

ZONING PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 756302	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$250.00	DATE 07/14/17		
LOCATION OF WORK: 01711 W ALLEGHENY AVE PHILADELPHIA, PA 19132-1606 OPA ACCT # 88-4-3418-05 (THROUGH TO N. 17TH ST.)			ZONING CLASSIFICATION RSA-5 ICMX		
OWNER CRISTO REY PHILADELPHIA H 5218 N BROAD ST PHILADELPHIA PA, 19141		APPLICANT Peter F. Kelsen, Esquire ONE LOGAN SQUARE Philadelphia, Pa 19103-6998		PLAN EXAMINER GEORGE DIPERSIO	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 30251 DATE 05/03/17	
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 A LOT ADJUSTMENT TO CREATE ONE (1) LOT FROM TWO (2) EXISTING LOTS (1711 HAVING TWO SEPARATE LEGAL DESCRIPTIONS AS PREMISES "A" AND PREMISES "B" & 1729). SIZE AND LOCATION OF CONSOLIDATED LOT AS SHOWN IN APPLICATION / SURVEY PLAN DRAWING SHEET "LC-1" (DATED 01-23-2017). NO CHANGES IN HEIGHT OR AREA OF EXISTING STRUCTURE; NO SIGNS THIS PERMIT.</p> <p style="text-align: center; font-size: 2em; font-weight: bold; opacity: 0.5;">OFFICE COPY</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: - NO PROVISOS -					
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.					
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.					
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>LIMITATIONS:</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p>					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
<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>					

CRDS

3102

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 156302
ZONING CLASSIFICATION ICMX (+RSA-5)

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

PREVIOUS APPLICATION NO. _____
(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS)
 1711 & 1729 W. Allegheny Avenue

PROPERTY OWNER'S NAME
 Cristo Rey Philadelphia High School

PHONE # 215-569-5655 **FAX #** 215-832-5655

APPLICANT: Cristo Rey Philadelphia High School
 by: Peter F. Kelsen, Esquire

FIRM/COMPANY:
 Blank Rome LLP

PHONE # 215-569-5655 **FAX #** 215-832-5655

RELATIONSHIP TO OWNER: TENANT/LESSEE * ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

ACCELERATED REVIEW PAID
 Check/Receipt # 162282 Date: 3/15/17

PROPERTY OWNER'S ADDRESS:
 1729 W. Allegheny Avenue
 Philadelphia, PA

LICENSE # _____ **E-MAIL:** _____

ADDRESS: Peter F. Kelsen, Esquire
 Blank Rome LLP
 One Logan Square, 130 N. 18th St.
 Philadelphia, PA 19103-6998

LICENSE # 083309 **E-MAIL:** kelsen@blankrome.com
 L&I Contact ID # AC3339875

TABULATION OF USES			
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
	Vacant lot; vacant industrial building.		

PROPOSED USE OF BUILDING/SPACE			
FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE		
	Consolidate 2 existing lots into 1 lot; use consolidated property for educational facility and accessory uses; rehabilitate existing vacant industrial building for educational use; construct 5 story addition to the existing building; create athletic field; provide 85 automobile parking spaces and 20 bicycle spaces. <u>ACCESSORY SIGNS AS SHOWN.</u>		

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

BRIEF DESCRIPTION OF WORK/CHANGE: Consolidate 2 existing lots into 1 lot; use consolidated property for educational facility and accessory uses; rehabilitate existing vacant industrial building for educational use; construct 5 story addition to the existing building; create athletic field; provide 85 automobile parking spaces and 20 bicycle spaces. ACCESSORY SIGNS AS SHOWN

_____ 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.

Cristo Rey Philadelphia High School

APPLICANT'S SIGNATURE: By: [Signature] **DATE:** / / 2017

Peter F. Kelsen, Esquire

Form 81-16 (Rev. 10/06)

Phone: 215-569-5684
Fax: 215-832-5684
Email: chapman@blankrome.com

March 10, 2017

Mr. Richard Maggetti
Plans Examination Supervisor
City of Philadelphia
Department of Licenses and Inspections
Concourse, Municipal Services Building
Philadelphia, PA 19102

Re: Zoning Permit Submission for Proposed Cristo Rey High School
1711 & 1729 W. Allegheny Avenue
Application No. 756302

Dear Mr. Maggetti:

You may recall that on February 2nd, I attempted to file an application for Zoning Permit for the above captioned property to be used as a new high school. The application includes the conversion and re-use of an existing building as well as the construction of a significant addition to that building.

