

Zoning Permit

Permit Number ZP-2023-006752

LOCATION OF WORK 1930 E HUNTINGDON ST, Philadelphia, PA 19125-1110	PERMIT FEE \$406.00	DATE ISSUED 11/1/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER GLASSWORKZ LLC	PO BOX 14066 PHILADELPHIA PA 19122
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OWNER CONTACT 1 Patrick McHugh	1714 Memphis Street, Apt 111, Philadelphia, PA. 19125.
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR DEMOLITION OF EXISTING ONE STORY AND TWO STORY STRUCTURES AND, THE ERECTION OF FIVE STORY ADDITION AND TWO STORY ADDITION ABOVE THE EXISTING STRUCTURE THIRD FLOOR AND ERECTION OF ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE ALL AS PART OF AN EXISTING SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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

1930 E HUNTINGDON ST, Philadelphia, PA 19125-1110

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE ON GROUND FLOOR (IN IRMX DISTRICT, AN INDUSTRIAL USE MUST ACCOUNT FOR A FLOOR AREA EQUAL TO AT LEAST 50% OF THE TOTAL GROUND FLOOR AREA OF BUILDINGS ON THE LOT (ZONING CODE SECTION 14-602(5)(a)[3]) USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY AND RESIDENTIAL LOBBY AT FIRST FLOOR, AND MULTI-FAMILY HOUSEHOLD LIVING TWENTY-EIGHT (28) DWELLING UNITS ON 2ND THROUGH 5TH FLOOR AND ACCESSORY OFF STREET PARKING TOTAL SEVENTEEN (17) SPACES INCLUDING ONE ADA SPACE (INCLUDING 1 VAN ACCESSIBLE) ON GROUND FLOOR AND TEN (10) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. ** NO SIGN ON THIS PERMIT **

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.

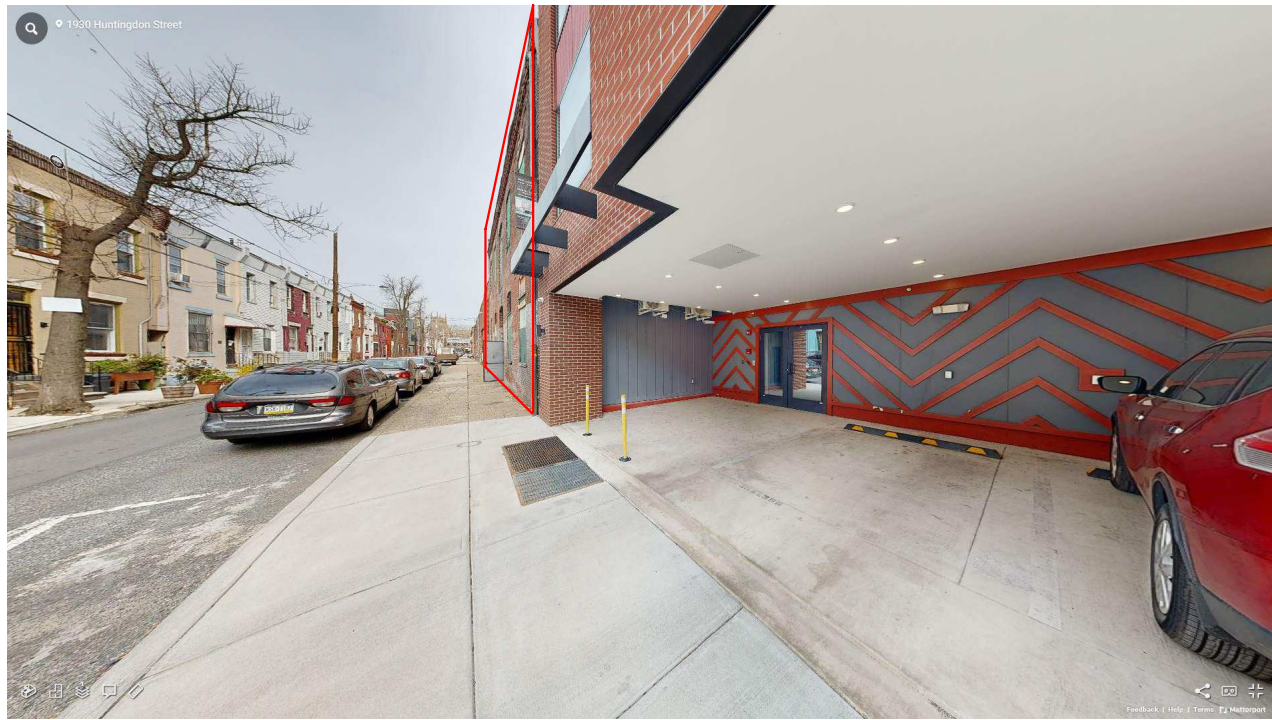
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

