA 19123-1619 OPA address 143-47 W. Girard Ave.	<b>PERMIT FEE</b> \$1,558.00	<b>DATE ISSUED</b> 6/16/2020
	<b>ZBA CALENDAR</b>	<b>ZBA DECISION DATE</b>
	<b>ZONING DISTRICTS</b> CMX3	

<b>PERMIT HOLDER</b> SOMA DEVELOPMENT LLC	2457 N 54TH ST PHILADELPHIA PA 19131
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<b>OWNER CONTACT 1</b>
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<b>OWNER CONTACT 2</b>
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<b>TYPE OF WORK</b> New construction, addition, GFA change
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<b>APPROVED DEVELOPMENT</b> FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK AND A ROOF DECK ACCESS STRUCTURE. SIZES AND LOCATIONS AS SHOWN IN SCANNED PLAN. BUILDING TO BE PROVIDED WITH A CELLAR AND MEZZANINE AT THE FIRST FLOOR. FOR USE AS VACANT COMMERCIAL SPACE AT 1ST FLOOR[SEPARATE USE PERMIT REQUIRED PRIOR TO OCCUPANCY] AND MULTI-FAMILY HOUSEHOLD LIVING [ 20 DWELLING UNITS ABOVE.] ALSO TO INCLUDE 6 ACCESSORY PARKING SPACES IN BASEMENT- INCLUDING 1 ADA VAN SPACE AND 7 CLASS 1A BICYCLE PARKING SPACES ALONG
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<b>APPROVED USE(S)</b> Parking, Non-Accessory - Structured Parking; Residential - Household Living - Multi-Family
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<b>THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)</b>
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 <b>CONDITIONS AND LIMITATIONS:</b> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions:           <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul>
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# Zoning Permit

Permit Number ZP-2020-000801

ACCESSIBLE ROUTE AT THE FIRST FLOOR.

AMENDED AS OF 12/07/2020 FOR BIKE ROOM RELOCATION ON ACCESSIBLE ROUTE. REVISION OF THE MEZZANINE SHAPE AND THE REVISION OF THE PARKING LAYOUT IN BASEMENT.

NO CHANGE TO EXTERIOR OF BUILDING OR ANY STREETS DEPARTMENT IMPACT. AMENDED AS OF 8/25/2021 FOR A REDUCTION IN BUILDING HEIGHT.

\*\*AMENDED AS OF 10/7/2025 FOR THE REMOVAL OF THE PREVIOUSLY PROVIDED MEZZANINE AND THE ADDITION OF THE REAR ALLEY PER APPROVED PLANS\*\*



## APPROVED USE(S)

Parking, Non-Accessory - Structured Parking; Residential - Household Living - Multi-Family

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.

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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

143-47 W GIRARD AVE, Philadelphia, PA 19123-1619

## ADDITIONAL USE DETAILS

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

VACANT COMMERCIAL SPACE AT THE GROUND FLOOR

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.

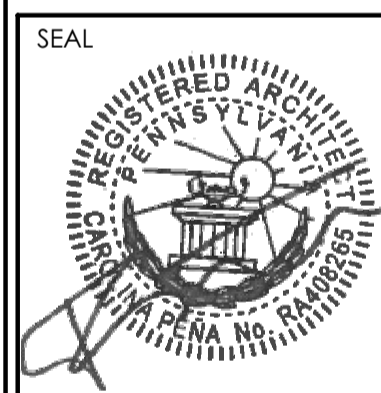


**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement available from Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAYS PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

DATE	REVISIONS/SUBMISSIONS
05/19/2020	PER 05/19/2020 RFI
06/08/2022	REV. 4 AMENDMENT TO REMOVE 7TH FLOOR & SUB BASEMENT AND ADD HORIZONTAL EXIT
07/23/2025	REV. 6 AMENDMENT 3 FOR ZONING



