

harmann

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 980077	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NO PROVIDED				FEE \$650.00	DATE 01/15/20
LOCATION OF WORK: 00711 N 07TH ST PHILADELPHIA, PA 19123-2737				ZONING CLASSIFICATION CMX-2	
OWNER FAIRMOUNT COURT REALTY CO PO BOX 549 ABINGTON PA, 19001		APPLICANT ROTCIVER LEBRON-MARTINEZ 631 N. 12TH STREET PHILADELPHIA, PA.19123		PLAN EXAMINER CHANWOO JUNG	
				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 COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH GREEN ROOFS. BUILD HAVE ROOF HATCHES FOR ROOF ACCESS; FOR USE AS THREE (3) VACANT COMMERCIAL SPACES (USE REGISTRATION PERMITS REQUIRED PRIOR TO OCCUPANCY) ON THE CELLAR AND FIRST FLOOR AND TWENTY ONE (21) DWELLING UNITS ABOVE, NO SIGN THIS APPLICATION</p> <p>USE REGISTRATION</p> <p>FOR USE AS THREE (3) VACANT COMMERCIAL SPACES (USE REGISTRATION PERMITS REQUIRED PRIOR TO OCCUPANCY) ON THE CELLAR AND FIRST FLOOR AND TWENTY ONE (21) DWELLING UNITS ABOVE,</p> <p style="text-align: right;">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>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> <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>					

6/4

Form 81-16



PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR - 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR - 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 - M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR - 1101 MARKET STREET			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

[illegible]

NOTICE OF REFUSAL DATE:

NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA	PROVISOS	FEE ITEM	AMOUNT
	<input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> YES	FILING FEE	
	DATE		RE-INSPECTION FEE	
VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?			ZONING FEE	
<input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)			USE FEE	
VIOLATION #			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #
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APPLICATION FOR
ACCELERATED PLAN REVIEW

(Please complete all information below and print clearly)



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

ADDRESS OF PROJECT:

711-19 N 7TH ST Philadelphia, PA 19123-2737

APPLICATION NUMBER:

980077

APPLICANT NAME:

ROTCIVER LEBRON (ON BEHALF OF RUSTIN OHLER)

APPLICANT ADDRESS:

HARMAN DEUTSCH ARCHITECTURE

631 N. 12TH ST.

PHILA. PA. 19123

PHONE #:

267.324.3601

E-MAIL:

PERMITS@HARCHITECTURE.COM

PLAN REVIEW TYPE

☐

BUILDING PERMIT

☐

ELECTRICAL

☐

PLUMBING

\$540 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.

APPLICANT'S SIGNATURE: _____

DATE: 05.21.2019

DEPARTMENT OF LICENSES & INSPECTIONS (Official use only)

AMOUNT PAID: \$520

CHECK/RECEIPT #:

5322

DATE:

05/28/2019

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 homeowner, 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: \$565 accelerated review All Other Occupancies: \$640 accelerated review
Zoning Only Applications:
One and Two Family: \$445 accelerated review All Other Occupancies: \$520 accelerated review
☐ **Contractor Tax Clearance Form**
☐ **Contractor Certificate of Insurance**
☒ **Completed Accelerated Application Agreement**

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

<u>NEW CONSTRUCTION, ADDITIONS & ALTERATIONS</u>	<u>PROVIDED</u>	<u>N/A</u>
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"/>
Streets Department	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
City Planning Commission	<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	<input type="checkbox"/>	<input type="checkbox"/>
L & I - "Special Inspections" 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"/>

<u>MECHANICAL (ductwork, fuel gas, HVAC)</u>	<u>PROVIDED</u>	<u>N/A</u>
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"/>
All penetrations of rated construction clearly identified.	<input type="checkbox"/>	<input type="checkbox"/>
Fire dampers and smoke detectors clearly identified.	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Hoods Only:		
Equipment plan provided	<input type="checkbox"/>	<input type="checkbox"/>
Hood and duct sizes and gages provided	<input type="checkbox"/>	<input type="checkbox"/>
Location of duct and fans and termination points	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust and supply air quantities and velocities	<input type="checkbox"/>	<input type="checkbox"/>

<u>FIRE SUPPRESSION</u>	<u>PROVIDED</u>	<u>N/A</u>
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"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic Calculations	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
PWD Form CP100/CU100	<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"/>

<u>ZONING</u>	<u>PROVIDED</u>	<u>N/A</u>
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"/>
Pre-requisite Approvals:		
Streets Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>
Art Commission	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
New Construction/Additions Only:		
Elevation Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I hereby certify that all information contained herein is true to the best of my knowledge. I understand that an incomplete application will not be reviewed until all required materials are submitted.

