

Zoning Permit

Permit Number ZP-2024-003737

LOCATION OF WORK 3439 N 17TH ST, Philadelphia, PA 19140-4916	PERMIT FEE \$754.00	DATE ISSUED 6/10/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 7TH & TIOGA STREET ASSOCIATES	501 W Harford St Milford, Pennsylvania 18337
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE INCLUDING A ROOF DECK, A ROOF DECK ACCESS STRUCTURE, FIFTEEN (15) CLASS A1 BICYCLE PARKING SPACES, AND FOURTEEN (14) PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AS SHOWN ON APPLICATION/PLANS.

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

3439 N 17TH ST, Philadelphia, PA 19140-4916

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING FOR FOURTY-THREE (43) DWELLING UNITS WITH ACCESSORY ROOF DECK AND PARKING. SEPARATE USE PERMIT REQUIRED PRIOR TO ISSUANCE OF CO FOR VACANT COMMERCIAL SPACE AT GROUND FLOOR.

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.

ZONING DATA	
PROJECT ADDRESS	ZONING CLASSIFICATION
3439 N. 17TH ST PHILADELPHIA PA, 19140	CMX3

SCOPE OF WORK
<p>PROPOSED NEW FIVE STORY PLUS PARTIAL CELLULAR STRUCTURE WITH ROOF DECK ACCESSED BY (2) PENTHOUSE STRUCTURES. PROPOSED USE INCLUDES (1) VACANT COMMERCIAL SPACE AT THE FIRST FLOOR PLUS (43) RESIDENTIAL DWELLING UNITS AND 13 ACCESSORY PARKING STALLS AT GRASS (INCLUDING 1 ADA ACCESSIBLE VAN TALL) AND A MINIMUM 15 CLASS 1A BICYCLE PARKING SPACES.</p> <p>(SIZE AND LOCATION AS PER PLANS)</p>


STREETS DEPARTMENT NOTES:
-TEMPORARY LOADING ZONE FOR TRASH PICKUP
LOCATED AT PROPOSED CURBCUT
-LARGEST DESIGN VEHICLE ACCESSING THE DRIVE
AISLE IS MEANT TO BE A PASSENGER VEHICLE AND
ADA VAN

PER SECTION 14-707(05), PARKING LIGHTING WILL BE MOUNTED UNDER THE BUILDING NOT TO EXCEED 25FT ABOVE GRADE.

ZONING DATA

ZONING DATA TABLE - 3439 N. 17TH ST			
	CMX-3 ZONING	REQUIRED/ALLOWED	PROPOSED
LOT AREA	NOT RECD.	5,517 SF	
USE	COMMERCIAL + 43 UNIT DWELLING	COMMERCIAL + 43 UNIT DWELLING	
OCCUPIED AREA	86%	5,810 SF (76.9%)	
OPEN AREA	20%	1,707 SF (20.1%)	
FRONT YARD	NOT RECD.	NONE	
SIDE YARD	6'-0" IF USED	NONE	
REAR YARD DEPTH	NOT RECD.	NONE (REQUIRED)	
HEIGHT	NOT RECD.	56'-6" A.G.	
MAX FAR	500	404	

BUILDING INFORMATION	
STREET ENCROACHMENT	3'-0" ATTACHED METAL AWNING
	1'-0" CORNICE
	(1) 21'-0" CURB CUT
	(1) 3'-0" EGRESS WELL

PARKING INFORMATION	
3/10 REQUIRED PARKING	
43 UNITS * 3/10 = 12.9 PARKING STALLS	
REQUIRED PARKING = 13	
PROPOSED PARKING = 13	

10% INTERIOR LANDSCAPE REQUIREMENT

PROPOSED PARKING AND DRIVEWAY AREA = 1,705.9 SF
 $(1,705.9 \times .10) = 170.6 \text{ SF}$