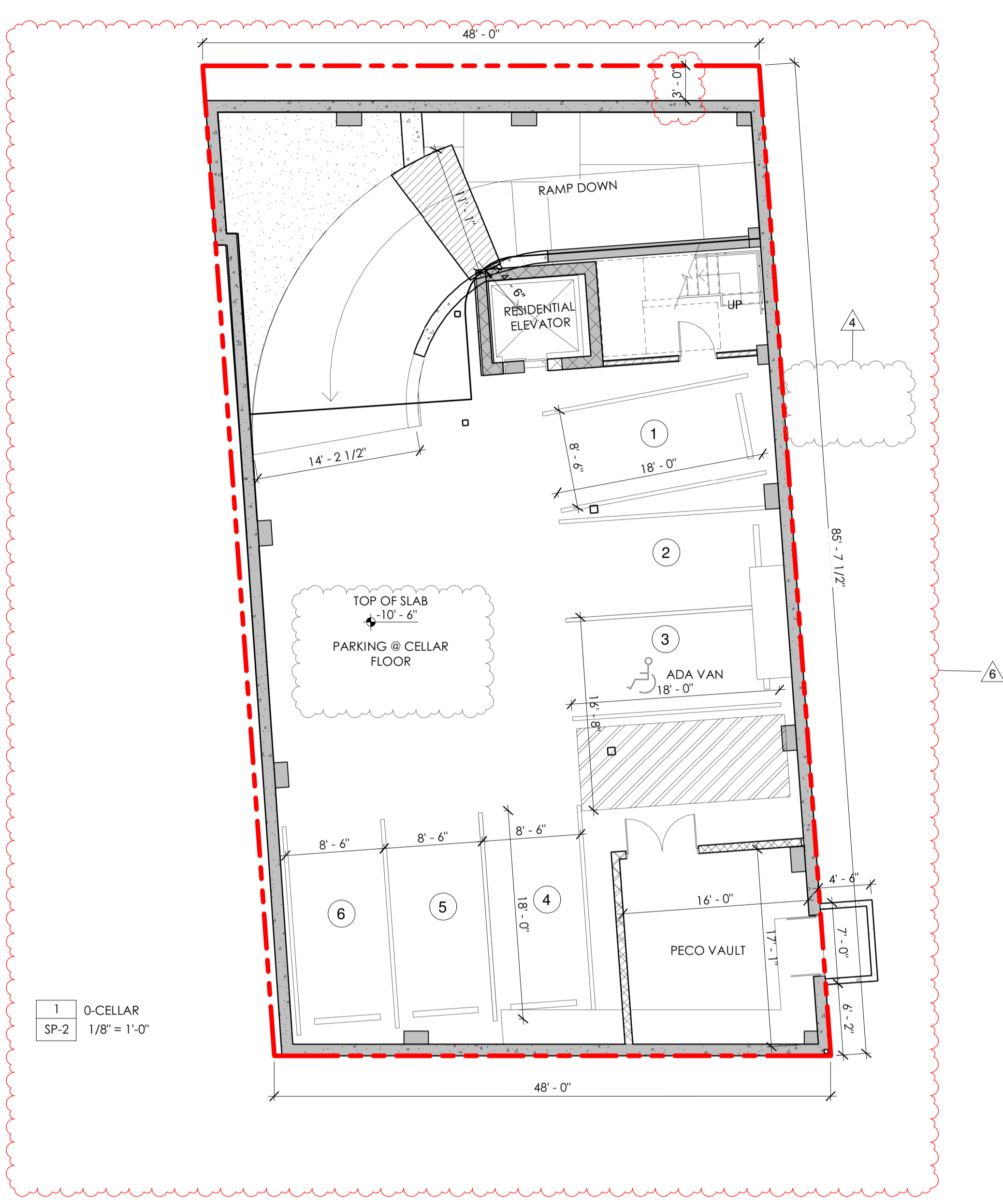
DRAWN BY	CHECK BY	PROJECT NO.
JC	MK	202002-19

ISSUED: 2025-03-06

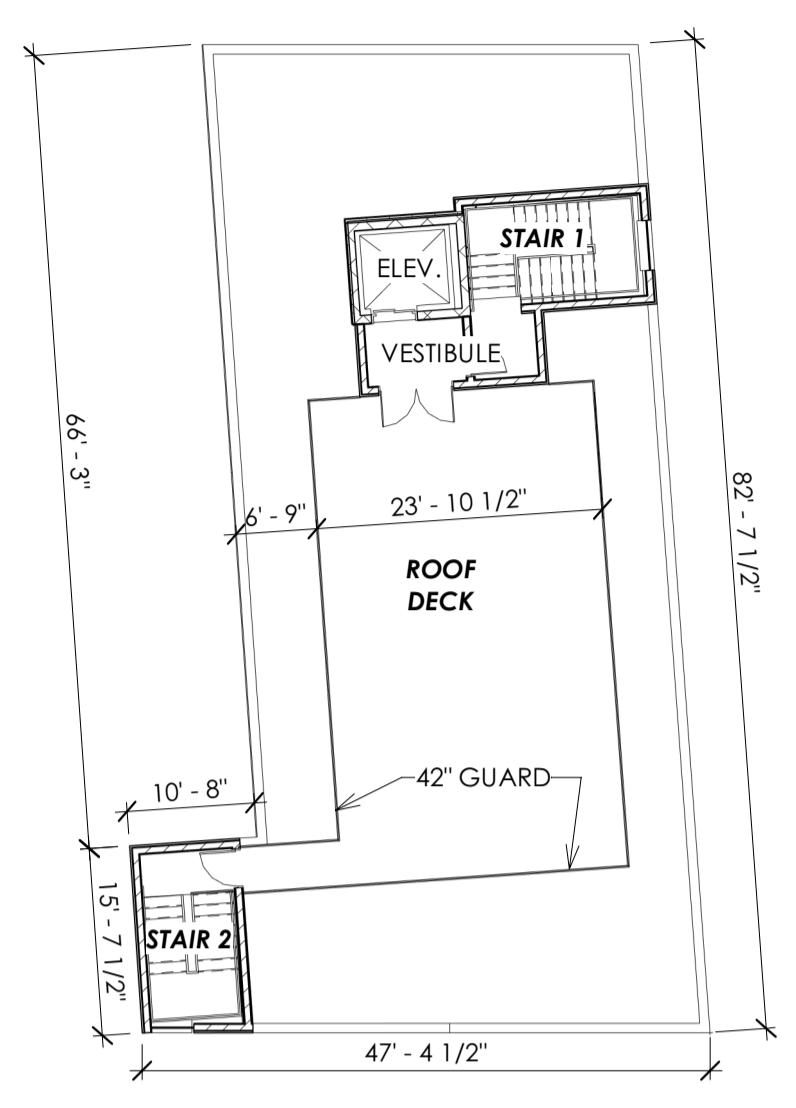
**PROJECT**  
**NEW BUILDING**  
**143-47 W GIRARD AVE**

