

Zoning Permit

Permit Number ZP-2021-016188

LOCATION OF WORK 310-30 W GIRARD AVE Consolidated Lot, Philadelphia, PA 19123	PERMIT FEE \$672.00	DATE ISSUED 9/29/2021
	ZBA CALENDAR	ZBA DECISION DATE 9/29/2021
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR ERECTION OF DETTACHED STRUCTURE WITH UNDERGROUND PARKING GARAGE AND GREEN ROOF WITH ROOF ACCESS STRUCTURES (THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION PRIOR TO ISSUE CERTIFICATE OF OCCUPANCY IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
Revised plans, six pages, approved today. (MI-2021-002314)



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-2021-016188

WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

Revised plans, six pages, approved today. (MI-2021-002314)



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

310-30 W GIRARD AVE Consolidated Lot, Philadelphia, PA 19123

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN ICMX, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED SIXTY-SIX (166) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR PARKING FIFTY (50) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), SEVEN (7) ELECTRIC PARKING SPACES AND FIFTY (50) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE AND ONE (1) OFF STREET LOADING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION /PLAN.

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.

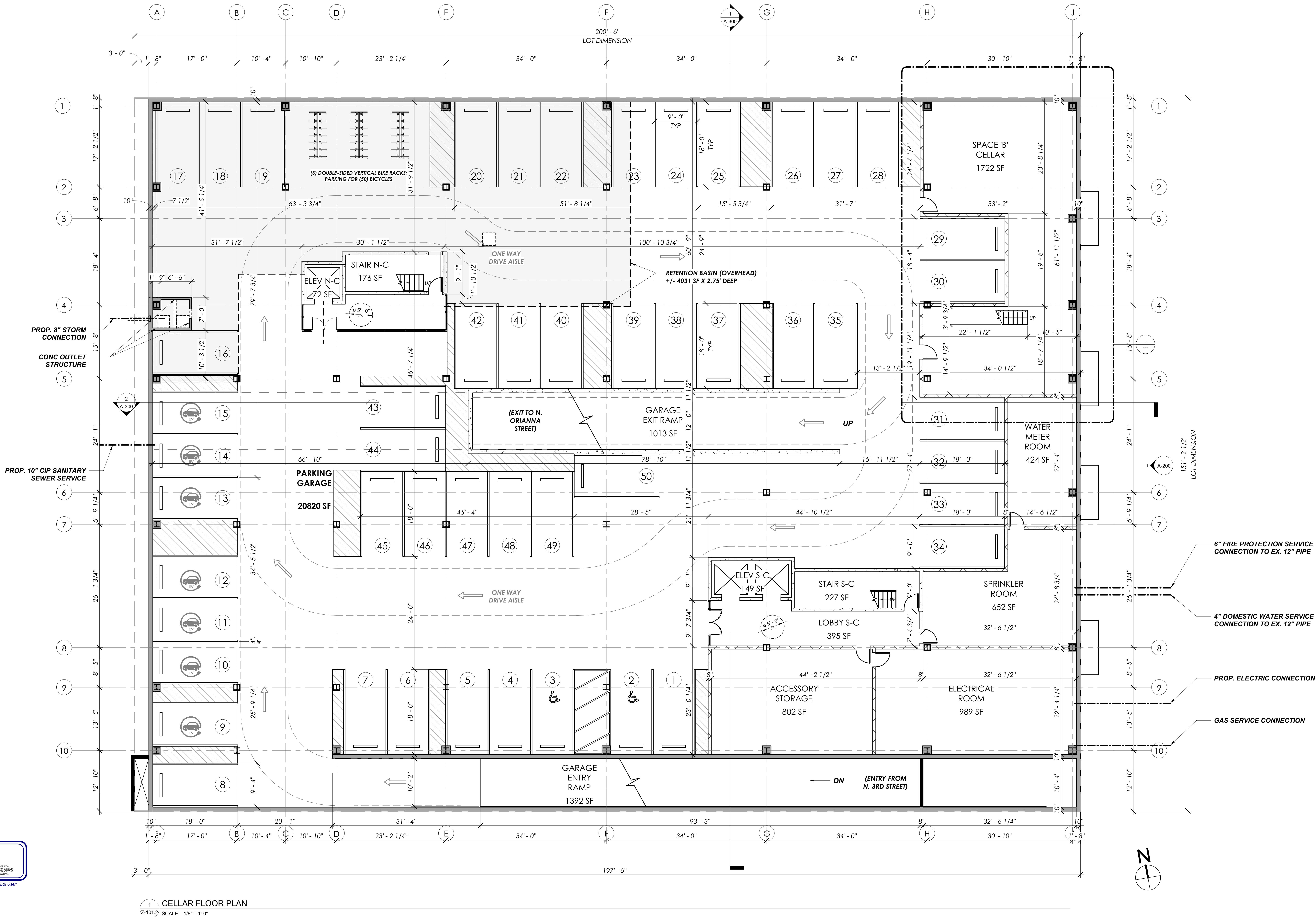
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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

