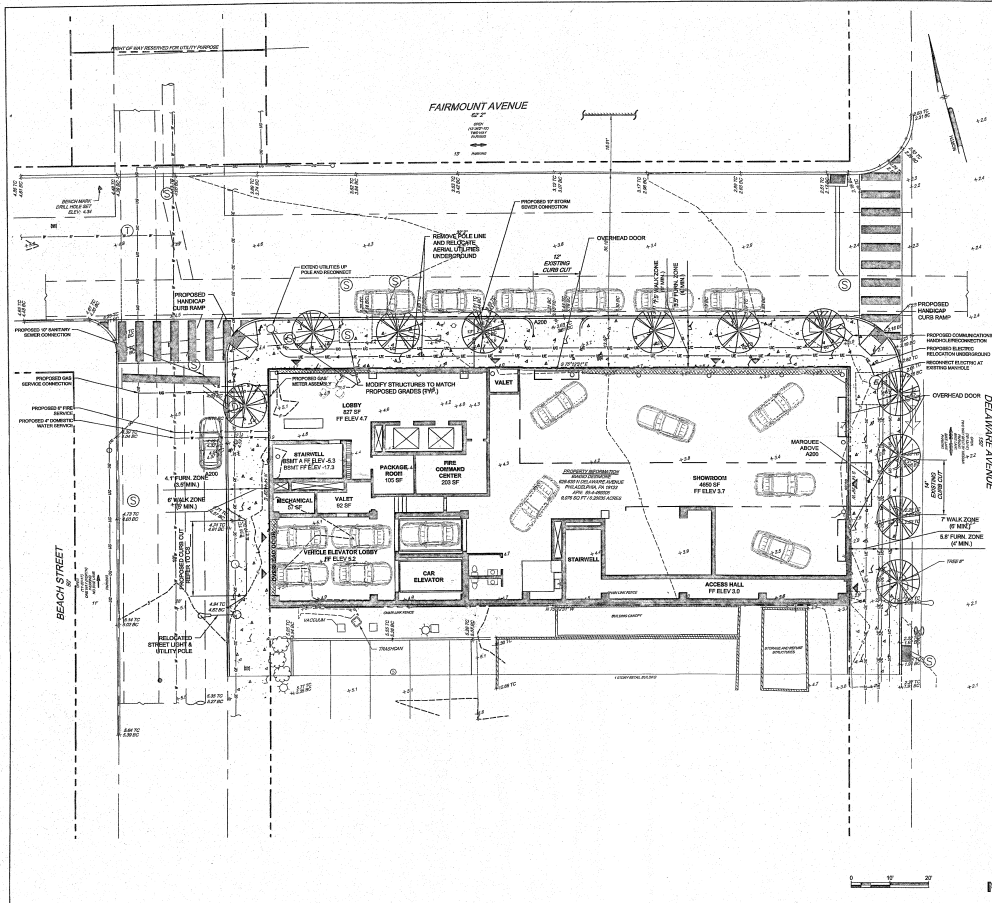




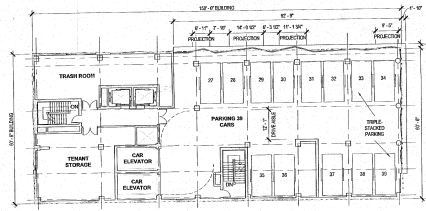
Vendors		
No.	Date	Description
1	04/10/18	2018 Submission
		
1616 WALNUT STREET, SUITE 101 PHILADELPHIA, PA 19103 267 761 8416		
		
701 MARKET STREET, SUITE 6000 PHILADELPHIA, PA 19106 215 595 3788		
		
211 N 13TH STREET, 6TH FLOOR PHILADELPHIA, PA 19107 215 480 0025		
		
1900 MARKET STREET, SUITE 300 PHILADELPHIA, PA 19103 215 222 2000		
		
SIGNATURE AND SEAL		
PROJECT		
626 NORTH DELAWARE AVENUE		
100% 		
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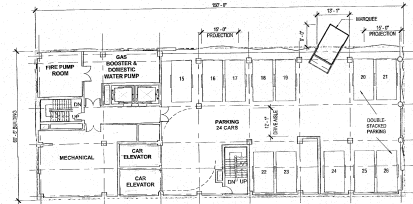
NOTES:

1. BY GRAPHIC PLOTTING ONLY, BASED ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 104 OF 230, COMM. MAP NO. 42037 EFFECTIVE NOVEMBER 15, 2019, THIS IS LOCATED IN ZONE A1, BASE FLOOD ELEVATION 11' FFEV SURFACE.

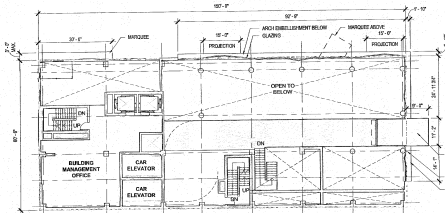
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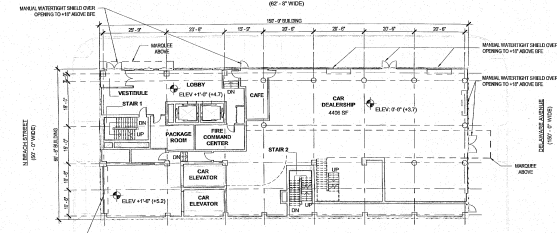
LEVEL 3 FLOOR PLAN



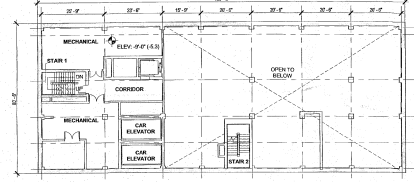
LEVEL 2 FLOOR PLAN



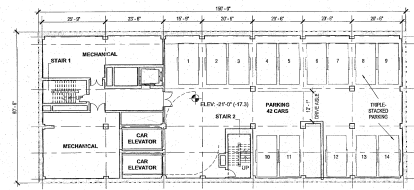
MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT 1 FLOOR PLAN



BASEMENT 2 FLOOR PLAN

Version		
No.	Date	Description
1	08/01/2018	Initial Submission

1616 WALNUT STREET, SUITE 101
PHILADELPHIA, PA 19103
267 761 8416

701 MARKET STREET, SUITE 6000
PHILADELPHIA, PA 19106
215 655 3788

211 N 13TH STREET, 9TH FLOOR
PHILADELPHIA, PA 19107
215 496 0900

1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
215 222 3000

SIGNATURE AND SEAL

PROJECT

626 NORTH DELAWARE AVENUE

08/01/2018

APPROVED

5/10/18

APPROVED

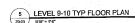
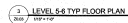
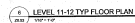
APPROVED

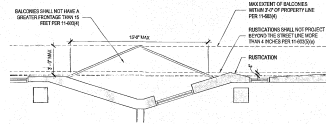
SCALE

AS SHOWN

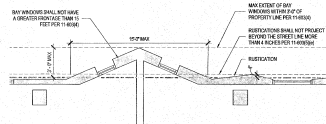
PROJECT NO.