Before the filing of the application was completed, it came to the attention of the person at the intake counter that the property at 1711 W. Allegheny Avenue was the subject of an active imminently dangerous violation (Case No. 558623). At that point, you advised me that in order to move the application forward, we would need to file a report from an engineering firm regarding the conditions at the property.

Since that time, we filed a report from our engineers, O'Donnell and Naccarato, regarding the conditions of the building as well as other documentation related to the violations and our plans to resolve the matter. Plans and specifications are currently being prepared to address the existing conditions at the building along with the overall renovations necessary to allow for the conversion of the vacant building for use as a school.

There are certain immediate repairs that will be undertaken as soon as our contractor can secure a permit. These include repairs necessary to address the violations as well as interior repairs

One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998

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March 10, 2017
Page 2

of damaged floor structure, repair of the roof over the elevator penthouse and removal of a small chimney at the northeast corner of the roof.

Our understanding is that with the documentation that has been provided to Licenses and Inspection relative to the resolution of the violations, that the Department will allow the submission of the Zoning Permit application. Once again, we recognize that this application will not be approved as a matter of right and its approval can only take place after an appeal to and the approval of the Zoning Board of Adjustment. As you know, it will take anywhere from 6 to 9 weeks for the variance application to be considered by the Zoning Board of Adjustment. During that period of time, we plan to address and correct all of the issues within the building that are the subject of the violation. Should the Zoning Board approve our application and the remediation work not be completed, we understand that the City will not issue our Zoning Permit until such time as the violation has been closed. We understand that the building must be made safe and that a "make safe" permit will be applied for prior to the release of the Zoning Permit.

We would be happy to provide any additional information that is required to allow for the processing of the application.

Thank you for your attention to this matter.

Very truly yours,



Thomas A. Chapman

APPLICATION FOR
ACCELERATED PLAN REVIEW



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(Please complete all information below and print clearly)

ADDRESS OF PROJECT:
1711 & 1729 W. Allegheny Ave

APPLICATION NUMBER:
750302

APPLICANT NAME:
BY: PETER F. KELSEN, ESQUIRE

APPLICANT ADDRESS:
Blank ROME LLP
ONE LOGAN SQUARE, 130 N. 18th St.
Philadelphia, PA 19103

PHONE #: 215-569-5655 E-MAIL: kelSEN@blankrome.com

PLAN REVIEW TYPE

BUILDING PERMIT
 ELECTRICAL
 PLUMBING

\$640 FOR UP TO FOUR (4) HOURS OF PLAN REVIEW TIME; \$135 FOR EACH ADDITIONAL HOUR

ZONING PERMIT

\$420 FOR UP TO FOUR (4) HOURS OF PLAN REVIEW TIME; \$135 FOR EACH ADDITIONAL HOUR

For the project and application shown above, I am requesting an accelerated plan review of the type specified above. I hereby agree to pay the City of Philadelphia the minimum fee required.

If the plan review requires more than four hours to complete the review, I agree to pay the City of Philadelphia the additional fee as specified above. I understand that the results of the plan review will not be provided until all accelerated plan review fees are paid.

I acknowledge that I have been informed of the current normal service level for plan review for this type of application and have elected to request an accelerated plan review for the permit application above. I have also been informed of the current service level for accelerated plan review.

I understand that the City of Philadelphia's obligation will be complete when the results of the plan review have been provided to you.

I understand that the fees for an accelerated plan review are in addition to the filing fee and final permit fee.

Cristo Rey Philadelphia High School Feb 2, 2017

APPLICANT'S SIGNATURE: by: Peter F. Kelsen DATE: MARCH 15, 2017
(MCK) Blank Rome LLP

DEPARTMENT OF LICENSES & INSPECTIONS (Official use only) 102282 MARCH 15, 2017

AMOUNT PAID: \$420⁰⁰ CHECK/RECEIPT #: 100539 DATE: Feb 2, 2017

EXAMINER ASSIGNED:

NOTES:



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building - Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, Pennsylvania 19102

Accelerated Application Checklist

All relevant information is required to be submitted at the time the accelerated application is filed.