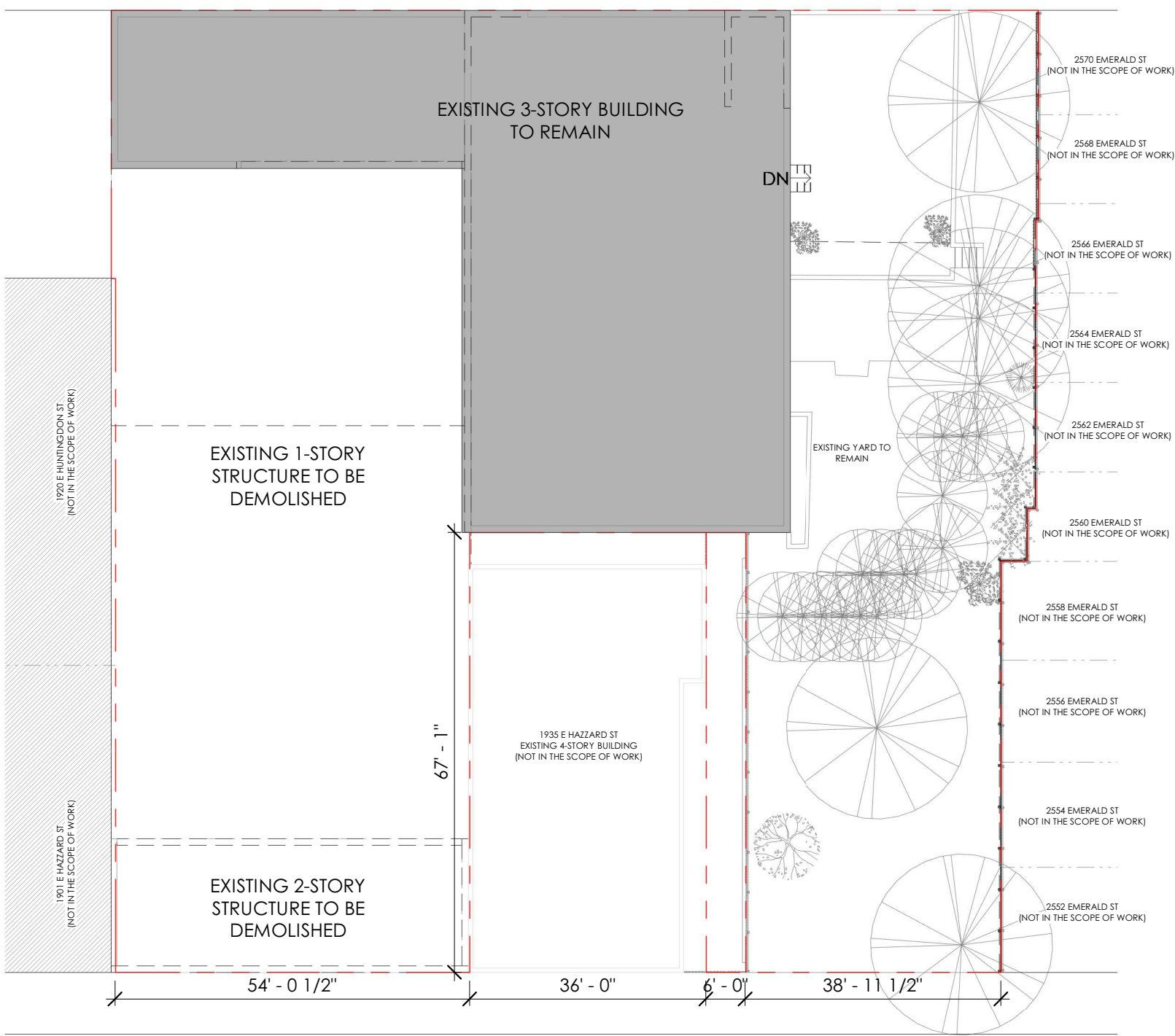


4 LOOKING AT THE SITE ON E HUNTINGDON ST
Z-1 N.T.S.



3 LOOKING AT THE SITE ON E HAZZARD ST
Z-1 N.T.S.

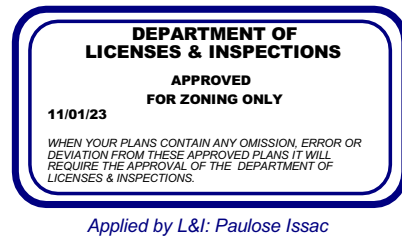
E HUNTINGDON STREET
(13'-34'-13) 60' WIDE
LEGALLY OPEN/ON CITY PLAN
(CITY NEIGHBORHOOD)
PARKING
TRAVEL
PARKING



E HAZZARD STREET
(10'-20'-10) 50' WIDE
LEGALLY OPEN/ON CITY PLAN