02.02

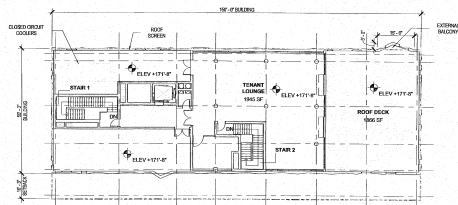
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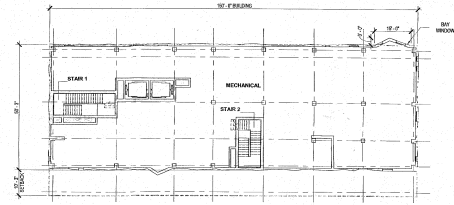
1 TYPICAL BALCONY PLAN
1/16" = 1'-0"



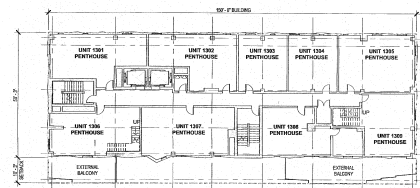
4 TYPICAL BAY WINDOW PLAN
1/16" = 1'-0"



2 ROOF DECK PLAN
1/16" = 1'-0"



3 LEVEL 15 FLOOR PLAN
1/16" = 1'-0"



1 LEVEL 13-14 TYP FLOOR PLAN
1/16" = 1'-0"

NOT TO SCALE
FOR INFORMATION ONLY
DO NOT CONSIDER THIS A FINAL DESIGN
ALL DIMENSIONS SHALL BE AS SHOWN
UNLESS OTHERWISE NOTED
REVISIONS

Revisions		
No.	Date	Description
1	08/01/2018	Issued for Submission

626 NORTH DELAWARE AVENUE

1516 WALNUT STREET, SUITE 101
PHILADELPHIA, PA 19103
215 781 5416

O'DONNELL & NACCARATO
ARCHITECTS & INTERIORS

701 MARKET STREET, SUITE 6000
PHILADELPHIA, PA 19106
215 925 3766

CONRAD T. J. VEEHRE, P.E., INC.
CIVIL ENGINEER, P.E. NO. 1001000000
PHILADELPHIA, PA 19106
215 496 0000

211 N 13TH STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
215 496 0000

Pennoni

1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
215 222 3000

Seal of the City of Philadelphia

SIGNATURE AND SEAL

PROJECT
626 NORTH DELAWARE AVENUE

Zoning Department
JUL 11 2018
APPROVED

SHEET TITLE
ZONING DRAWINGS & INFORMATION

DATE
JUL 11 2018

APPROVED

SCALE	DRAWING	PROJECT NO.
As Shown	00A 1305	339

SHEET NO.
Z0.04

08/01/2018 ZONING SUBMISSION



STREET PROJECTION SCHEDULE					
NO.	TYPE OF PROJECTION	STREET	PROJECTION	WIDTH	LEVEL
1A	WALKWAY	W. BEACH ST.	2'-0"	10'-0"	1
1B	BALCONY	W. BEACH ST.	2'-0"	10'-0"	7
1C	WALKWAY	W. BEACH ST.	2'-0"	10'-0"	8
1D	BALCONY	W. BEACH ST.	2'-0"	10'-0"	11

08/01/2018 ZONING SUBMISSION

1518 WALNUT STREET, SUITE 101
PHILADELPHIA, PA 19103
267.781.5416

701 MARKET STREET, SUITE 6000
PHILADELPHIA, PA 19106
215.505.5708

211 N 12TH STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
215.495.0000

1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
215.222.3000

PROJECT
626 NORTH DELAWARE AVENUE

Zoning Board of Adjustment
AUG 8 1 2018
APPROVED

SCALE
AS SHOWN

DESIGN
KSA, KMS

PROJECT NO.
20.06



Zoning Permit

Permit Number 873511

LOCATION OF WORK

626 N DELAWARE AVE, Philadelphia, PA 19123-3100

PERMIT FEE

\$574.00

DATE ISSUED

8/5/2020

ZBA CALENDAR

ZBA DECISION DATE

ZONING DISTRICTS

CMX-3

PERMIT HOLDER

DESIMONE BIAGIO

510-518 N 2ND ST PHILADELPHIA PA 19123

APPLICANT

Michael Mattioni DBA: MATTIONI, LTD

100 North Independence Mall West Suite 5A NW Philadelphia, P

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION A DETACHED STRUCTURE WITH MEZZANINE (MAXIMUM 18'4") ROOF DECK ACCESSED BY AN ELEVATOR; BALCONIES, BAY WINDOWS AND MARQUEES (PUBLIC ART, GREEN BUILDING AND MODERATE INCOME HOUSING BONUS) SIZE AND LOCATION AS SHOWN IN THE APPLICATION

APPROVED USE(S)

Parking, Non-Accessory - Structured Parking; Personal Vehicle Sales and Rentals

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

*** REVISED PLANS 7 PAGES, STAMPED BY ZBA 8/8/18 ***



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions
 - 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively
 - 3-years from issuance or date of decision by ZBA for Zoning Permits involving development
 - 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals
 - Any Permit issued for construction or demolition is valid for no more than five (5) years.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code



Post a copy of this permit in a conspicuous location along each frontage

Permit must be posted within 5 days of issuance



Zoning Permit

Permit Number 873511

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

626-30 N DELAWARE AVE, Philadelphia, PA 19123

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit


FOR A PERSONAL VEHICLE SALES AND RENTAL, OFFICES AND RESIDENTIAL LOBBY ON THE FIRST FLOOR AND MEZZANINE , FOR AN ACCESSORY AND NON-ACCESSORY AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING GARAGE WITH TOTAL# OF PARKING 105 SPACES)(THIRTY-FIVE ACCESSORY TO RESIDENTIAL USES) AT BASEMENT/CELLAR AND FROM SECOND FLOOR THROUGH THIRD FLOORS) WITH RESIDENTIAL AMENITIES IN THE SAME BUILDING WITH MULTI-FAMILY FAMILY HOUSEHOLD LIVING (96 DWELLING UNITS) FROM FOURTH FLOORS THROUGH FOURTEEN FLOORS WITH THIRTY-TWO(32) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND ONE(1) LOADING SPACE.