Visit our website at www.phila.gov/li for additional information.

GENERAL

- Completed Application**
 Project Address-valid address registered with the Office of Property Assessment (visit www.phila.gov/opa to confirm)
 Complete applicant contact information, including email address, identified on application. *All applicants, other than a homeowner or tax-exempt non-profit agency, must possess a Philadelphia Commercial Activity License.*
 Complete owner information, including email address, identified on application.
 Contractor identified on application possesses valid licenses.
- Check made payable to the City of Philadelphia** in the amount indicated below included with application. *Note: No third party checks will be accepted.*
- Building Applications:**
 One and Two Family: \$25 standard review/ additional \$540 accelerated review All Other Occupancies: \$100 standard review/ additional \$540 accelerated review
- Zoning Only Applications:**
 One and Two Family: \$25 standard review/ additional \$420 accelerated review All Other Occupancies: \$100 standard review/ additional \$420 accelerated review
- Completed Accelerated Application Agreement**
 No open violation for structurally unsafe conditions on subject property (visit www.phila.gov/li to confirm)
 Application is eligible for accelerated review (See Application Index located at drop-off collection center)
 Applicant has attended required drop-off seminar (Drop-Off Applications Only)

All requirements for applicable work type must be denoted as 'PROVIDED' or 'NOT APPLICABLE (N/A)'.

NEW CONSTRUCTION, ADDITIONS & ALTERATIONS	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
Zoning/ Use Registration Permit	<input type="checkbox"/>	<input type="checkbox"/>
City Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Streets Department	<input type="checkbox"/>	<input type="checkbox"/>
Art Commission	<input type="checkbox"/>	<input type="checkbox"/>
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Soils Investigation Report (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Special Inspections Agreement/ Form	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Energy Conservation Forms	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA design professional	<input type="checkbox"/>	<input type="checkbox"/>

FIRE SUPPRESSION	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new sprinkler heads listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic Calculations (3 sets)	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
PWD Form CP100/CU100 for Backflow	<input type="checkbox"/>	<input type="checkbox"/>
Building Plans signed and sealed by a PA Professional Engineer. 4 sets are required where a new backflow is being installed and 3 sets are required in all other cases.	<input type="checkbox"/>	<input type="checkbox"/>

MECHANICAL (ductwork, fuel gas, HVAC)	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new registers/diffusers listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

ZONING	PROVIDED	N/A
Application		
Existing and proposed uses specified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed description of proposed work provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Six copies of site plan (max of 2 sheets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Construction/Additions Only:		
Elevation Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals:		
City Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Streets Department	<input type="checkbox"/>	<input type="checkbox"/>
Art Commission	<input type="checkbox"/>	<input type="checkbox"/>

DEMOLITION	PROVIDED	N/A
Contractor Qualifications		
Copy of Contract	<input type="checkbox"/>	<input type="checkbox"/>
Three Past Contracts/ Permits for Structural Demo	<input type="checkbox"/>	<input type="checkbox"/>
Employee Qualifications	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Site Safety Plan (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

I hereby certify that all information contained herein is true to the best of my knowledge.

I understand that false information will result in the rejection of the application and /or the assessment of an additional \$100 review fee.

APPLICANT'S SIGNATURE:

DATE:

Peter F. Kelzer
Black Remodel
 3/15/2017

1711 W ALLEGHENY AVE

Philadelphia, PA 19132-1606

OWNER

CRISTO REY PHILADELPHIA H

MAILING ADDRESS

5218 N BROAD ST
PHILADELPHIA PA
19141

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2018	\$209,800	\$73,430	\$136,370	\$0	\$0
2017	\$153,500	\$84,200	\$69,300	\$0	\$0
2016	\$153,500	\$84,200	\$69,300	\$0	\$0
2015	\$153,500	\$84,200	\$69,300	\$0	\$0
2014	\$153,500	\$84,200	\$69,300	\$0	\$0
2013	\$254,600	\$0	\$0	\$34,000	\$47,472
2012	\$254,600	\$0	\$0	\$34,000	\$47,472

