

819438

**BUILDING FLOOR AREA TABULATION:**

RM	EXISTING FLOOR AREA AND USE	PROPOSED FLOOR AREA
CELLAR FLOOR AREA	N/A	5,875 GSF (100% LOT AREA)
1ST FLOOR AREA	5,875 GSF	5,875 GSF (100% LOT AREA)
2ND FLOOR AREA	1,500 GSF	5,875 GSF (100% LOT AREA)
3RD FLOOR AREA	1,500 GSF	5,875 GSF (100% LOT AREA)
4TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
5TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
6TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
7TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
8TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
9TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
10TH FLOOR AREA	0	5,875 GSF (100% LOT AREA)
TOTAL BUILDING FLOOR AREA	8,875 GSF	46,899 GSF +
NOTE: CELLAR NOT INCLUDED IN F.A.R. CALCULATION		
TOTAL GROSS FLOOR AREA	8,875 GSF	46,899 GSF +
TOTAL GROSS FLOOR AREA (GFA)	8,875 GSF	46,899 GSF +
TOTAL GROSS FLOOR AREA (GFA)	8,875 GSF	46,899 GSF +

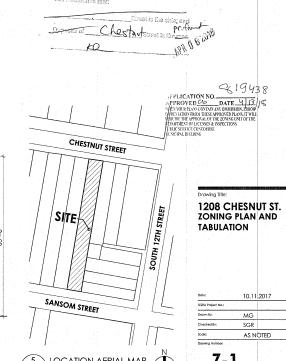
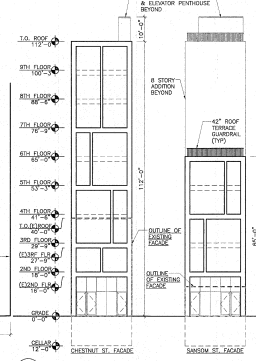
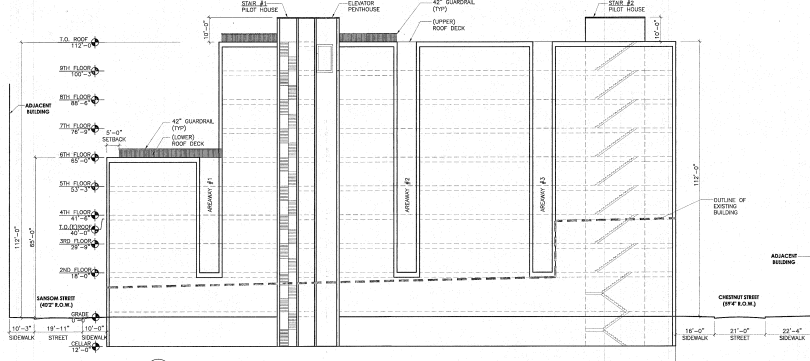
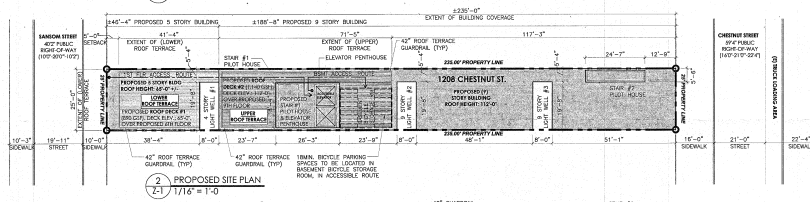
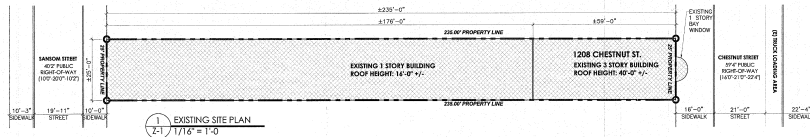
**ZONING TABULATION CHART:**

PROPOSED ZONING DISTRICT	PROPOSED DISTRICT	EXISTING DISTRICT	PROPOSED DISTRICT
DMU-3	DMU-3	DMU-3	DMU-3
LOT AREA (GFA)	N/A	5,875 SF	5,875 SF
MAX. FLOOR AREA	N/A	N/A	N/A
MIN. FRONT YARD SETBACK	N/A	N/A	N/A
MIN. SIDE YARD SETBACK	N/A	N/A	N/A
MIN. REAR YARD SETBACK	N/A	N/A	N/A
MIN. STREET FRONTAGE	N/A	N/A	N/A
MAX. BUILDING HEIGHT	28'-0"	40 FEET / (1) 3RD FLOOR CORRIDOR / (2) 4TH FLOOR CORRIDOR / (3) 5TH FLOOR CORRIDOR	112 FEET / 9 STORY
MAX. FLOOR AREA (% OF LOT AREA)	100%	N/A	N/A
MIN. CORNISE HEIGHT	N/A	N/A	N/A
MIN. BUILDING COVERAGE	100% LOT AREA	100%	100%
MIN. OPEN SPACE IN CORRIDOR	0 SF	0 SF	0 SF
MAX. ALLOWABLE F.A.R.	1200% (20,000 SF)	21% (5,875 SF)	20% (46,899 SF)
MIN. NUMBER OF ACCESSIBLE PARKING SPACES	0	0	0
MIN. NUMBER OF BIKE SPACES	1 SPACE PER 1000 SF	0	0
TOTAL GROSS FLOOR AREA (GFA)	20,000 GSF	5,875 GSF	46,899 GSF