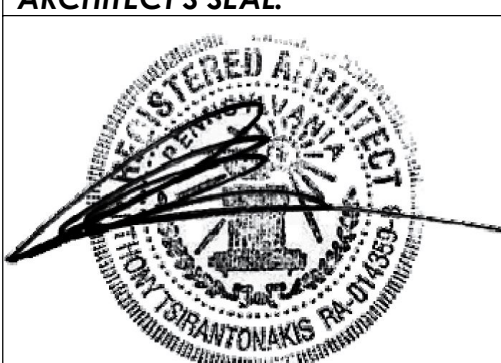


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

- GENERAL SHEET NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL & COLUMN DESIGN
 2. REFER TO SHORING DRAWINGS FOR EXCAVATION AND SHORING DESIGN.
 3. REFER TO MEP DRAWINGS FOR UTILITIES DESIGN.
 4. ALL PARTITIONS INTERIOR TO UNITS OR NOT OTHERWISE NOTED TO BE PARTITION TYPE 3.
 5. SEE SHEET A100.4 FOR BICYCLME PARKING DETAILS.



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MEP ENGINEER:
HUTEC ENGINEERING INC.
620 N. FRONT ST. 1ST FLOOR,
PHILADELPHIA, PA 19123
OFFICE: 267-800-3540

CIVIL ENGINEER:
BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
TEL: (267) 402-3400

REISSUE FOR
ZONING BOARD
REVIEW

9-29-21

310 W. GIRARD
RESIDENTIAL COMPLEX
310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

TITLE:
PROPOSED CELLAR PLAN
DWG. NO.
Z-101.2

DRAWN BY: PG
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 2103-003



IMAGE #1: VIEW FROM SOUTH-EAST CORNER ON N. 3RD ST LOOKING NORTH (EXISTING CONDITIONS)



IMAGE #2: VIEW FROM NORTH-EAST CORNER ON N. 3RD ST & W. GIRARD AVE. LOOKING SOUTH WEST (EXISTING CONDITIONS)



IMAGE #3: VIEW FROM NORTH-WEST CORNER ON N. ORIANA ST. & W. GIRARD AVE. LOOKING SOUTHEAST (EXISTING CONDITIONS)