INTERIOR LANDSCAPE AREA REQUIRED = 170.6 SF
INTERIOR LANDSCAPE AREA PROPOSED = 172.3 SF

INTERIOR SHADE TREE REQUIRED EVERY 200 SF
 $(172.3 / 200) = .86$

INTERIOR SHADE TREES REQUIRED = 1
INTERIOR SHADE TREES PROPOSED = 1

3 INTERIOR SHRUBS REQUIRED EVERY 200 SF
 $(172.3 / 200) \times 3 = 2.58$

INTERIOR SHRUBS REQUIRED = 3
INTERIOR SHRUBS PROPOSED = 3

15 PERENNIALS REQUIRED EVERY 200 SF
 $(172.3 / 200) \times 15 = 12.9$

INTERIOR SHRUBS REQUIRED = 13
INTERIOR SHRUBS PROPOSED = 13

PROPOSED LANDSCAPING				
	QNTY.	BOTANICAL NAME	COMMON NAME	NOTES
CANOPY TREE	1	BETULA NIGRA	RIVER BIRCH	2 1/2" -3" CAL. MULTI STEM B&B
STREET TREE	6 (TBD)	PLATANUS OCCIDENTALIS	LONDON PLANE TREE	2 1/2" -3" CAL. MULTI STEM B&B
SHRUB	3	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	#3 CON
PERENNIALS	13	PANICUM VIRGATUM	RED SWITCH GRASS	#3 CON

Dial 8-1-1 or 1-800-242-1776 not less than 8 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Number
20230471783

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.

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-755 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

<p>ON-SITE & PARKING LOT</p> <p><input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED</p> <p><input type="checkbox"/> WAIVED</p> <p><input type="checkbox"/> IN-LIEU FEE \$ _____</p>	<p>WIRELESS TOWERS</p> <p><input type="checkbox"/> APPROVED</p> <p><input type="checkbox"/> DISAPPROVED</p>
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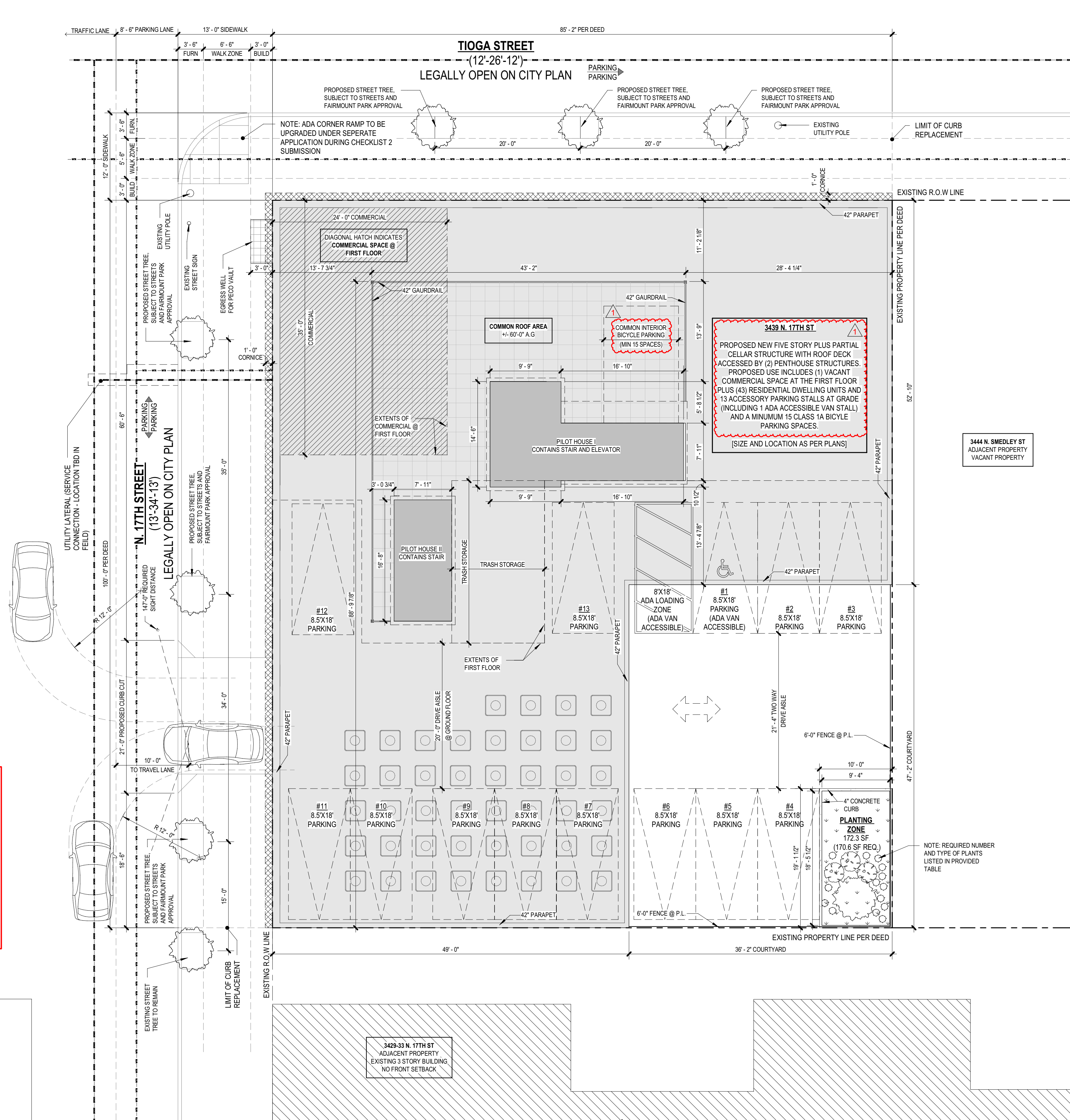
Applied Electronically By: JACK CONVISER

