

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 612396	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$375.00		DATE 07/21/15	
LOCATION OF WORK: 02630 W GIRARD AVE PHILADELPHIA, PA 19130-1323 NEW OPA AC#88 1 0702 84			ZONING CLASSIFICATION CA-1		
OWNER 27TH & GIRARD LIMITED PARTNERS 1105 INDUSTRIAL HWY SOUTHAMPTON, PA 18966-		APPLICANT 27TH & GIRARD LIMITED PARTNERS 1105 INDUSTRIAL HWY SOUTHAMPTON, PA 18966-		PLAN EXAMINER ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL</p> <p>FOR THE ERECTION OF TWO (2) STRUCTURES; BUILDING #1 - FIVE STORY ATTACHED STRUCTURE (GFA: 71,952 SF); BLDG #2 - THREE STORY SEMI-DETACHED STRUCTURE WITH ACCESSORY ROOF DECKS & PILOTHOUSES (TOTAL TEN) (GFA: 21,120 SF) (GROSS FLOOR AREA OF TWO STRUCTURES BLDG 1 & 2 TOTAL 93,072 SF). SIZE AND LOCATION AS SHOWN ON THE APPLICATION.</p> <p style="text-align: right; font-size: 2em; font-weight: bold; opacity: 0.5;">OFFICE COPY</p> <p>USE REGISTRATION FOR USES: BUILDING #1 ; FIVE (5) VACANT RETAIL SPACES ON FIRST FLOOR (14,452 SF, USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTIFAMILY HOUSEHOLD LIVING SIXTY-EIGHT (68) DWELLING UNITS; BUILDING #2 - MULTIFAMILY HOUSEHOLD LIVING TEN (10) DWELLING UNITS and TEN OFF STREET INTERIOR PARKING SPACES; AND FIFTY (50) SURFACE OFF STREET PARKING SPACES INCLUDING TWO (2) ADA SPACES; AND FORTY-EIGHT (48) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTE AND ONE (1) OFF STREET LOADING SPACE (MULTIFAMILY HOUSEHOLD LIVING TOTAL SEVENTY-EIGHT (78) DWELLING UNITS)</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p> <p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> <p>LIMITATIONS: IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT. IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p style="text-align: center;"><u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u></p>					

P. 19006

ACCELERATED REVIEW PAID
 Check/Receipt #: 0778 Date: 5/12/14
 CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19104
 For more information visit us at www.phila.gov
 8119

APPLICATION FOR ZONING / USE REGISTRATION PERMIT
 (For office use only)
 APPLICATION # 555408 612396
 ZONING CLASSIFICATION ZA-1 CMX-3
 PREVIOUS APPLICATION NO. 555418

(Applicant completes all information below. Print clearly and provide full details)
 LOCATION OF PROPERTY (LEGAL ADDRESS)
~~644-47 N. 27th Street, 2620-2626 W. Girard Avenue~~ 630-2638 W. Girard Avenue

PROPERTY OWNER'S NAME
27th & Girard Limited Partnership
 PHONE # _____ FAX # _____

PROPERTY OWNER'S ADDRESS:
1105 Industrial Highway
Southampton, PA 18966
 LICENSE # _____ E-MAIL: _____

APPLICANT:
Michael Mattioni, Esq., attorney for 27th & Girard Limited Partnership
 FIRM/COMPANY:
Mattioni, Ltd.
 PHONE # 215-629-1600 FAX # 215-923-2227
 RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

ADDRESS:
399 Market Street, Suite 200
Philadelphia, PA 19106
 LICENSE # AC2252351 E-MAIL: mmattioni@mattioni.com

TABULATION OF USES			
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
	vacant land		

PROPOSED USE OF BUILDING/SPACE	
FLOOR/SPACE #	1-5
	retail and multi-family residential

STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET						
IN STORIES						

BRIEF DESCRIPTION OF WORK/CHANGE
Relocation of lot lines to create one (1) lot from three (3) lots; for the erection of a five (5) story mixed-use retail/multi-family residential building; retail use on the ground floor level and sixty-eight (68) dwelling units on the second through fifth floors; for the erection of ten (10), three (3) story townhomes; fifty (50) off-street parking spaces with two (2) handicap accessible parking spaces accessory to the residential and commercial uses; forty-eight (48) bicycle parking spaces; one (1) off-street loading space; erection of 4' high fence; erection of 6' high fence, all as shown on the attached plans.