SALES DETAILS

SALES PRICE: **\$857,677**

SALES DATE: 7/18/2016

PROPERTY DETAILS

OPA ACCOUNT: 884341805
HOMESTEAD EXEMPTION: No
DESCRIPTION: IND WAREHOUSE MASONRY
CONDITION: Vacant
BEGINNING POINT: 82'10" W OF 17TH ST
LAND AREA (SQFT): **42,084**
IMPROVEMENT AREA (SQFT): **50,925**
ZONING: ICMX
Zoning data source: Planning and Development

1729 W ALLEGHENY AVE

Philadelphia, PA 19132-1606

OWNER

CRISTO REY PHILADELPHIA H

MAILING ADDRESS

5218 N BROAD ST
PHILADELPHIA PA
19141

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2018	\$221,200	\$221,200	\$0	\$0	\$0
2017	\$429,500	\$429,500	\$0	\$0	\$0
2016	\$429,500	\$429,500	\$0	\$0	\$0
2015	\$429,500	\$429,500	\$0	\$0	\$0
2014	\$429,500	\$429,500	\$0	\$0	\$0
2013	\$225,000	\$72,000	\$0	\$0	\$0
2012	\$225,000	\$72,000	\$0	\$0	\$0

SALES DETAILS

SALES PRICE: \$1,600,000

SALES DATE: 1/28/2016

PROPERTY DETAILS

OPA ACCOUNT: **885928140**
HOMESTEAD EXEMPTION: **No**
DESCRIPTION: **VACANT LAND INDUST ACRE+**
CONDITION: **Not Applicable**
BEGINNING POINT: **197'10" TO EASTERLY 18TH**
LAND AREA (SQFT): **214,751**
IMPROVEMENT AREA (SQFT): **0**
ZONING: **ICMX**
Zoning data source: Planning and Development

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 756302

DATE OF DECISION: 05/03/17

CAL #: 30251

ATTORNEY: PETER KELSEN, ESQ
BLANK ROME LLP
ONE LOGAN SQUARE 130 NORTH 18TH STREET
PHILADELPHIA PA 19103-6998

APPLICANT: PETER KELSEN, ESQ
BLANK ROME LLP
ONE LOGAN SQUARE 130 NORTH 18TH STREET
PHILADELPHIA PA 19103-6998

OWNER: CRISTO REY PHILADELPHIA HIGH SCHOOL
1729 W ALLEGHENY AVE
PHILADELPHIA PA 19132

PREMISES: 1711 W ALLEGHENY AVE

T H I S I S N O T A P E R M I T

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:

GRANTED

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J.F.K. BLVD.
2. IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS ZONING BOARD OF ADJUSTMENT DECISION BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DECISION DATE.
3. IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS ZONING BOARD OF ADJUSTMENT DECISION BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DECISION DATE.
4. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
5. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL: 3/30/2017	APPLICATION #: 756302
		ZONING DISTRICT(S): EXISTING LOTS: 1711: 83.99% ICMX & 16.01% RSA-5 1729: 100% ICMX PROPOSED CONSOLIDATED LOT: ICMX: 97.38 % RSA-5: 2.62%	

ADDRESS/LOCATION: **1711 W. ALLEGHENY AVE. (THROUGH TO N. 17TH ST.) OPA ACCT # 88-4-3418-05**
1729 W. ALLEGHENY AVE. (THROUGH TO W. WESTMORELAND ST.) OPA ACCT # 88-5-9281-40
PHILADELPHIA, PA 19132

APPLICANT: **PETER F. KELSEN, ESQ. BLANK ROME, LLP** ADDRESS: **ONE LOGAN SQUARE 130 N. 18TH ST. PHILADELPHIA, PA 19103**

APPLICATION FOR: **FOR A LOT ADJUSTMENT (CONSOLIDATION) TO CREATE ONE (1) LOT FROM TWO (2) EXISTING LOTS (1711 HAVING TWO SEPARATE LEGAL DESCRIPTIONS AS PREMISES "A" AND "B", & 1729). FOR THE ERECTION OF AN ADDITION TO CREATE A SEMI-DETACHED STRUCTURE FOR USE AS AN EDUCATIONAL FACILITY WITH INCIDENTAL OFFICE SPACES, OUTDOOR FIELD AND EIGHTY-FIVE (85) ACCESSORY OFF-STREET SURFACE PARKING SPACES INCLUDING FOUR (4) ACCESSIBLE SPACES (TWO (2) OF WHICH ARE VAN ACCESSIBLE), TWENTY (20) CLASS 2 BICYCLE PARKING SPACES AND ONE (1) LOADING SPACE. FOR THE ERECTION OF TWO (2) ACCESSORY SIGNS INCLUDING ONE (1) WALL SIGN AND ONE (1) MARQUEE SIGN, EACH HAVING STATIC ILLUMINATION. FOR THE ERECTION OF SITE FENCING AND FENCE WALLS. SIZES AND LOCATIONS AS SHOWN IN APPLICATION / PLAN.**

