

Overall - Area Schedule (Color Plans)

Name	Number	Area
LOBBY/COMMON	1.1.1	3267 SF
UNIT	1.1.2	1206 SF
COMMON	1.1.3	Not Placed
UNIT	1.1.3	708 SF
COMMON	1.1.3	Not Placed
UNIT	1.1.4	228 SF
UTILITY	1.1.4	238 SF
UNIT	1.2.1	890 SF
UNIT	1.2.2	217 SF
UNIT	1.2.3	969 SF
UNIT	1.2.4	210 SF
UNIT	1.2.4	300 SF
UNIT	1.3.1	1130 SF
UNIT	1.3.2	1216 SF
UNIT	1.3.3	1352 SF
UNIT	1.3.4	217 SF
UNIT	1.4.1	1126 SF
UNIT	1.4.2	1175 SF
UNIT	1.4.3	835 SF
UNIT	1.4.4	982 SF
UNIT	1.4.4	461 SF
UNIT	1.5.1	1129 SF
UNIT	1.5.2	1172 SF
UNIT	1.5.3	832 SF
UNIT	1.5.4	839 SF
COMMON	1.5.5	999 SF
UNIT	2.1.1	709 SF
UNIT	2.1.2	806 SF
UNIT	2.1.3	376 SF
UNIT	2.1.4	411 SF
UNIT	2.1.5	533 SF
UNIT	2.1.6	526 SF
UNIT	2.1.7	561 SF
UNIT	2.1.8	707 SF
COMMON	2.1.8	Not Placed
UNIT	2.1.9	176 SF
COMMON	2.1.9	Not Placed
UNIT	2.2.1	87 SF
COMMON	2.2.2	4776 SF
UNIT	2.2.1	648 SF
UNIT	2.2.2	832 SF
UNIT	2.2.3	832 SF
UNIT	2.2.4	839 SF
UNIT	2.2.5	816 SF
UNIT	2.2.6	443 SF
UNIT	2.2.6	Not Placed
UNIT	2.2.7	525 SF
UNIT	2.2.8	554 SF
UNIT	2.2.9	775 SF
UNIT	2.2.10	216 SF
UNIT	2.3.1	795 SF
UNIT	2.3.2	708 SF
UNIT	2.3.3	533 SF
UNIT	2.3.4	494 SF
UNIT	2.3.5	792 SF
UNIT	2.3.6	469 SF
UNIT	2.3.7	547 SF
UNIT	2.3.8	803 SF
UNIT	2.3.9	782 SF
STORAGE	2.8.1	133 SF
STORAGE	2.8.2	912 SF
COURTYARD	3.0.0	Not Placed
COURTYARD	3.0.1	Not Placed
COURTYARD	3.0.1	9715 SF
COURTYARD	3.0.1	8986 SF
COURTYARD	3.0.2	Not Placed
COURTYARD	3.0.2	1366 SF
COURTYARD	3.0.2	2086 SF
COURTYARD	3.0.2	1368 SF
PARKING	3.0.4	1242 SF
OPEN AREA	3.0.5	2920 SF
COURTYARD	3.0.6	628 SF
UNIT	3.2.1	940 SF
UNIT	3.2.2	Not Placed
UNIT	3.2.2	602 SF

Overall - Area Schedule (Color Plans)

