

Zoning Permit

Permit Number ZP-2023-005186

LOCATION OF WORK 1621 N AMERICAN ST, Philadelphia, PA 19122-3105	PERMIT FEE \$2,326.00	DATE ISSUED 7/5/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER 1621 N AMERICAN STREET LL	2209 N AMERICAN ST PHILADELPHIA PA 19133
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OWNER CONTACT 1 George Manosis	1817 E. Venango Street
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE.
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APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant; Limited Industrial; Office - Business and Professional; Residential - Household Living - Caretaker Quarters
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1621 N AMERICAN ST, Philadelphia, PA 19122-3105

ADDITIONAL USE DETAILS

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

FOR USE AS LIMITED INDUSTRIAL BREWERY AND SIT-DOWN RESTAURANT AT GROUND FLOOR, BUSINESS AND PROFESSIONAL OFFICE AT SECOND FLOOR, AND A CARETAKER'S QUARTERS AT THIRD AND FOURTH FLOORS WITH ELEVEN (11) PARKING SPACES (INCLUDING ONE (1) VAN ACCESSIBLE SPACE), ONE (1) LOADING SPACE AND (3) CLASS 1A BICYCLE SPACES.

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.

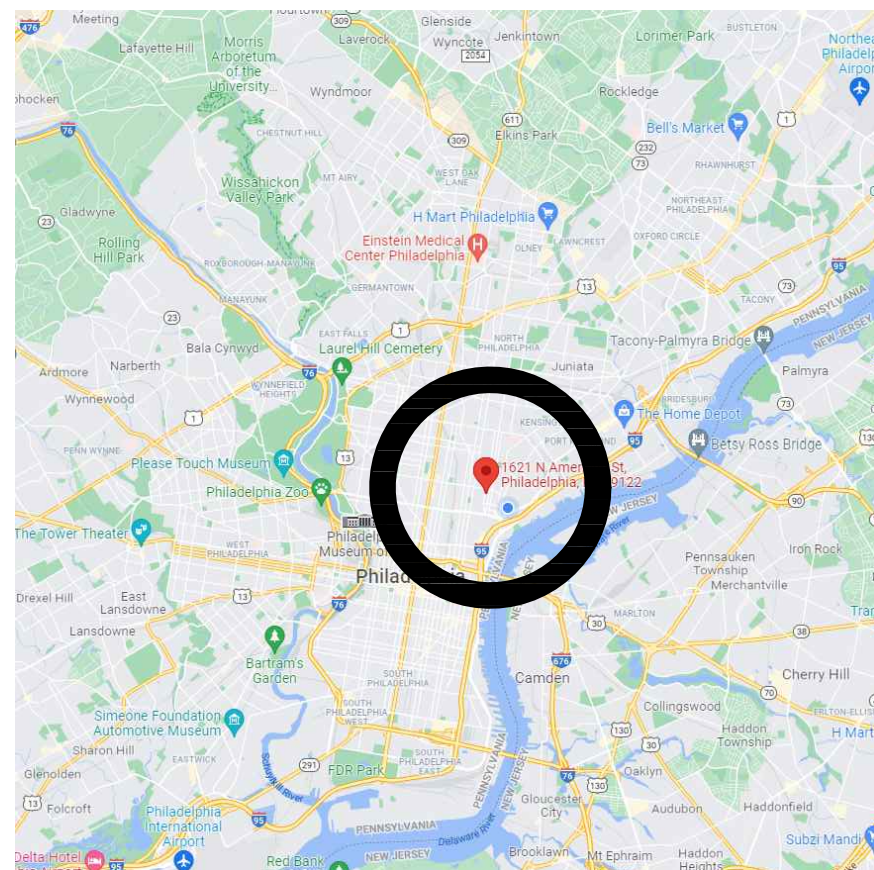
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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

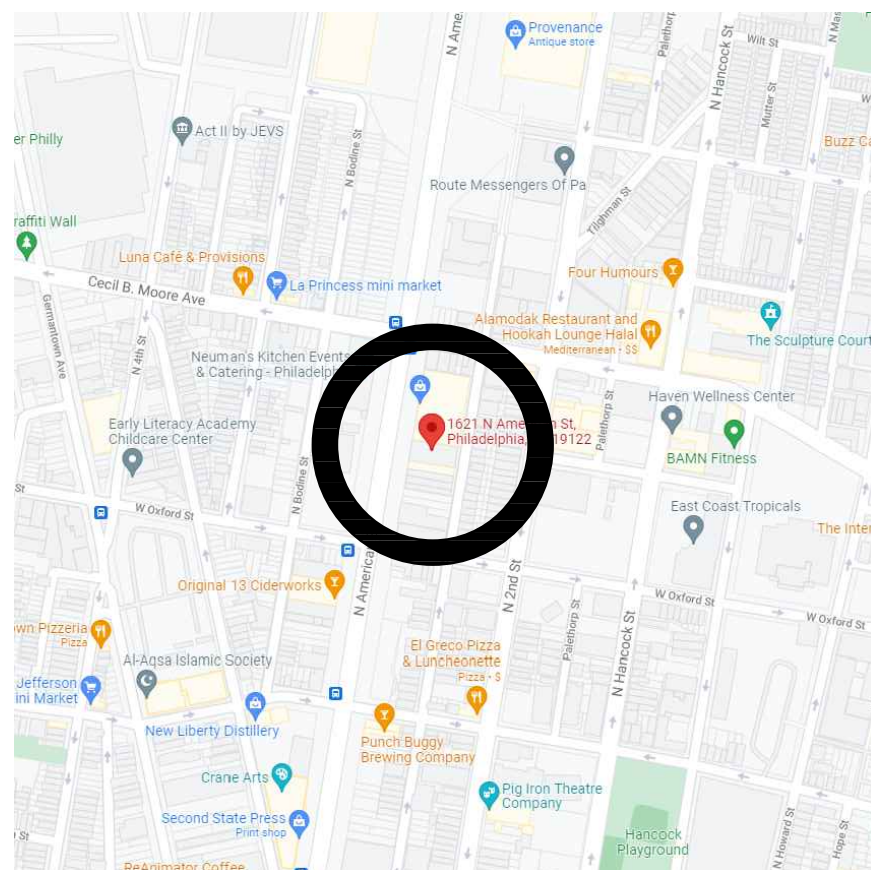


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

AREA MAP:



LOCATION MAP:



SITE PLAN LEGEND

—	PROPERTY LINE	— W —	PROPOSED WATER LINE
—	METAL FENCE	— WTR —	EXISTING WATER LINE
—	STOP SIGN	— GAS —	GAS LINE
—	GAS VALVE	— E —	ELECTRICAL
—	WATER VALVE	— COM —	COMMUNICATIONS
—	FIRE HYDRANT	— T —	EXISTING BELL TELE.
—	SEWER VENT	— OV —	EXISTING OVERHEAD
—	STREET SIGN	—	EXISTING BUILDING LINE
—	PECO MAN HOLE	—	FENCE LINE
—	EXISTING STREET UTILITY BOX	—	BUILDING SET-BACK
—	EXISTING UTILITY POLE	—	SPECIFIC AREAS
—	EXISTING BOLLARD	—	EXISTING PHILA. RAPID TRANSIT
—	FIRE LINE	—	PROPOSED BUILDING
—	COMBINED SEWER	—	EXISTING BUILDING
—	SANITARY LATERAL	—	PROPOSED DECK AREA
—	PROPOSED STORMWATER	—	PROPOSED PILOT HOUSE

DEED DESCRIPTION:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, **SITUATE** in the 18th Ward of the City of Philadelphia and described in accordance with a Survey and Plan of Property (2009-003/#4564) made February 12, 2009 by Frank J. Morelli, Survey Bureau Manager, to wit:

BEGINNING AT A POINT on the Easterly side of American Street (variable width) measured South 11 degrees 08 minutes 00 seconds West, along the same, the distance of 225.625 feet from the point of intersection with the Southerly side of Cecil B. Moore Avenue (50 feet wide);

BEING KNOWN AS 1621 North American Street.

PROJECT DESCRIPTION

PROPOSED (4) STORY MIXED-USE BUILDING. PROPOSED USE: GROUND FLOOR LIMITED INDUSTRIAL BREWERY AND SIT-DOWN RESTAURANT AND COVERED PARKING FOR (11) VEHICLES, (1) LOADING SPACE, SECOND FLOOR BUSINESS OFFICE, AND A CARETAKER'S QUARTERS OCCUPYING THE THIRD AND FOURTH FLOORS, (3) CLASS 1A BICYCLE SPACES PROVIDED.



EXISTING PHOTO VIEW SOUTH ON AMERICAN STREET



EXISTING PHOTO VIEW NORTH ON AMERICAN STREET



EXISTING PHOTO VIEW NORTH ON PHILP STREET



EXISTING PHOTO VIEW SOUTH ON PHILP STREET

ZONING DATA

PHILADELPHIA ZONING	1621 N. AMERICAN ST. ALLOWED	EXISTING	PROPOSED
PERMITTED USE	ICMX INDUSTRIAL/COMMERCIAL MIXED USE	COMMERCIAL	LIMITED INDUSTRIAL BREWERY / SIT-DOWN RESTAURANT, BUSINESS OFFICE, CARETAKER'S QUARTERS
PERMITTED BUILDING TYPE	ATTACHED	ATTACHED	ATTACHED
MINIMUM LOT WIDTH (FT)	N/A	N/A	N/A
LOT AREA (SQ.FT.)	6,564.34 SQ. FT.	0%	0%
MIN. OPEN AREA (% OF LOT)	0%	0%	0%
MIN. FRONT YARD SET BACK	0'-0"	0'-0"	0'-0"
MIN. SIDE YARD SET BACK	8'-0" (IF USED)	N/A	N/A
MIN. REAR YARD DEPTH (FT)	8'-0" (IF USED)	N/A	N/A
MAX. BUILDING HEIGHT	60'-0"	12'-0"	60'-0"
MAX. FLOOR AREA (% OF LOT AREA)	500%	100%	<500%

PARKING / TREE INFORMATION

REQUIRED PARKING TOTAL BASED ON PROPOSED OCCUPANCY:
ICMX CARETAKER'S QUARTERS (1 UNIT): 1 SPACE
ICMX OFFICE USE (<5,000 SF): 5 SPACES
ICMX EATING/DRINKING ESTABLISHMENT (<2,000 SF): 5 SPACES
11 SPACES (11 PROVIDED), INCLUDING (1) ADA VAN

