

# **Zoning Permit**

**Permit Number** ZP-2023-013636

LOCATION OF WORK	PERMIT FEE	DATE ISSUED	
1434-36 FEDERAL ST, Philadelphia, PA 19146-3137	\$456.00	4/17/2024	
	ZBA CALENDAR	ZBA DECISION DATE	
	ZONING DISTRICTS		
	CMX2		

PERMIT HOLDER

ERNEST HILL MACHINE CO

1434-36 FEDERAL ST PHILADELPHIA PA 19146-3137

OWNER CONTACT 1

**OWNER CONTACT 2** 

TYPE OF WORK

New construction, addition, GFA change

#### APPROVED DEVELOPMENT

FOR THE PARTIAL DEMOLITION OF A REAR ADDITION AND FOR THE ERECTION OF A REAR ADDITION ON AN EXISTING ATTACHED BUILDING. SIZE AND LOCATION AS SHOWN IN PLANS.

#### APPROVED USE(S)

Residential - Household Living - Multi-Family

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.
- 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

1434-36 FEDERAL ST, Philadelphia, PA 19146-3137

#### ADDITIONAL USE DETAILS

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

GROUND FLOOR COMMERCIAL SPACE + EIGHT (8) 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 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.

### **PROJECT ADDRESS:**

1434-36 FEDERAL ST PHILADELPHIA, PA 19146-3137

### **ZONING DISTRICT:**

STREET ENCROACHMENTS

1434-36 FEDERAL ST

6' X 18' GRANITE CURB -

SAWCUT RUADWAY—

6' STONE SUB-BASE -

GRANITE CURB

TYPICAL SECTION (NOT TO SCALE)

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED USE)

CMX-2	REQ. / ALLOWED	EXISTING 4010 SF		PROPOSED	
LOT AREA	N/A			4010 SF	
USE	COMMERCIAL + 8-UNIT DWELLING	MIXED USE COMMERCIAL		COMMERCIAL + 8-UNIT DWELLING	
COVERAGE	MAX 75%	3,457 SF	86.2%	3,007 SF	75.0%
OPEN AREA	MIN 25%	553 SF	13.8%	1,003 sf	25.0%
FRONT YARD	N/A	NONE		NONE	~~~~~~
SIDE YARD	5' - 0" IF USED	0' - 0"		NONE	
REAR YARD	9' - 0" MIN	0' - 0"		11' - 2"	
HEIGHT	38' - 0" A.G. MAX	+/-39' - 3"		+/-39' - 3"	(XST TO REMAIN)

EXISTING 4' - 6" ENTRY STAIR

EXISTING 3' - 0" EGRESS WELL

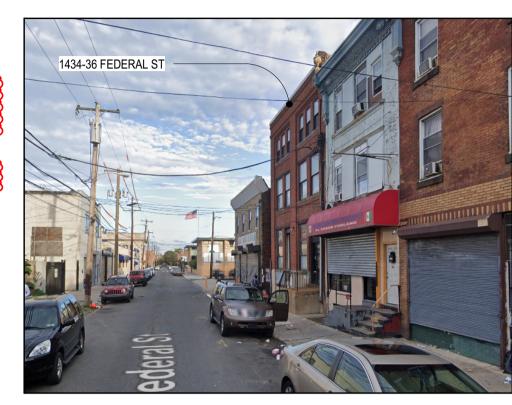
(XST TO REMAIN)

(XST TO REMAIN)

## **SCOPE OF WORK:**

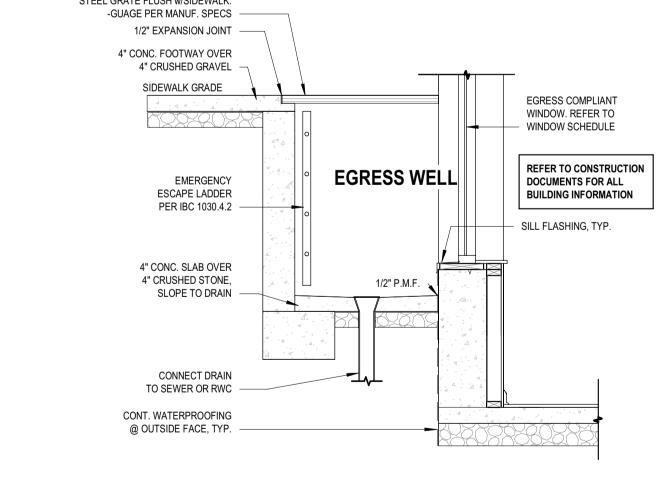
FOR THE PARTIAL DEMOLITION OF AN EXISTING 1 STORY REAR ADDITION.