Name	Number	Area
UNIT	3.2.3	864 SF
UNIT	3.2.3	Not Placed
UNIT	3.2.4	644 SF
UNIT	3.2.4	Not Placed
UNIT	3.2.5	Not Placed
UNIT	3.2.5	705 SF
UNIT	3.2.6	Not Placed
UNIT	3.2.6	881 SF
UNIT	3.2.7	Not Placed
UNIT	3.2.7	888 SF
UNIT	3.2.8	Not Placed
UNIT	3.2.8	888 SF
UNIT	3.2.9	889 SF
UNIT	3.2.10	Not Placed
UNIT	3.2.10	881 SF
UNIT	3.2.11	Not Placed
UNIT	3.2.11	888 SF
UNIT	3.2.12	Not Placed
UNIT	3.2.12	879 SF
UNIT	3.2.13	Not Placed
UNIT	3.2.13	783 SF
UNIT	3.2.14	Not Placed
UTILITY	3.2.14	Not Placed
UNIT	3.2.15	579 SF
UTILITY	3.2.15	493 SF
UNIT	3.2.16	579 SF
UNIT	3.2.17	229 SF
UNIT	3.2.18	223 SF
UNIT	3.2.19	83 SF
UNIT	3.2.21	540 SF
UNIT	3.2.22	685 SF
UNIT	3.2.23	645 SF
UNIT	3.3.1	869 SF
UNIT	3.3.2	Not Placed
UNIT	3.3.3	Not Placed
UNIT	3.3.4	Not Placed
UNIT	3.3.5	Not Placed
UNIT	3.3.6	Not Placed
UNIT	3.3.7	Not Placed
UNIT	3.3.8	Not Placed
UNIT	3.3.9	1119 SF
UNIT	3.3.10	740 SF
UNIT	3.3.11	729 SF
UNIT	3.3.12	729 SF
UNIT	3.3.13	729 SF
UNIT	3.3.14	748 SF
UNIT	3.3.15	836 SF
UNIT	3.3.16	1171 SF
COMMON	3.3.17	5275 SF
UNIT	3.4.1	962 SF
UNIT	3.4.2	777 SF
UNIT	3.4.3	769 SF
UNIT	3.4.4	769 SF
UNIT	3.4.5	769 SF
UNIT	3.4.6	770 SF
UNIT	3.4.7	697 SF
UNIT	3.4.8	812 SF
UNIT	3.4.8	1107 SF
UNIT	3.4.10	737 SF
UNIT	3.4.11	729 SF
UNIT	3.4.13	729 SF
UNIT	3.4.14	748 SF
UNIT	3.4.15	806 SF
COMMON	3.4.16	4237 SF
UNIT	3.5.1	777 SF
UNIT BALCONY	3.5.2	Not Placed
UNIT	3.5.2	758 SF
UNIT	3.5.3	758 SF
UNIT	3.5.4	759 SF
UNIT BALCONY	3.5.4	Not Placed
UNIT	3.5.5	863 SF
UNIT	3.5.6	1358 SF

Overall - Area Schedule (Color Plans)