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O. NO. _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: Michael Mattioni DATE: 8/11/14

Form 81-16

From: Thomas Pugliese [mailto:Thomas.Pugliese@Phila.gov]
Sent: Tuesday, April 28, 2015 10:08 AM
To: Beverly.D.Rice@USPS.gov; Joseph Solomon; Deirdre OToole; Cheli R Dahal; Margaret Jimenez; Marion Storey; Max Steinbrenner; Michael Romankiewicz; Nancy Johnston; Terri Ginter; Wenda Mcowan; Martha.A.Green@USPS.Gov
Cc: Michael Mattioni; Donna Dirscherl
Subject: ADDRESS NOTICE: Consolidate 911 N. 27th St.

SAVE THIS DOCUMENT

To Whom It May Concern,
Owner / Agent: Mike Mattioni, ESQ. (215 629 1600)
Upon receipt of notice that a Deed of Consolidation has been recorded, the Office Of Property Assessment will consolidate this location into one new account from three, as approved and surveyed, as follows:

88 1 0702 84 2630 W. Girard Ave. SE corner of 27th & Girard

If you apply for an abatement, please use the current address & account #'s

Please forward a copy of recorded new Deed of Consolidation ASAP along with this address notice to the responsible Supervisor here at the Office of Property Assessment so that the new account(s) procedure can be finalized.

Donna Dirscherl at 215 686 4370 or e-mail Donna.Dirscherl@Phila.Gov
This consolidation will become a PUD

This location is currently assessed at:

88 2 0491 10	911-41 North 27th Street	009N000078
29 1 0185 10	2620-28 West Girard Ave.	009N070163
29 1 0186 10	2630-38 West Girard Ave.	009N070021

IMPORTANT: forward this document to title company/deed preparer immediately.

If I may be of further assistance in this matter, please advise.
Yours Truly,

Thomas J. Pugliese, Real Property Evaluator
Office of Property Assessment
601 Walnut Street
Suite 300 West Section: ESD
Phila, PA. 19106
215-686-9273



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

CARLTON WILLIAMS, SR., *Commissioner*
RALPH DIPIETRO, *Deputy Commissioner*

Date: September 18, 2014

Applicant: Michael Mattioni, Esq

Property Address: 911-41 N 27th Street, 2620-28 W Girard Ave and 2630-38 W Girard Ave
RE: AP #555408

Subject: CIVIC DESIGN REVIEW

Dear Mr. Mattioni,

Thank you for submitting your application. Response to your application and submitted Plans, a Civic Design review required prior to issuing the final zoning by-right permit under zoning code section 14- 304: Specific procedure (5). Following are the review details

APPLICATION FOR:

RELOCATION OF LOT LINE TO CREATE ONE LOT FROM THREE (3) DEEDED LOTS (911-41 N 27TH STREET, 2620-28 W GIRARD AVE AND 2630-38 W GIRARD AVE). FOR THE ERECTION OF TWO (2) STRUCTURES: BUILDING #1 - FIVE STORY ATACHED STRUCTURE (GFA: 71,952 SF); BLDG #2 - THREE STORY SEMI-DETACHED STRUCTURE WITH ACCESSORY ROOF DECKS & PILOTHOUSES (TOTAL TEN) (GFA: 21,120 SF) (GROSS FLOOR AREA OF TWO STRUCTURES BLDG 1 & 2 TOTAL 93,072 SF); FOR USES: BUILDING #1 - FIVE (5) VACANT RETAIL SPACES ON FIRST FLOOR (14,452 SF, USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTIFAMILY HOUSEHOLD LIVING SIXTY-EIGHT (68) DWELLING UNITS; BUILDING #2 - MULTIFAMILY HOUSEHOLD LIVING TEN (10) DWELLING UNITS and TEN OFF STREET INTERIOR PARKING SPACES; AND FIFTY (50) SURFACE OFF STREET PARKING SPACES INCLUDING TWO (2) ADA SPACES; AND FORTY-EIGHT (48) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTE AND ONE (1) OFF STREET LOADING SPACE (MULTIFAMILY HOUSEHOLD LIVING TOTAL SEVENTY-EIGHT (78) DWELLING UNITS). SIZE AND LOCATION AS SHOWN ON THE APPLICATION.