May 13, 2024

E-5563

Ledger No.:

Philadelphia City Planning Commission



ΔGNOME

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COLLIERS ENGINEERING

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PHILADELPHIA PA 19106

PHILADELPHIA
215.861.9021

OWNER

17TH AND TIOGA STREET ASS. LLC

NEW CONSTRUCTION FOR:
3439 N. 17TH ST
3439 N. 17TH ST
PHILADELPHIA PA, 19140

[illegible]

ISSUE DATE	PROJECT ISSUE
04.09.2024	ZONING SUBMISSION

PROFESSIONAL SEAL



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All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

ISSUE DATE:	05.10.2024
CHECKED BY:	DS
DRAWN BY:	BM
PROJECT NUMBER:	0405

DRAWING TITLE

ZONING PLAN

DRAWING NO

Z.0

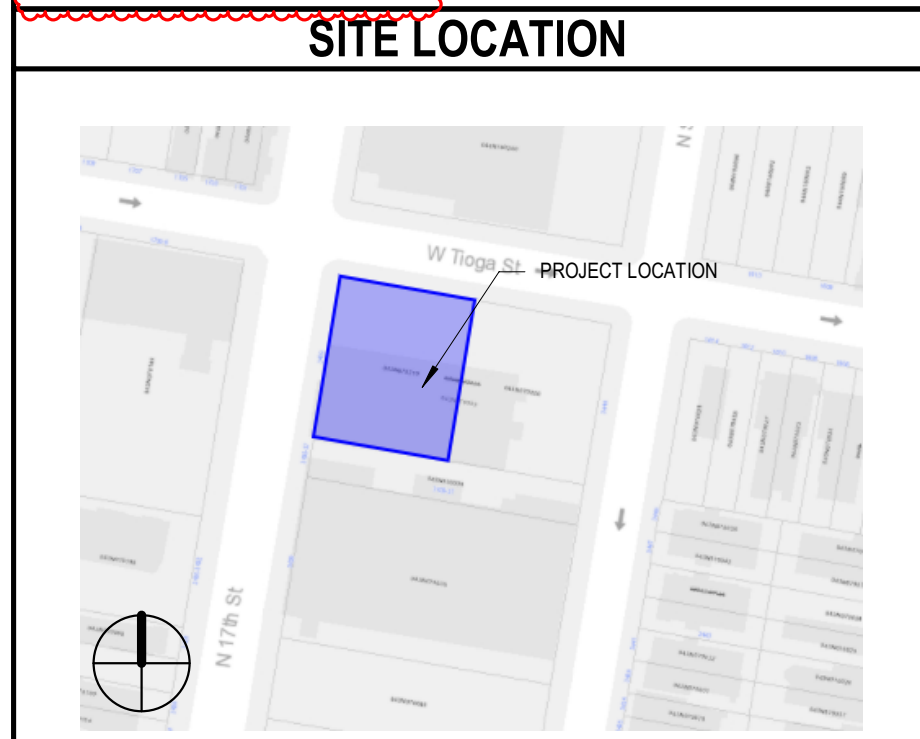
ZONING RFI - 05.10.2024

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REAR YARD DEPTH	NOT REQD.	NOT REQUIRED
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MAX FAR	500	404

