

Zoning Permit

Permit Number ZP-2025-006129

LOCATION OF WORK	PERMIT FEE	DATE ISSUED	
1527-47 CALLOWHILL ST, Philadelphia, PA 19130	\$1,871.00	8/25/2025	
	ZBA CALENDAR	ZBA DECISION DATE	
	ZONING DISTRICTS		
	CMX4		

PERMIT HOLDER

CALLOWHILL PARTNERS LLC

1719 RITTENHOUSE SQUARE CALLOWHILL PARTNERS LLC PHILADELPHIA PA 19103

OWNER CONTACT 1

Tina Roberts

1719 RITTENHOUSE SQUARE, Philadelphia PA 19103

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

Erection of Six (6) Detached Structures with roof decks and roof access structures serving individual dwelling unit. Each structure containing an accessory interior parking space per dwelling unit. Each parking space shall be provided with a branch circuit capable of serving an electrical vehicle rated at 208/240 40 Amp. Site shall include 10 bicycle spaces loacted along the accessiblkt route.

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

1527-47 CALLOWHILL ST, Philadelphia, PA 19130

ADDITIONAL USE DETAILS

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

30 Dwelling Units

This permit is subject to the following specific conditions.

CONDITIONS

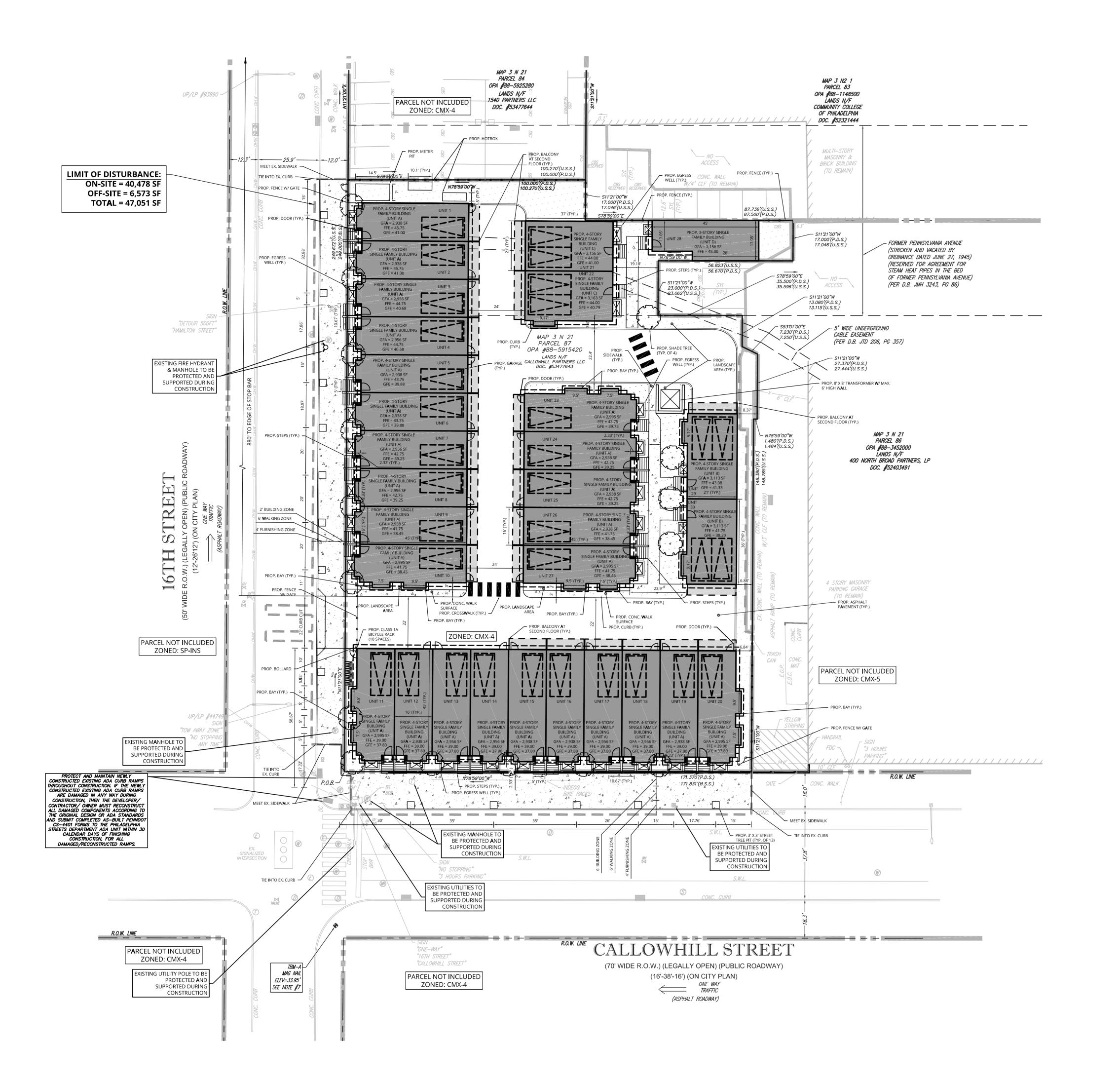
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.