(* APPLICATION REVIEWED AS, NORTH 27th STREET - AS THE STREET FRONT)

Any changes or revisions to the plan originally reviewed may generate additional questions, information, refusal or additional fees. Thank you for your interest and your investment in Philadelphia. We look forward to serving you.

Again, thank you,

Paul Issac

Paulose Issac
Plans Examination Engineer
215-686-2563
E-mail Paulose.Issac@phila.gov



Stantec Consulting Services Inc.
1500 Spring Garden Street Suite 1100
Philadelphia PA 19130

September 10, 2014

City of Philadelphia
Department of Licenses & Inspections
MSB- Concourse
1401 JFK Blvd
Philadelphia, PA 19102-1687

Reference: 911-41 N. 27th Street, 2620-28 & 2630-38 W. Girard Avenue

To Whom It May Concern,

This letter authorizes Michael Mattioni and Stephanie Bingnear to act on my behalf to markup the various zoning drawings and/or application associated with the above referenced project as noted below, as it relates to obtaining permits and approvals. Changes approved to be made are as follows:

1. Correct the dimension of the parking spaces on the section along Taney Street from 8' to 8.5'
2. Add 48 bike stalls provided "at ground level"
3. Add the gross floor area calculation table which was provided on the CDR application as follows:
 - a. Townhomes: 10 at 2,112 GSF
 - b. Commercial: 14,452 GSF
 - c. Apartments: 68 units/57,500 Total GSF

Please feel free to contact me if there are any questions.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in black ink, appearing to read "Kevin R. Smith".

Kevin R. Smith, PE
Senior Associate
Phone: (215) 665-7151
Fax: (215) 665-7001
Kevin.Smith@stantec.com

Design with community in mind



MATTIONI
COUNSELORS AT LAW

PLEASE REPLY TO: PHILADELPHIA

FILE NO.: 37836-33838

mmattioni@mattioni.com

March 2, 2015

Mr. Paulose Issac
Department of Licenses & Inspections
Municipal Services Building - Concourse
1401 John F. Kennedy Blvd.
Philadelphia, PA 19102

Re: **911-41 N. 27th St.; 2620-28 & 2630-38 W. Girard Ave.**
Application # 555408

Dear Mr. Issac:

Enclosed is a letter from the Civic Design Review Committee of the City Planning Commission confirming completion of the of Civic Design Review process. Applicant will not make any changes to the previously reviewed application and plan. Kindly issue a by-right permit.

Please contact me if you have any questions. Thank you

Very truly yours,

MATTIONI, LTD.

Michael Mattioni

MM:smb

Enclosure

cc: Jacob Roller (w/encl.)
David Waxman (w/encl.)

MATTIONI, LTD.

PHILADELPHIA OFFICE | 399 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19106 | PHONE: 215-629-1600 | FAX: 215-923-2227
NEW JERSEY OFFICE: | 1316 KINGS HIGHWAY, SWEDESBORO, NJ 08085 | PHONE: 856-241-9779 | FAX: 856-241-9989
WWW.MATTIONI.COM

CIVIC DESIGN REVIEW

Proposed Parking

The Committee sought clarification about the intended use of the 50 surface parking spaces included in the development plan. The developer responded that the spaces would be available for both residential and commercial functions, although an allocation for each type of use has not yet been determined.