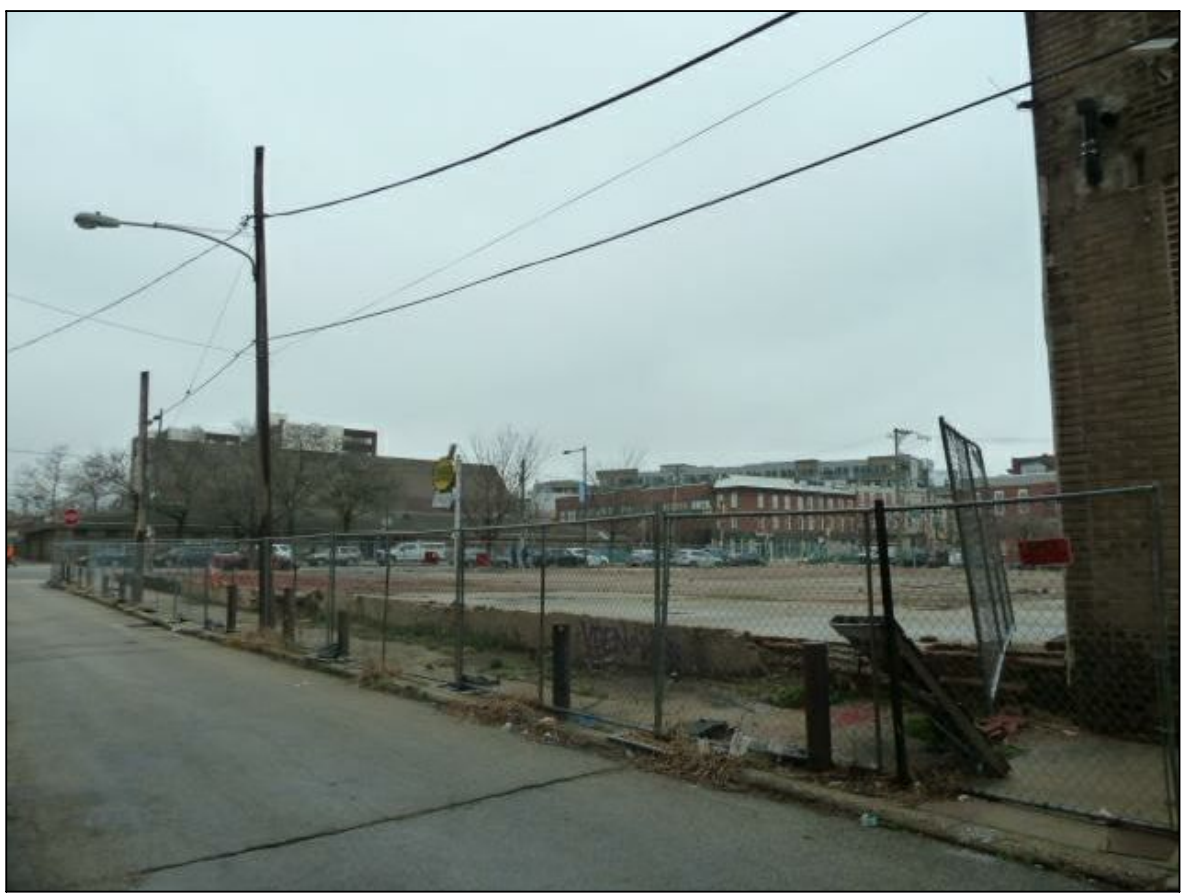
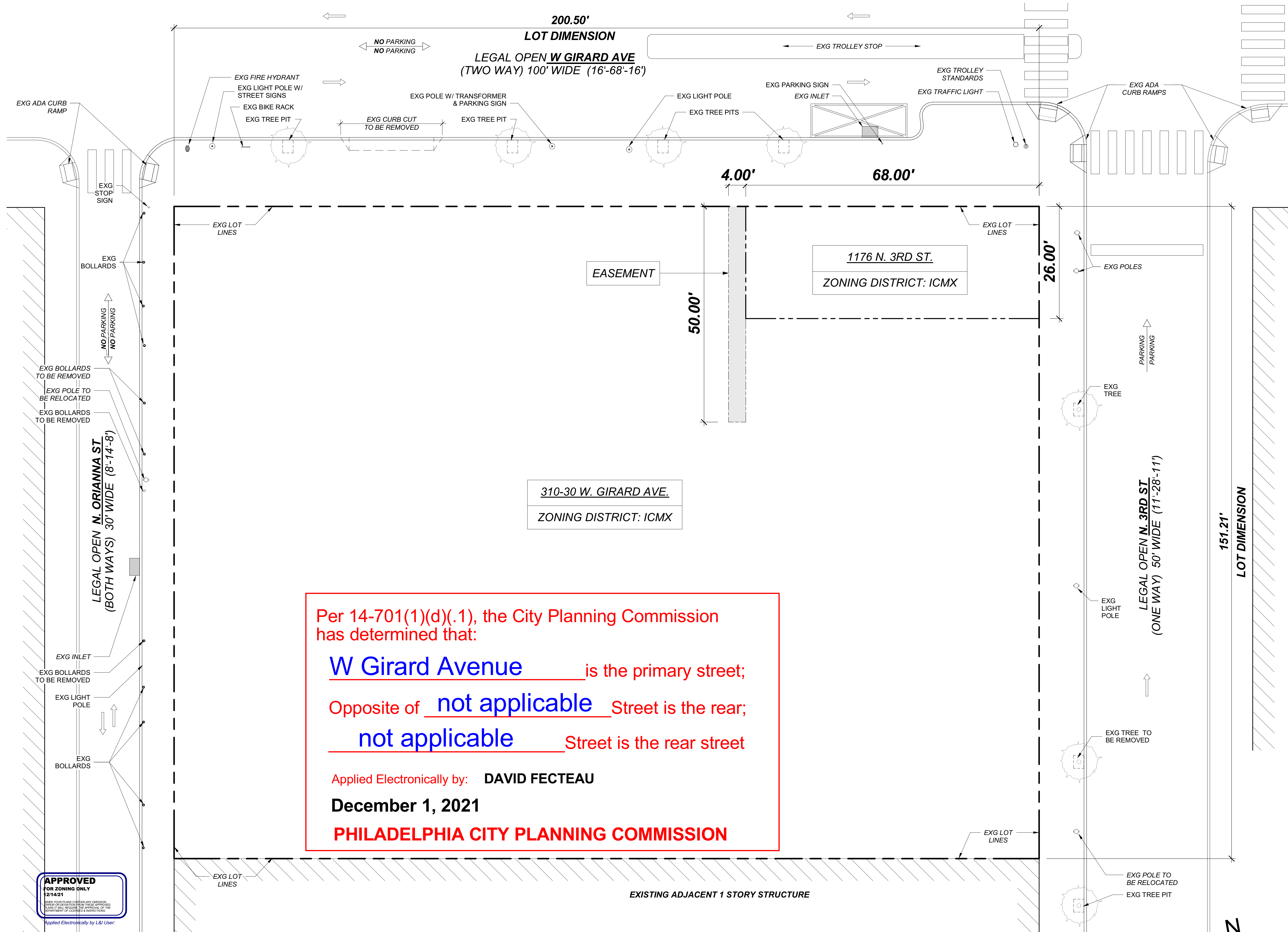
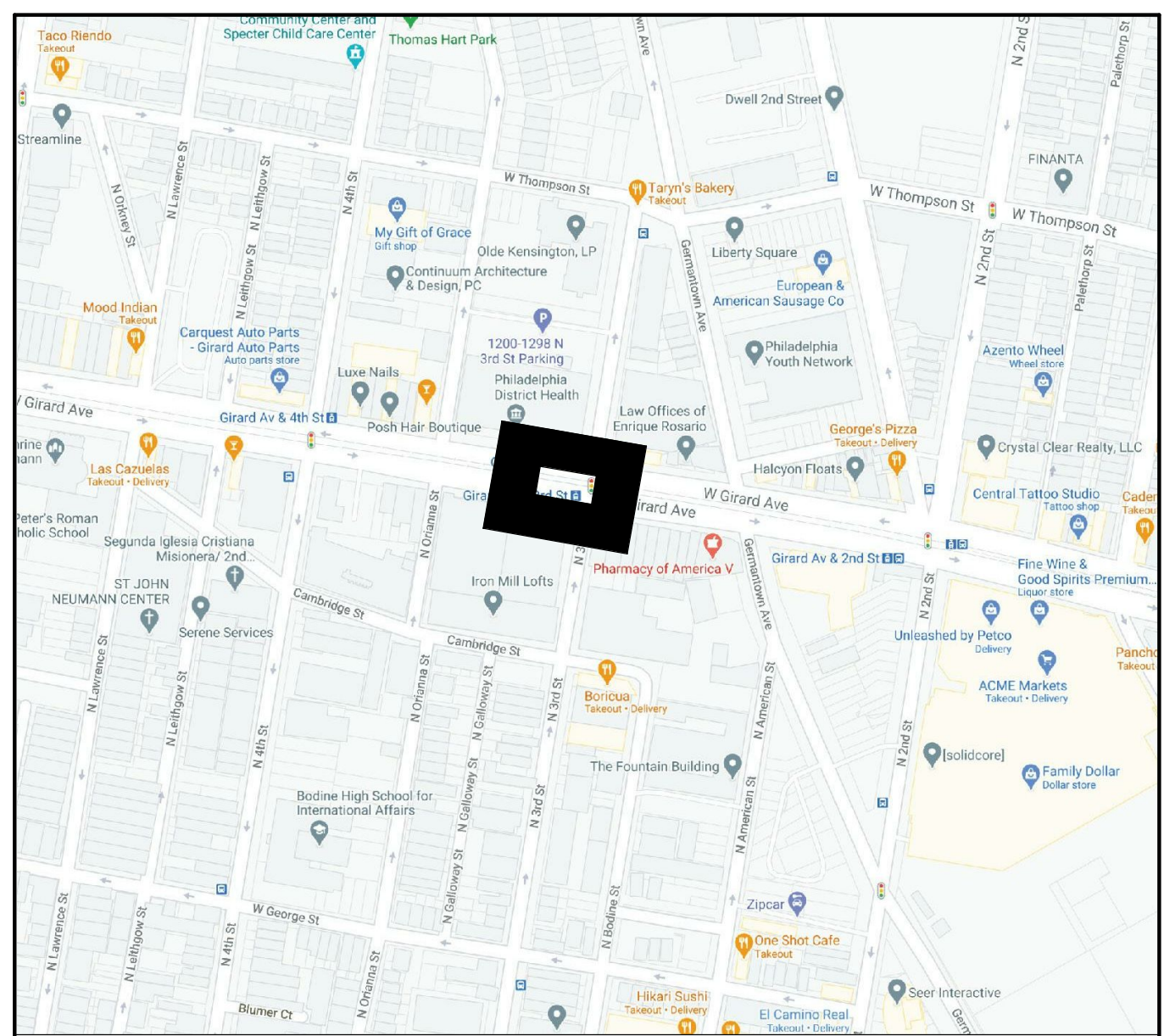


