

**Notice of:**      ☐ **Refusal**      ☒ **Referral**

<b>Application Number:</b> ZP-2022-008173	<b>Zoning District(s):</b> CMX5 (Overlays- VDO, Dimensional Standards - Commercial Districts Dimensional Table - Center City/University City Floor Area Ratio Map, CTR)	<b>Date of Referral:</b> <b>7/21/2022</b>
<b>Address/Location:</b> 1525 CHESTNUT ST, Philadelphia, PA 19102-2501 Parcel (PWD Record) (through Ranstead St.)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC	<b>Applicant Address:</b> 230 S Broad St 17th Floor PHILADELPHIA, PA 19102 USA	

**Application for:**

FOR THE ERECTION OF ROOF DECKS AT EIGHT FLOOR AND TENTH FLOOR TO THE PREVIOUSLY APPROVED ADDITION UNDER ZP-2022-5574 TO AN EXISTING ATTACHED BUILDING; ROOF DECKS ACCESSORY TO PREVIOUSLY APPROVED USE OF VISITOR ACCOMODATIONS (SIZE AND LOCATION AS SHOWN ON PLANS).

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Referral:</u>
\$14-604(5)	Roof deck	whereas Roof decks for non-residential uses in CMX-5 district requires special exception approval.

ONE (1) USE REFERRAL

**Fee to File Appeal:** \$ 300

**NOTES TO THE ZBA:**

SEE A/P #69506, CAL# 1805, ZBA GRANTED VARIANCE FOR THE GROCERY STORE WITH EAT-IN AND TAKE-OUT SALES OF FOOD AND BEVERAGES WITH MAX. OF 50 SEATS, WITH GARBAGE DISPOSAL IN KITCHEN, WITH INTERIOR STORAGE OF TRASH, 1ST FL. & MEZZANINE. BASEMENT - ACCESSORY STORAGE TO 1ST FL. NOT TO EXCEED 25% GFA. AS PART OF AN EXISTING OFFICE BUILDING, PROVISIO: NO SALE OR USE OF ALCOHOL OR BEER; AS PER PROVISIO LETTER FROM CCCRA DATED 6/1/07; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED INSIDE THE BUILDING; NO STREET DUMPSTER STORAGE; NO OUTDOOR STORAGE OF TRASH FOR ENTIRE BUILDING, DECISION DATE: 06/06/2007.

**Parcel Owner:**

D.O. Holdings USA Inc

2915 Ogletown Road

Newark, Delaware-19713



REEBA MERIN BABU  
PLANS EXAMINER

7/21/2022  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

# Zoning Permit

Permit Number ZP-2022-008173

LOCATION OF WORK 1525 CHESTNUT ST, Philadelphia, PA 19102-2501	PERMIT FEE \$2,927.00	DATE ISSUED 12/21/2022
	ZBA CALENDAR MI-2022-004650	ZBA DECISION DATE 12/21/2022
	ZONING DISTRICTS CMX5	

PERMIT HOLDER D.O. Holdings USA Inc	2915 Ogletown Road Newark, Delaware 19713
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OWNER CONTACT 1 David Ouaknine	5950 Chemin de la Cote de Liesse, Mont-Royal, QQ Canada H4
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OWNER CONTACT 2 Jonathan Ouaknine	5950 Chemin de la Cote de Liesse, Mont-Royal, QQ Canada H4
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ROOF DECKS AT EIGHT FLOOR AND TENTH FLOOR TO THE PREVIOUSLY APPROVED ADDITION UNDER ZP-2022-
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APPROVED USE(S) Visitor Accommodations
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) CAL # MI-2022-004650 GRANTED With provisos: "(1) No food or beverage service on roof decks. (2) No live or amplified music on roof decks. (3) No access to roof decks after 10 PM."
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## 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-2022-008173

5574 TO AN EXISTING ATTACHED BUILDING; ROOF DECKS ACCESSORY TO PREVIOUSLY APPROVED USE OF VISITOR ACCOMMODATIONS  
(SIZE AND LOCATION AS SHOWN ON PLANS).



## APPROVED USE(S)

Visitor Accommodations

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

CAL # MI-2022-004650

GRANTED With provisos: "(1) No food or beverage service on roof decks. (2) No live or amplified music on roof decks. (3) No access to roof decks after 10 PM."



## 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.
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# Zoning Permit

Permit Number ZP-2022-008173

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1525 CHESTNUT ST Philadelphia, PA 19102-2501

## ADDITIONAL USE DETAILS

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

With provisos: "(1) No food or beverage service on roof decks. (2) No live or amplified music on roof decks. (3) No access to roof decks after 10 PM."

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](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 permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