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE:	PROPOSED USE IS REFUSED FOR THE FOLLOWING:									
14-107(2)(a).2); TABLE 14-602-1	WHEREAS THE PROPOSED USE, ACCESSORY PARKING FOR AN EDUCATIONAL FACILITY IN A SEMI-DETACHED STRUCTURE, IS PROHIBITED IN THE RSA-5 ZONING DISTRICT THEREFORE ALL PARKING SPACES LOCATED IN THE RSA-5 PORTION OF THE LOT ARE PROHIBITED.									
14-804(2)(c)	WHEREAS REQUIRED BICYCLE PARKING SHALL BE LOCATED WITHIN FIFTY FEET (50'-0") OF THE PRIMARY BUILDING ENTRANCE AND THE PROPOSED CLASS 2 SPACES ARE APPROXIMATELY 300'-0" FROM THE BUILDING ENTRANCE AT THE PARKING LOT.									
TABLE 14-802-3	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM QUANTITY OF OFF-STREET PARKING SPACES FOR A NEWLY ESTABLISHED EDUCATIONAL FACILITY IN THE ICMX INDUSTRIAL ZONING DISTRICT (BUILDING GFA = 103,873 SF)</td> <td>104</td> <td>85</td> </tr> </tbody> </table>		REQUIRED:	PROPOSED:	MINIMUM QUANTITY OF OFF-STREET PARKING SPACES FOR A NEWLY ESTABLISHED EDUCATIONAL FACILITY IN THE ICMX INDUSTRIAL ZONING DISTRICT (BUILDING GFA = 103,873 SF)	104	85			
	REQUIRED:	PROPOSED:								
MINIMUM QUANTITY OF OFF-STREET PARKING SPACES FOR A NEWLY ESTABLISHED EDUCATIONAL FACILITY IN THE ICMX INDUSTRIAL ZONING DISTRICT (BUILDING GFA = 103,873 SF)	104	85								
TABLE 14-806-1	MINIMUM QUANTITY OF OFF-STREET LOADING SPACES REQUIRED FOR ALL PERMITTED USES IN ANY INDUSTRIAL DISTRICT OTHER THAN IRMX (BUILDING GFA = 103,873 SF)									
14-803(5)(e).5)	MINIMUM QUANTITY OF TREES REQUIRED WITHIN REQUIRED LANDSCAPED AREAS OF PARKING LOT (1 TREE / 300 SF AREA)									
TABLE 14-701-4 NOTE [3]; TABLE 14-701-1	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED / ALLOWABLE:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM YARD REQUIREMENT IN THE ICMX ZONING DISTRICT WHERE A LOT ABUTS A RESIDENTIAL DISTRICT (RSA-5 / REAR YARD REQUIREMENT)</td> <td>9 FT 0 IN</td> <td>5 FT 0 IN (TO EDGE OF PARKING ABUTTING WESTMORELAND STREET PROPERTIES)</td> </tr> <tr> <td>MAXIMUM FENCING HEIGHT IN A RESIDENTIAL ZONING DISTRICT</td> <td>4 FT 0 IN (FRONT) 6 FT 0 IN (SD/REAR)</td> <td>8 FT 0 IN (GRADE VARIES, SEE PLAN)</td> </tr> </tbody> </table>		REQUIRED / ALLOWABLE:	PROPOSED:	MINIMUM YARD REQUIREMENT IN THE ICMX ZONING DISTRICT WHERE A LOT ABUTS A RESIDENTIAL DISTRICT (RSA-5 / REAR YARD REQUIREMENT)	9 FT 0 IN	5 FT 0 IN (TO EDGE OF PARKING ABUTTING WESTMORELAND STREET PROPERTIES)	MAXIMUM FENCING HEIGHT IN A RESIDENTIAL ZONING DISTRICT	4 FT 0 IN (FRONT) 6 FT 0 IN (SD/REAR)	8 FT 0 IN (GRADE VARIES, SEE PLAN)
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14-706(3)										