IMAGE #4: VIEW FROM SOUTH WEST CORNER ON N. ORIANA ST LOOKING NORTH-EAST (EXISTING CONDITIONS)



VICINITY MAP



WORK LIMITS:

WEST GIRARD AVE. FROM NORTH 3RD STREET TO NORTH ORIANA STREET

MANDATORY NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM # 20172961247 AND WARD # 39.

3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.

4. PGW CONFIRMED EXISTING GAS LINES ARE NOT LOCATED ON THE PROPERTY. NEAREST GAS LINES ARE ACROSS ALL (3) ADJOINING STREETS AND UNDER THE SIDEWALKS.

5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE [2] HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

6. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 686-4363.

7. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.

NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.

8. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK. TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

9. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.

10. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

DEPARTMENT OF STREETS PLAN REVIEW CHECKLIST

GENERAL REQUIREMENTS INFORMATION:

- LOT AREA = 30,318.00 SF
- PA ONE CALL NO. 20211601352, 1353

SITE PLAN LEGEND



APPROVED

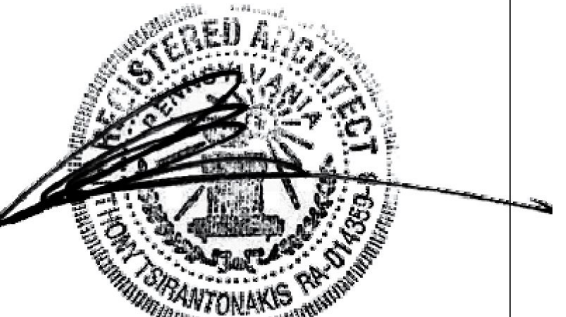
Revised plans, 6 pages, approved by
ZBA 9/29/21

Sharon Suleta
Sharon Suleta, Esq.

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TEL: (267) 402-3400

REISSUE FOR ZONING BOARD REVIEW

9-29-21

**310 W. GIRARD
RESIDENTIAL COMPLEX**
310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

DRAWN BY: PG
APPROVED BY: AT
SCALE: 1" = 10'-0"
JOB#: 2103-003

TITLE:
EXISTING SITE PLAN

DWG. NO.