Name	Number	Area
UNIT	3.5.7	1110 SF
UNIT	3.5.8	740 SF
UNIT BALCONY	3.5.8	Not Placed
UNIT	3.5.9	729 SF
UNIT	3.5.9	Not Placed
UNIT BALCONY	3.5.10	Not Placed
UNIT	3.5.10	729 SF
UNIT	3.5.11	729 SF
UNIT	3.5.12	794 SF
UNIT	3.5.12	1476 SF
UNIT	3.5.14	119 SF
STAIR	3.5.15	208 SF
UNIT BALCONY	3.5.3	Not Placed
LOBBY/COMMON	4.0.0	1440 SF
CORRIDOR	4.0.0	Not Placed
UNIT	4.1.1	659 SF
UNIT	4.1.2	629 SF
UNIT	4.1.3	579 SF
UNIT	4.1.4	660 SF
UNIT	4.1.5	618 SF
UNIT	4.1.6	617 SF
UNIT	4.1.7	618 SF
UNIT	4.1.8	618 SF
UNIT	4.1.9	618 SF
UNIT	4.1.10	808 SF
UNIT	4.2.1	815 SF
UNIT	4.2.2	576 SF
UNIT	4.2.3	546 SF
UNIT	4.2.4	569 SF
UNIT	4.2.5	607 SF
UNIT	4.2.6	1732 SF
UNIT	4.2.7	630 SF
UNIT	4.2.8	544 SF
UNIT	4.2.9	565 SF
UNIT	4.2.10	794 SF
UNIT	4.2.11	Not Placed
UNIT	4.3.1	812 SF
UNIT	4.3.2	576 SF
UNIT	4.3.3	545 SF
UNIT	4.3.4	565 SF
UNIT	4.3.5	607 SF
UNIT	4.3.6	771 SF
UNIT	4.3.7	629 SF
UNIT	4.3.8	543 SF
UNIT	4.3.9	507 SF
UNIT	4.3.10	518 SF
UNIT	4.3.11	627 SF
COMMON	4.3.12	1500 SF
UNIT	4.4.1	815 SF
UNIT	4.4.2	576 SF
UNIT	4.4.3	545 SF
UNIT	4.4.4	565 SF
UNIT	4.4.5	607 SF
UNIT	4.4.6	771 SF
UNIT	4.4.7	629 SF
UNIT	4.4.8	543 SF
UNIT	4.4.9	507 SF
UNIT	4.4.10	518 SF
UNIT	4.4.11	626 SF
UNIT	4.4.12	789 SF
UNIT	4.4.13	789 SF
UNIT	4.4.14	565 SF
UNIT	4.4.15	565 SF
UNIT	4.4.16	607 SF
UNIT	4.4.17	771 SF
UNIT	4.4.18	629 SF
UNIT	4.4.19	543 SF
UNIT	4.4.20	507 SF
UNIT	4.4.21	518 SF
UNIT	4.4.22	518 SF
UNIT	4.4.23	518 SF
UNIT	4.4.24	518 SF
UNIT	4.4.25	518 SF
UNIT	4.4.26	518 SF
UNIT	4.4.27	518 SF
UNIT	4.4.28	518 SF
UNIT	4.4.29	518 SF
UNIT	4.4.30	518 SF
UNIT	4.4.31	518 SF
UNIT	4.4.32	518 SF
UNIT	4.4.33	518 SF
UNIT	4.4.34	518 SF
UNIT	4.4.35	518 SF
UNIT	4.4.36	518 SF
UNIT	4.4.37	518 SF
UNIT	4.4.38	518 SF
UNIT	4.4.39	518 SF
UNIT	4.4.40	518 SF
UNIT	4.4.41	518 SF
UNIT	4.4.42	518 SF
UNIT	4.4.43	518 SF
UNIT	4.4.44	518 SF
UNIT	4.4.45	518 SF
UNIT	4.4.46	518 SF
UNIT	4.4.47	518 SF
UNIT	4.4.48	518 SF
UNIT	4.4.49	518 SF
UNIT	4.4.50	518 SF
UNIT	4.4.51	518 SF
UNIT	4.4.52	518 SF
UNIT	4.4.53	518 SF
UNIT	4.4.54	518 SF
UNIT	4.4.55	518 SF
UNIT	4.4.56	518 SF
UNIT	4.4.57	518 SF
UNIT	4.4.58	518 SF
UNIT	4.4.59	518 SF
UNIT	4.4.60	518 SF
UNIT	4.4.61	518 SF
UNIT	4.4.62	518 SF
UNIT	4.4.63	518 SF
UNIT	4.4.64	518 SF
UNIT	4.4.65	518 SF
UNIT	4.4.66	518 SF
UNIT	4.4.67	518 SF
UNIT	4.4.68	518 SF
UNIT	4.4.69	518 SF
UNIT	4.4.70	518 SF
UNIT	4.4.71	518 SF
UNIT	4.4.72	518 SF
UNIT	4.4.73	518 SF
UNIT	4.4.74	518 SF
UNIT	4.4.75	518 SF
UNIT	4.4.76	518 SF
UNIT	4.4.77	518 SF
UNIT	4.4.78	518 SF
UNIT	4.4.79	518 SF
UNIT	4.4.80	518 SF
UNIT	4.4.81	518 SF
UNIT	4.4.82	518 SF
UNIT	4.4.83	518 SF
UNIT	4.4.84	518 SF
UNIT	4.4.85	518 SF
UNIT	4.4.86	518 SF
UNIT	4.4.87	518 SF
UNIT	4.4.88	518 SF
UNIT	4.4.89	518 SF
UNIT	4.4.90	518 SF
UNIT	4.4.91	518 SF
UNIT	4.4.92	518 SF
UNIT	4.4.93	518 SF
UNIT	4.4.94	518 SF
UNIT	4.4.95	518 SF
UNIT	4.4.96	518 SF
UNIT	4.4.97	518 SF
UNIT	4.4.98	518 SF
UNIT	4.4.99	518 SF
UNIT	4.4.100	518 SF

THIS SUBMISSION

ZONING ANALYSIS: 1201 JACKSON ST, PHILADELPHIA, PA 19148	
DISTRICT:	ICMX
EXISTING USE:	VACANT
EXISTING LOT AREA:	47,977 SF
EXISTING BUILDING AREA:	136,802 SF
EXISTING OPEN AREA:	3,551 SF
PROPOSED OPEN AREA (13%):	6,401 SF
ALLOWABLE COVERAGE:	100%
MAX FLOOR AREA RATIO:	500%
ALLOWABLE MAX BUILDING HEIGHT:	UL 80'-0"
EXISTING HEIGHT:	68'-0"
PROPOSED HEIGHT:	68'-0"

