



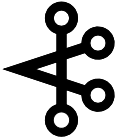


2620 Castor Development, LLC

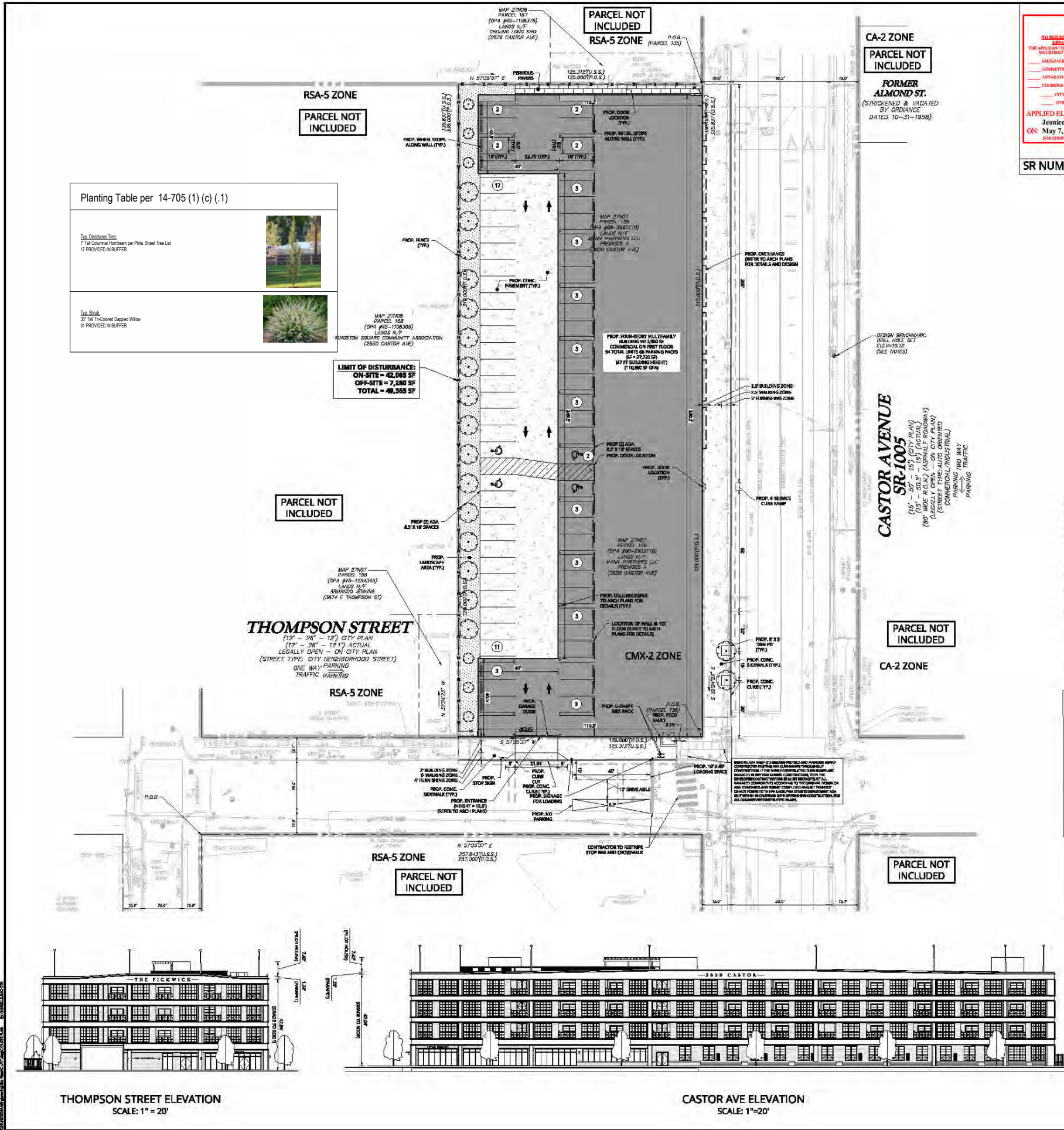


Table of Contents

001	Coversheet
002	Table of Contents
003	Site Plan (Civil)
004	Landscape Plan
005	Map and Aerial Views
006	Aerial Views
007	Aerial Views
008	Photos - Existing Conditions
009	Photos - Existing Conditions
010	Photos - Existing Conditions
011	Basement Plan
012	1st Floor Plan and Building Information
013	2nd Floor Plan
014	3rd Floor Plan
015	4th Floor Plan
016	Roof Plan
017	Enlarged Unit Plans
018	Enlarged Unit Plans
019	Building Elevations
020	Site Sections
021	3D Views
022	3D Views
023	Renderings
024	Renderings
025	Renderings
026	Renderings
027	Renderings
028	CDR Application
029	CDR Sustainability Design Checklist
030	Notice of Refusal
032	Streets ROWOW Complete Checklist
046	RCO Meeting Notice