Z-100

IMAGES- EXISTING ADA CURB RAMPS



IMAGE #7: ADA RAMP - ORIANNA & GIRARD



IMAGE #8: ADA RAMP 3RD & GIRARD SE CORNER EAST SIDE FACING 3RD ST



IMAGE #9: ADA RAMP 3RD & GIRARD SE CORNER EAST SIDE FACING GIRARD



IMAGE #10: ADA RAMP 3RD & GIRARD SW CORNER WEST SIDE

IMAGES- 3RD & GIRARD AVENUE



IMAGE #7: 3RD ST LOOKING STRAIGHT



IMAGE #8: GIRARD LOOKING EAST



IMAGE #9: GIRARD LOOKING STRAIGHT



IMAGE #9: GIRARD LOOKING WEST

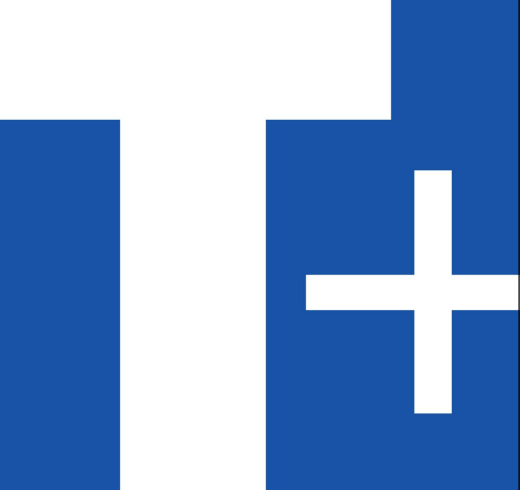
IMAGES- ORIANNA STREET



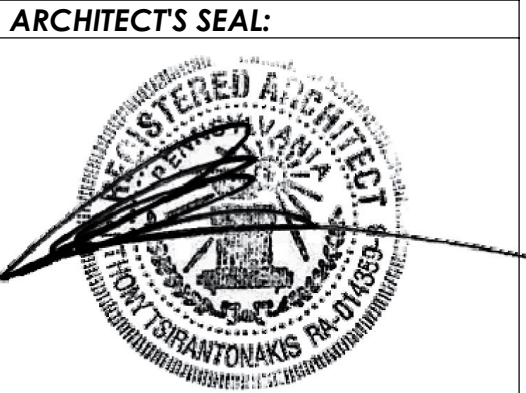
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FOR ZONING ONLY
12/14/21
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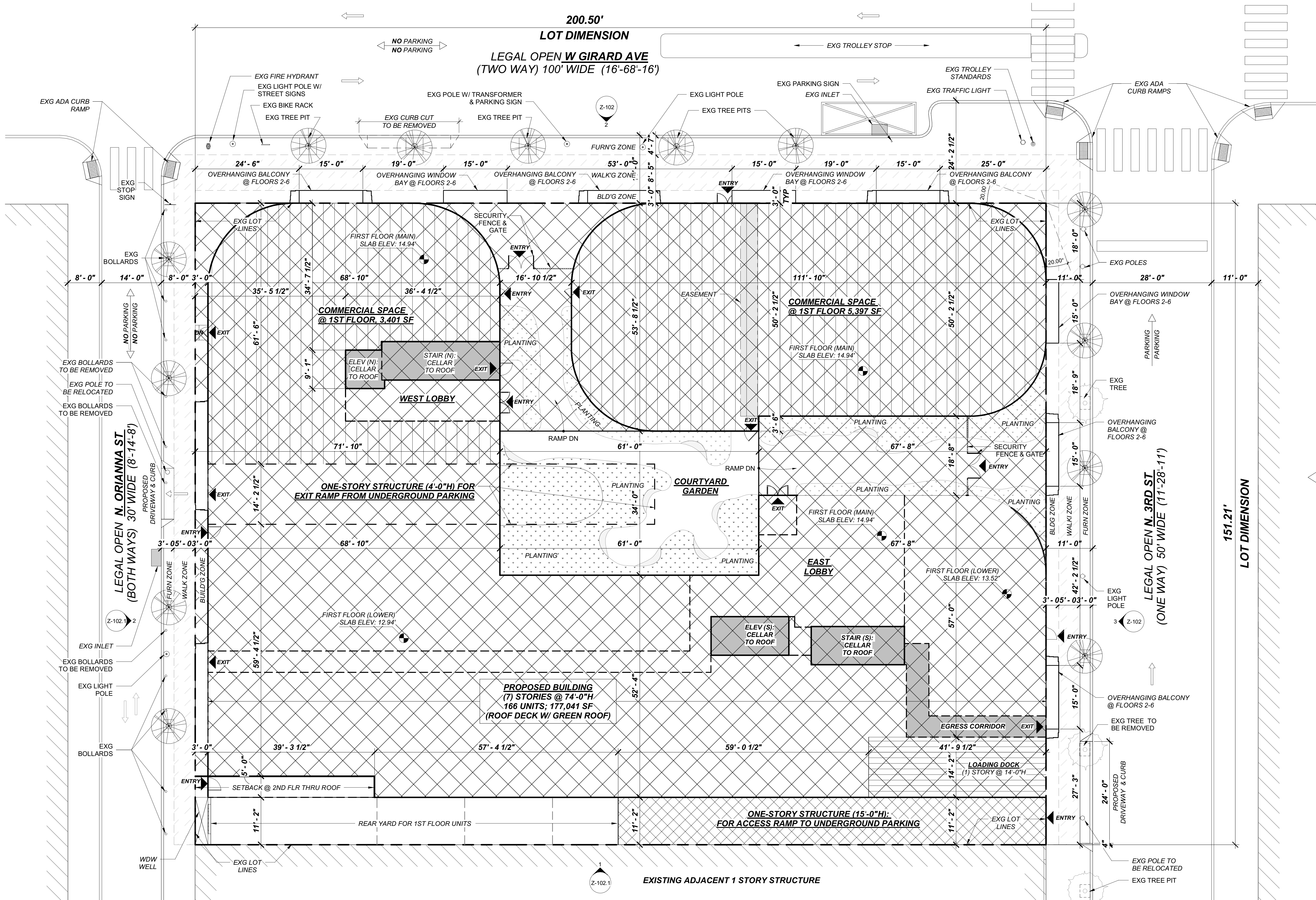
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9-29-21