This permit is subject to the following specific conditions

CONDITIONS



TAX ABATEMENT. Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA) For more info visit www.phila.gov/opa, 601 Walnut St , 3rd Fl, Phila. PA 19106 or Call (215) 686-9200 All Applications are due by Dec 31st of the year of permit issuance

APPLICATION FOR ZONING / USE REGISTRATION PERMIT		 <div style="text-align: right;"> 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 </div>		
<small>(For office use only)</small> APPLICATION # <u>273511</u> ZONING CLASSIFICATION <u>CMX-3</u> PREVIOUS APPLICATION NO. <u>16-507, 16-704, 16-50369</u>		<small>(Applicant completes all information below. Print clearly and provide full details)</small> LOCATION OF PROPERTY (LEGAL ADDRESS) 626 N. Delaware Avenue, Philadelphia, PA 19123		
PROPERTY OWNER'S NAME <u>Biagio De Simone</u> PHONE # _____ FAX # _____		PROPERTY OWNER'S ADDRESS: <u>510-16 N. 2nd Street</u> <u>Philadelphia, PA 19123</u> LICENSE # _____ E-MAIL: <u>mmattioni@mattioni.com</u>		
APPLICANT: <u>Michael Mattioni, Esquire</u> FIRM/COMPANY: <u>Mattioni, Ltd.</u> PHONE # (215) 629-1600 FAX # (215) 923-2227		ADDRESS: <u>100 N. Independence Mall W., Suite 5A NW</u> <u>Philadelphia, PA 19106</u> LICENSE # <u>AC2252351</u> E-MAIL: <u>mmattioni@mattioni.com</u>		
RELATIONSHIP TO OWNER: <u>TENANT/LESSEE</u> <u>ATTORNEY</u> <u>DESIGN PROFESSIONAL</u> <u>CONTRACTOR</u> <u>EXPEDITOR</u>				
TABULATION OF USES				
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used	
	Vacant Lot			
FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE			
Basement/Cellar	Accessory Parking - Automated valet type mechanical access parking			
1st Floor/Mezzanine	Car Dealership (interior), offices, residential lobby			
2nd floor/3rd Floor	Parking, mechanicals and residential amenities			
4th Floor through 14th Floor	Multi-family residential and residential amenity 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				
For erection of a new 14 floor structure, 194'8" in height, with 11 street trees, 31 accessory parking spaces, 86 non-accessory parking spaces, and 32 bicycle spaces. For use as a parking and mechanical for the building in the basement/cellar; vehicle sales, offices and residential lobby on the 1st floor and mezzanine; parking and mechanical for the building on the 2nd floor; residential parking spaces and residential amenity space of the 3rd floor; multi-family housing on the 4th through 14th floor; and residential amenity space and mechanical for the building on the roof deck. Two height bonuses are sought: the Green Building Bonus (LEED Gold) (for 24 ft) and the Mixed Income Housing Bonus (for 48 ft totaling 72 ft in bonuses).				
<u>CONTINUED ON ADDITIONAL SHEET (ATTACHED)</u> <u>ACCELERATED REVIEW</u> CHECK/RECEIPT/M.O NO. _____				
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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: <u>Michael Mattioni</u>			DATE: <u>5 / 21 / 18</u>	



ZONING BOARD OF ADJUSTMENT REVISED PROVISIO PLANS



PROPERTY ADDRESS: 626 North Delaware Avenue
Philadelphia, PA 19123

APPLICATION NUMBER:
873511

CALENDAR NUMBER:
34025

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL): Michael Mattioni, Esquire

PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

- Height decreased to 184'-8"
- New bonus; public art 12'-0" height bonus
- Change in FAR from 1343% to 1360%
- Cafe - on first floor - with direct access from outside and apartment lobby
- Number of parking spaces - reduced to 105 total, with 35 for apartment use
- Reduced valet area to 2 parking spaces

Zoning Board of Adjustment
AUG 08 2018
APPROVED

INSTRUCTIONS AND PLAN REQUIREMENTS:

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES:

ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100'
ARCHITECT: 1/16"; 1/8"; 1/4"; 3/16"

2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET

3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

- ☒ IDENTIFICATION OF NORTH POINT;
- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;
- ☒ NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE;
- ☐ THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

RECEIVED

AUG 7 2018

Zoning Board of Adjustment
Department of Licenses & Inspections

NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DECISION LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

Michael Mattioni

DATE:

8/6/18



ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS



PROPERTY ADDRESS: 626 North Delaware Avenue
Philadelphia, PA 19123

APPLICATION NUMBER:
873511

CALENDAR NUMBER:
34025

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL): Michael Mattioni, Esquire

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Zoning Board of Adjustment
AUG 08 2018
APPROVED

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- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;
- ☒ NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE;
- ☐ THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

RECEIVED

AUG 7 2018

Zoning Board of Adjustment
Department of Licenses & Inspections

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I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

Michael Mattioni

DATE:

8/6/18

<p align="center">NOTICE OF:</p> <p><input checked="" type="checkbox"/> REFUSAL</p> <p><input type="checkbox"/> SPECIAL EXCEPTION</p>	<p>CITY OF PHILADELPHIA</p> <p>DEPARTMENT OF LICENSES & INSPECTIONS</p> <p>Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	<p>DATE OF REFUSAL 5/26/2018</p>	<p>APPLICATION# 873511</p>						
<p>ZONING DISTRICT(S) CMX-3 ZONING DISTRICT, NCA (NORTH DELAWARE AVE OVERLAY DISTRICT), CDO (CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT) AND SPECIAL FLOOD HAZARD AREA</p>									
<p>ADDRESS/LOCATION: 626 N DELAWARE AVE, PHILADELPHIA, PA (FAIRMOUNT AVE THROUGH BEACH ST)</p>									
<p>APPLICANT - MICHAEL MATTIONI</p>		<p>ADDRESS: 399 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19130</p>							
<p>APPLICATION IS FOR THE ERECTION A DETACHED STRUCTURE WITH MEZZANINE (MAXIMUM 194'8") (TWO(2) HEIGHT BONUS ;GREEN BUILDING BONUS (LEED GOLD) AND MIXED INCOME HOUSING BONUS)(HEIGHT 72FT IN BONUS)(HEIGHT ALLOWED BY BONUS UPTO 126'8"); ROOF DECK ACCESSED BY AN ELEVATOR; BALCONIES AND BAY WINDOWS, MARQUEES FOR A PERSONAL VEHICLE SALES AND RENTAL AND OFFICES AND RESIDENTIAL LOBBY ON THE FIRST FLOOR AND MEZZANINE ; FOR AN ACCESSORY AND NON-ACCESSORY AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING GARAGE WITH TOTAL# OF PARKING 117 SPACES(THIRTY ONE(31) ACCESSORY PARKING SPACES AND (EIGHTY-SIX(86) NON-ACCESSORY PARKING SPACES AT BASEMENT/CELLAR AND FROM SECOND FLOOR THROUGH THIRD FLOORS) WITH RESIDENTIAL AMENITIES IN THE SAME BUILDING WITH MULTI-FAMILY FAMILY HOUSEHOLD LIVING (96 DWELLING UNITS) FROM FOURTH FLOORS THROUGH FOURTEEN FLOORS WITH THIRTY-TWO(32) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND ONE(1) LOADING SPACE IN OPEN AREA. SIZE AND LOCATION AS SHOWN IN THE APPLICATION 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)</p>									
<p><u>CODE REFERENCE</u></p>	<p><u>THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u></p>								
<p>SECTION 14-806(2)(C)</p>	<p>THE PROPOSED LOADING SPACES IS PROVIDED IN AN OPEN SPACE, MUST BE REQUIRED IN AN ENCLOSED STRUCTURE, IS PROHIBITED IN THIS ZONING DISTRICT</p>								
<p><u>CODE REFERENCE</u></p>	<p><u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u></p>								
<p>SECTION 14-604(5)(a)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">REQUIRED</th> <th style="width: 20%;">PROPOSED</th> </tr> <tr> <td>ROOF DECK MUST BE SETBACK FROM THE EXTREME FRONT BUILDING LINE</td> <td align="center">5ft 0 ft</td> </tr> </table>			REQUIRED	PROPOSED	ROOF DECK MUST BE SETBACK FROM THE EXTREME FRONT BUILDING LINE	5ft 0 ft		
REQUIRED	PROPOSED								
ROOF DECK MUST BE SETBACK FROM THE EXTREME FRONT BUILDING LINE	5ft 0 ft								
<p>TABLE 14-701-3</p>	<p><u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u></p>								
<p>SECTION 14-507(5)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">GROSS FLOOR AREA</th> <th style="width: 30%;">500% OF LOT</th> <th style="width: 30%;">1343% OF LOT</th> </tr> <tr> <td>OPEN AREA (SF)</td> <td align="center">40% OF LOT</td> <td align="center">0% OF LOT</td> </tr> </table>			GROSS FLOOR AREA	500% OF LOT	1343% OF LOT	OPEN AREA (SF)	40% OF LOT	0% OF LOT
GROSS FLOOR AREA	500% OF LOT	1343% OF LOT							
OPEN AREA (SF)	40% OF LOT	0% OF LOT							
<p>Section 14-507(6)(b)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>MAXIMUM HEIGHT (FT) (INCLUDING BONUS)</td> <td align="center">172 FT</td> <td align="center">194'8"</td> </tr> </table>			MAXIMUM HEIGHT (FT) (INCLUDING BONUS)	172 FT	194'8"			
MAXIMUM HEIGHT (FT) (INCLUDING BONUS)	172 FT	194'8"							
<p>TWO(2)USE REFUSALS THREE(3) ZONING REFUSALS FEE TO FILE APPEAL: \$300</p>									
<p>NOTE TO ZBA: SEE APP# 685133, CAL# 28859, APPLICATION IS FOR STORAGE OF OPERABLE VEHICLES (EQUIPMENT AND MATERIAL STORAGE YARDS AND BUILDINGS) AND FOR THE ERECTION OF 2' TO 4' HIGH BOLLARDS AND 4' HIGH FENCE COMPLETELY WITHIN THE PROPERTY LINE THE CASE WAS WITHDRAWN ON 11/12/2016</p>									
<p>Cc:</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 30%;"> <p>- BIAGIO DE SIMONE 510-16 N 02ND ST PHILADELPHIA, PA 19123</p> </div> <div style="width: 30%; text-align: center;"> <p>_____ CHELI DAHAL PLANS EXAMINER</p> </div> <div style="width: 30%; text-align: right;"> <p>_____ 5/26/2018 DATE</p> </div> </div>									
<p><u>NOTICE TO APPLICANT:</u></p> <p>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</p> <p>PRIOR TO THE HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT, YOU ARE REQUIRED TO MEET WITH THE REGISTERED COMMUNITY ORGANIZATION (R.C.O.) FOR <u>ALL</u> REFUSALS AND SPECIAL EXCEPTIONS. FOR A LIST OF THE REGISTERED COMMUNITY GROUPS AND CONTACT INFORMATION, VISIT:</p> <p align="center">http://www.phila.gov/cityplanning/projectreviews/pdf/list_of_rcos.pdf</p>									

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
One Parkway Building
1515 Arch Street - 18th Floor
Philadelphia, Pennsylvania 19102

APPLICATION # 873511

DATE OF DECISION: 08/08/18

CAL #: 34025

ATTORNEY: MICHAEL MATTIONI
MATTIONI, LTD
100 N INDEPENDENCE MALL WEST STE 5A NW
PHILADELPHIA PA 19106

APPLICANT: MICHAEL MATTIONI
MATTIONI, LTD
100 N INDEPENDENCE MALL WEST STE 5A NW
PHILADELPHIA PA 19106

OWNER: BIAGIO DESIMONE
510-518 N 2ND ST
PHILADELPHIA PA 19123

PREMISES: 626 - 630 N DELAWARE 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 WITH PROVISO

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., WITHIN THREE CALENDAR YEARS FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

*** REVISED PLANS 7 PAGES, STAMPED BY ZBA 8/8/18 **

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.