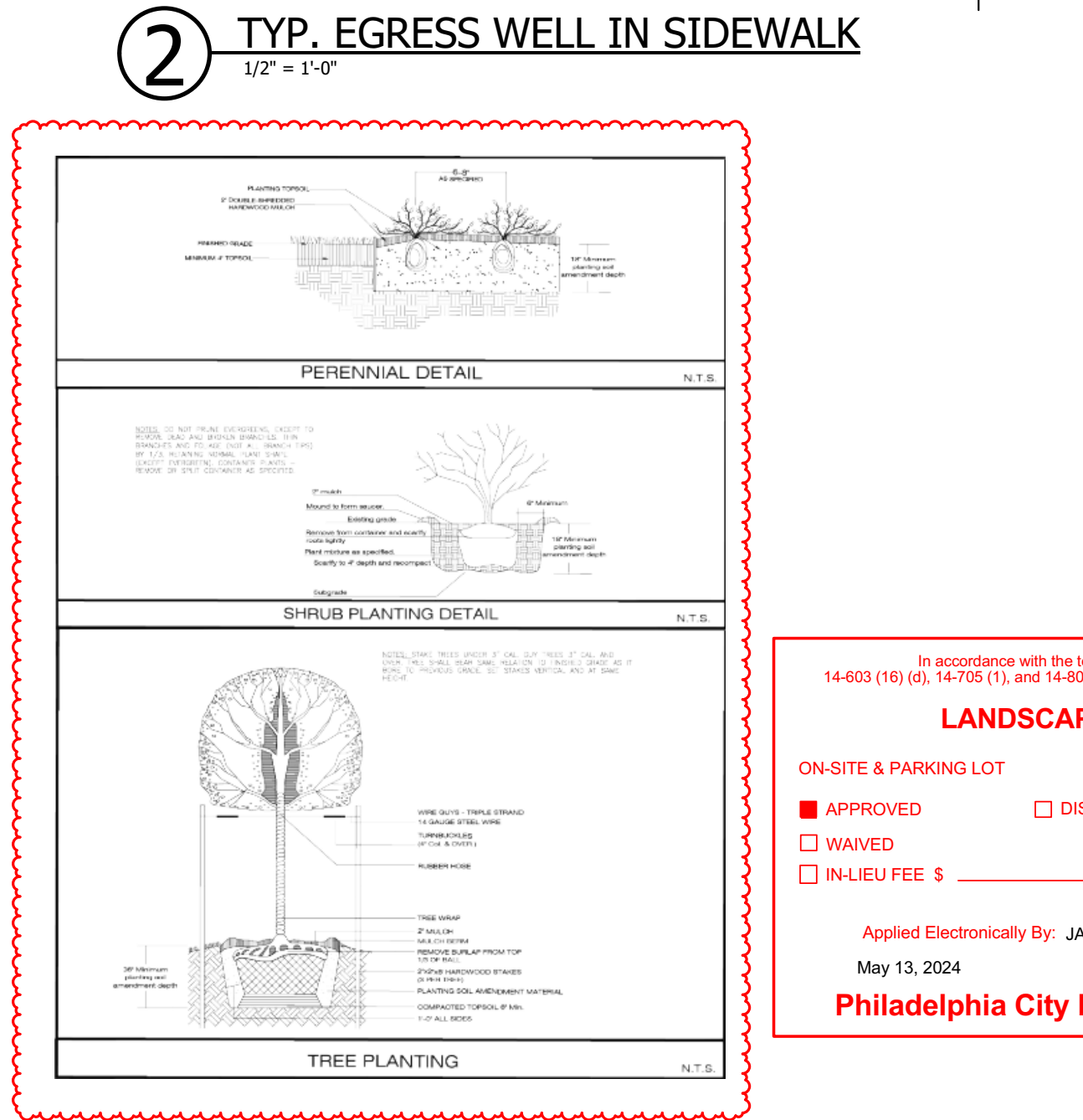
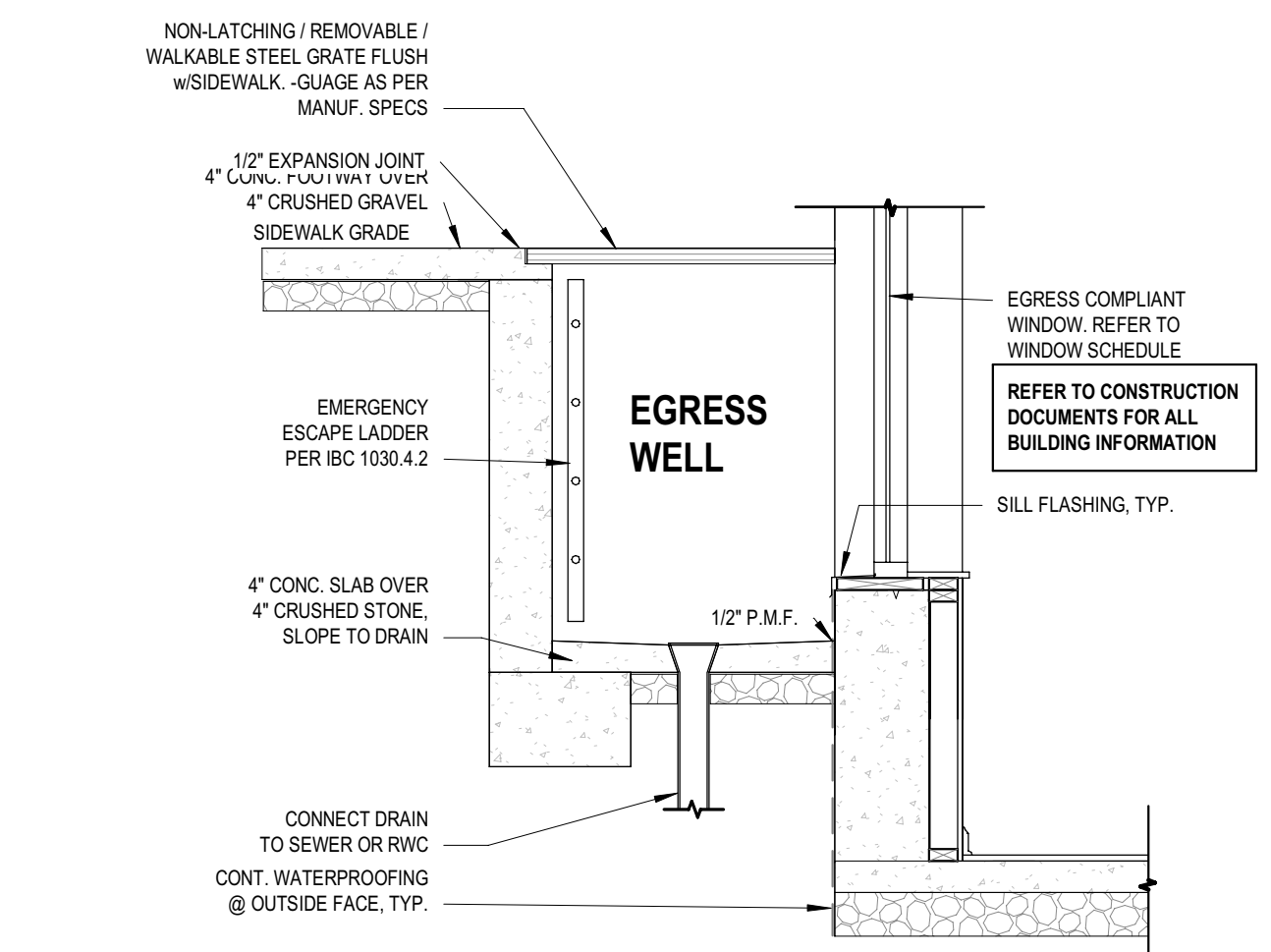