ORIGINAL

ZONING ANALYSIS: 1201 JACKSON ST, PHILADELPHIA, PA 19148	
DISTRICT:	ICMX
EXISTING USE:	VACANT
EXISTING LOT AREA:	47,977 SF
EXISTING BUILDING AREA:	147,526 SF
EXISTING OPEN AREA:	3,551 SF
PROPOSED OPEN AREA (13%):	10,266.0 SF
ALLOWABLE COVERAGE:	100%
MAX FLOOR AREA RATIO:	500%
ALLOWABLE MAX BUILDING HEIGHT:	UL 80'-0"
EXISTING HEIGHT:	68'-0"
PROPOSED HEIGHT:	68'-0"

EXISTING AREA PER BUILDING	
BUILDING 1	26,065 SF
BUILDING 2	20,406 SF
BUILDING 3E	26,899 SF
BUILDING 3W	23,387 SF
BUILDING 4	40,125 SF
TOTAL	136,802 SF
OPEN AREA	3,551 SF
TOTAL	140,353 SF

PROPOSED AREA PER BUILDING	
BUILDING 1	26,065 SF
BUILDING 2	20,406 SF
BUILDING 3E (LESS PARKING LEVEL)	12,269 SF
BUILDING 3W (LESS PARKING LEVEL)	42,330 SF
BUILDING 4	40,125 SF
TOTAL	141,195 SF
OPEN AREA	6,401 SF
PARKING AREA	24,118 SF
TOTAL	171,714 SF

TOTAL OFF-STREET PARKING SPACES:	
ACCESSIBLE PARKING SPACES:	65
CARSHARE SPACES:	10
TOTAL # OF UNITS:	3
SPACE/UNIT PERCENTAGE:	41%

THIS SUBMISSION

PARKING ANALYSIS	
UNIT TOTAL	151
PARKING SPACES REQUIRED - (1) PER (2) UNITS (14-802)	76
SHARED PARKING REDUCTION FACTORS (14-802.6)	76
CARSHARE (14-802.6)	-12
BI-CYCLE PARKING (14-802.6)	-12
(7) SPACES PROVIDED (1) CREDIT PER (5) SPACES =	-4
NET OFF-STREET PARKING SPACES REQUIRED	60
OFF-STREET PARKING SPACES PROVIDED	65
(62) + (3) CAR SHARE =	65

ORIGINAL

PARKING ANALYSIS	
UNIT TOTAL	151
PARKING SPACES REQUIRED - (1) PER (2) UNITS (14-802)	76
SHARED PARKING REDUCTION FACTORS (14-802.6)	76
CARSHARE (14-802.6)	-12
BI-CYCLE PARKING (14-802.6)	-12
(7) SPACES PROVIDED (1) CREDIT PER (5) SPACES =	-4
NET OFF-STREET PARKING SPACES REQUIRED	60
OFF-STREET PARKING SPACES PROVIDED	65
(62) + (3) CAR SHARE =	65