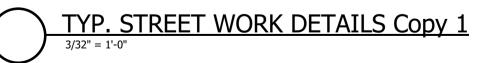
FOR THE INTERIOR RENOVATION OR AN EXISTING 3-STORY +CELLAR STRUCTURE TO BE CONVERTED INTO A COMMERCIAL + 8 UNIT MULTIFAMILY BUILDING WITH A PROPOSED 3-STORY + CELLAR REAR ADDITION.







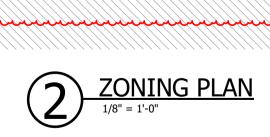




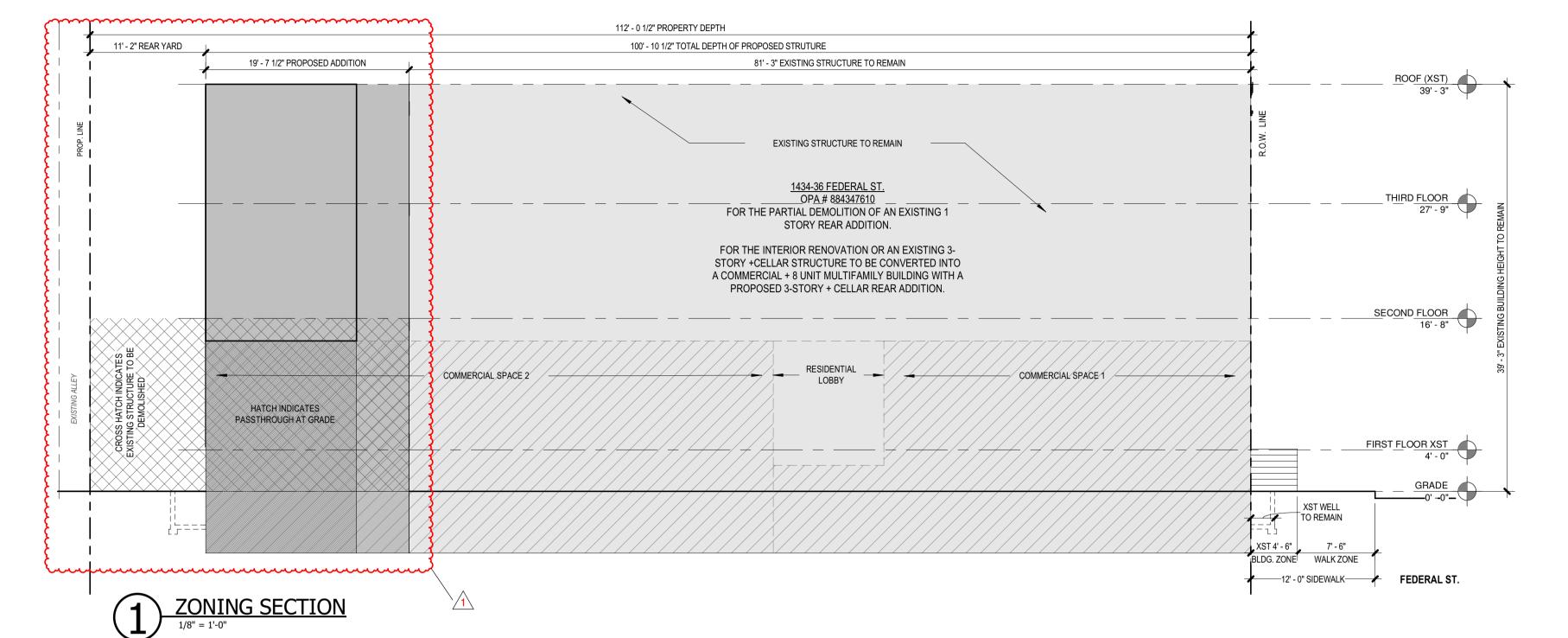
CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
TYPICAL CURB AND FOOTWAY
CONSTRUCTION AND ROADWAY RESTORATION

