

Zoning Permit

Permit Number ZP-2020-009685

LOCATION OF WORK 1712 CHRISTIAN ST, Philadelphia, PA 19146-1908	PERMIT FEE \$1,929.00	DATE ISSUED 1/14/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER M99 LLC	1701 reed st Philadelphia, Pennsylvania 19146
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APPLICANT Adam Montalbano DBA: Moto Designshop, Inc.	228 Vine StreetPhiladelphia, PA 19106USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF TWO(2) STRUCTURES (BUILDING "A" AND BUILDING "B") ON LOT (MAXIMUM 43' HIGH)WITH MEZZANINES AND ROOF DECKS ; REAR DECK AT SECOND(2ND) FLOOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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.



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

1712 CHRISTIAN ST Philadelphia, PA 19146-1908

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING(SIX(6) DWELLING UNITS) USING MIXED INCOME HOUSING BONUS AS PER CODE SECTION 14-702(2.1)(C) AND 14-702(7) FOR AN ADDITIONAL 5' HEIGHT AND AN ADDITIONAL ONE(1) DWELLING UNITS.

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.



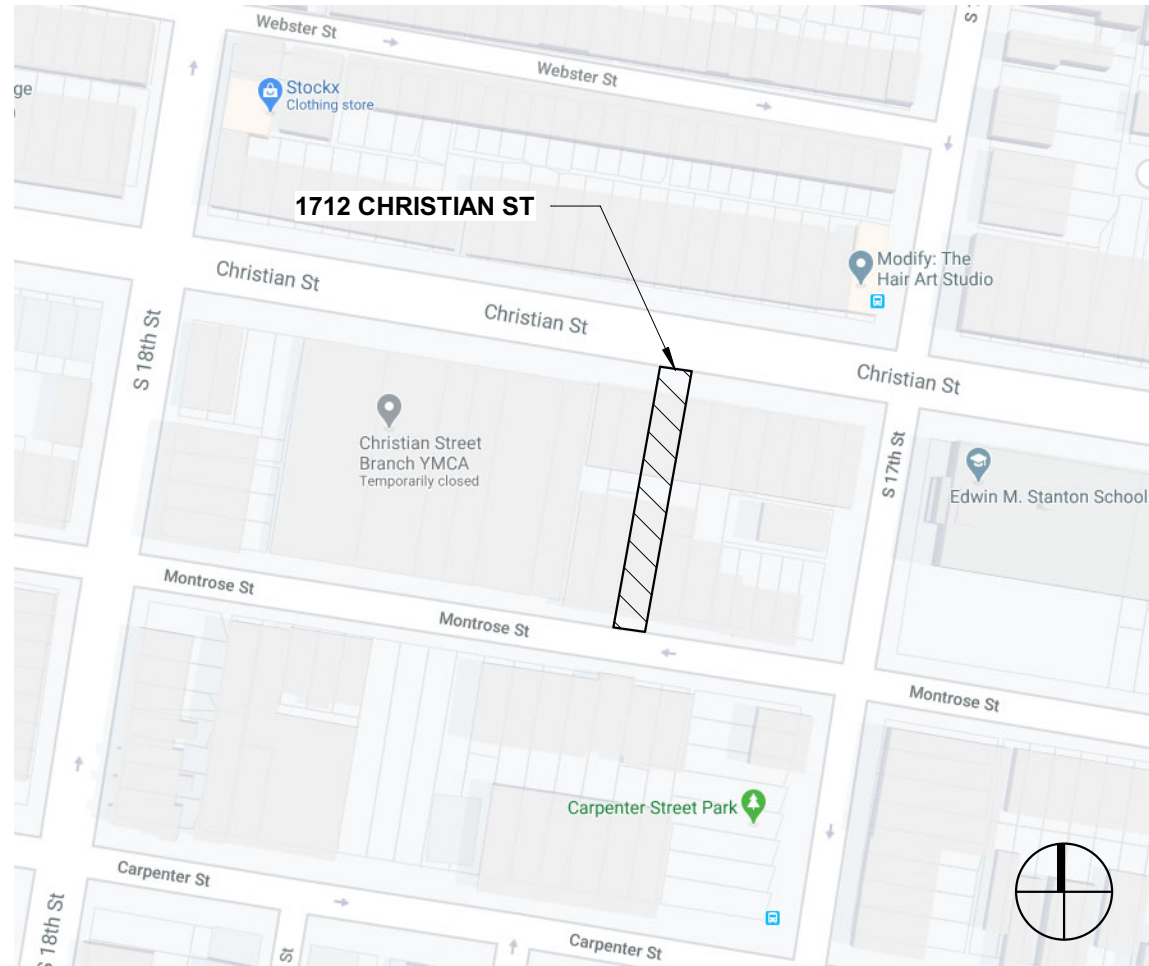
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