MATTIONI
COUNSELORS AT LAW

PLEASE REPLY TO. Philadelphia Office
mmattioni@mattioni.com

www.mattioni.com

FILE NO 36776-58071

May 22, 2018

CD
Via Hand Delivery
Cheli Dahal
Department of Licenses and Inspections
1401 JFK Blvd.
Concourse
Philadelphia, PA 19102

Re: 626 N. Delaware Avenue
Application: 873511

Dear Ms. Dahal:

As a follow up to our meeting on Friday, May 18, enclosed is a revised application and flood certification form as you requested.

If at all possible, issuing the letter sending the project to Civic Design Review today would be appreciated. Today is the final day to file for CDR and still be on the June 5 CDR committee agenda. Otherwise, the project will have to wait until July 10 to go before the CDR committee.

Please let me know if you need any additional information to complete the file review and issue the refusal. I look forward to hearing from you. Thank you.

Very truly yours,

MATTIONI, LTD.

Michael Mattioni

MM:pv
Enclosure
cc: Gene De Simone

MATTIONI, LTD.

PHILADELPHIA OFFICE | FEDERAL RESERVE BANK BUILDING | 100 NORTH INDEPENDENCE MALL WEST, SUITE 5A NW | 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



MATTIONI
COUNSELLORS AT LAW

PLEASE REPLY TO:

mmattioni@mattioni.com

www.mattioni.com

FILE NO: 36776 58071

August 7, 2018

Sharon Suleta, Esquire
Zoning Board of Adjustment
One Parkway Building
1515 Arch St., 18th Floor
Philadelphia PA 19102

Re: 626 N. Delaware Avenue
Calendar # 34025

Dear Ms. Suleta:

Enclosed are the revised plans for 626 N. Delaware Avenue pursuant to the agreement with Northern Liberties Neighbors Association ("NLNA"), along with the Revised Plans form detailing the revisions made. Also enclosed is the letter from NLNA setting forth the agreed upon provisions.

Please present these materials to the Board for vote and contact my office if you have any questions.

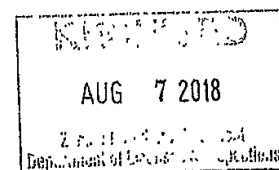
Thank you for your attention to this matter.

Very truly yours,

MATTIONI, LTD.

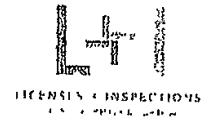
Michael Mattioni

MM:sm
Enclosure





ZONING BOARD OF ADJUSTMENT REVISED PROVISIO PLANS



PROPERTY ADDRESS: 626 North Delaware Avenue
Philadelphia, PA 19123

APPLICATION NUMBER:
873511

CALENDAR NUMBER:
34025

OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL): Michael Mattioni, Esquire

PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

- Height decreased to 184'-8"
- New bonus; public art 12'-0" height bonus
- Change in FAR from 1343% to 1360%
- Cafe - on first floor - with direct access from outside and apartment lobby
- Number of parking spaces - reduced to 105 total, with 35 for apartment use
- Reduced valet area to 2 parking spaces

INSTRUCTIONS AND PLAN REQUIREMENTS:

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES:
ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100'
ARCHITECT: 1/16; 1/8; 1/4; 3/16
2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET.
3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

- ☒ IDENTIFICATION OF NORTH POINT;
- ☒ EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN;
- ☒ ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES;
- ☒ THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS;
- ☒ STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;
- ☒ LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;
- ☒ NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE;
- ☐ THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;

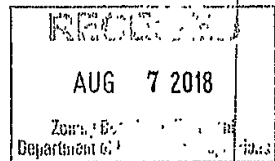
NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DECISION LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

Michael Mattioni

DATE: 8/6/18





Northern Liberties Neighbors Association

700 N. 3rd. St., Philadelphia, PA 19123
(215) 627-NLNA 215-627-5705 (fax)
www.nlna.org

July 30, 2018

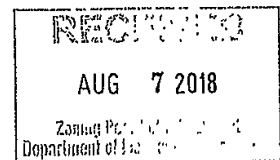
Chairman Frank DiCicco
The Philadelphia Zoning Board of Adjustment
1515 Arch St.
Philadelphia, Pa. 19102

Re: Calendar 34025
626-30 N. Delaware Ave.
Hearing Date: July 18, 2018 2:00pm

Dear Chairman DiCicco,

This is a follow-up letter to the Board's request to reconvene with the applicant and attempt to reach an agreement. We did:

- 1) Building height has been resolved to 184 feet based on the addition of the public art height bonus.
- 2) Dealer inventory will not be parked in on-street parking spaces.
- 3) The Valet/loading zone will not exceed 2 parking spots.
- 4) Café will have direct public access from the sidewalk and from the apartment building lobby.
- 5) Sound from the roof deck will not exceed standards of the City Air Management Dept.
- 6) There are 35 parking spaces in the garage reserved for residents

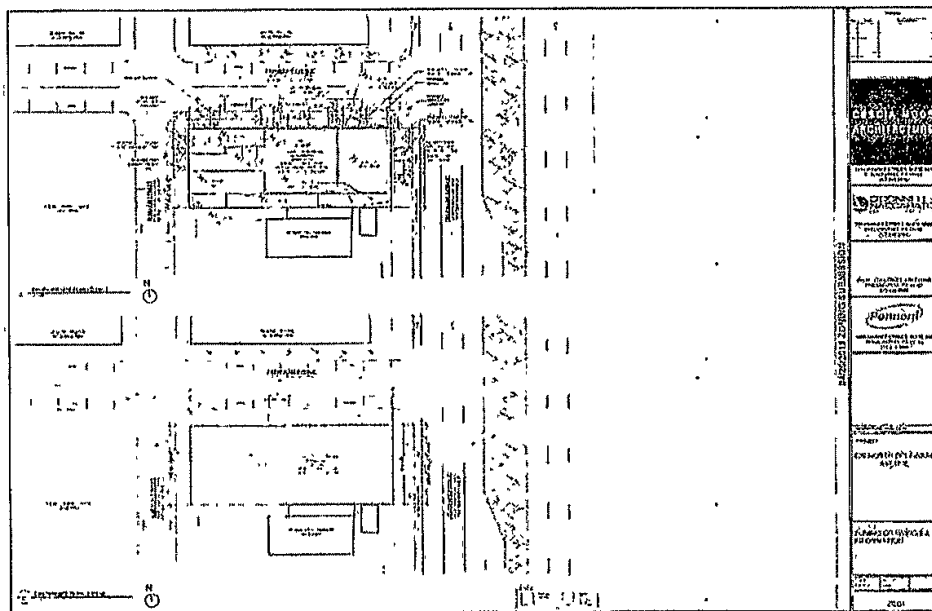


Thank you in advance for your consideration.