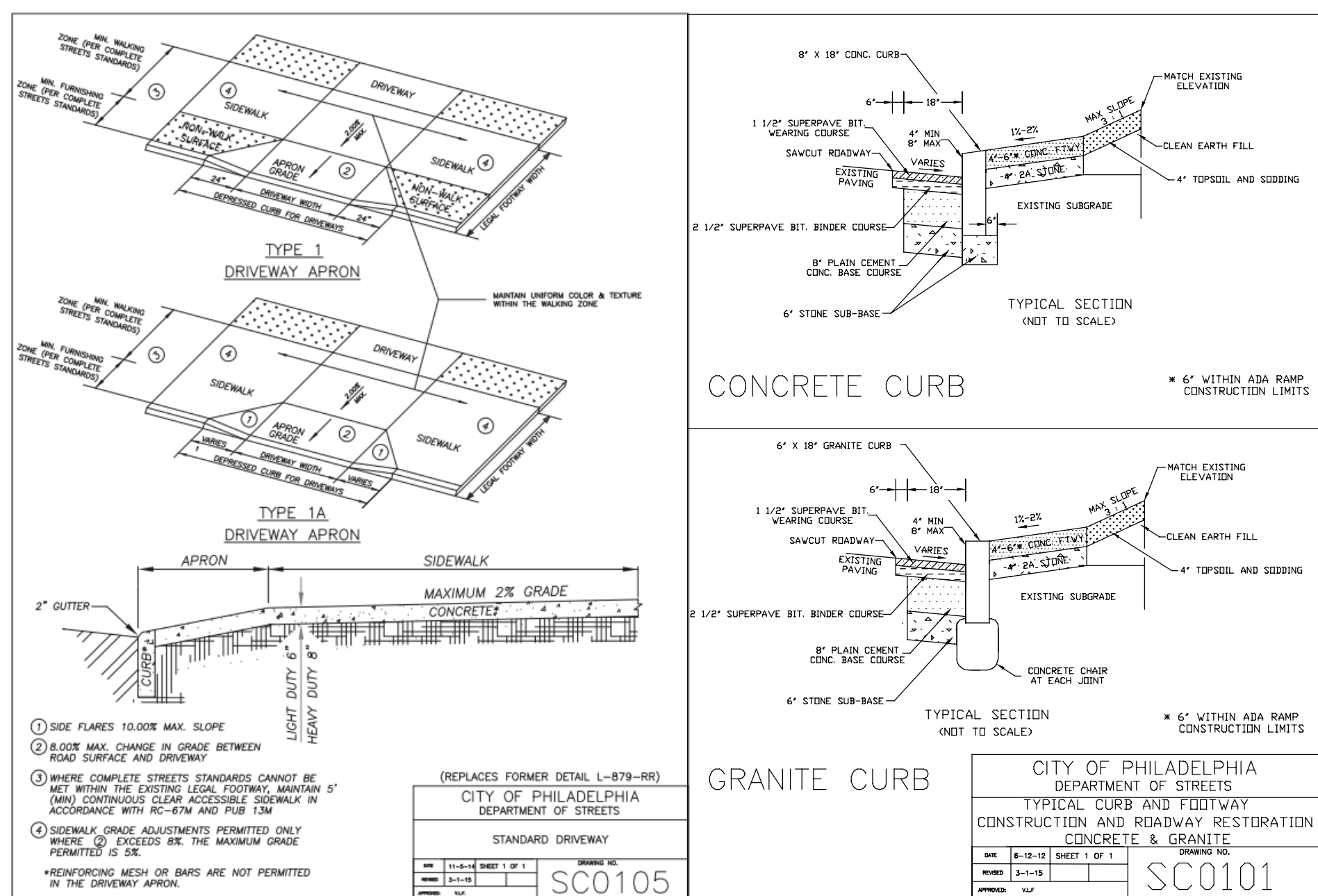
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In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