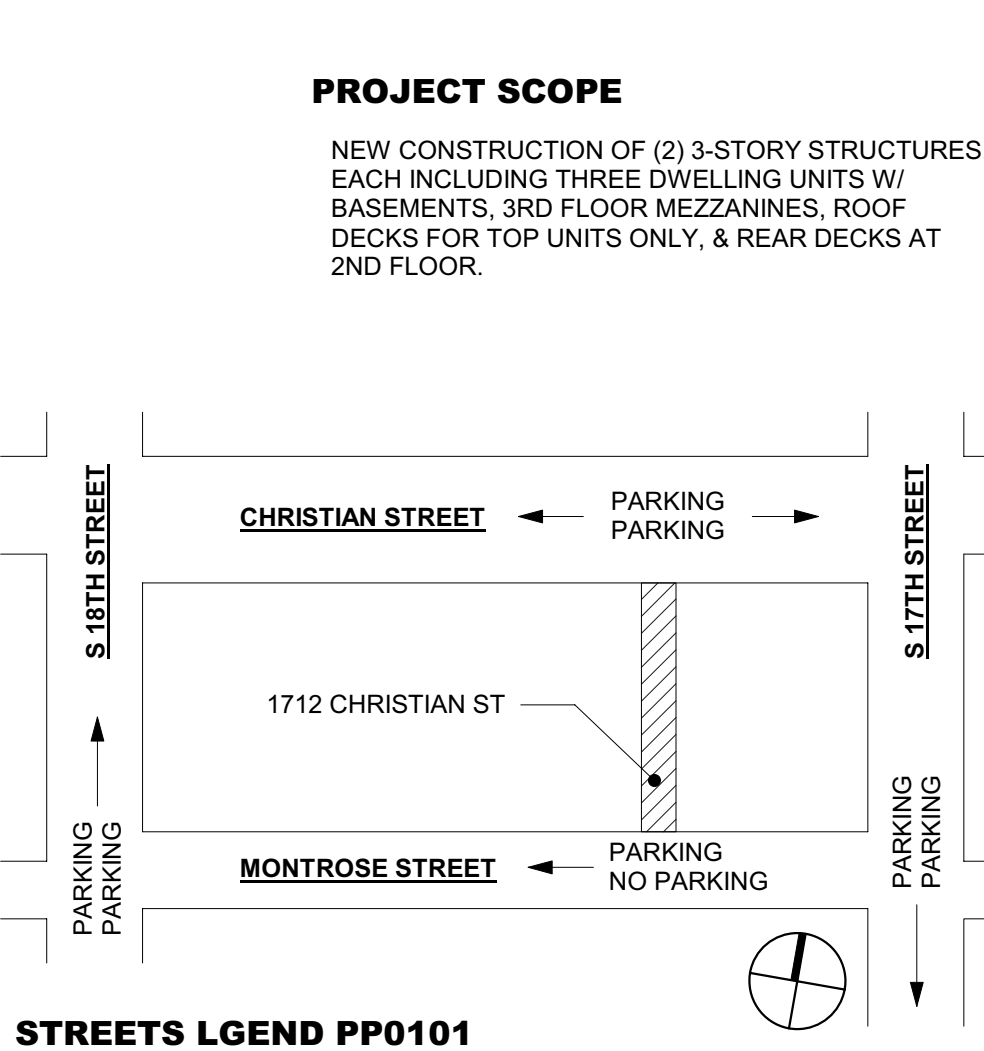
EXG BLDG AT 1712 CHRISTIAN ST
VIEW FROM CHRISTIAN ST