Respectfully,

Larry Freedman

Larry Freedman, Chair, NL Zoning
Northern Liberties Neighbors Association



ON 04/24/2004, THE FOLLOWING INFORMATION WAS RECEIVED FROM THE
NEW YORK STATE DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION
ON 04/24/2004, THE FOLLOWING INFORMATION WAS RECEIVED FROM THE
NEW YORK STATE DEPARTMENT OF CORRECTIONS AND COMMUNITY SUPERVISION

with a 3000 series car could find in the back seat is
an extraordinary thing. I hope you'll let me know about the
car that you're in. I'm sure the car is a great one.

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1. *What is the purpose of this study?*

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CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

Development Services Division
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, Pennsylvania 19102

FLOOD PROTECTION
INFORMATION

ZONING PERMIT APPLICATION
TO BE PREPARED BY THE DESIGN PROFESSIONAL (WHERE
APPLICABLE) AND SUBMITTED WITH THE ZONING PERMIT
APPLICATION FOR ANY PROPERTY LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA

ADDRESS: 626 N. Delaware Avenue

DATE: _____

TYPE OF PROJECT:

☐ Subdivision ☒ New Construction ☐ Vertical Addition ☐ Horizontal Addition ☐ Alteration of Existing Building

FIRM PANEL #: _____ EFFECTIVE DATE OF FIRM: _____

Attach copy of FIRMette (FIRMette can be found at <https://msc.fema.gov/portal>)

PROJECT PROPOSES THE FOLLOWING (check all that apply)

- ☒ Residential Building(s) ☐ Accessory Structure(s) ☐ 200 sq. ft. or less ☐ greater than 200 sq. ft.
- ☐ Non-Residential Building(s) – a commercial or non-habitational building or a mixed-use building that does not qualify as a fully residential building (i.e. businesses, churches, schools, garages, recreational buildings, mercantile buildings, industrial buildings, warehouses, nursing homes, bed and breakfasts and hotels and motels)
- ☐ Earth Disturbance/Placement of Fill ☐ Alteration of Watercourse ☐ Floodway Encroachment
- ☐ Temporary Structures ☐ Storage Tank(s) ☐ Subdivision ☐ Signs only
- ☐ Other "Development" – to include, dredging; mining; grading; paving; excavation, drilling operations, or storage of equipment or materials; land excavation; land clearing; land improvement.

NOTES FOR FLOOD PROTECTION:

- All development requires a zoning permit. In a flood protection area, "development" is considered any construction, reconstruction, modification, extension, expansion, or substantial improvement of structures; filling; dredging; mining; grading; paving; excavation; drilling operations; or storage of equipment or materials; land excavation; land clearing; land improvement; or any construction thereof.
- The Base Flood Elevation (BFE) is the elevation of a flood having a one percent chance of being equaled or exceeded in any given year. "Base Flood" may also be referred to as "100-Year Flood" or "One Percent Annual Chance Flood." Such information is typically found in the Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof.
- The Regulatory Flood Elevation (RFE) is considered the Base Flood Elevation (BFE) determined by the Federal Emergency Management Agency (FEMA) plus a freeboard safety factor of one and one-half feet.
- The Design Flood Elevation (DFE) must indicate that the lowest floor is at or above the RFE.
- The Philadelphia City Planning Commission's review is a pre-requisite requirement for any zoning permit application for development along watercourses subject to flooding.

GENERAL SPECIAL FLOOD HAZARD INFORMATION SUBMITTED/CONFIRMED

1. Site plans and elevation plans, stamped by the City Planning Commission submitted. ☒ Yes ☐ No
2. Pre-Construction Elevation Certificate (or Floodproofing Certificate) submitted ☒ Yes ☐ No
Use current FEMA Form; Complete Sections A, B, C ("Construction Drawings") and D (Also E and F if in Zone A)
3. DFE established as 18 inches (or more) above BFE per Zoning Code, Section 14-704(4) ☒ Yes ☐ No
4. DFE consistent with the site's location on the applicable FIRM. ☒ Yes ☐ No
5. Waterfront setback of 50 ft. maintained per zoning Code, Section 14-704(5). ☒ Yes ☐ No ☐ N/A

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Biagio DeSimone				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 626-30 North Delaware Ave				Company NAIC Number:	
City Philadelphia		State Pennsylvania		ZIP Code 19123	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Commercial, Parking, Residential</u>					
A5. Latitude/Longitude: Lat. <u>39.960895</u> Long. <u>-75.137395</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>2B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Philadelphia 420 757			B2. County Name Philadelphia		B3. State Pennsylvania
B4. Map/Panel Number 0184	B5. Suffix H	B6. FIRM Index Date 11-18-2015	B7. FIRM Panel Effective/ Revised Date 11-18-2015	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 11.0 = City Phila Datum 5.19
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>City of Philadelphia</u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 626-30 North Delaware Ave			Policy Number:
City Philadelphia	State Pennsylvania	ZIP Code 19123	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: Philadelphia City Benchmark Vertical Datum: City of Philadelphia

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☒ Other/Source: Philadelphia City Datum

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

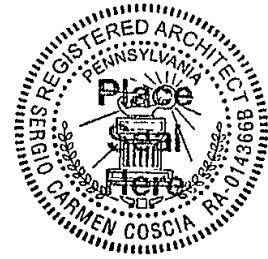
- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | -17.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 3.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | -17.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 2.9 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name Sergio Coscia	License Number 14366-B
Title Principal	
Company Name Coscia Moss Architecture, LLC	
Address 1616 Walnut Street, Suite 101	
City Philadelphia	State Pennsylvania
ZIP Code 19103	
Signature	Date 05-21-2018
	Telephone (267) 761-9416
	Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Comment for section e) Electrical service is in basement