(LOCAL STREET)
PARKING
TRAVEL
PARKING

2 Site Plan - Existing
Z-1 3/64" = 1'-0"

APPROVALS



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: E Huntingdon Street

PRIMARY FRONTAGE: E Huntingdon Street

REAR STREET:

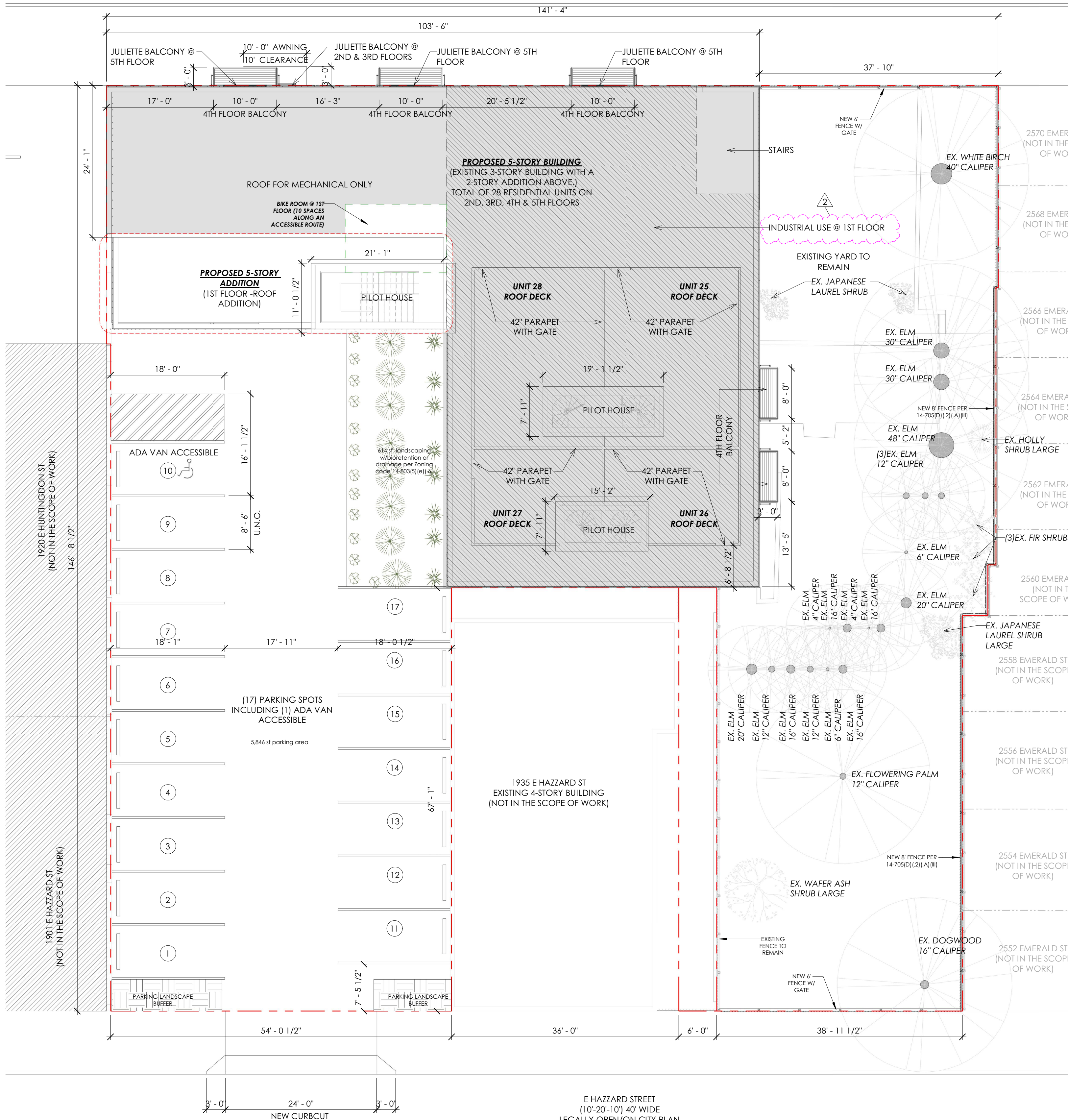
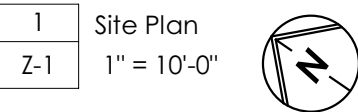
Applied Electronically By: SARAH CHIU