5 USE REFUSALS
2 ZONING REFUSALS
 FEE TO FILE APPEAL - \$250
 NOTE TO ZBA: BUILDING PERMIT ISSUANCE CONTINGENT UPON FINAL STREETS DEPARTMENT APPROVAL

OWNER -
 CRISTO REY PHILADELPHIA HIGH SCHOOL
 1729 W. ALLEGHENY AVE.
 PHILADELPHIA, PA 19132

George DiPersio

 GEORGE DIPERSIO
 PLANS EXAMINER

3/30/2017

 DATE

NOTICE TO APPLICANT:
 AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

Chapman, Thomas A.

To: George DiPersio
Subject: 1711 & 1729 W. Allegheny Ave. - Acc. Zoning App. # 756302

George:

Thank you for the quick turn-around on this submission. Please see our comments below in red.

Let me know if you have any questions or concerns.

Mel Cobb will drop off a color version of this email as well as the plans that have been stamped by the Planning Commission to you this morning.

Thank you.

Tom Chapman

Thomas A. Chapman | Blank Rome LLP
One Logan Square 130 North 18th Street | Philadelphia, PA 19103-6998
Phone: 215.569.5684 | Fax: 215.832.5684 | Email: Chapman@BlankRome.com

From: George DiPersio [<mailto:George.DiPersio@phila.gov>]
Sent: Sunday, March 19, 2017 10:09 PM
To: Kelsen, Peter <Kelsen@BlankRome.com>
Subject: 1711 & 1729 W. Allegheny Ave. - Acc. Zoning App. # 756302

Good Evening Mr. Kelsen,

We have completed the review of your Zoning / Use Registration Permit application for a lot consolidation, addition, parking and signage at the locations noted above. Please address the following items so we may continue the permit review process:

1.) We are in agreement with Thomas Chapman's letter dated March 10, 2017 regarding the resolution of active violation case # 558623. No permits for this project will be issued until said case is closed by our Department. As mentioned at the Developer Services Committee meeting on Friday March 17, 2017 a "make safe" building permit application must be filed with our office. The zoning submission was accepted for review since variances from the Zoning Board of Adjustment will be necessary for this project. We look forward to a timely make safe permit submission to address the outstanding violation.

Understood.

2.) Stantec's survey drawing, Sheet LC-1, for the lot consolidation requires an approval stamp from the **City Planning Commission** (1515 Arch St. - 13th Floor). The Streets Department Survey District review stamp is the only stamp on this sheet. The Planning pre-requisite approval applies to all lot adjustments per Section 14-301(3)(c)(.1)(.a) of the Zoning Code. Please let me know if you'd like to arrange a time to pick-up the survey plan to secure this stamp. If their office retains one of the six copies an additional must be made prior to returning stamped copies to our office.

As you know, Mel Cobb from our office obtained the plans from you and we have since then secured the requisite stamp from the Planning Commission.

We understand that this will require a variance.

11.) To lessen the degree of a variance needed for an inadequate number of parking spaces bicycle parking spaces could be used for a parking adjustment (4 fewer required). The 20 proposed bicycle spaces would require modifications to meet Section 14-802(8)(e). An upgrade to Class 1 spaces per section 14-203(36)(a) would be necessary; such spaces must deter theft AND provide weather protection. This improvement is optional and is only being recommended since a vehicular parking variance is required.

We understand that this will require a variance.

12.) Please correctly label the two interior accessible parking spaces as van spaces. The end spaces with 8'-0" wide stalls and 5'-0" access aisles are not for vans but rather standard automobiles.

As we discussed the plan has been marked to indicate the necessary correction.

13.) Trees are required within the parking lot landscaped area at a rate of one (1) tree per every 300 square feet of landscaping per Section 14-803(5)(e)(.5). Please show the required trees or let us now if you'd like to pursue a variance for this item.

We understand that this will require a variance.