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 626-30 North Delaware Ave			Policy Number:	
City Philadelphia	State Pennsylvania	ZIP Code 19123	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments</div>				

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 626-30 North Delaware Ave		Policy Number.
City Philadelphia	State Pennsylvania	ZIP Code 19123
Company NAIC Number		
SECTION G – COMMUNITY INFORMATION (OPTIONAL)		
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.		
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)		
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.		
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.		
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
Local Official's Name		Title
Community Name		Telephone
Signature		Date
Comments (including type of equipment and location, per C2(e), if applicable)		
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>		

GREEN BUILDING OR SITE BONUS BUILDING HEIGHT AGREEMENT

This Agreement ("Agreement") is made and entered into this 25th day of MAY, 2018, by and between the City of Philadelphia (the "City") and Biagio DeSimone ("Owner/Applicant").

BACKGROUND

- A. Title 14 of The Philadelphia Code ("Zoning Code"), at § 14-702(10), grants area or building height in certain zoning districts for development projects that are designed to and achieve a Leadership in Energy and Environmental Design ("LEED") Gold or Platinum level certification.
- B. An applicant pursuing bonus building height for LEED Gold or Platinum certification, as awarded by the U.S. Green Building Council ("USGBC"), must enter into an agreement with the City confirming that the building will complete the LEED certification process at either the Gold or Platinum level, as designated by the Owner/Applicant.
- C. This Agreement establishes a process for the Owner/Applicant to provide the City with satisfactory evidence of completing the necessary steps towards achieving LEED Gold certification with penalties for failure to achieve such certification.
- D. Applicant/Owner has proposed a project at 626-30 N. Delaware Ave., Philadelphia, PA 19123 evidenced by zoning application No.873511 (the "Project"), which is based on the Project achieving at least LEED Gold level certification.

AGREEMENT

- A. LEED Split Design & Construction Review Path. The Owner/Applicant must select the split LEED Design & Construction Review path, or relevant review system, as administered by the Green Building Certification Institute ("GBCI").
- B. Reporting. The Owner/Applicant shall provide the Philadelphia Department of Licenses and Inspections ("L&I") with the following:
 - 1. Attached hereto as Exhibit "A" is a copy of the receipt from GBCI dated May 4, 2018 confirming that the Project has been registered with the USGBC for LEED certification.
 - 2. Attached hereto as Exhibit "B" is a copy of a recent LEED Initial Credit Checklist for the Project.
 - 3. Prior to obtaining the Building Permit, the Owner/Applicant shall submit to L&I evidence from GBCI indicating that the Project was submitted for LEED Design Review, accompanied by a statement attested to by a LEED accredited professional that such Project would achieve LEED certification at the Gold level.
 - 4. Following application in due course by the Owner/Applicant for the Project's initial Certificate of Occupancy (related to the primary building permit for the Project), such Certificate of Occupancy and each subsequent Certificate of

Occupancy including the final Certificate of Occupancy issued following substantial completion of construction of the Project as issued by L&I shall be conditional on satisfactory completion of the terms and conditions of this Agreement. For avoidance of doubt, it shall be lawful for the Owner/Occupant to use and occupy the portions of the project covered by each Certificate of Occupancy notwithstanding the condition for satisfactory completion of the terms and conditions of this Agreement.

5. Not later than six (6) months following substantial completion of construction of the Project, the Owner/Applicant shall submit to L&I evidence from GBCI indicating that the Project has been submitted for LEED Construction Review.
6. Not later than the later of one (1) year following substantial completion of construction of the Project, the Owner/Applicant shall submit to L&I the final certification decision from USGBC. If such final certification decision is pending before USGBC but has not yet been determined by such date, the City will extend the time period under this Paragraph B.6. for an additional six (6) months at the Owner/Applicant's request.
7. Upon successful final certification from USGBC at the Gold level, L&I shall issue a final Certificate of Occupancy without condition for the satisfactory completion of the terms and conditions of this Agreement.

C. Enforcement and Penalties.

1. The Owner/Applicant shall build in conformance with the construction plans through completion of construction. The Owner/Applicant shall notify L&I if at any time he seeks to divert from or change such plans in a way that may adversely affect the proposed LEED certification at the level of LEED Gold. In the event of any such change from the plans as submitted, or in the event L&I determines the Owner/Applicant has diverted from or changed such plans without prior notice, the City may revoke the applicable building and/or zoning permit pursuant to §14-306 (Enforcement) of the Zoning Code.
2. If the final certification decision as referenced in Paragraph B.6. herein does not certify the project at the Gold level of LEED certification (after the exhaustion of all applicable appeals or applications for recertification to USGBC by the Owner/Applicant), then the City may require (in its sole and absolute discretion) that
 - a. The Owner/Applicant shall pay to the City the greater of the following as a form of liquidated damages within 30 days of the Owner's/Applicant's receipt of the City's demand therefore.
 - (1) An amount equal to the project's estimated construction cost per square foot multiplied by the gross floor area earned through the Green Building or Site Bonus; or

(2) An amount equal to the "Exempt Improvement" as determined by the Philadelphia Office of Property Assessment for the first assessment of the property after substantial completion of the project, divided by the floor area of the improved portion of the property, and multiplied by the gross floor area earned through the Green Building or Site Bonus.

(3) For the purposes of paragraph C2.a, the gross floor area earned shall be considered, the gross floor area located above the building height permitted without zoning bonuses that is directly resulting from the Green Building or Site Bonus after accounting for all other zoning bonuses used by the project.

b. In addition to the remedy described in Paragraph C 2.a, herein, the City reserves the right to exercise and invoke any and all remedies available to it.

D. Notice: All notices, demands or other communications under this Agreement by any party to the other shall be in writing and shall be deemed sufficiently given or delivered only if sent by registered or certified mail, postage prepaid, return receipt request, or delivered personally. In the case of the City, notice shall be sent to the attention of:

City of Philadelphia
Department of Licenses and Inspections
1401 John F. Kennedy Boulevard, 11th Floor
Philadelphia, PA 19102
Attention: Commissioner of Licenses and Inspections

With a copy to:

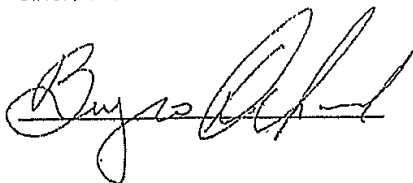
City of Philadelphia
Law Department
1515 Arch Street, 15th Floor
Philadelphia, PA 19102
Attention: Chief Deputy of Code Enforcement

or such other address as the City may from time to time designate in writing.