October 20, 2023

Ledger No.: E-4954

Philadelphia City Planning Commission

1 Site Plan
Z-1 1" = 10'-0"



E HAZZARD STREET
(10'-20'-10) 40' WIDE
LEGALLY OPEN/ON CITY PLAN
(LOCAL STREET)
PARKING
TRAVEL
PARKING

PER TABLE 14-701-4 [5]
INDUSTRIAL USE @ 1ST FLOOR

PER TABLE 14-701-4 [5]
INDUSTRIAL USE @ 1ST FLOOR :
3,775.8 SF (INDUSTRIAL USE) / 6,037.0 SF
(GROUND FLOOR) = 62.5%

ZONING INFORMATION

1930 HUNTINGDON STREET, PHILADELPHIA PA 19125

Lot Area	Proposed Bldg Area
17,864 SF	767.9 SF (FOOTPRINT ADDITION) +5,269.3 SF (EXISTING FOOTPRINT TO REMAIN) 6,037 SF (NEW FOOTPRINT)

ZONING CLASSIFICATION: **IRMX**

OVERLAY: N/A

SCOPE OF WORK:

- 4TH & 5TH FLOORS ADDITION ATOP EXISTING 3 STORY STRUCTURE. (TOTAL 5-STORIES)
- 5-STORY ADDITION (1ST FLOOR TO ROOF ADDITION)
- (28) RESIDENTIAL UNITS ON 2ND, 3RD, 4TH & 5TH FLOORS.
- INDUSTRIAL USE @ 1ST FLOOR MIN. 50% OF GROUND FLOOR (MIN. 2,836 SF. USE PERMIT TO BE FILED SEPARATELY).
- RESIDENTIAL LOBBY @ 1ST FLOOR.
- (17) PARKING SPACES INCLUDING 1 ADA VAN ACCESSIBLE. 10 BIKE SPACES @ 1ST FLOOR ALONG ACCESSIBLE ROUTE.
- DEMOLITION OF EXISTING STRUCTURE AS SHOWN IN THE PLAN.