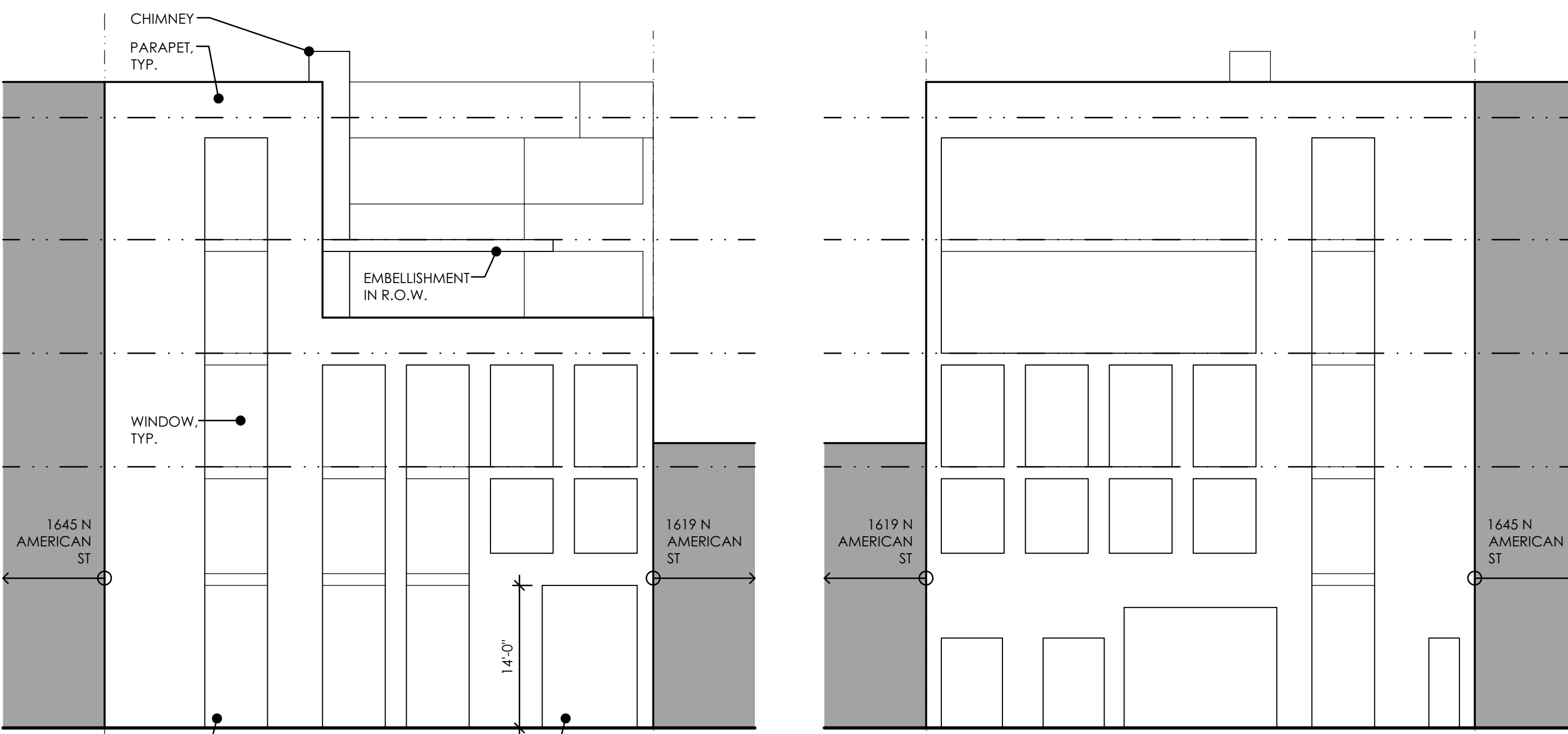
ICMX REQUIRED LOADING TOTAL BASED ON PROPOSED OCCUPANCY:
(ALL USES EXCL. PARKING: 10,000-20,000 SF): 1 (1 PROVIDED)

ICMX REQUIRED BICYCLE PARKING BASED ON PROPOSED OCCUPANCY:
(GROSS FLOOR AREA 22,826 SF): 3 (3 PROVIDED)

PROPOSED FRONTAGE TREES REQUIRED: 107'-107'35'-0" = 4 (3 PROVIDED DUE TO SITE CONSTRAINTS)