**SgRA**  
STUART G. ROSENBERG ARCHITECTS, P.C.

**PRELIMINARY NOT FOR CONSTRUCTION**

1208 CHESTNUT ST. PHILADELPHIA, PA 19107



1 EXISTING SITE PLAN 1/16" = 1'-0"  
2 PROPOSED SITE PLAN 1/16" = 1'-0"  
3 PROPOSED LONGITUDINAL SECTION 1/16" = 1'-0"  
4 PROPOSED CHESTNUT STREET ELEVATION 1/16" = 1'-0"  
5 LOCATION AERIAL MAP 1/16" = 1'-0"

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>819438</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE <b>\$300.00</b>	DATE <b>04/19/18</b>
LOCATION OF WORK: <b>01208 CHESTNUT ST PHILADELPHIA, PA 19107-4805</b>				ZONING CLASSIFICATION <b>CMX-5</b>	
OWNER 1208 CHESTNUT ST CORP 244 MADISON AVE NEW YORK NY, 100162817		APPLICANT STUART ROSENBERG 230 S BROAD ST, SUITE M30 PHILADELPHIA, PA 19102		PLAN EXAMINER	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>					
<p><b>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL.</b></p> <p>FOR THE ERECTION OF A SIX(6) STORY ADDITION OF AN EXISTING THREE(3) STORY STRUCTURE( 112' HIGH) WITH TWO(2) ROOF DECKS ACCESSED BY A PILOT HOUSE WITH STAIR TOWER.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</p> <p><b>USE REGISTRATION</b></p> <p>FOR A VACANT COMMERCIAL SPACE/RETAIL ( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING ( 52 DWELLING UNITS) FROM SECOND FLOOR THROUGH NINETH FLOORS WITH EIGHTEEN(18) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT CELLAR WITH EIGHTEEN(18) OFF-SITE PARKING SPACES (SEE APP# 860909) PARKING IS PROVIDED AT 123 S 12TH ST) ACCESSORY TO DWELLING UNITS.</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<b>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.</b>					
<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 215-686-7680.</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><b>LIMITATIONS:</b></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>					
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>					
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.					

OFFICE COPY

**APPLICATION FOR  
ZONING / USE REGISTRATION PERMIT**

(For office use only)  
APPLICATION # 819438

ZONING CLASSIFICATION CMX-5 Chestnut/Walnut West



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](http://www.phila.gov)

Party Galaxy ground Floor  
UFD [14-517]

PREVIOUS APPLICATION NO.  
(Applicant completes all information below. Print clearly and provide full details)  
LOCATION OF PROPERTY (LEGAL ADDRESS)  
1208 Chestnut Street Philadelphia PA 19107

PROPERTY OWNER'S NAME  
1208 Chestnut Street Corporation  
  
PHONE # (215) 922-2740 FAX #

PROPERTY OWNER'S ADDRESS:  
1000 West Girard Avenue  
Philadelphia, PA 19107  
LICENSE # E-MAIL: alhadad06@gmail.com

APPLICANT:  
Stuart G. Rosenberg  
FIRM/COMPANY:  
Stuart G. Rosenberg Architects, P.C.  
PHONE # (215) 584-1007 FAX #

ADDRESS:  
230 South Broad Street, Suite M30  
Philadelphia PA 19102  
LICENSE # RA-010532-X E-MAIL: STUART@SGRA.COM

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

**TABULATION OF USES**

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1	Retail	Retail	N/A
2-3	Office	Office	N/A

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1	Commercial/Retail Space
2-9	Multi-family residential (52 Units)

**STORIES AND HEIGHTS FROM GROUND TO ROOF**

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET	40'-0"	40'-0"	12'-0"	112'-0"	112'-0"	65'-0"
IN STORIES	3	3	1	9	9	6

BRIEF DESCRIPTION OF WORK/CHANGE  
By-Right zoning application in CMX-5 Zoning District Proposed (9) Story Building (112 feet height) Allowable FAR: 1200;  
Proposed 800 FAR. Proposed 52 Residential units on floors 2-9. Commercial space ground floor and basement. Proposed two  
new roof decks (lower roof deck 890 SQFT; Upper roof deck 1140 SQFT) and bicycle storage for 18 bicycles in basement.