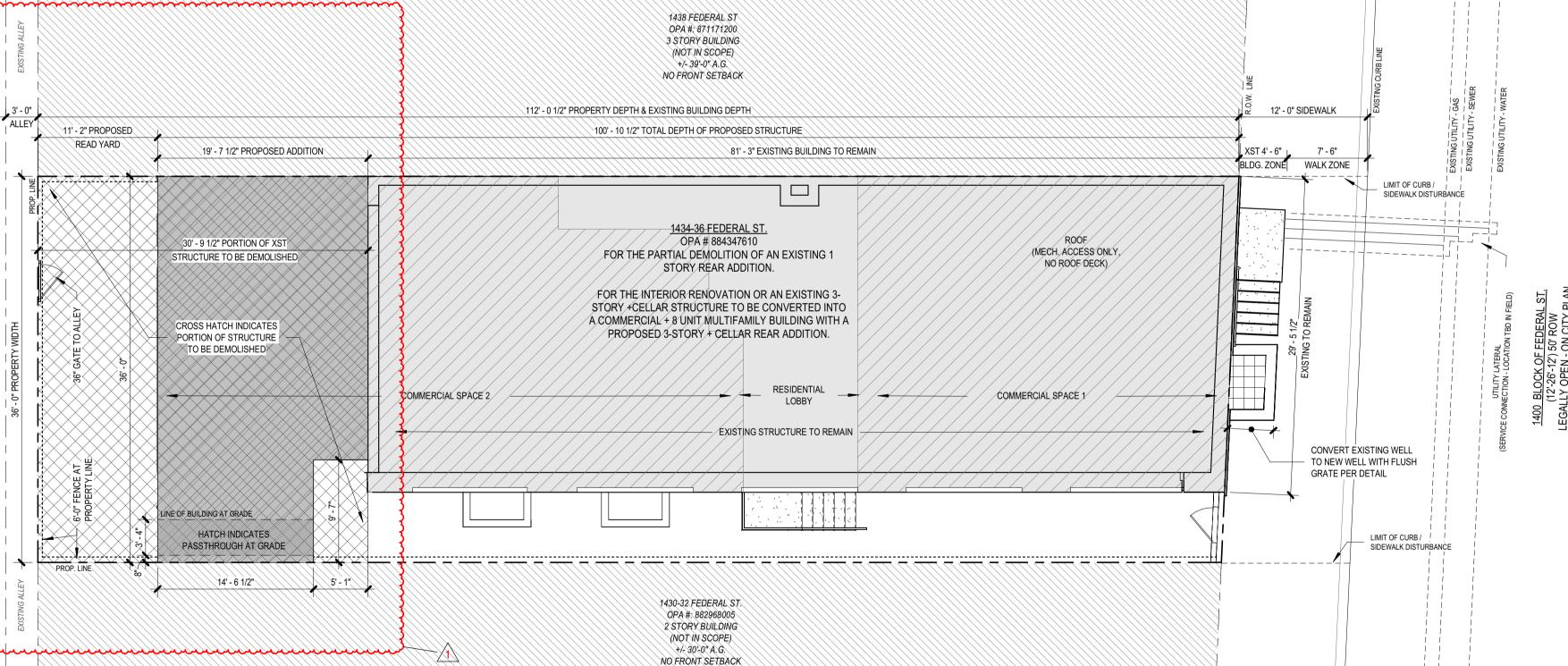
\* 6' WITHIN ADA RAMP CONSTRUCTION LIMITS

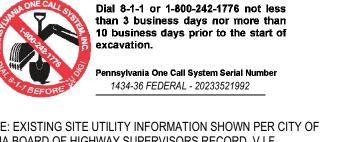
TYP. EGRESS WELL IN SIDEWALK (Z) Copy 1











PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE.

**Gnome Architects LLC** 1901 s. 9th st. Rm. 310 Philadelphia PA 19148

gnomearch.com

P: 215 279 7531

<u>OWNER</u> ERNEST HILL MACHINE CO

1434-36 FEDERAL ST

PHILADELPHIA, PA 19146

STRUCTURAL ENGINEER POULSON & ASSOCIATES

8 W 2nd St Media, PA 19063 610.566.2786

**REVISIONS** DESCRIPTION PROJECT ISSUE **ISSUE DATE** PROFESSIONAL SEAL



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> **DRAWING TITLE ZONING**

PROJECT NUMBER:

DRAWING NO.

0438

**Z.0**