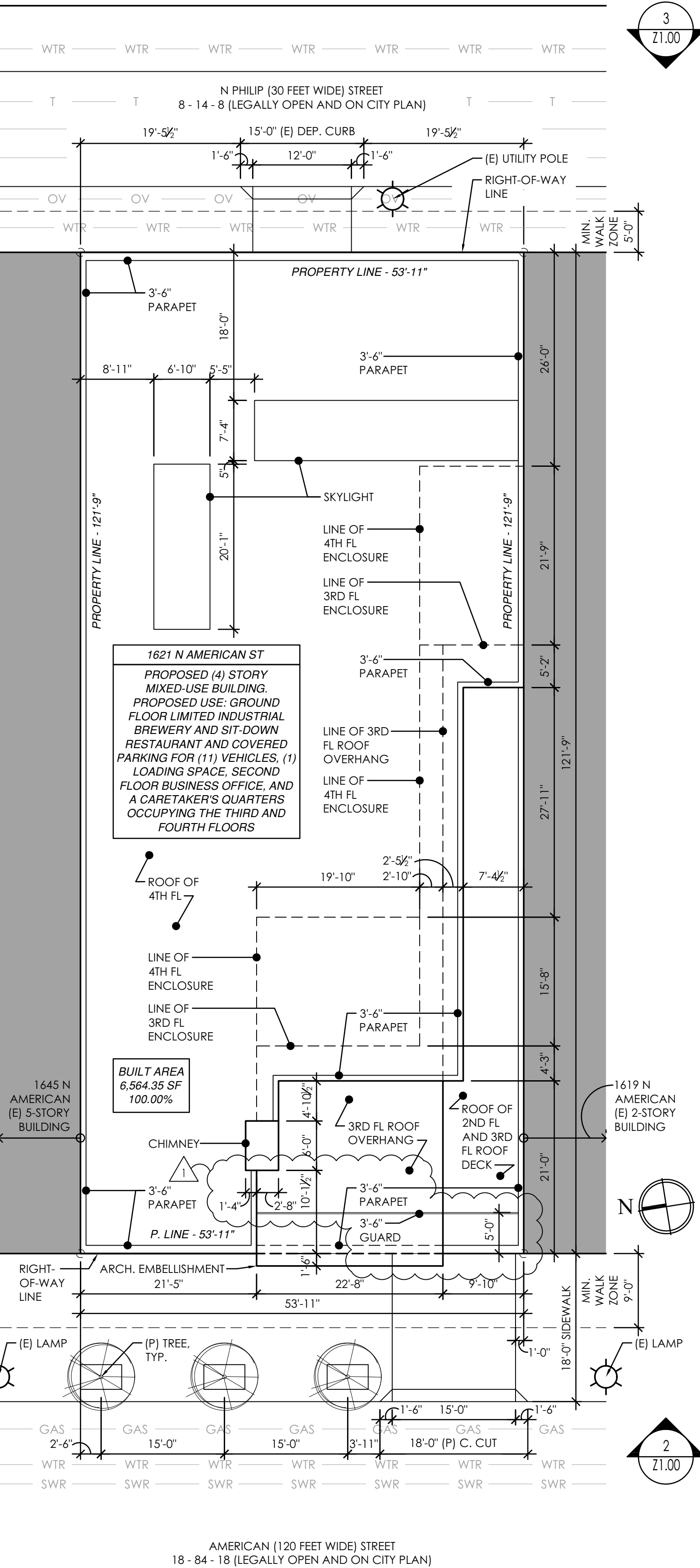
GSF TOTALS

6,564 SF FIRST FL (2,000 SF BREWERY/RESTAURANT, 4,564 SF PARKING / CIRC.)
6,564 SF SECOND FL (5,000 SF OFFICE, 1,564 SF CIRC.)
5,142 SF THIRD FL (CARETAKER'S QUARTERS)
4,556 SF FOURTH FL (CARETAKER'S QUARTERS)
22,826 SF TOTAL (<20,000 EXCL. PARKING)

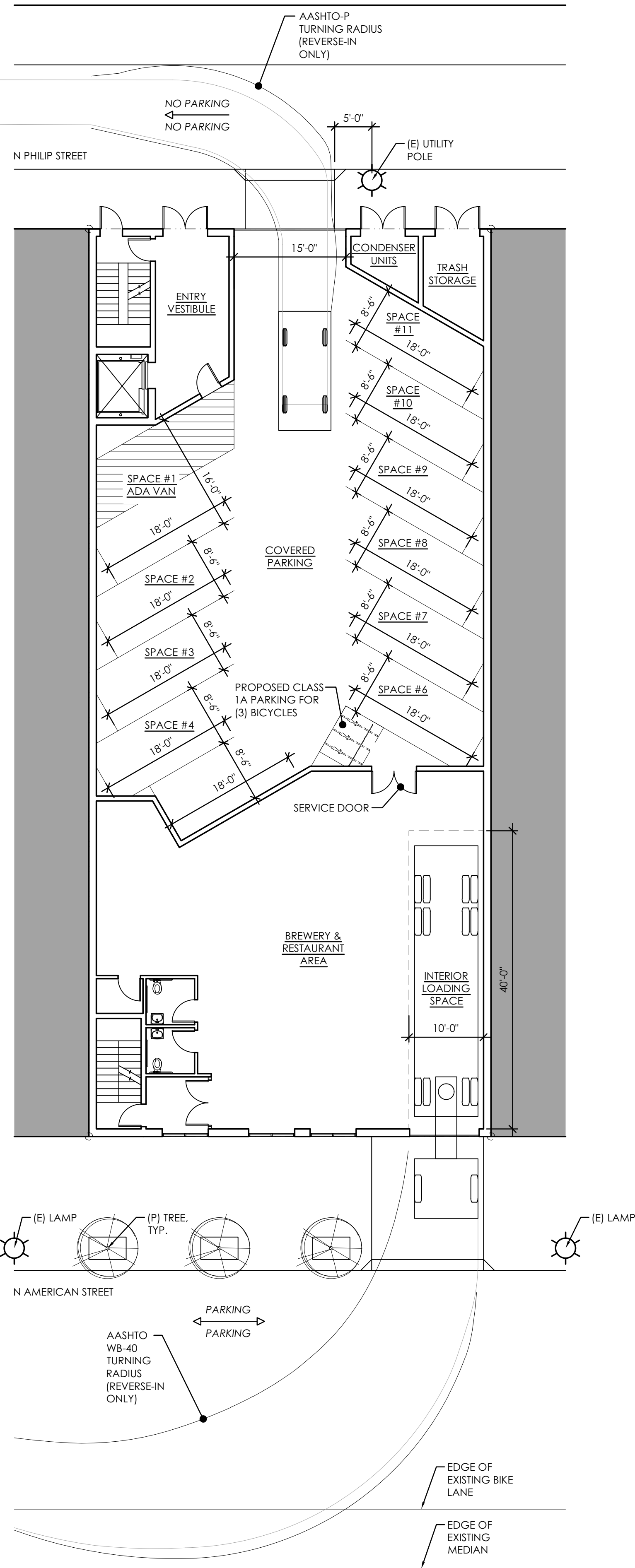


2 PROPOSED FRONT ELEVATION SCALE: 3/32" = 1'-0"

3 PROPOSED REAR ELEVATION SCALE: 3/32" = 1'-0"



1 PROPOSED SITE PLAN SCALE: 3/32" = 1'-0"



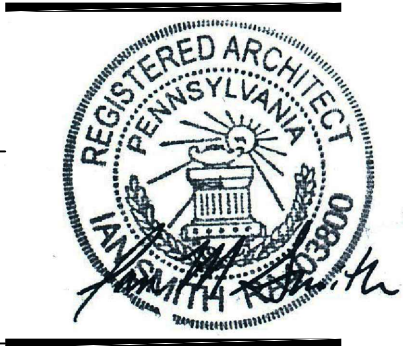
1A PROPOSED PARKING PLAN SCALE: 3/32" = 1'-0"



APPROVED FOR SUBMITTAL

APPROVAL STAMP AREA

IS-DG ARCHITECTURE



NEW CONSTRUCTION
1621 N AMERICAN STREET LLC
1621 NORTH AMERICAN STREET
PHILADELPHIA, PA 19122-3105
PHILADELPHIA COUNTY

CONSULTANT:

CONSULTANT:

CONSULTANT:

CONSULTANT:

ISSUED:

ZONING PERMIT REV. - JUN. 30, 2023

DRAWING TITLE:
ZONING SHEET,
SITE PLAN,
ELEVATIONS &
ZONING DATA

PROJECT NUMBER:
0081.027

DATE:
JUN. 21, 2023

Z1.00



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1621 NORTH AMERICAN STREET
PHILADELPHIA, PA 19122-3105
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ISSUED:

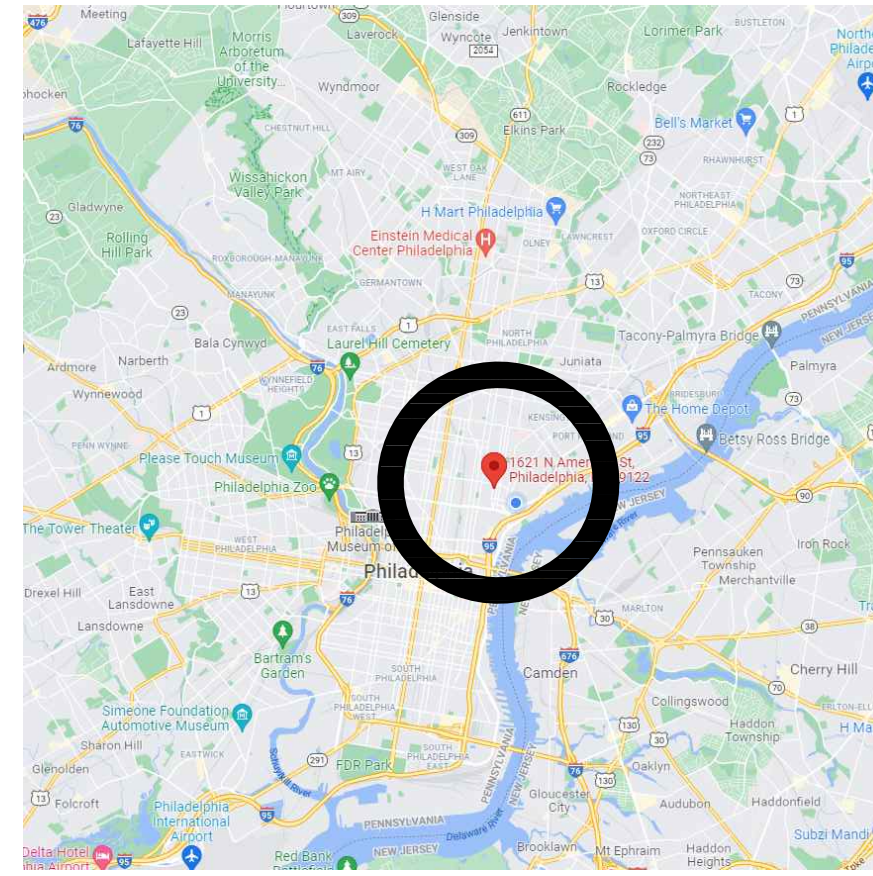
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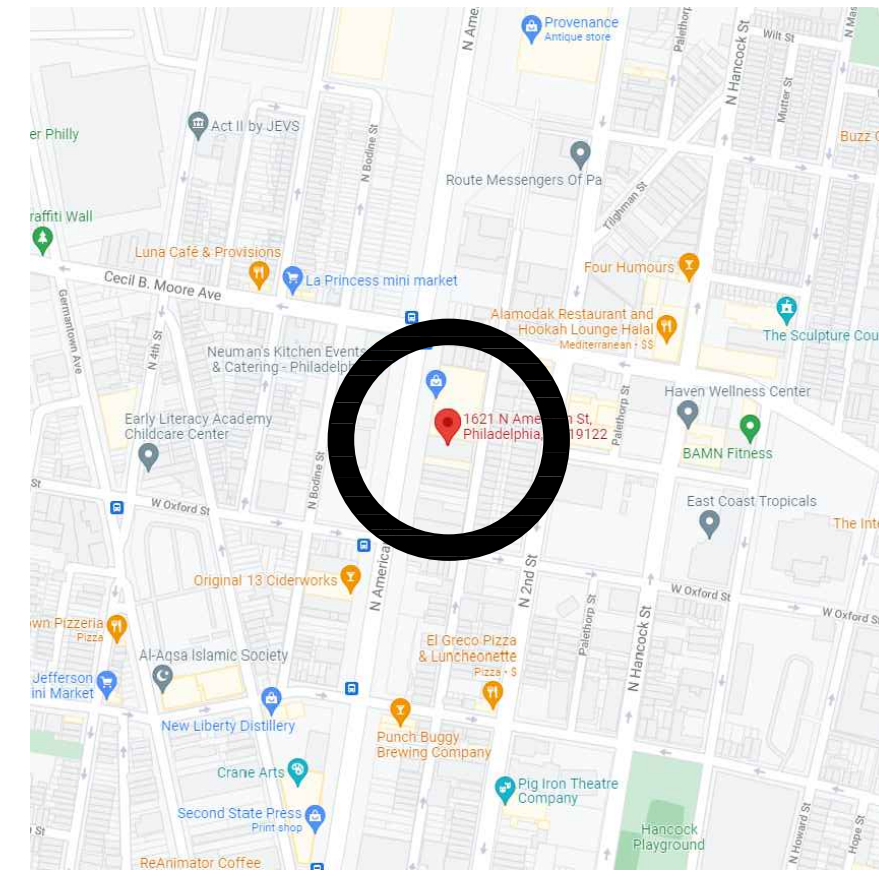
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LOCATION MAP:



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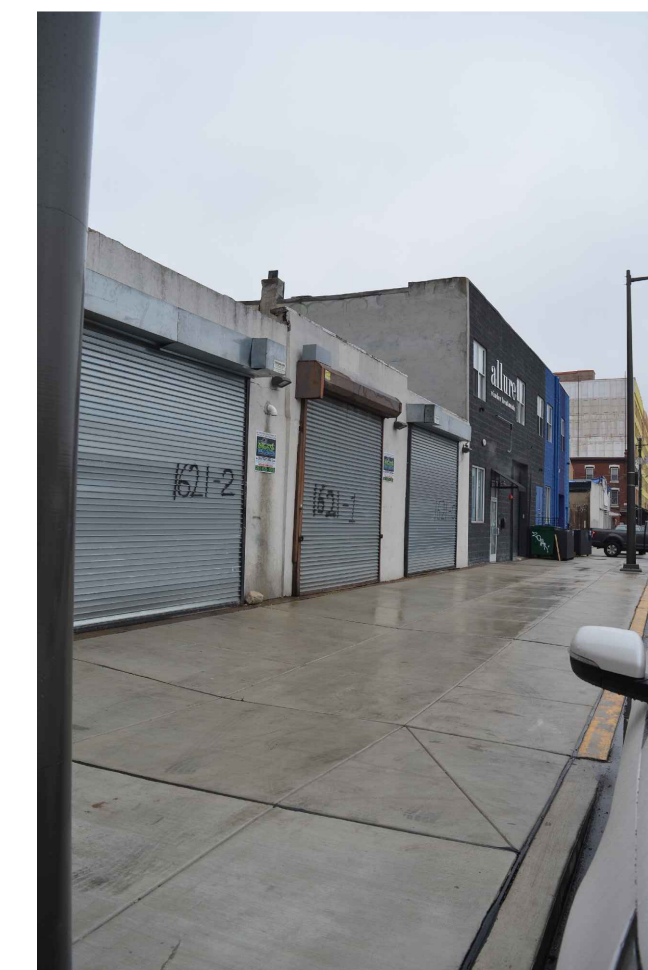
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SITE PLAN LEGEND