LIMIT OF DISTURBANCE	REQUIRED	PROPOSED
2,449.7 SF (EXISTING SLAB ON GRADE TO REMAIN EXCEPT NEW LANDSCAPE AREA)		

LOT DIMENSIONS	INTER.: 75% CORNER: 80%	6,037 SF/17,864 SF = 33.8%
MAX. OCCUPIED AREA (%)		

YARDS

MIN. FRONT YARD DEPTH 0 [3] EXISTING

MIN. SIDE YARD WIDTH (EA.) 0 [3] EXISTING

MIN. REAR YARD DEPTH 0 [3] EXISTING

HEIGHT

MAX. HEIGHT 60 [4][5] 70'-2" (PROPOSED) PER Notes for Table 14-701-4, [5], [6]

FLOOR AREA RATIO

MAX. FLOOR AREA RATIO 500% 168.97%

- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 40 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- [6] The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots or
- [7] The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

PARKING

MULTI-FAMILY (2% ADA) 3 / 10 UNITS 9 REQ., 17 PROPOSED (INCLUDING 1 ADA VAN ACCESSIBLE)

INDUSTRIAL/ COMMERCIAL SEE TABLE 14-802-3 UNDER SEPARATE PERMIT

BICYCLE PARKING

MULTI-FAMILY FEWER THAN 12 DWELL. = 0 10

12+ DWELL. = 1 PER 3 10

12+ DWELL. AGE RES. = 1 PER 10 0

INDUSTRIAL/ COMMERCIAL (GROSS FLOOR AREA) 0 - 7,500 SF = 0 0

7,501 - 20,000 SF = 2 0

OVER 20,000 SF = 1 / 10,000 SF 0

STREETS DEPARTMENT RIGHT OF WAY

STREET BREAK-DOWN :

E HUNTINGDON STREET (13'-34'-13)

E HAZZARD STREET (10'-20'-10)

ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURBCUT	PROPOSED	24' WIDE
AWNING	PROPOSED	(1) 3'X10' ON E HUNTINGDON
BALCONY	PROPOSED	(3) 3' X 10' @ 4TH FLOOR ON E HUNTINGDON ST

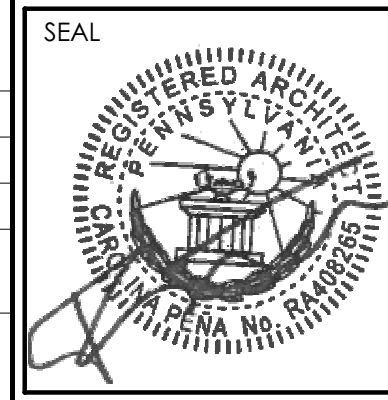


0 LOCATION MAP
Z-1 N.T.S.



GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO 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 EXISTING RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

DATE	REVISIONS/SUBMISSIONS	PER 2023/07/24 L&I & CITY PLANNING COMMENTS
2023-08-03	PER 2023/07/24 L&I & CITY PLANNING COMMENTS	PER 2023/08/18 L&I RFI
2023-09-26		



DRAWN BY	CHECK BY	PROJECT No.
APS/AM	ME/EC	202303-04
ISSUED:	2023-08-14	

1930 E Huntingdon St
Philadelphia PA 19125

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

Z-1

9/26/2023 11:54:07 AM



PARALLEL
ARCHITECTURE
STUDIO, LLC

230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO 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) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS
REVISIONS/SUBMISSIONS