Party is provided at  
123 S 12th St 7

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: [Signature]

DATE: 10 / 12 / 17

## BJP 123-127 OWNER LLC

January 29, 2018

Mr. Michael Alhadad:  
Chestnut View LLC  
1614 Cecil B. Moore Ave  
Philadelphia, PA 19121

**RE: OFF-SITE PARKING**

Dear Mr. Alhadad:

We are aware that you are redeveloping the property located at 1208 Chestnut Street. When your project is complete and occupied, our parking operator, Park America, is willing to make available 18 spaces on a rental basis. Our garage is currently valet-only, but has two accessible drop off locations within the garage.

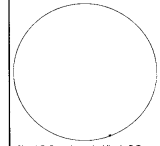
Sincerely,



Gregory W. Reffin  
Partner

**SgRA**

STUART G. ROSENBERG  
ARCHITECTS, P.C.  
ARCHITECTURE AND DESIGN  
320 SOUTH BRIDGE STREET  
MEZZANINE SUITE 30  
PHILADELPHIA, PA 19102  
T 215-564-1007  
F 215-564-3311  
www.sgra.com



Stuart G. Rosenberg, Architects, P.C.  
PA Registration Number: 0103324

**REFERENCE  
ONLY**

Project:  
1208 CHESTNUT STREET  
PHILADELPHIA, PA 19107

Owner Information:  
UNITED BUILDERS GROUP  
1000 WEST GIRARD AVE.  
PHILADELPHIA, PA 19123

Drawing Title:  
PARKING DISTANCE MAP  
FOR OFF-SITE PARKING

Date: 03.12.2018

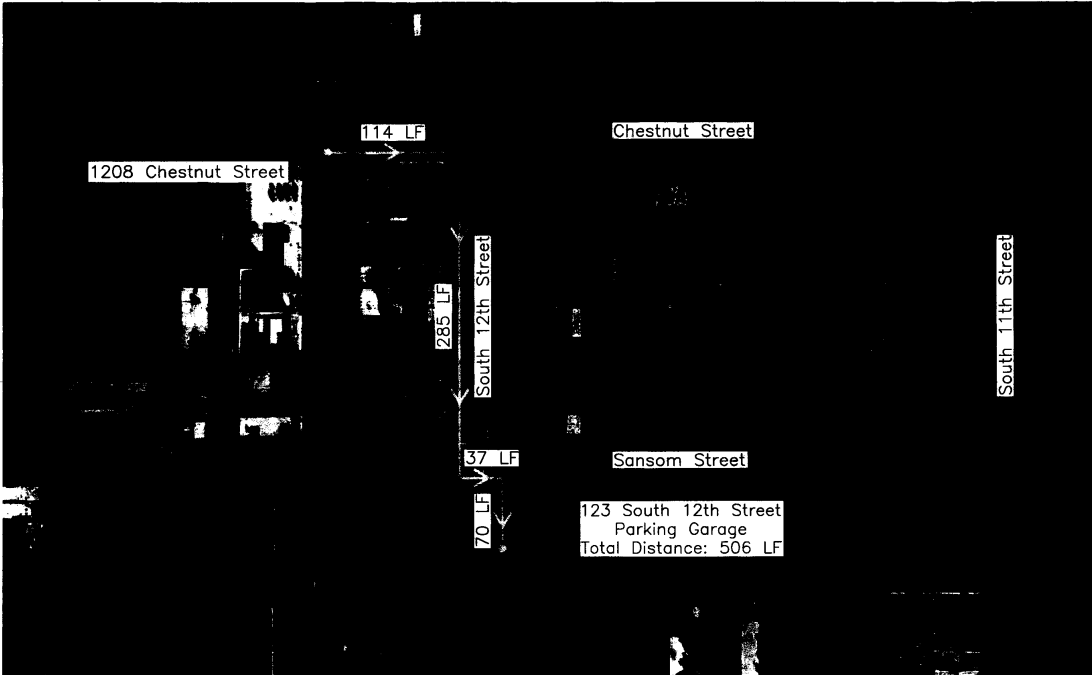
SgRA Project No.: 17-B64

Drawn By: MG

Checked By: SGR

Drawing Number:

**SK-1.0**



1 PARKING DISTANCE MAP  
SK-1.0