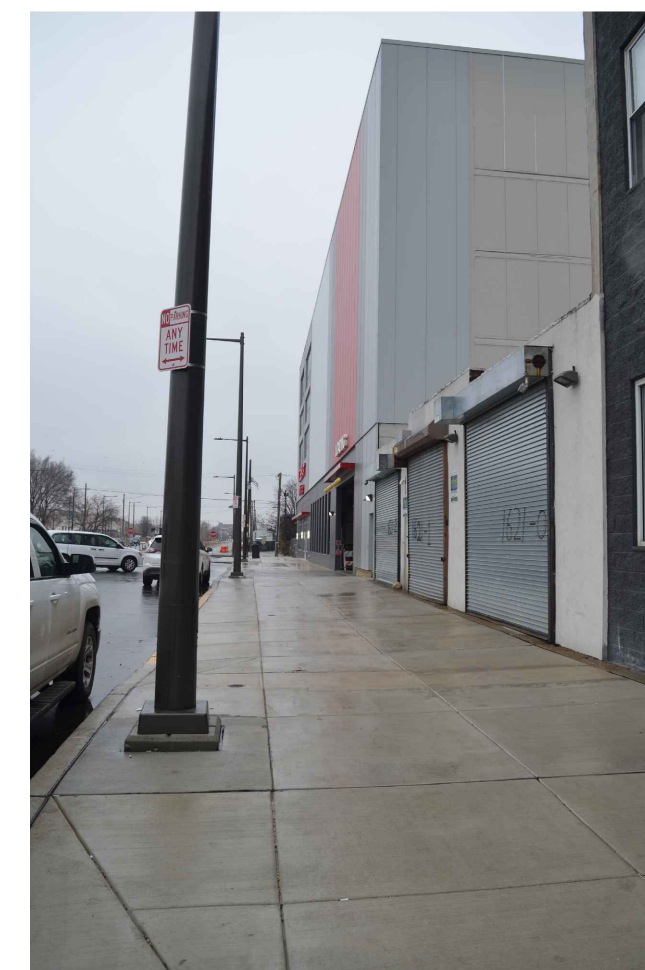
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- STOP SIGN
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- WATER VALVE
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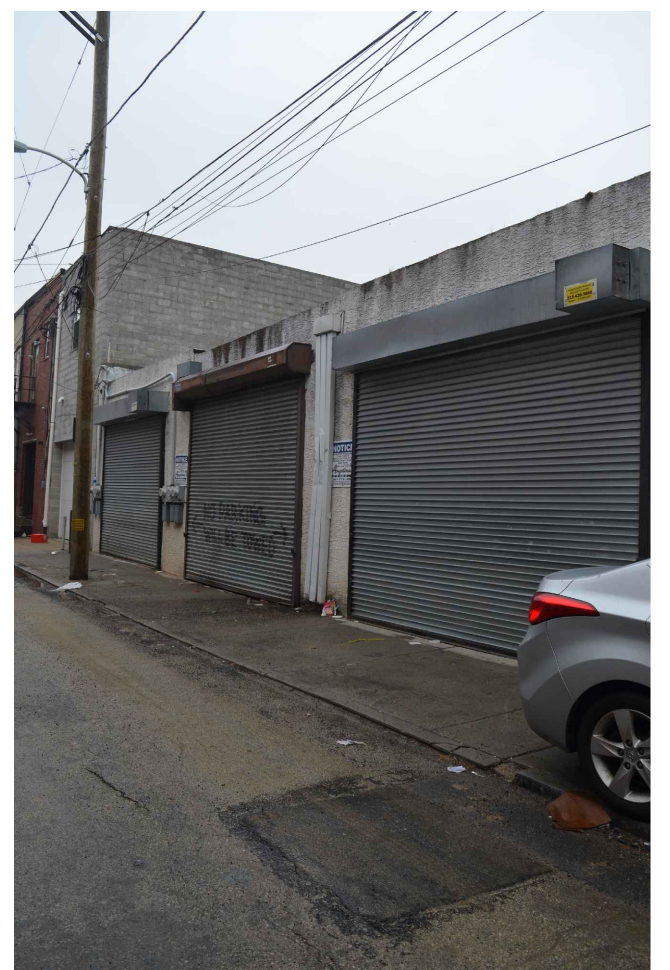
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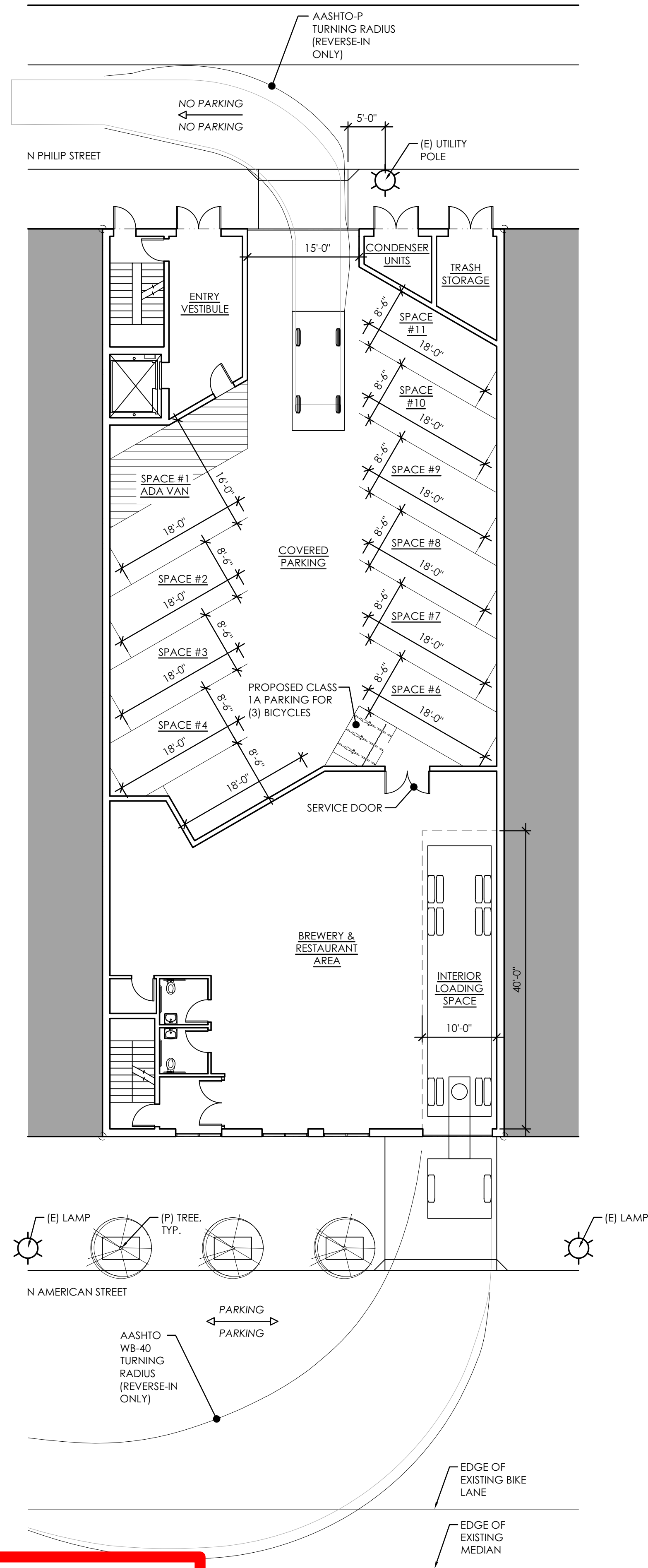
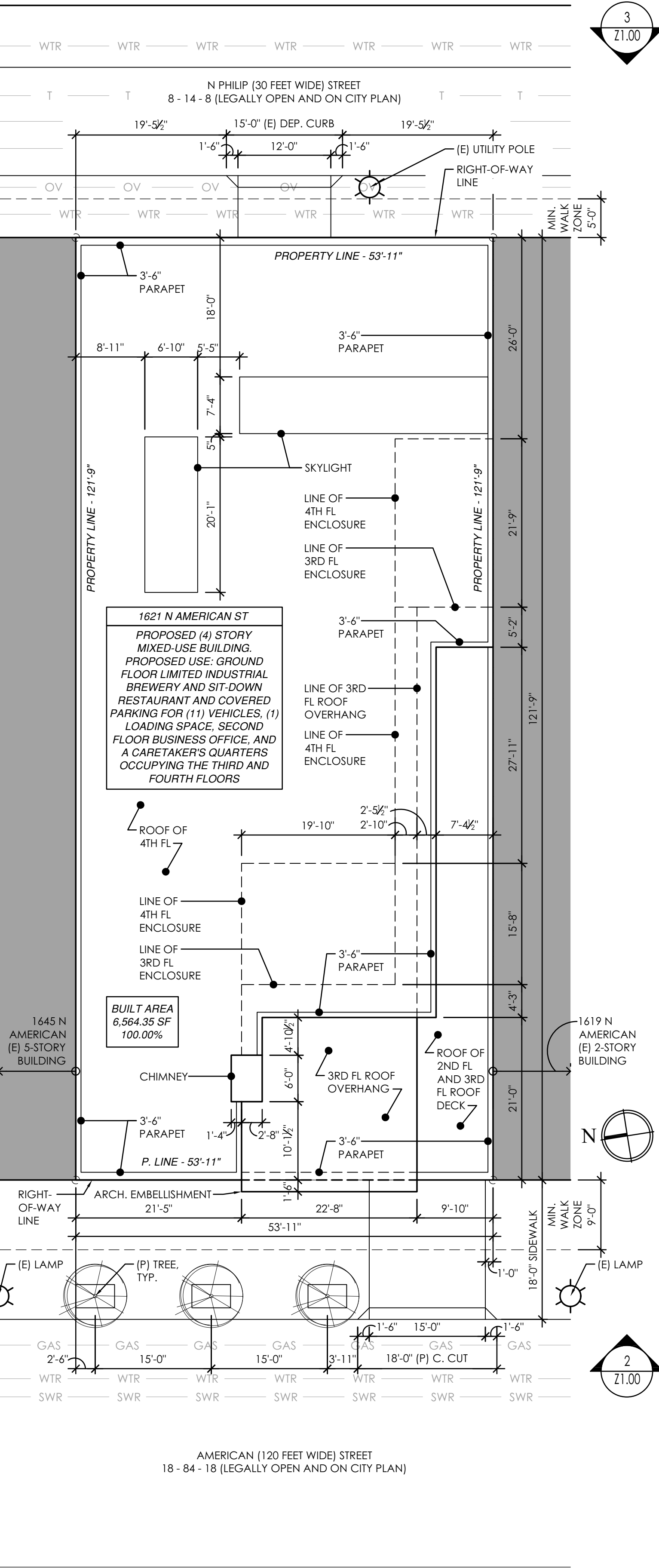
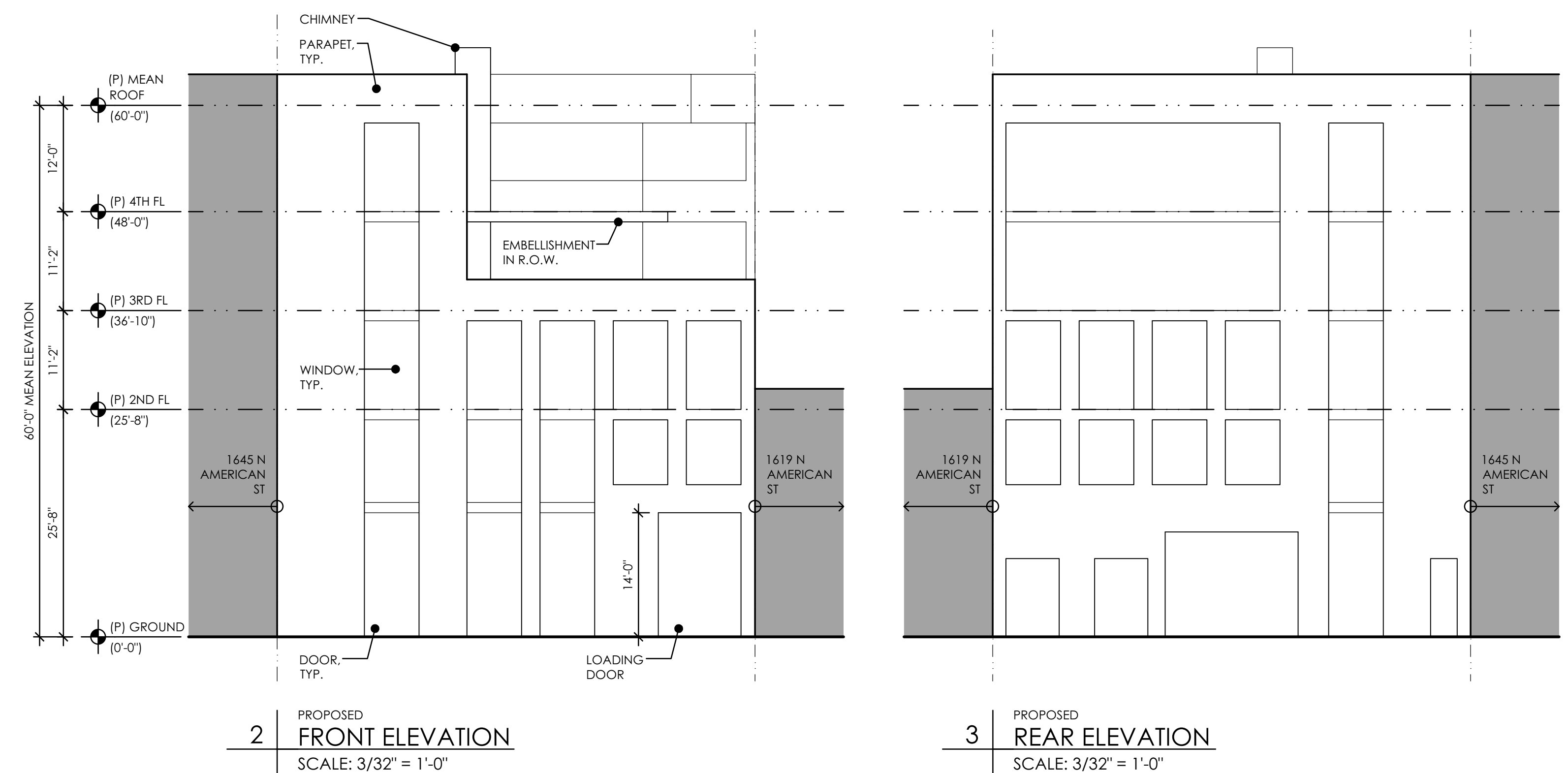
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REFERENCE
ONLY

1 PROPOSED
SITE PLAN
SCALE: 3/32" = 1'-0"

1A PROPOSED
PARKING PLAN
SCALE: 3/32" = 1'-0"

REAR LOT LINE, PRIMARY FRONTAGE,
AND REAR STREET

REAR LOT LINE OPPOSITE: N American St
PRIMARY FRONTAGE: N American St

REAR STREET: _____

Applied Electronically By: Gregory Waldman
June 30, 2023

Ledger No.: E-4604

Philadelphia City Planning Commission

REFERENCE
ONLY

APPROVAL STAMP AREA