14.) Please confirm that sign 1 is a marquee sign per 14-203(284) and sign 2 is a wall sign per 14-203(295). Also, please confirm static external illumination is proposed. Both sign types are permitted in this district. See item # 15 regarding sign sizes.

We have confirmed this with our architects.

15.) The submitted Blackney Hayes elevations contain conflicting dimensional information for signage in the notes. Please verify the sizes of signs 1 and 2. Are they 2'-4" x 47'-7" (110.87 SF) and 2'-4" x 20'-2" (46.99 SF), respectively?

We have confirmed these dimensions with our architects.

16.) 8'-0" fencing will require a zoning variance at certain locations. It is our understanding that you are aware of this and wish to pursue a variance.

We understand that this will require a variance.

17.) Any revised sheets must contain new approval stamps from the Streets Department and City Planning Commission (survey for lot adjustment, site plan for landscaping) prior to re-submission.

Understood.

Please be advised of the following:

- Additional comments may apply upon receipt of requested information

- Final Streets Department approval for the Building Permit (blue ink stamp) will be required for any building addition / site development permit to be issued

Required items must be submitted within **sixty (60)** days of the date of this correspondence or the application will be abandoned and the plans will be discarded. Additional information will be processed within **five (5)** business days of receipt. Assuming all requested items have been satisfactorily addressed a Notice of Refusal will be issued in the aforementioned time frame. If you have any questions, please do not hesitate to contact me at george.dipersio@phila.gov. One (1) hour of accelerated review time remains on this submission. Please confirm in writing you authorize additional accelerated review time should such time become necessary in the future.

This correspondence must be printed, signed and returned with the revised package to confirm that all comments have been fully addressed. Incomplete packages will be rejected at intake.

Again, thank you for your interest and your investment in Philadelphia. We look forward to serving you.

Regards,

George DiPersio, EIT
Plans Examiner
City of Philadelphia
Department of Licenses & Inspections
Municipal Services Building - Concourse
1401 John F. Kennedy Blvd.
Philadelphia, PA 19102
Phone: 215-686-2444

By signing below, I acknowledge that this is a complete package that includes all information requested by the examiner.

Applicant Name THOMAS A. CHAPMAN

Applicant Signature Thomas A. Chapman

Date 3/24/17

This message and any attachments may contain confidential or privileged information and are only for the use

of the intended recipient of this message. If you are not the intended recipient, please notify the sender by return email, and delete or destroy this and all copies of this message and all attachments. Any unauthorized disclosure, use, distribution, or reproduction of this message or any attachments is prohibited and may be unlawful.

1771 & 1779 W. ALLEGHENY AVENUE
 PHILADELPHIA, PA 19102
 No. 22-043000-000
 2/2/2018

CONVEYANCE REPORT
 This report was prepared by Stantec on 02/02/2018 for the purpose of providing information regarding the proposed conveyance of the property described herein. It is not intended to constitute an offer of insurance or any other financial product. For more information, please contact your broker or agent.

Existing Conditions Legend
 --- Proposed
 --- Existing
 --- Easement
 --- Easement (Proposed)
 --- Easement (Existing)
 --- Easement (Proposed/Existing)
 --- Easement (Proposed/Existing)
 --- Easement (Proposed/Existing)

- Notes
1. Not Over 6 to 16 feet for 100' or less; otherwise, proposed only.
 2. All work shall be in accordance with applicable codes, rules, regulations, and ordinances.
 3. Utility lines shown on this plan are not guaranteed to be correct. The utility company should be contacted for more information.
 4. The utility company should be contacted for more information.
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 14. The utility company should be contacted for more information.
 15. The utility company should be contacted for more information.

756302

153302 - P34
 18115 - 18219

See ASSURANCE ONLY
 (CALL RECEPTION)

CALL BEFORE YOU DIG!

PHILADELPHIA LAW ENFORCEMENT
 1-800-242-1776

PHILADELPHIA
 1-53-17

Client/Project
 CRISTO REY
 PHILADELPHIA HIGH SCHOOL
 1771 & 1779 W. ALLEGHENY AVENUE
 CITY AND COUNTY OF PHILADELPHIA

Site
 PROPOSED LOT
 CONSOLIDATION PLAN

Project No. Scale
 18115-18219 1" = 100'

Drawing No. Sheet
 LC-1 1 of 1

Revision
 0