853453

*1 CORRECTION FOR TYPO ON ORIGINAL SUBMISSION

*2 CLARIFICATION OF TOTAL PARKING SPACES AS PER PERMIT

THIS SUBMISSION

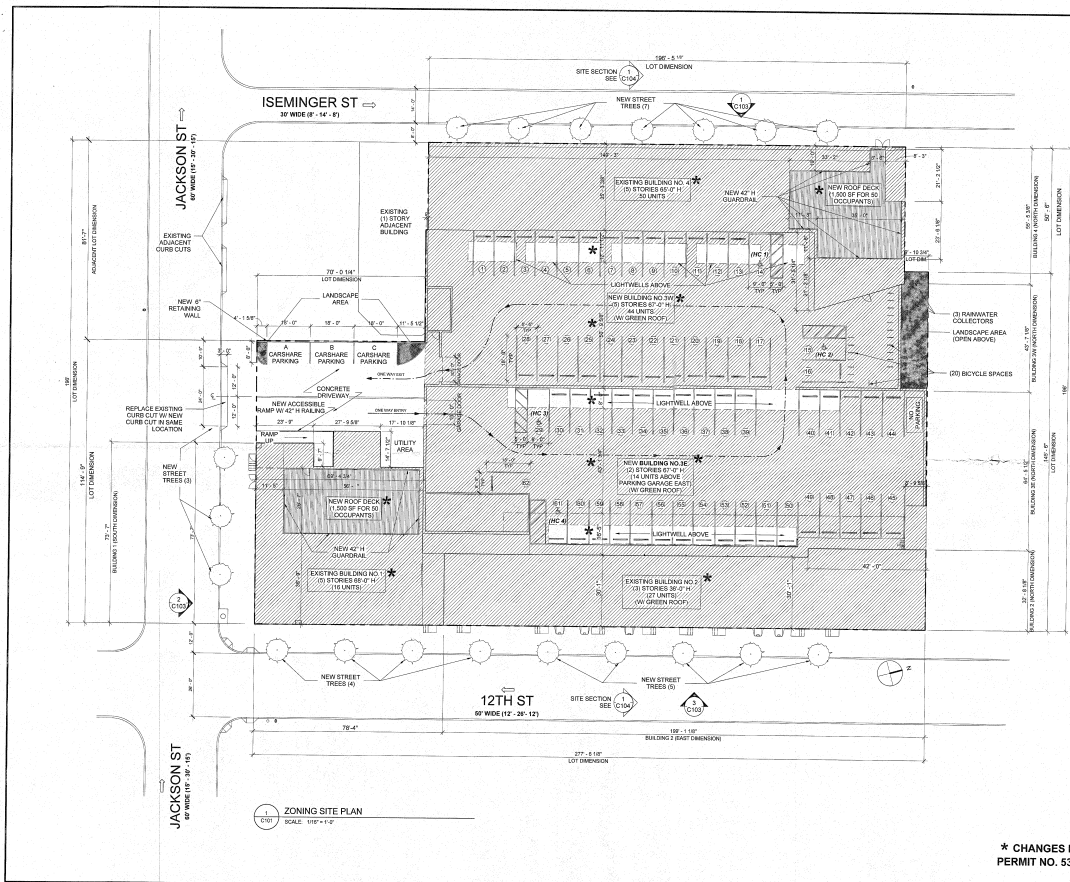
UNIT SUMMARY	
BUILDING 1	16
BUILDING 2	27
BUILDING 3E	14
BUILDING 3W	44
BUILDING 4	50
TOTAL	151

ORIGINAL

UNIT SUMMARY	
BUILDING 1	22
BUILDING 2	27
BUILDING 3E	14
BUILDING 3W	44
BUILDING 4	50
TOTAL	151

APPLICATION NO. 853453
APPROVED DATE 4/19/19
VIEWED/REVIEWED/RECEIVED/FILED
IN THE OFFICE OF THE CITY CLERK
OF PHILADELPHIA
RECEIVED

RESUBMIT FOR



APPLICATION NO. _____
 APPROVED BY: _____
 DATE: _____
 SCALE: AS NOTED
 JOB NO. 111111

RESUBMIT FOR ADMINISTRATIVE PERMIT 2-20-18

GENERAL NOTES:
 1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PHILADELPHIA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PHILADELPHIA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PHILADELPHIA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PHILADELPHIA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PHILADELPHIA DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

* CHANGES FROM PERMIT NO. 537003

1+ASSOCIATES INC.
 525 S. 4th Street, Suite 201
 PHILADELPHIA, PA 19147
 P: 215.627.4574

ARCHITECT SEAL:

PROPOSED RESIDENTIAL PROJECT
 1201 Jackson St
 Philadelphia, PA 19148

TITLE
 ZONING SITE PLAN
 DATE: NO. 111111
 SCALE: AS NOTED
 JOB NO. 111111



2010-2011
 The following information is representative of the work of the Institute. Actual work may vary significantly from year to year. The information is intended to provide a general overview of the work of the Institute and is not intended to be used for any other purpose.

RESUBMIT FOR ADMINISTRATIVE PERMIT 2-20-18

The following information is intended to provide a general overview of the work of the Institute. Actual work may vary significantly from year to year. The information is intended to provide a general overview of the work of the Institute and is not intended to be used for any other purpose.