APPLICANT'S SIGNATURE _____

DATE: _____

5/24/19.

711-19 N 7TH ST
Philadelphia, PA 19123-2737

OWNER

FAIRMOUNT COURT REALTY CO

MAILING ADDRESS

PO BOX 549
ABINGTON PA
19001

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2020	\$582,700	\$116,540	\$466,160	\$0	\$0
2019	\$578,400	\$115,680	\$462,720	\$0	\$0
2018	\$578,700	\$115,761	\$462,939	\$0	\$0
2017	\$519,100	\$130,100	\$389,000	\$0	\$0
2016	\$519,100	\$130,100	\$389,000	\$0	\$0
2015	\$519,100	\$130,100	\$389,000	\$0	\$0
2014	\$519,100	\$130,100	\$389,000	\$0	\$0

Note: Taxable and exempt land values can represent:

1. The contributory value of land in relation to the total market value, or
2. Where no structure is present, the value of vacant land

Consistent with International Association of Assessing Officers (IAAO) standards, the value of an improved parcel is separated into the portion of value attributed to the improvement and the portion of value attributed to the land

SALES DETAILS

SALES PRICE: \$1

SALES DATE: 12/28/2011

PROPERTY DETAILS

OPA ACCOUNT: 882919100
HOMESTEAD EXEMPTION: No
DESCRIPTION: STR/OFF 1 STY MASONRY
CONDITION: Average
BEGINNING POINT: 89°1' N FAIRMOUNT AVE
LAND AREA (SQFT): 8,673
IMPROVEMENT AREA (SQFT): 5,776
ZONING: CMX-2
Zoning data source: Planning and Development

CORRECTIONS OR QUESTIONS ABOUT THIS INFORMATION?

TRASH & RECYCLING

TRASH & RECYCLING DAY: Monday

LEAF COLLECTION: Saturday Bag Dropoff

SERVICE AREAS

School Catchment

ELEMENTARY SCHOOL: Kearny MIDDLE SCHOOL: Kearny HIGH
SCHOOL: Franklin HS

Political

COUNCILMANIC DISTRICT (2016): 5 WARD: 14 WARD DIVISIONS: 1411

Public Safety

POLICE DISTRICT: 6 POLICE PUBLIC SERVICE AREA: 061 POLICE
DIVISION: CPD

Districts

PLANNING: Central LICENSES AND INSPECTIONS (L+I): Central
CENSUS TRACT (2010): 013100 CENSUS BLOCK GROUP (2010): 1
COMMERCIAL CORRIDOR: n/a

Streets

HIGHWAY DISTRICT: 3 HIGHWAY SECTION: 3J HIGHWAY
SUBSECTION: 3J8 STREET LIGHT ROUTES: 20 TRAFFIC DISTRICT: 1
TRAFFIC PM DISTRICT: 1211

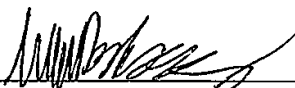
TRASH & RECYCLING DAY: Monday LEAF COLLECTION DAY: Saturday Bag
Dropoff RECYCLING DIVERSION RATE: 12.6% SANITATION AREA: 3
SANITATION DISTRICT: 3F

Zoning Submission Transmittal

To:	Date:
City of Philadelphia Department of License & Inspections 1401 JFK Boulevard Philadelphia, PA 19102	Re: 711-19 N 7 th Street Contact: permits@hdarchitecture.com