Chang Street Property Line

The Committee requested further clarification about the project's connection to Chang Street, which "dead-ends" at the southern property line of the site, and whether a potential pedestrian connection might be considered. The development team noted that Chang Street security and lighting is outside of their purview, and that the current proposal fences off the southern side of the site.

Programmatic Uses for Commercial Space

The development proposal includes a vehicular drive-through use at the rear of the easternmost commercial unit on Girard Avenue mixed-use building. The development team stated that the intended tenant would be a bank or a pharmacy, although no tenant is under contract for this space currently.

The CDR Committee stated that a drive-through is not a positive addition to the urban conditions of the neighborhood, noted that the circulation pattern of surrounding streets would make it difficult to access the drive-through, and requested that it be removed if a tenant is not under contract prior to construction. The Fairmount Civic Association RCO representative also noted the community's disapproval of a drive-through dating back several years.

Dumpster Enclosure

The CDR Committee requested that the dumpster enclosure use fencing materials corresponding to the perimeter fencing of the parking lot, to which the development team concurred.

Height of Retail Ground Floor

The Committee recommended that the floor-to-floor height of the commercial uses increase to fifteen feet, allowing for greater ground floor height. There is no height maximum in a CMX-3 District, so adding height to the building is not an issue. This recommendation will be considered by the development team.

Pinch Points Along North 27th Street Sidewalks

The Committee inquired about expanding the 5'-0" North 27th Street sidewalk pedestrian walking zone due to the presence of several pinch points between front stoops and street trees. The development team will investigate alternatives to offer a wider walking zone.

ADA Parking Spaces

The Committee asked the development team to better define a route for disabled pedestrian movement within the parking lot, and recommended a reassessment of the surface lot's traffic circulation. A recommendation was made to relocate the ADA handicapped parking spaces to Taney Street in place of the vehicular drive-through.

CIVIC DESIGN REVIEW

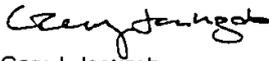
Incorporation of PCPC Staff Comments

The Committee also requested that the PCPC staff comments be incorporated in this report. Most of these have been included above. In addition, a final recommendation was made to provide a specific location and adequate space for a retail tenant signage band on the Girard Avenue frontage.

In conclusion, the Civic Design Review process has been completed for this project. However, in light of the project's many design details that have yet to be finalized, the Committee requested that the development team address the issues stated in this report.

Please contact me if you have any questions about the Committee's action.

Sincerely,



Gary J. Jastrzab
Executive Director

cc:

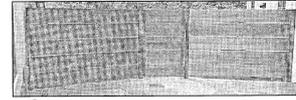
Nancy Rogo Trainer, Civic Design Review Chair
Daniel Garofalo, Civic Design Review Vice-Chair
Darrell L. Clarke, 5th Council District
Jeffery Young Jr., Esq., 5th District Contact
Glenn Werner, JKR Partners LLC
Michael Mattioni, Esq., Mattioni, Ltd.
Jacob Roller, MM Partners LLC
Paulose Issac, Plans Examiner, Licenses & Inspections
Bill Kramer, Philadelphia City Planning Commission Development Planning
Jeremy Thomas, Office of the Deputy Mayor for Economic Development
Matthew Wanamaker, Fairmount Civic Association RCO

612396

JKR PARTNERS LLC
ARCHITECTS • DESIGNERS
1128 WALNUT STREET
PHILADELPHIA, PA 19107
JKRPARTNERS.COM

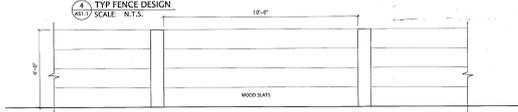


NOTE:
FOR PROPERTY AND FENCE DIMENSIONS
REFER TO DRAWINGS Z-1 'ZONING PLAN
FOR PLANNED UNIT DEVELOPMENT'
DATED 7/30/14 BY STANTEC