TITLE: ZONING ELEVATIONS
DWG. NO. C103



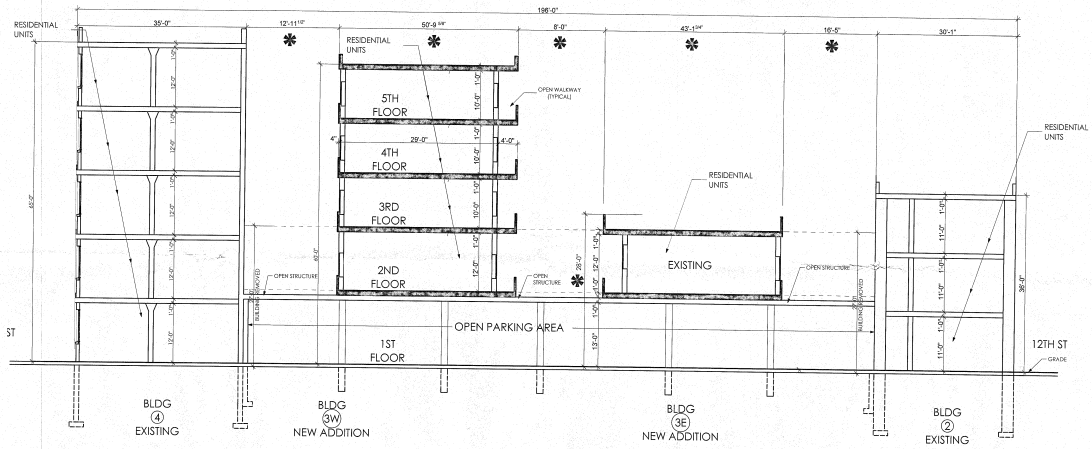
T+ASSOCIATES INC.
805 S. 4th Street, Suite 301
PHILADELPHIA, PA 19107
P: 215.620.4374



PROPOSED RESIDENTIAL
PROJECT
1201 Jackson St
Philadelphia, PA 19148

DRAWN BY: JS
APPROVED BY: AT
SCALE: AS NOTED
DATE: 11/15/18

TITLE:
ZONING SECTION
C104



1
1/8" = 1'-0"

Proposed Site Section Looking North

APPLICATION NO. 2018-000000
APPROVED BY: [Signature]
DATE: 11/15/18
RECEIVED BY: [Signature]
DATE: 11/15/18

GENERAL NOTES:
1. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Philadelphia and the Pennsylvania Department of Transportation (PennDOT) for the proposed construction.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Philadelphia and the Pennsylvania Department of Transportation (PennDOT) for the proposed construction.

RESUBMIT FOR
ADMINISTRATIVE
PERMIT 2-20-18

* CHANGES FROM ZONING
PERMIT NO. 537003

ZONING ADMIN REVIEW		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 853453	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$628.00	DATE 04/05/18
LOCATION OF WORK: 01201 JACKSON ST PHILADELPHIA, PA 19148-2921				ZONING CLASSIFICATION ICMX	
OWNER TR-JACKSON LP STE 100 CONSHOHOCKEN PA. 19428		APPLICANT RICHARD DEMARCO, ESQ. 50 S 16TH ST PHILADELPHIA, PA 19102		PLAN EXAMINER CHELI DAHAL	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23414 DATE 03/20/18	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT</p> <p>ADMINISTRATIVE REVIEW(ORIGINAL APP# 537003, CAL# 23414); FOR THE REDUCTION OF HEIGHT FROM 60' TO A 28'. FOR THE REDUCTION FROM FIVE(5) STORIES TO A TWO(2) STORY BUILDING (NO OTHER CHANGES ON THE BUILDING) ON THE SAME LOT ALL OTHER BUILDINGS AND THE USES AS PREVIOUSLY APPROVED .SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</p> <p style="text-align: center; font-size: 2em; transform: rotate(-10deg);">OFFICE COPY</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>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 DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p>					
<p><u>IN 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>					
81-103					

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION #

ZONING CLASSIFICATION

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details.)

LOCATION OF PROPERTY (LEGAL ADDRESS)

1201 Jackson Street

PROPERTY OWNER'S NAME

TR-Jackson LP

PHONE # 215-644-3943

FAX #



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

RSA-5

PROPERTY OWNER'S NAME

TR-Jackson LP

PROPERTY OWNER'S ADDRESS:

441 E. Hector Street

Conshohocken PA 19428

LICENSE #

E-MAIL: rdemarco@lauletta.com

APPLICANT: Tony Rto owner

Richard G. DeMarco, Esq. (att. for applicant AMR Const. Inc.)

FIRM/COMPANY:

Louletta Bimbaum LLC

AMR Construction

TR-Jackson L.P.