Copies	Description
	Check payable to the "City of Philadelphia"
1	L&I Drop off form Regular <input type="checkbox"/> or Accelerated <input checked="" type="checkbox"/>
1	Accelerated Review Application (if applicable)
1	Zoning Application
1	OPA/BRT Sheet
1	Site plans to scale
	Civil Engineer plans to scale, approved by Survey District <input type="checkbox"/>
✓	Streets Dept.
✓	Red - Zoning only approval
✓	City Planning
✓	Stormwater

Additional Comments

Completed By 

April 26, 2019



POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN APPROVAL

Celina Dong
T&C FAIRMOUNT LLC
307 WINDING WAY
MERION STATION, Pennsylvania 19066

RE: **711-19 N 7th St**
PWD Tracking #: FY19-NTHS-5396-01

Project Description: The 711-19 N 7th St project proposes the construction of a four-story building at 711-19 N 7TH ST Philadelphia, PA 19123. Stormwater is proposed to be managed by a green roof to conform with §14-602.7 Exceptions to the Use Tables for Green Roofs. The site is located in a combined sewer area of the Delaware Direct River Watershed, Flood Management District A. The total earth disturbance proposed is approximately 10,255 square feet.

Philadelphia Water Department (PWD) Stormwater Plan Review has finished reviewing the development site plan set associated with the 711-19 N 7th St project, received on March 23, 2019. A table of documents approved as part of this submittal follows:

Item	Description	Dated
O&M	Executed Operations & Maintenance Agreement	4/10/2019
Sheet 1 of 4	Existing Resources & Site Analysis	3/5/2019
Sheet 2 of 4	Soil Erosion Control Plan	3/5/2019
Sheet 3 of 4	Green Roof Plan	3/5/2019
Sheet 4 of 4	Soil Erosion Control Plan Details	3/5/2019

Based upon a technical review of the Post-Construction Stormwater Management Plan (PCSMP) submission, the project has satisfied all applicable stormwater management requirements and is technically approved.

PWD has determined that this project meets the green roof conditions as specified in §14-602.7 (b) (c) and (d).

This correspondence applies to the PWD Stormwater Regulations only. See the [Building Permit Sign-off Checklist](#) for more information on the requirements to obtain PWD's endorsement on the Building Permit Application. If a Building Permit is not required for this project, then the Checklist should be treated as a series of pre-requisite approvals that must be obtained from PWD before construction may commence.

New connections to PWD water and sewer infrastructure, or alterations to existing connections, must be permitted by PWD's Water Transport Records. Contact Water Transport Records at 215-685-6270 with questions regarding connection permits. Backflow prevention and cross connection control measures

Philadelphia Water Department | 1101 Market Street | Philadelphia, PA 19107-2994

An Equal Opportunity Employer

are required as a condition of water service, for new and existing connections, with some exceptions. Information on these requirements can be obtained from PWD Industrial Waste & Backflow Compliance Unit at <http://www.phila.gov/water/ccs.html>. Plumbing Permits must be procured through the Department of Licenses and Inspections.

This Post-Construction Stormwater Management Plan Approval will expire two (2) years from the date of issuance unless a valid Building Permit is in place.

During construction, the selected contractor is expected to follow the PCSMP approved by PWD. No change or deviation from the approved PCSMP is permitted without prior approval from PWD. Upon issuance of this letter, PWD inspectors are notified. PWD must be notified at least three working days prior to the start of construction activities.

Upon completion of the project, Record Drawings must be provided to PWD.

The applicant is responsible for obtaining any required federal, state, and local permits outside of this review.

If you have any questions, please contact PWD at the contact information provided below.

Regards,

Sara Anderson
Stormwater Plan Review
Phone: (215) 685-6387
Email: Sara.Anderson@phila.gov

Alan Fody, PE
Manager, Stormwater Plan Review
Phone: (215) 686-9718
Email: Alan.Fody@phila.gov

Victoria Lenoci, LEED Green Associate
Manager, Private Development Services
Phone: (215) 685-6266
Email: Victoria.Lenoci@phila.gov

Enclosures: *PWD-stamped plan*

Cc: *B. Mohl*
E. Ponert
E. Smith
S. Chiu
V. Brindisi
J. Deng (Ruggiero Plante Land Design)
D. Plante (Ruggiero Plante Land Design)