EXG BLDG AT 1712 CHRISTIAN ST
VIEW FROM MONTROSE ST



PLOT PLAN - NTS



STREETS LGEND PP0101

ZONING SUMMARY

DIMENSIONAL STANDARDS: RM-1 (TABLE 14-701-2)

ZONING DISTRICT: RM-1	REQUIRED/ALLOWED	PROPOSED
MIN LOT WIDTH (FT)	16' - 0"	18' - 0"
MIN LOT AREA (SF)	1,440 SF	2,334 SF
MIN OPEN AREA (%)	25%	25%
MIN FRONT SETBACK (FT)	N/A	N/A
MIN SIDE YARD WIDTH (FT)	N/A	N/A PER 14-701(1)(d)(1),(b)
MIN REAR YARD DEPTH (FT)	9' - 0"	588 SF
MIN REAR YARD AREA (SF)	144 SF	43' - 0" (SEE ZONING BONUS BELOW)
MAX HEIGHT (FT)	38' - 0"	N/A
FLOOR AREA RATIO (FAR)	N/A	
MAX DWELLING UNITS PER 14-602(3)(a)	5	6 (SEE ZONING BONUS BELOW)

ZONING BONUSES

- MIXED INCOME HOUSING - MODERATE INCOME DENSITY AND HEIGHT BONUSES PER SECTIONS 14-702(2.1)(c) AND 14-702(7)
- PER SECTION 14-702(7)(c)(3), ADDITIONAL 7' OF BUILDING HEIGHT
- PER SECTION 14-702(7)(c)(3), 25% INCREASE IN UNITS PERMITTED
- PAYMENT IN LIEU PER 14-702(7)(b)(6)(b)
- 2,334 SF LOT AREA X \$20 (MODERATE INCOME) = \$46,680

OVERLAY DISTRICTS

CTR CENTER CITY OVERLAY DISTRICT - RESIDENTIAL PARKING CONTROL AREA - CODE SECTION 14-502-1
CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA - SECTION 14-502-1

Project:
1712 CHRISTIAN STREET
PHILADELPHIA, PA 19146

Owner:
MADE CONSTRUCTION
PHILADELPHIA, PA 19146
PH: 215.260.2619

Structural Engineer:
JDM ENGINEERING LLC
WILLIAMSTOWN, NJ 08094
PH: 856.264.3851

Philadelphia City
Planning Commission
Mixed Income Bonus
#Date 1/12/21
Keith F Davis
Development Planning

Per 14-701(1)(d)(1), the City Planning Commission has determined that this project is the primary street.
Opposite of Street is the rear street.
Street is the rear street.
January 12, 2021
KEITH DAVIS
PHILADELPHIA CITY PLANNING COMMISSION

Submission & Revisions

#	DATE	DESCRIPTION
12.11.20		ZONING PERMIT
12.18.20		ZONING REV 1

Date 12/11/20
Project number 2011
Drawn by MB
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Title