PHONE # 610-633-2913

FAX # 610-834-7429

215-644-3943

856-232-1601

RELATIONSHIP TO OWNER: TENANT/LESSEE X ATTORNEY

ADDRESS:

441 E. Hector St

100 S Broad Street, Suite 905

Philadelphia PA 19110

LICENSE # 16600

E-MAIL: rdemarco@lauletta.com

DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1-5	vacant warehouse/factory	brush factory	

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1-5	proposed multi-family household living, 151 dwelling units, buildings 1, 2, 3E and 3W, and 4, with accessory parking for a total of 65 spaces (including three car share spaces) and 46 bicycle spaces

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

Request for Zoning Board Administrative Review of L&I Permit 537003 and Zoning Board Calendar Number 23414 to allow the

revision of the height of building 3E from five stories to two (60 feet to 28 feet) and to slightly reconfigure the unit locations, all as shown on revised drawings and administrative review form attached hereto.

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

X 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:

[Signature]

DATE: 2/20/18



CR

3/16

ACCELERATED REVIEW PAID

APPLICATION FOR ADMINISTRATIVE REVIEW REQUEST

Check/Receipt # 1742L-1 Date: 2/20

APPLICATION NUMBER: (OFFICE USE ONLY) 853453		APPLICATION IS HEREBY MADE FOR ADMINISTRATIVE REVIEW APPROVAL UNDER THE PHILADELPHIA ZONING AND PLANNING CODE.	
PROPERTY ADDRESS: 1201 Jackson Street			
APPLICANT NAME: Tony Rifo Richard Demarco, Esq. (attorney for applicant AMR Construction Inc.)		PREVIOUS PERMIT NUMBER: (ATTACH COPY OF PERMIT) 537003	CALENDAR NUMBER: 23414
PROPOSED CHANGES AND REASONS FOR ADMINISTRATIVE REVIEW: <p>Owner TR-Jackson LP has reconfigured one of the interior structures (building 3E) and lowered its height from five stories to two stories (from 60 feet to 28 feet). The unit count remains the same, and the proposed accessory parking is the same. There is less building area. Other than the changes to building 3E, the other proposed additions and construction remain the same. There are small changes to building area.</p> <p>No changes to any refusal items have been made, and no new variances have been necessitated by these revisions. Owner and applicant are requesting these changes in order to create better construction efficiencies necessitated by existing construction conditions which have been newly discovered at the property. This proposal meets the standards for administrative review contained in the Rules and Regulations of the Zoning Board, and the owner and applicant request that the request be granted by the ZBA.</p>			
APPLICANT SIGNATURE: [Signature]		DATE: 2/20/18	
EXAMINER'S REVIEW RESULTS: ADDITIONAL REFUSALS: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IF YES, NUMBER OF ADDITIONAL REFUSALS: _____ CODE SECTION(S): 14-701-4 INCREASE IN DEGREE OF PREVIOUS VARIANCE(S): NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> EXPLANATION OF ADDITIONAL REFUSAL(S) / INCREASED VARIANCE(S): For the lowering the height from five stories to a two story height is decrease from 60' to a 28' of Building # 3E. The unit counts are not changed. The existing parking spaces are the same. NO change in other structures on lot.			
PROPOSED CHANGES ARE MINOR PURSUANT TO ZBA REGULATIONS AND HEREBY APPROVED: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>			
EXAMINER SIGNATURE: [Signature]		DATE: 3/3/18	
CHAIRPERSON OF THE BOARD'S RESULTS: APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> IF DENIED, REASON FOR DENIAL:			
CHAIRPERSON OF THE BOARD'S SIGNATURE:		DATE:	
INSTRUCTIONS AND PLAN REQUIREMENTS 1. SUBMIT A COMPLETED ZONING/USE REGISTRATION APPLICATION. 2. SUBMIT SIX (6) COPIES OF SITE PLAN AND ELEVATION PLAN. ALL PLANS SHALL BE DRAWN TO SCALE. 3. ATTACH COPY OF PREVIOUSLY APPROVED ZONING PERMIT AND ANY SUPPLEMENTAL ADMINISTRATIVE REVIEWS. 4. PROVIDE ADMINISTRATIVE REVIEW FEE OF \$65.00 AT TIME OF APPLICATION. CHECK OR MONEY ORDER ONLY			