☒ APPROVED ☐ DISAPPROVED

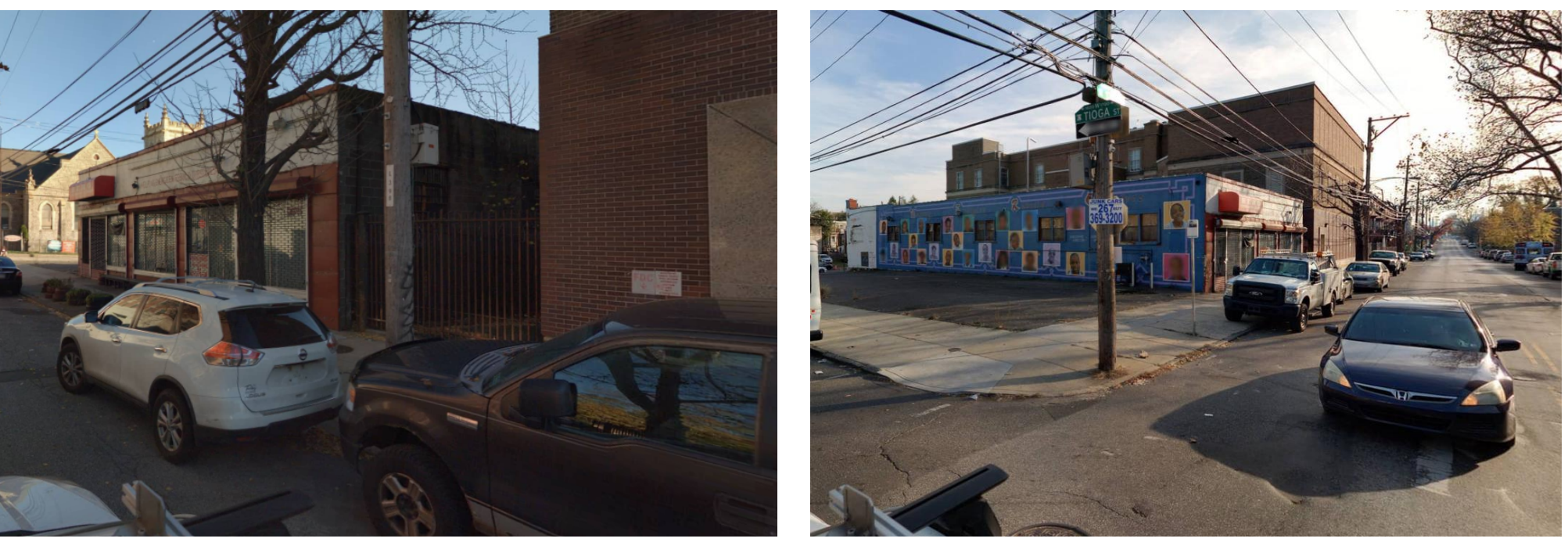
☐ WAIVED ☐ IN-LIEU FEE \$

Wireless Towers

☐ APPROVED ☐ DISAPPROVED

Applied Electronically By: JACK CONVISER
May 13, 2024
Lidger No.: **E-5563**
Philadelphia City Planning Commission