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310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

TITLE:
ADDITIONAL SITE PHOTOS
DWG. NO.
Z-100.1
DRAWN BY: PG
APPROVED BY: AT
SCALE:
JOB#: 2103-003



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN LEGEND	
	PROPOSED 7 STORY BUILDING
	PROPOSED 7 STORY BUILDING ABOVE 2ND FLOOR
	PROPOSED 1 STORY LOADING AREA
	PROPOSED COMMERCIAL SPACE
	STAIR/ELEVATOR SHAFT ENCLOSURE
	EGRESS CORRIDOR TO PUBLIC WAY
	COURTYARD AREA W/ LANDSCAPE PLANTING BED
	EXISTING UNDERGROUND EASEMENT
	ADJACENT PROPERTY
	PROPOSED STREET TREE W/ PIT
	EXISTING STREET TREE W/ PIT
	BUILDING ENTRY/EXIT

ALL PROPERTY LINES (LOT DIMENSIONS) ARE IN DISTRICT STANDARD.

APPROVED

Revised plans, 6 pages, approved by
ZBA 9/29/21.
Sharon Suleta
Sharon Suleta, Esq.

ZONING ANALYSIS: 310 WEST GIRARD AVE. PHILADELPHIA, PA 19134				
DISTRICT:	ICMX			
USE:	INDUSTRIAL COMMERCIAL MIXED-USE	VACANT LOT	MULTI- UNIT DWELLINGS WITH 1ST FLOOR RETAIL	NO
SITE DESCRIPTION:	A CORNER LOT BOUNDED BY (3) PUBLIC STREETS: GIRARD AVE., N. 3RD ST., & N. ORIANNA ST. FRONTAGE ON GIRARD AVE.			
LOT WIDTH:	---	200' - 6" X 151' - 2.5"	NO CHANGE	YES
LOT AREA:	---	30,318.00 SF	NO CHANGE	YES
LOT COVERAGE:	100%	0 %	86% (25,989.46 SF)	YES
REAR YARD:	8 FT	---	11' - 2"	YES
FLOOR AREA:	---	0 SF	177,041 SF	---
F.A.R:	500 % MAX.	0 %	584 %	NO
HEIGHT/STORIES:	60 FT MAX.	---	74' - 0" / 7 STORIES	NO
# OF UNITS:	---	---	166 RESIDENTIAL UNITS	---
PARKING SPACES:	49	---	50	YES
ACCESSIBLE PARKING SPACES:	2	---	2	YES
EVP PARKING SPACES:	3	---	6	YES
BICYCLE PARKING:	50	---	50	YES
AREA OF GREEN ROOF:	---	---	7,006 SF	---

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12/14/21

Applied Electronically by L&L User:

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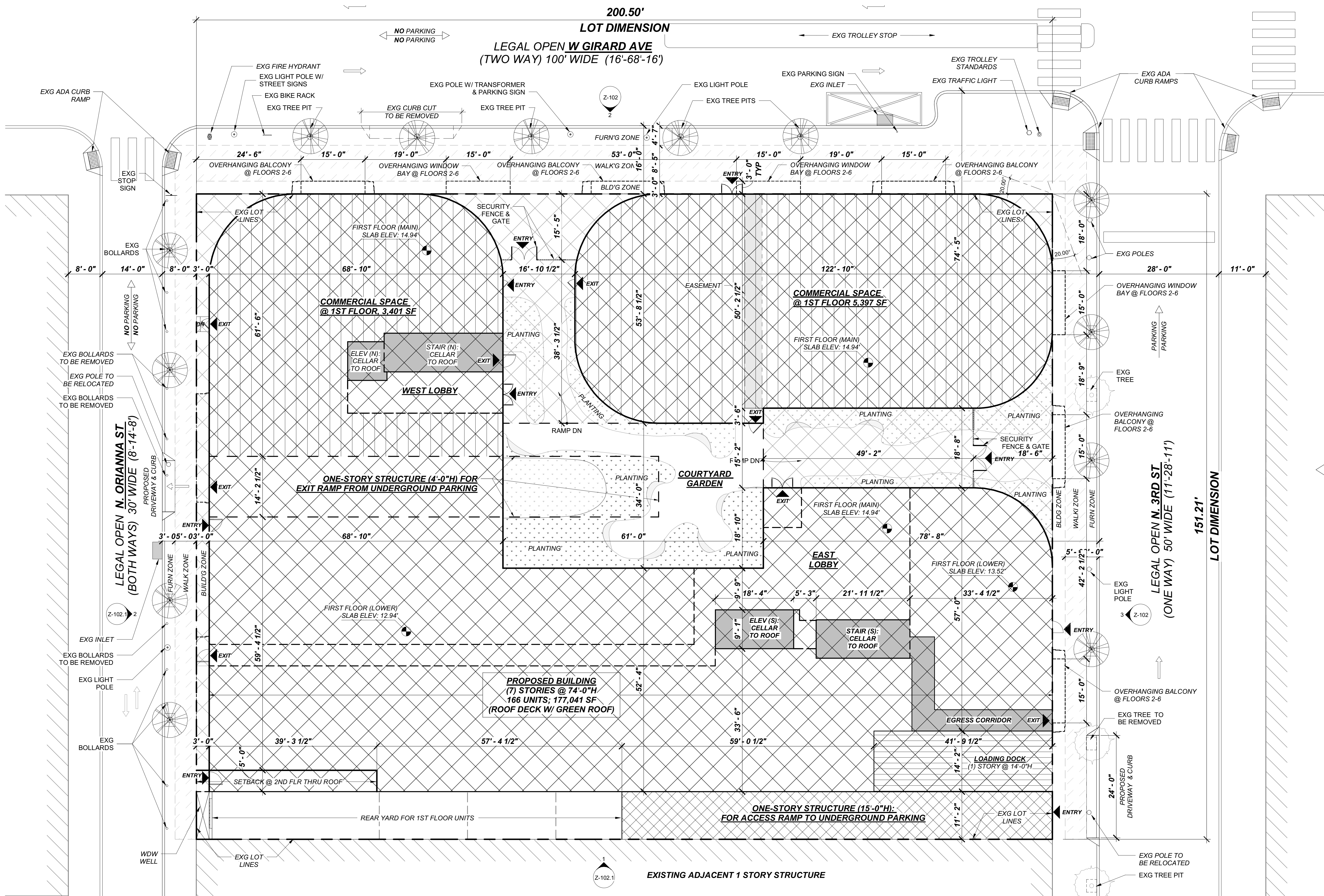
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REVIEW

9-29-21

310 W. GIRARD
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310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

TITLE:
PROPOSED SITE PLAN
DWG. NO.
Z-101

DRAWN BY: PG
APPROVED BY: AT
SCALE: As Indicated
JOB#: 2103-003



1 PROPOSED SITE PLAN AT GRADE
Z-101.1 SCALE: 1" = 10'-0"

ZONING ANALYSIS: 310 WEST GIRARD AVE. PHILADELPHIA, PA 19134

DISTRICT:	ICMX			
USE:	INDUSTRIAL COMMERCIAL MIXED-USE	VACANT LOT	MULTI- UNIT DWELLINGS WITH 1ST FLOOR RETAIL	NO
SITE DESCRIPTION:	A CORNER LOT BOUNDED BY (3) PUBLIC STREETS: GIRARD AVE., N. 3RD ST., & N. ORIANNA ST. FRONTAGE ON GIRARD AVE.			
LOT WIDTH:	---	200' - 6" X 151' - 2.5"	NO CHANGE	YES
LOT AREA:	---	30,318.00 SF	NO CHANGE	YES
LOT COVERAGE:	100%	0 %	86% (25,989.46 SF)	YES
REAR YARD:	8 FT	---	11' - 2"	YES
FLOOR AREA:	---	0 SF	177,041 SF	---
F.A.R.:	500 % MAX.	0 %	584 %	NO
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EVP PARKING SPACES:	3	---	6	YES
BICYCLE PARKING:	50	---	50	YES
AREA OF GREEN ROOF:	---	---	7,006 SF	---

SITE PLAN LEGEND

- PROPOSED 7 STORY BUILDING
- PROPOSED 7 STORY BUILDING ABOVE 2ND FLOOR
- PROPOSED 1 STORY LOADING AREA
- PROPOSED COMMERCIAL SPACE
- STAIR/ELEVATOR SHAFT ENCLOSURE
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- ADJACENT PROPERTY
- PROPOSED STREET TREE W/ PIT
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9-29-21

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310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