SEAL

**SCHEMATIC
DRAFT
NOT FOR
CONSTRUCTION**

DRAWN BY	CHECK BY	PROJECT No.
AK	EC	202303-04
ISSUED: 2023-08-14		

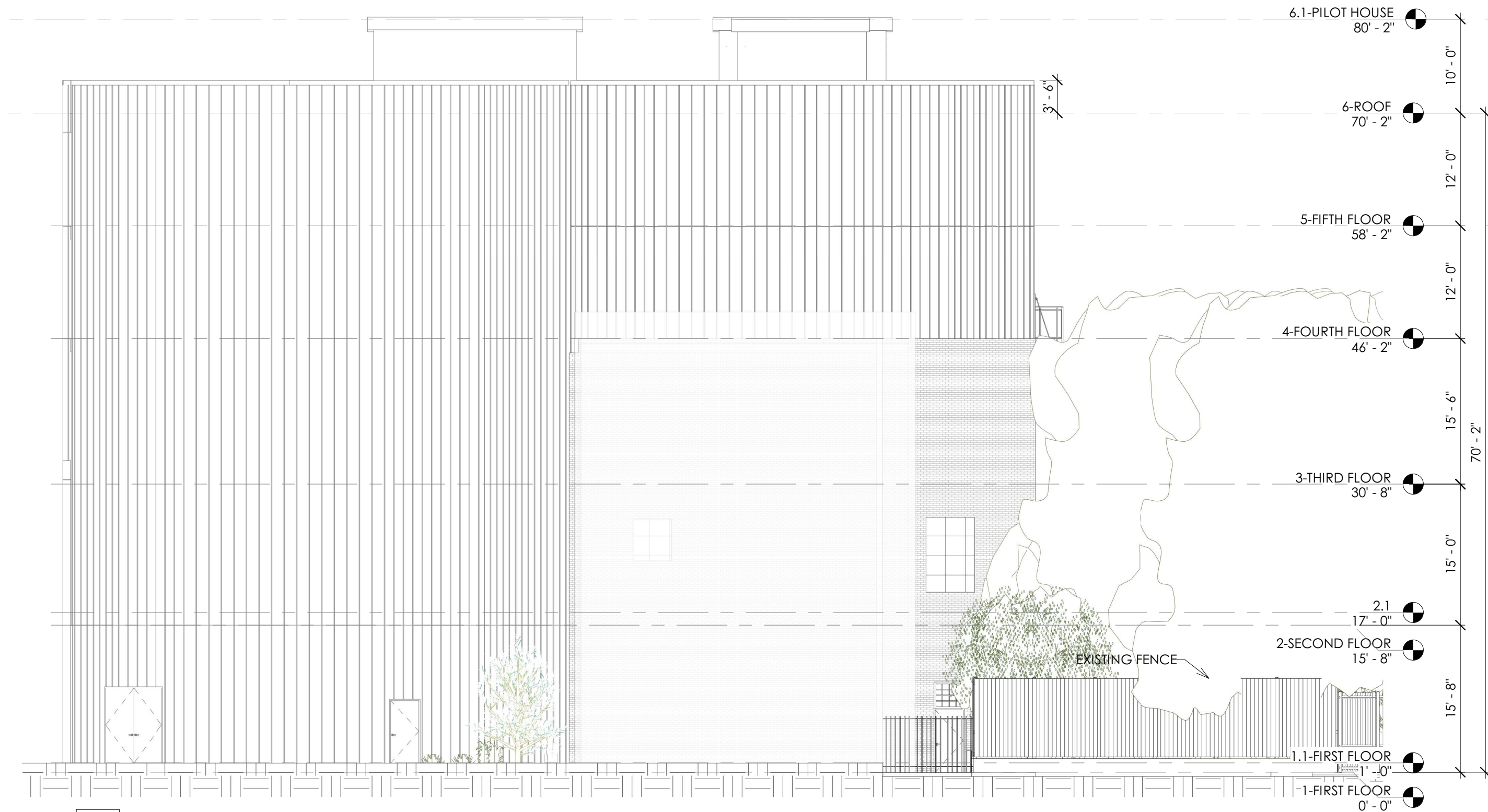
PROJECT
1930 E Huntingdon St
Philadelphia PA 19125