[Signature Page to Follow]

WITNESS the execution of this Agreement as of the day and year first above written.

BIAGIO DESIMONE

A handwritten signature in cursive script, appearing to read "Biagio Desimone", written over a horizontal line.

CITY OF PHILADELPHIA

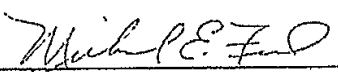
By: 
Name: MICHAEL E. FINK
Title: CHIEF CODE OFFICIAL

EXHIBIT "A": COPY OF THE RECEIPT FROM GBCI

U.S. GREEN BUILDING COUNCIL

Dear Kathryn Masi Burrell,
Your LEED project has been successfully registered in LEED Online.
Project ID : 1000107802
Project Title : 626-30 North Delaware Ave
Project Rating System : LEED v4 BD+C: NC
Registration Type : Individual Project
Registration Date : 05/04/2018
Project Location : Philadelphia,PA,US,19123

You may now log into LEED Online to manage your project and begin the application process. The first time you log in, you will be presented with a set of 'Getting Started' information that will help you kick off the certification process. Further technical LEED assistance is available through the following resources:

- The help section of LEED Online
- LEED Resources & Tools : <https://new.usgbc.org/leed/certification>
- LEED Reference Guides : <https://new.usgbc.org/store/reference-guides>
- Subscribe to LEED Update, a quarterly e-newsletter from USGBC and GBCI : <https://new.usgbc.org/legacy/account/subscriptions>
- LEEDuser, a third-party resource that offers a variety of supplemental LEED advice:
<http://www.leeduser.com>

If you find an error within the LEED Online system, including any of the forms, please report it using the feedback button, located in the menu bar. If you have questions about the technical content of LEED or the certification process, please contact the Green Business Certification, Inc (GBCI)

If you experience any problems, please contact the Green Business Certification, Inc (GBCI) at:

Phone : 1-800-795-1746

Email : <http://www.gbci.org/ContactUs>

Please note, only projects registered through LEED Online v3 will be visible in your LEED Online v3 project list. If you have previously registered a project under LOv2, you will only be able to access those projects in LEED Online v2.

Thank you,
GBCI

This is an automatically generated email. Please do not reply to this message.

EXHIBIT "B": COPY OF LEED INITIAL CREDIT CHECKLIST



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name 626 North Delaware, Philadelphia, PA 19123
Date: 4/25/2018

Y ? N
1 1 1

Integrative Process

1

9	2	19	Location and Transportation	16
1	1	1	LEED for Neighborhood Development Location	16
1	1	1	Sensitive Land Protection	1
1	1	1	High Priority Site	2
2	1	1	Surrounding Density and Diverse Uses	5
4	1	1	Access to Quality Transit	5
1	1	1	Bicycle Facilities	1
1	1	1	Reduced Parking Footprint	1
1	1	1	Green Vehicles	1

2	4	14	Sustainable Sites	10
1	1	1	Construction Activity Pollution Prevention	Required
1	1	1	Site Assessment	1
1	1	1	Site Development - Protect or Restore Habitat	2
1	1	1	Open Space	1
1	1	1	Rainwater Management	3
1	1	1	Heat Island Reduction	2
1	1	1	Light Pollution Reduction	1

5	6	0	Water Efficiency	11
1	1	1	Outdoor Water Use Reduction	Required
1	1	1	Indoor Water Use Reduction	Required
1	1	1	Building-Level Water Metering	Required
1	1	1	Outdoor Water Use Reduction	2
2	4	1	Indoor Water Use Reduction	6
1	1	1	Cooling Tower Water Use	2
1	1	1	Water Metering	1

19	6	8	Energy and Atmosphere	33
1	1	1	Fundamental Commissioning and Verification	Required
1	1	1	Minimum Energy Performance	Required
1	1	1	Building-Level Energy Metering	Required
1	1	1	Fundamental Refrigerant Management	Required
3	3	1	Enhanced Commissioning	6
12	2	4	Optimize Energy Performance	18
1	1	1	Advanced Energy Metering	1
1	1	1	Demand Response	2
1	1	1	Renewable Energy Production	3
1	1	1	Enhanced Refrigerant Management	1
2	1	1	Green Power and Carbon Offsets	2

7	2	4	Materials and Resources	13
1	1	1	Storage and Collection of Recyclables	Required
1	1	1	Construction and Demolition Waste Management Planning	Required
1	1	1	Building Life-Cycle Impact Reduction	5
2	1	1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2	1	1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	1	1	Building Product Disclosure and Optimization - Material Ingredients	2
1	1	1	Construction and Demolition Waste Management	2

15	1	0	Indoor Environmental Quality	16
1	1	1	Minimum Indoor Air Quality Performance	Required
1	1	1	Environmental Tobacco Smoke Control	Required
1	1	1	Enhanced Indoor Air Quality Strategies	2
1	1	1	Low-Emitting Materials	3
1	1	1	Construction Indoor Air Quality Management Plan	1
2	1	1	Indoor Air Quality Assessment	2
1	1	1	Thermal Comfort	1
2	1	1	Interior Lighting	2
2	1	1	Daylight	3
2	1	1	Quality Views	1
2	1	1	Acoustic Performance	1

1	0	1	Innovation	6
1	1	1	Innovation	5
1	1	1	LEED Accredited Professional	1

4	0	0	Regional Priority	4
1	1	1	Regional Priority: Specific Credit	1
1	1	1	Regional Priority: Specific Credit	1
1	1	1	Regional Priority: Specific Credit	1
1	1	1	Regional Priority: Specific Credit	1

63 21 36 TOTALS Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

The attached GREEN BUILDING OR SITE BONUS BUILDING HEIGHT AGREEMENT, by and between the City of Philadelphia and Biagio DeSimone, relating to the project at 626-30 N. Delaware Ave., Philadelphia, PA 19123, is hereby APPROVED AS TO FORM.

BY: 

Leonard F. Reuter
Senior Attorney

5-21-2018