GENERAL NOTES:

THIS PLAN REFERENCES:

A. A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER

1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914

ENTITLED: BOUNDARY & TOPOGRAPHIC SURVEY CENTER CITY CONSTRUCTION AND DEVELOPMENT LLC 1527-1547 CALLOWHILL RD MAP 3N21, PARCEL 87, OPA #88-5915420

CITY & COUNTY OF PHILADELPHIA, 15TH WARD COMMONWEALTH OF PENNSYLVANIA

01/25/2025 PROJECT LOCATION: OPA #88-5915420

1527-1547 CALLOWHILL RD PHILADELPHIA, P**A**, 19130 CALLOWHILL PARTNERS, LLC OWNER/APPLICANT: 1520 LOCUST STREET, SUITE 300

ZONING:

ZONING DISTRICT CMX-4 (CENTER CITY COMMERCIAL MIXED-USE)

PHILADELPHIA, PA 19102

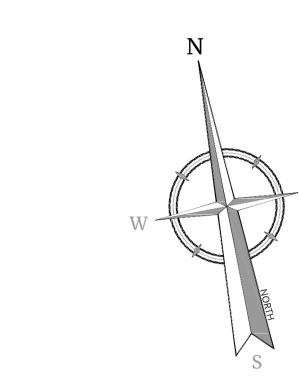
EXISTING USE: PROPOSED USE: OVERLAYS:

SURFACE PARKING LOT 30 RESIDENTIAL UNITS W/ OFF STREET INTERIOR PARKING /NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - SPRING GARDEN - N/A

/CTR CENTER CITY OVERLAY DISTRICT - VINE STREET AREA - N/A /CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA - N/A /VDO FIFTH DISTRICT OVERLAY DISTRICT - N/A

40,988 SF (U.S.S.)/40,767 SF (P.D.S.)

/NIS NARCOTICS INJECTION SITE OVERLAY DISTRICT - N/A /CTR CENTER OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA - N/A



SOURCE: GOOGLÈ MAPS

DISTRICT AND LOT DIMENSIONS MIN. DISTRICT AREA (SF) MIN. STREET FRONTAGE (FT) (CALLO**W**HILL STREET) 171.831' MIN. STREET FRONTAGE (FT) (N 16TH STREET) 249.672' MIN. LOT WIDTH (FT) 171.831' (U.S.S.)

MIN. OCCUPIED **A**REA (% OF LOT) (< 5 STORIES) 54.3% (22,251 SF) 100% YARDS
MIN. FRONT YARD DEPTH (FT) (CALLOWHILL STREET) N/A MIN. FRONT YARD DEPTH (FT) (N 16TH STREET) N/A MIN. SIDE YARD **W**IDTH, EACH (FT) 0' (5' IF USED)

MIN. REAR YARD DEPTH (FT)

MIN. LOT AREA (SF)

MAX. BUILDING HEIGHT (FT)

LANDSCAPING AND BUFFERS REQUIRED

OPTION A (SKY PLANE CONTROLS) OPTION A (SKY PLANE CONTROLS) BULK AND MASSING CONTROLS OR OPTION B (OPEN AREA)

MIN. REQUIRED PARKING SPACE (MULTI-FAMILY) 3 PER 10 UNITS (9 SPACES) 33 SP**A**CES REQUIRED ADA PARKING SPACE 17 FT MAX. PRIVATE RESIDENCE GARAGE WIDTH 35 FT MAX. PRIVATE RESIDENCE GARAGE DEPTH 25 FT

MIN. LOADING SPACES (GFA < 100,000) 0 SPACES 0 SPACES MIN. LOADING SPACE DIMENSIONS 10'W X 40'L X 14'H N/A MIN. BICYCLE SPACES (1 PER 3 DWELLING UNITS) 30 UNITS/3 = 10 SPACES 10 SP**A**CES

LANDSCAPE BUFFER (W/ FENCE OR WALL ADJ. TO RESIDENTIAL) N/A PERIMETER SCREENING N/A PARKING LANDSCAPE (10% PARKING AND DRIVEWAYS) N/A TREE REPLACEMENT/REMOVAL N/A (NO EXISTING TREES)

STREET TREES [1]

AT LEAST ONE STREET TREE PER 35 FT. OF LINEAR FRONTAGE SHALL BE PROVIDED. STREET TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS, PROVIDED THAT THERE IS AT LEAST 15 FT. OF SPACE BETWEEN TREE TRUNKS.