SITE PHOTOS



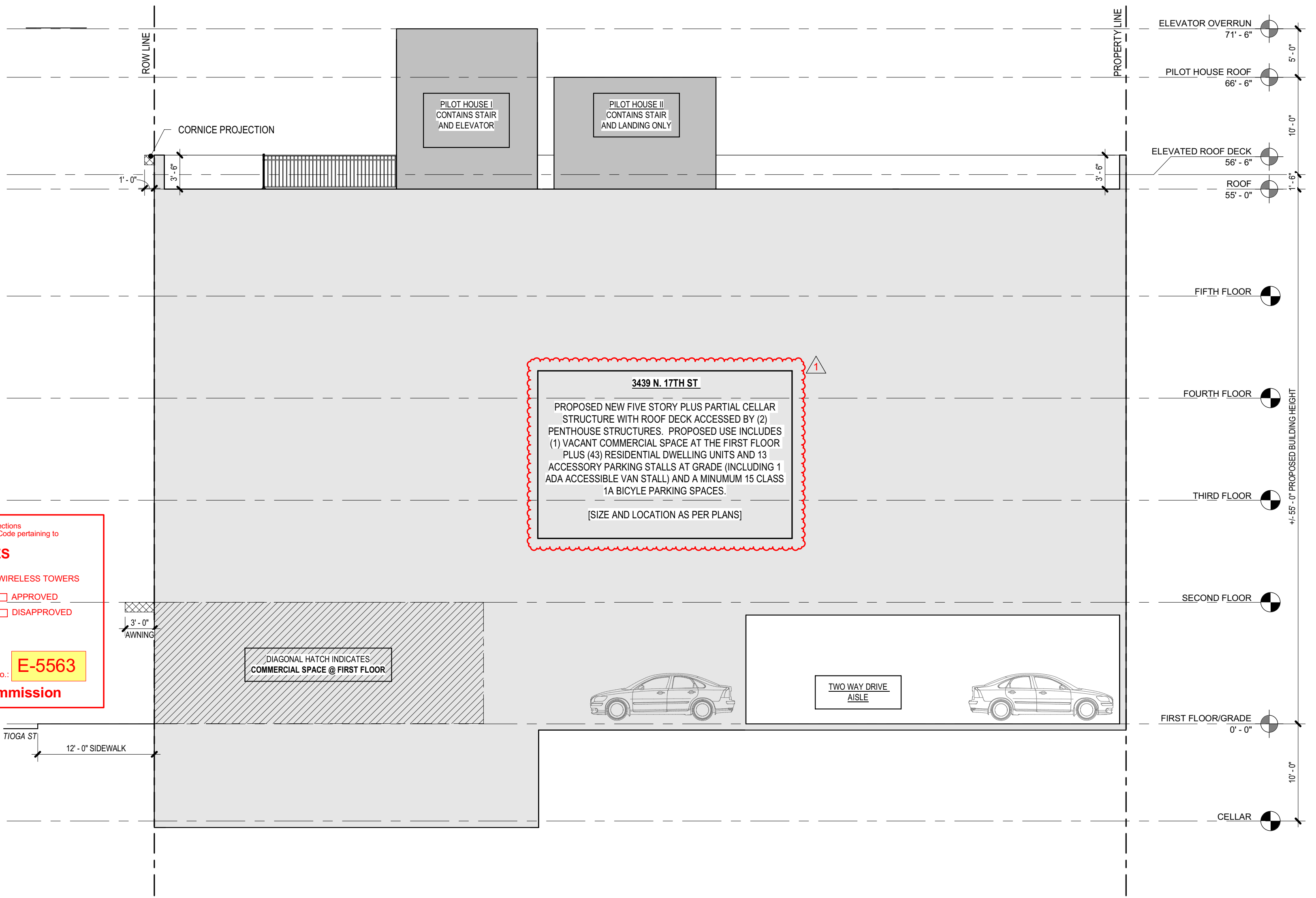
DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

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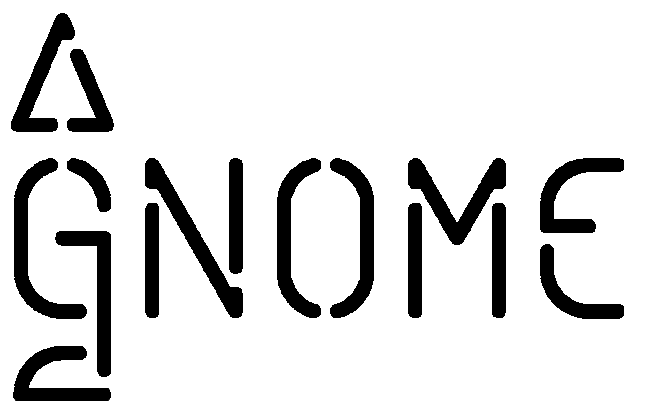
When these plans are used, the user assumes all responsibility for any errors or omissions. The user agrees to hold the Department of Licenses & Inspections harmless from any claims or damages resulting from the use of these plans.

Applied by L&I: Willow Jessop



1 ZONING SECTION
1/8" = 1'-0"

ZONING RFI - 05.10.2024



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OWNER
17TH AND TIOGA STREET ASS. LLC

NEW CONSTRUCTION FOR:
3439 N. 17TH ST
3439 N. 17TH ST
PHILADELPHIA PA, 19140

REVISIONS		
REV#	DATE	DESCRIPTION
1	05/10/2024	ZONING RFI

ISSUE DATE		PROJECT ISSUE	
04.09.2024		ZONING SUBMISSION	

PROFESSIONAL SEAL



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ISSUE DATE:	05.10.2024
CHECKED BY:	Checker
DRAWN BY:	Author
PROJECT NUMBER:	0405

DRAWING TITLE
ZONING SECTION

DRAWING NO.
Z.1