

# CONDITIONAL ZONING PERMIT

APPLICATION # 880709



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)*

THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6) (c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.

ADDRESS: 2110-36 E NORRIS STREET PHILADELPHIA, PA 19125

PROPERTY OWNER: 2110 NORRIS LP

APPLICANT: RONALD J. PATTERSON

ADDRESS: 901 N PENN STREET(UNIT FC-1)  
PHILADELPHIA, PA 19123

ADDRESS: 1835 MARKET STREET(SUITE 1400)  
PHILADELPHIA, PA 19103

APPLICATION IS FOR THE CONDITIONAL ZONING PERMIT FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT , FOR THE ERECTION OF A STRUCTURE (MAXIMUM HEIGHT NTE (73 FT ) , FOR USE AS VACANT COMMERCIAL SPACES AS PERMITTED IN CMX-3 ON THE FIRST FLOOR, WITH NINETY FIVE(95) DWELLING UNITS ON THE SECOND THRU SIXTH FLOORS, WITH ROOF DECK ABOVE ACCESSED BY PILOT HOUSES/ELEVATOR, WITH INTERIOR ACCESSORY PARKING SPACES FOR FOURTEN(14) PARKING SPACES INCLUDING TWO ADA SPACES AND TWO(2) AUTO SHARE SPACES, AND FORTY SIX(46) CLASS 1A BICYCLE SPACES ON AN ACCESSIBLE ROUTE . (SIZE AND LOCATION AS SHOWN ON THE APPLICATION)

NOTE: THIS PERMIT IS FOR THE CONDITIONAL PERMIT ONLY. NO FINAL PERMIT WILL BE ISSUED UNTIL CITY PLANNING COMMISSION APPROVES CIVIC DESIGN REVIEW.

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.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, LICENSE, OR FINAL PERMIT. ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.

**POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES**

ZONING CLASSIFICATION: CMX-3 COMMERCIAL DISTRICT

FEE: \$550

PLANS EXAMINER: SRIVATSA KRISHNAN

ISSUE DATE: 9/14/18