4,948/1,600 = 4 TREES

CALLOWHILL STREET 171.831/35 = 5 TREES 5 TREES [1] N 16TH STREET 8 TREES [1] 249.672/35 = 8 TRESS ROOF DECK
MAX. ROOF DECK ACCESS STRUCTURE AREA MIN. ROOF DECK FRONT BUILDING SETB**A**CK MIN. ROOF DECK ACCESS STRUCTURE FRONT SETBACK MIN. ROOF DECK **A**CCESS STRUCTURE REAR SETB**A**CK

UP = UTILITY POLE

[1] STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH RESULT IN A TREE REDUCTION, AND ALLOW FOR LESS THAN WHAT IS REQUIRED, DUE TO THE EXISTING SITE CONSTRAINTS. [V] - VARIANCE

6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER DEPARTMENT (PWD),

AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENTS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED 8. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.

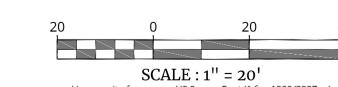
9. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT. 10. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.

II. TRASH PICK UP WILL BE VIA A PRIVATE HAULER. 12. SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT

13. EXISTING CONCRETE CURB AND SIDEWALK ALONG CALLOWHILL STREET AND 16TH STREET TO BE REPLACED AS SHOWN ON THE PLAN. 14. THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 183 OF 230, MAP NUMBER 4207570183G, WITH A REVISED

DATE OF JANUARY 17, 2007. 15. THE PROJECT PROPOSES CELLARS FOR ALL UNITS.

> GARAGES WILL PROVIDE ONE BRANCH CIRCUIT CAPABLE OF SUPPLYING ELECTRIC VEHICLES RATED AT 208 / 240 V 40 AMPERES



Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

LEGEND

				EXISTING		PROPOSED	EXISTING		PROPOSED
					RIGHT OF WAY/		₽	DIRECTION OF TRAFFIC FLOW	
					ADJACENT PROPERTY LINE CURB	FACE		MANHOLE	
						BACK		HYDRANT	
					PROPERTY LINE		0	STREET LIGHT	
	ABBREVIATI	<u>ONS</u>		////	ZONING DISTRICT LINE		\otimes W/	WATER VALVE	
P.D.S =	PHILADELPHIA DISTRICT STANDARD	LP=	LIGHT POLE	7//////	BUILDING AREA		⊗ <i>GV</i> ○ <i>CO</i>	GAS VALVE CLEANOUT	
U.S.S=	UNITED STATE STANDARD	TBR=	TO BE REMOVED				⊗ VALVE	UNKNOWN VALVE	
FF=	FINISH FLOOR	MH=	MANHOLE		CONCRETE PAVEMENT		O VENT	VENT	
UV=	UNKNOWN VALVE	BOL=	BOLLARD		LANDSCAPE AREA			UTILITY POLE W/ STREET LIGHT	
DEP.=	DEPRESSED	GR=	GRATE				<u>C</u>	TRAFFIC SIGNAL POLE	
CL=	CENTER LINE	TR=	TO REMAIN		LIMIT OF DISTURBANCE/ SAW CUT LINE		Ø	UTILITY POLE	
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL		SAVV COT LINE			INLET	
					SETBACK LINE			TREE	\bigcirc
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL	XX	FENCE	xx		IREE	
TC =	TOP OF CURB	CP=	CITY PLAN					STREET TREE PIT	
I ID -	LITH ITY POLE								_

Applied by L&I: Shane McNulty

Colliers

& Design

Engineering

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NOT APPROVED FOR CONSTRUCTION



Rhett N. Chiliberti LICENSE NUMBER: PE073158 COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

CALLOWHILI PARTNERS, LLC

PROPOSED: MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION: 1527-47 CALLOWHILL RD PHILADELPHIA, PA 19130

PH**ILA**DELPHIA 2 Penn Center, Suite 700 1500 JFK Boulevard Philadelphia, P**A**, 19102 Phone: 215.861.9021 COLLIERS ENGINEERING & DESIGN, INC. DOIN BUSINESS AS MASER CONSULTING & Design

C-LAYT-ZONE

ZONING PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