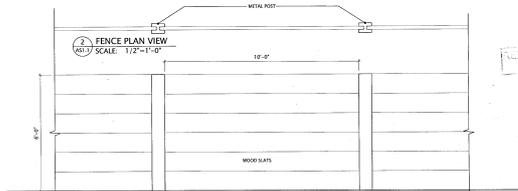


Landscaping/Retaining in accordance with
the approved site plan and the approved
landscaping plan. The contractor shall
be responsible for all materials and
labor. The contractor shall be
responsible for all permits.
APR 12 2014
PHILADELPHIA, PA

27TH AND GIRARD
MIXED USE DEVELOPMENT
PHILADELPHIA, PA
FENCE DETAIL



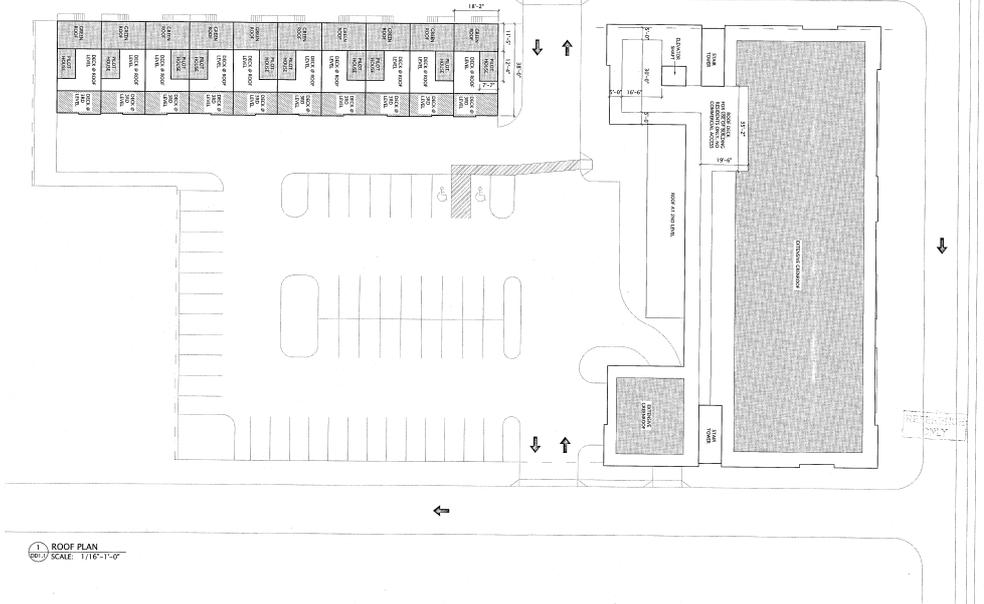
4' HIGH FENCE ELEVATION
SCALE: 1/2"=1'-0"



6' HIGH FENCE ELEVATION
SCALE: 1/2"=1'-0"

DATE: 04/12/14
DRAWN BY: JPK
FILE: 27TH AND GIRARD
ENCLOSURE

ASI.1



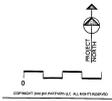
1 ROOF PLAN
 SCALE: 1/16"=1'-0"

JKR PARTNERS LLC
 ARCHITECTS • DESIGNERS
 138 WALNUT STREET
 PHILADELPHIA, PA 19107
 JKRPARTNERS.COM



27TH & GIRARD
 MIXED USE BUILDING &
 TOWNHOMES
 PHILADELPHIA, PA
 SITE PLAN

DATE: 12/18/15
 DRAWN BY: GJK/SPS
 RE: 27TH & GIRARD
 REFERENCE



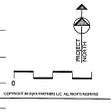
DDI.1

JKA PARTNERS LLC
 ARCHITECTS • DESIGNERS
 1128 WALNUT STREET
 PHILADELPHIA, PA 19107
 PHILADELPHIA, PA 19107
 JKA@JKA.COM



27TH & GIRARD
 MIXED USE DEVELOPMENT
 PHILADELPHIA, PA
ELEVATIONS & SECTIONS

DATE: 2/14/24
 DRAWING: 001
 FILE: 27TH & GIRARD
 001.DWG



DDI.2