TITLE: PROPOSED SITE PLAN AT GRADE
DWG. NO. Z-101.1

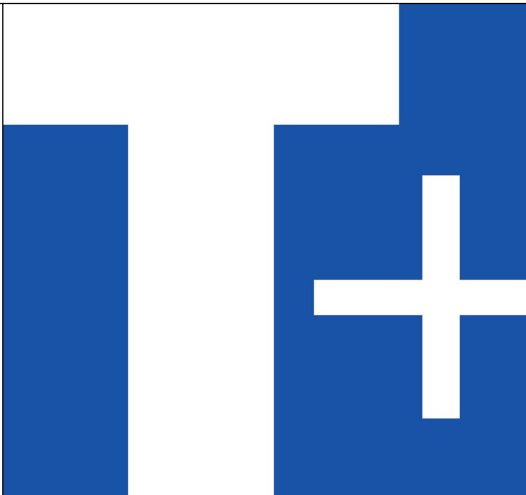
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SCALE: As Indicated
JOB#: 2103-003

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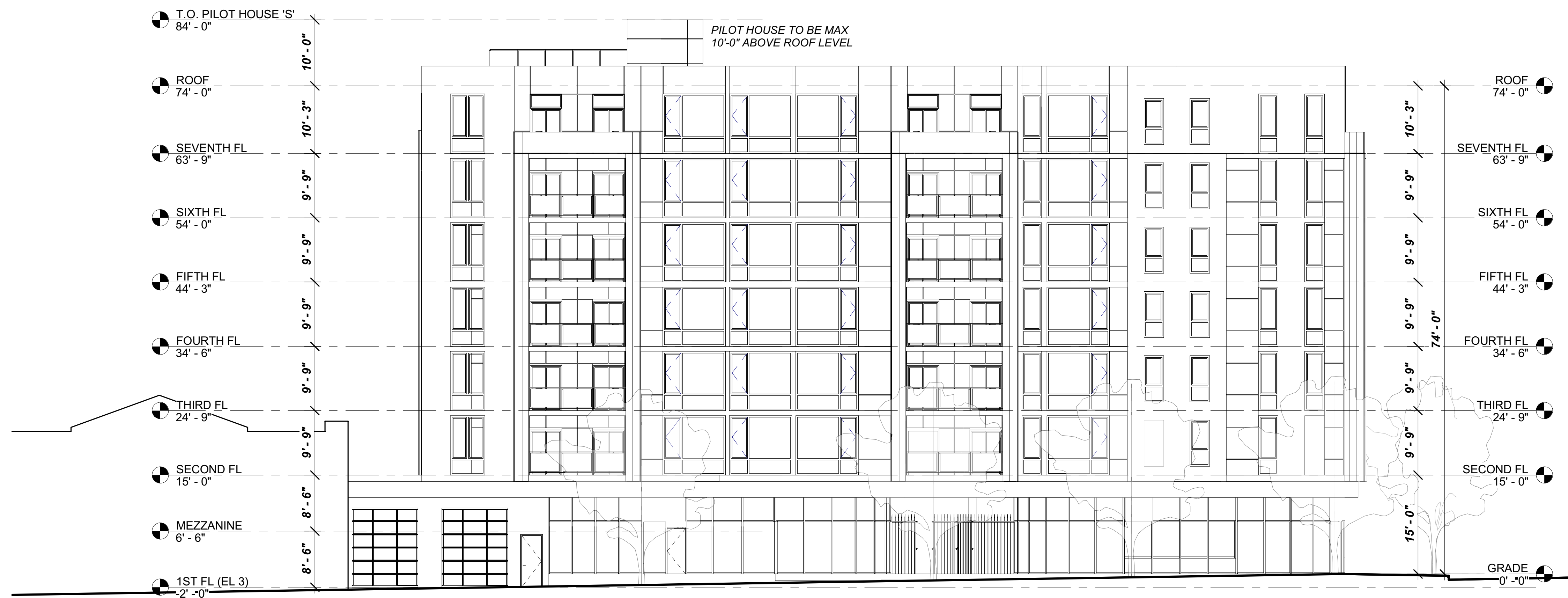
**310 W. GIRARD
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310-30 WEST GIRARD AVENUE
PHILADELPHIA, PA 19123

TITLE:
ZONING ELEVATIONS
DWG. NO.
Z-102

DRAWN BY: PG
APPROVED BY: AT
SCALE: 1" = 10'-0"
JOB#: 2103-003



2 NORTH ELEVATION (W. GIRARD AVE.)
SCALE: 1" = 10'-0"

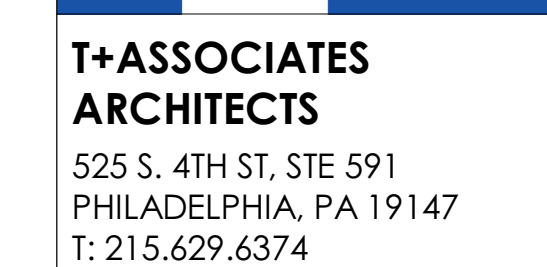


3 EAST ELEVATION (N. 3RD ST.)
SCALE: 1" = 10'-0"

**APPROVED
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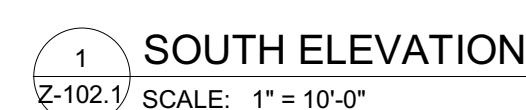
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SCALE: 1" = 10'-0"
JOB#: 2103-003

TITLE: ZONING ELEVATIONS
DWG. NO. Z-102.1



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