**DRAWING TITLE**  
**ZONING CELLAR & ELEVATIONS**

**SHEET No**  
**SP-2**



1 0-CELLAR  
 SP-2 1/8" = 1'-0"



7 7-ROOF DECK PLAN  
 SP-2 1/16" = 1'-0"



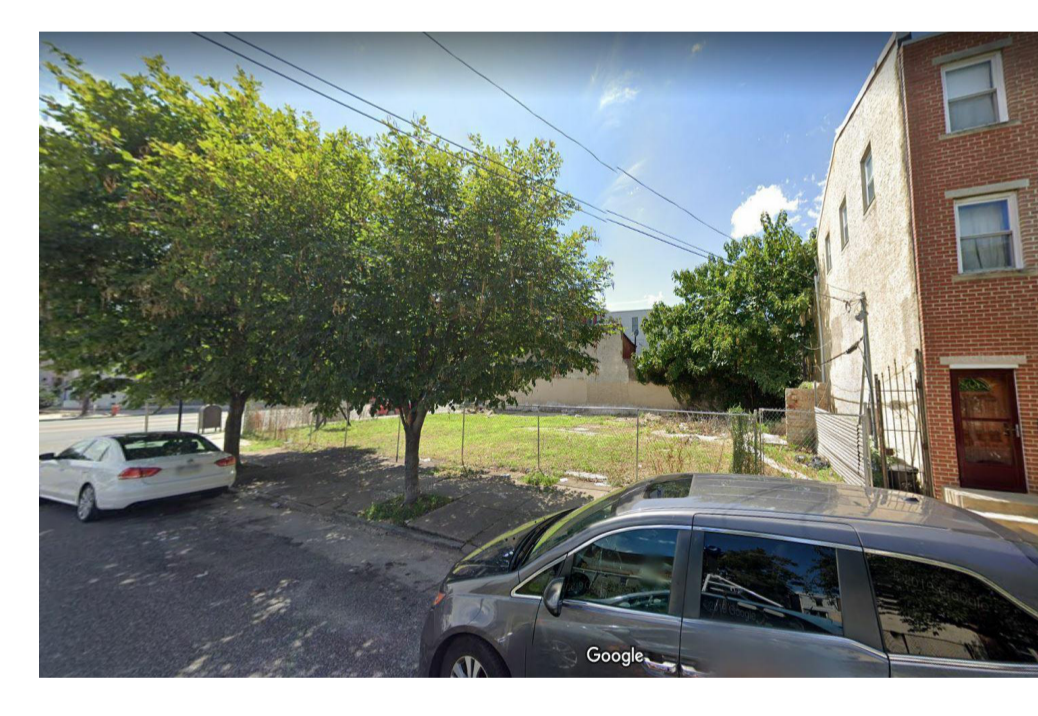
5 W GIRARD AVE ELEVATION sp  
 SP-2 1/8" = 1'-0"



6 N MASCHER ST ELEVATION sp  
 SP-2 1/8" = 1'-0"



3 VIEW NORTH ON W GIRARD AVE  
 SP-2 N.T.S.



4 VIEW SOUTH ON N MASCHER ST  
 SP-2 N.T.S.



2 VIEW AT CORNER OF W GIRARD AVE AND MASCHER ST  
 SP-2 N.T.S.