ZONING SITE
PLANS

Sheet

Z001

D

C

B

A

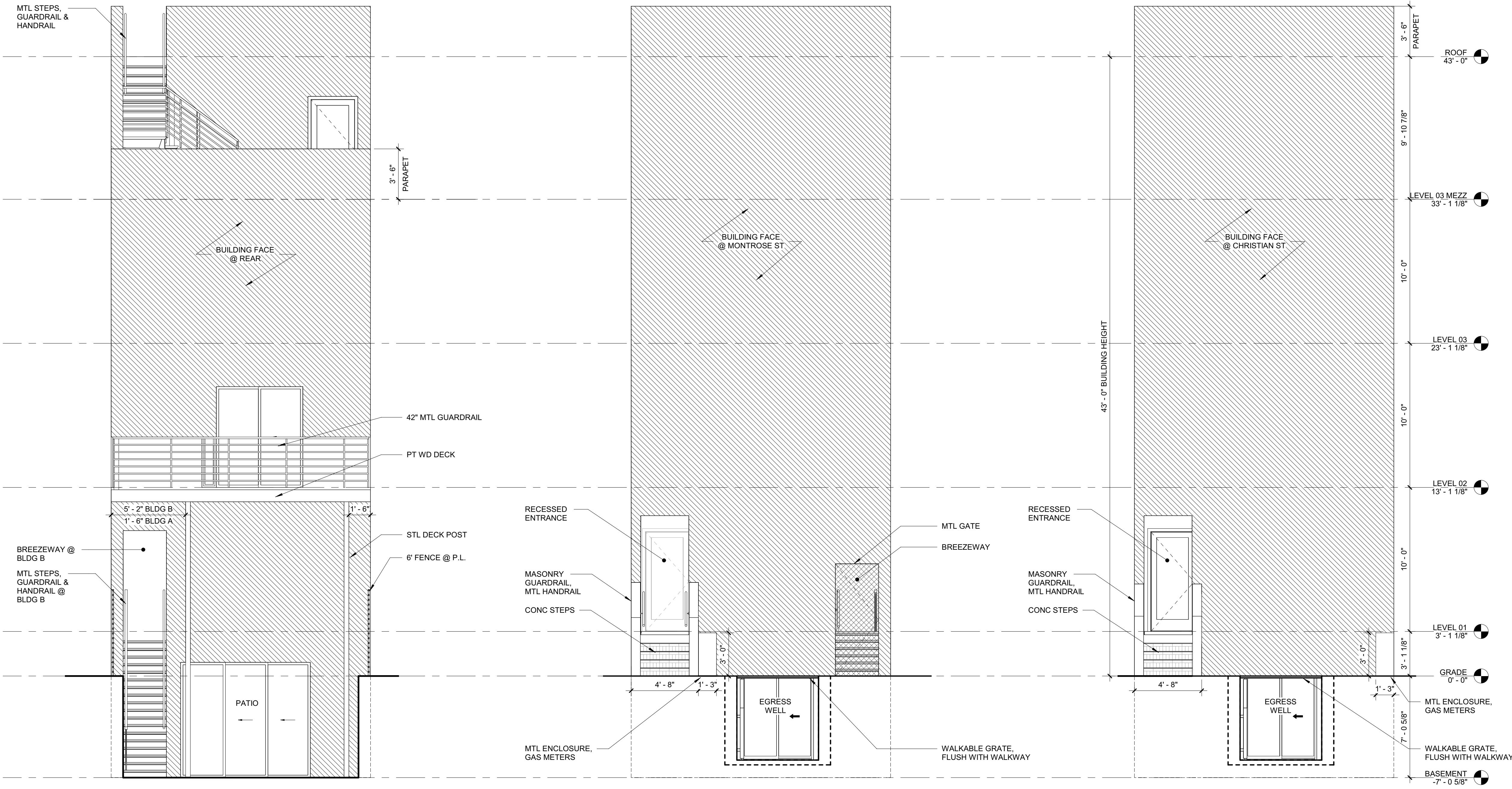
PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF THE PLANS
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
APPROVED
FOR ZONING ONLY
FOR MINOR SITE PLAN
01/12/21
DINATED REVIEW FOR MAJOR SITE PLAN:
WHEN YOUR PLANS CONTAIN ANY ENCROACHMENT
ONTO THE PUBLIC RIGHT OF WAY, YOU MUST OBTAIN
APPROVAL FROM THE DEPARTMENT OF STREETS
APPROVED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON
ON: December 21, 2020
FOR CHIEF HIGHWAY ENGINEER

D

C

B

A



3 PROPOSED REAR ELEVATION - SAME FOR BLDG A & BLDG B
1/4" = 1'-0"

2 PROPOSED FRONT ELEVATION - BLDG B
1/4" = 1'-0"

1 PROPOSED FRONT ELEVATION - BLDG A
1/4" = 1'-0"



Applied Electronically by L&I User:

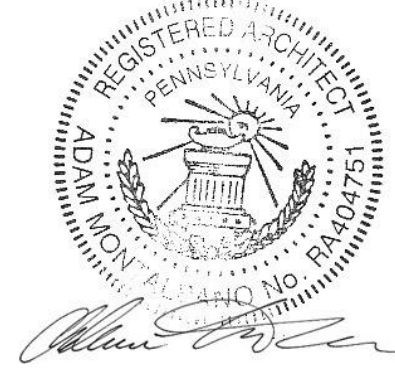
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1	12.11.20	ZONING PERMIT

Date 12/11/20
Project number 2011
Drawn by MB
Copyright 2020 Moto Designshop



Title

ZONING
ELEVATIONS

Sheet

Z002