DRAWING TITLE
ZONING
ELEVATIONS

SHEET No

Z-2

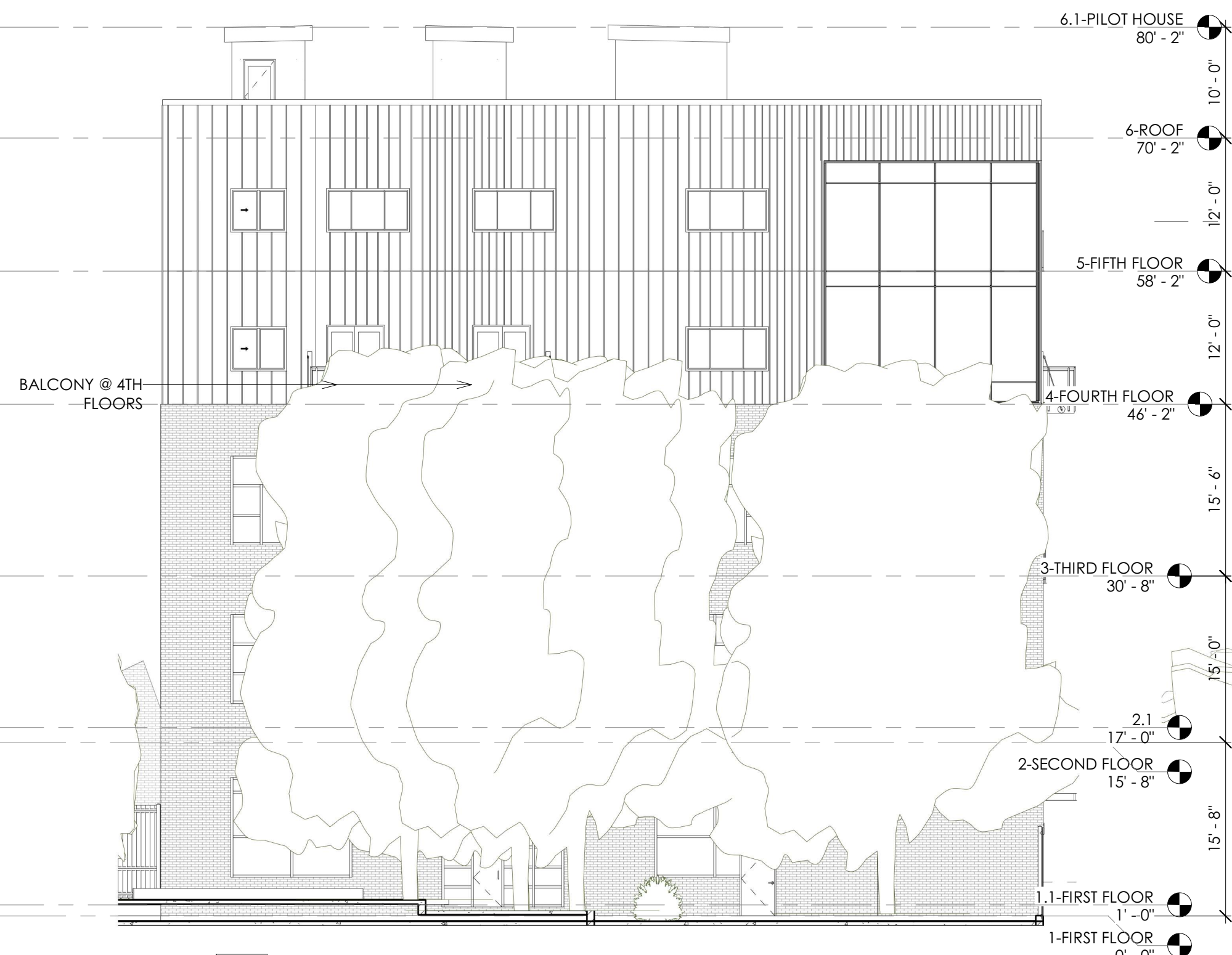
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2 West Elevation (E Hazard St) - ZONING PROPOSED
Z-2 3/32" = 1'-0"



3 North Elevation - ZONING PROPOSED
Z-2 3/32" = 1'-0"



4 South Elevation - ZONING PROPOSED
Z-2 3/32" = 1'-0"

APPROVALS



1 East Elevation (E Huntingdon St) - ZONING PROPOSED
Z-2 1/8" = 1'-0"