**DELAWARE DIRECT WATERSHED FLOOD MANAGEMENT DISTRICT A**

**LOCATION MAP (N.T.S)**

**SR NUMBER: SR-2025-028208**

**GENERAL NOTES:**

1. THIS PLAN REFERENCES A SURVEY PREPARED BY: BLUE HARRY ASSOCIATES, 507 BROADWAY, SUITE A, WASHINGTON, PA 15376
2. OWNER: BARRY HARRY ASSOCIATES, 507 BROADWAY, SUITE A, WASHINGTON, PA 15376
3. APPLICANT: 2620 CASTOR DEVELOPMENT, LLC, 2620 CASTOR AVENUE, PHILADELPHIA, PA 19134
4. SITE DATA: 2620 CASTOR AVENUE, PHILADELPHIA, PA 19134
5. ZONING REQUIREMENTS: CMX-2 - NEIGHBORHOOD COMMERCIAL MIXED-USE-2
6. DISTRICT: NORTHWEST OVERLAY DISTRICT - REGULATIONS APPLICABLE: USE SPECIFIC STANDARDS - CHILD CARE, FAMILY CHILD CARE, AREA 1 AND AREA 2, NARCOTICS INJECTION SITE OVERLAY DISTRICT - NIS
7. PROPOSED USE: MULTI-FAMILY LIVING, 94 CONDOMINIUM UNITS WITH 2,000 SF VACANT COMMERCIAL ON GROUND FLOOR AND BASEMENT.
8. COLLIER ENGINEERING & DESIGN, INC. BUSINESS LICENSE NUMBER IS 00018.
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS AS PER THE PHILADELPHIA CODE.
10. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
11. TRASH PICKUP WILL BE VIA PRIVATE PICKUP.
12. PWD HSA IS PG-2-CST-4025-01.
13. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS, AND PROVIDE GARAGE DESIGN.
14. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/LEGITIMATE OWNER.
15. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
16. STORMWATER SHALL CONNECT TO THE EXISTING CITY STORMWATER SYSTEM.
17. CONFORMANCE TO BE SERVED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
18. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
19. PWD WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED, COMBINED SEWER.
20. THE SITE IS LOCATED WITHIN ZONE X (NEIGHBORHOOD) - AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 322 OF 326 COMMUNITY PANEL NUMBER 32075022A, AND LAST REVISED NOVEMBER 18, 2015.
21. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
22. THIS PROJECT PROPOSES COLLARS.
23. ALL PAVING MUST BE ONE SQUARE OR LESS.

**ABBREVIATIONS**

PLS	PHILADELPHIA DISTRICT STANDARD
US	UNITED STATES STANDARD
PL	PLAIN
FL	FLOOR
LV	LANDSCAPE VALVE
CP	CONCRETE
CL	CURB LINE
CL	CONCRETE CURB
BC	BOTTOM OF CURB
TC	TOP OF CURB
UP	UTILITY POLE
LP	LIGHT POLE
TR	TO BE REMOVED
PM	PERMANENT
ROL	ROLL
CR	CURB
TR	TO REMAIN
TRW	TOP OF WALL
BRW	BOTTOM OF WALL
CR	CITY PLAN

**INDEX OF SHEETS:**

1. SITE PLAN
2. 10' WIDE CIRCULATION PLAN

- TRASH PICKUP:**
- TRASH WILL BE PICKED UP VIA 4' SERVICE RAMP ON CASTOR AVENUE MOVING DELIVERIES
  - MOVING DELIVERIES WILL BE DONE VIA THE ON-STREET LOADING ZONE AT THOMPSON STREET. PROPERTY MANAGEMENT WILL COORDINATE MOVING AND ADVISE TENANTS OF MAXIMUM SIZE VEHICLES CAPABLE OF ON-SITE PARKING
- BICYCLE SPACES:**
- 1 PER 3 DWELLING UNITS OR FRACTION THEREOF (94 UNITS/ 3 = 31) 31 REQUIRED SPACES

**THE LIMIT OF DISTURBANCE LINE IS SHOWN THICK FOR GRAPHICAL PURPOSES ONLY. IT IS THE INTENT OF THE PROJECT SCOPE TO DISTURB WITHIN THE LIMITS SHOWN.**

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY	RIGHT OF WAY	DIRECTION OF TRAFFIC FLOW	DIRECTION OF TRAFFIC FLOW
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE	WALKWAY	WALKWAY
PROPERTY LINE	PROPERTY LINE	STREET LIGHT	STREET LIGHT
ZONE BOUNDARY LINE	ZONE BOUNDARY LINE	WATER VALVE	WATER VALVE
FACE	FACE	GAS VALVE	GAS VALVE
BACK	BACK	CLEANOUT	CLEANOUT
CLUB	CLUB	LANDSCAPE VALVE	LANDSCAPE VALVE
DEPRESSED CURB	DEPRESSED CURB	VENT	VENT
FINISH	FINISH	ROOF DRAIN	ROOF DRAIN
TRIE	TRIE	TRAFFIC SIGNAL	TRAFFIC SIGNAL
TRIE	TRIE	TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TRIE	TRIE	UTILITY POLE	UTILITY POLE
TRIE	TRIE	UTILITY POLE W/ STREET LIGHT	UTILITY POLE W/ STREET LIGHT
TRIE	TRIE	INLET	INLET
TRIE	TRIE	BUILDING AREA	BUILDING AREA
TRIE	TRIE	CONCRETE SIDEWALK	CONCRETE SIDEWALK
TRIE	TRIE	ASPHALT PAVEMENT	ASPHALT PAVEMENT
TRIE	TRIE	LANDSCAPING	LANDSCAPING
TRIE	TRIE	WALL	WALL

**Colliers Engineering & Design**

**Doing Business as**

**811**

**FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.811.COM**

**NOT APPROVED FOR CONSTRUCTION**

**SR ZONING PLANS**

**FOR**

**2620 CASTOR DEVELOPMENT, LLC**

**PROJECT TYPE:**

**MULTI-FAMILY LIVING**

**PROJECT LOCATION:**

**2620 CASTOR AVENUE, PHILADELPHIA, PA 19134**

**Colliers Engineering & Design**

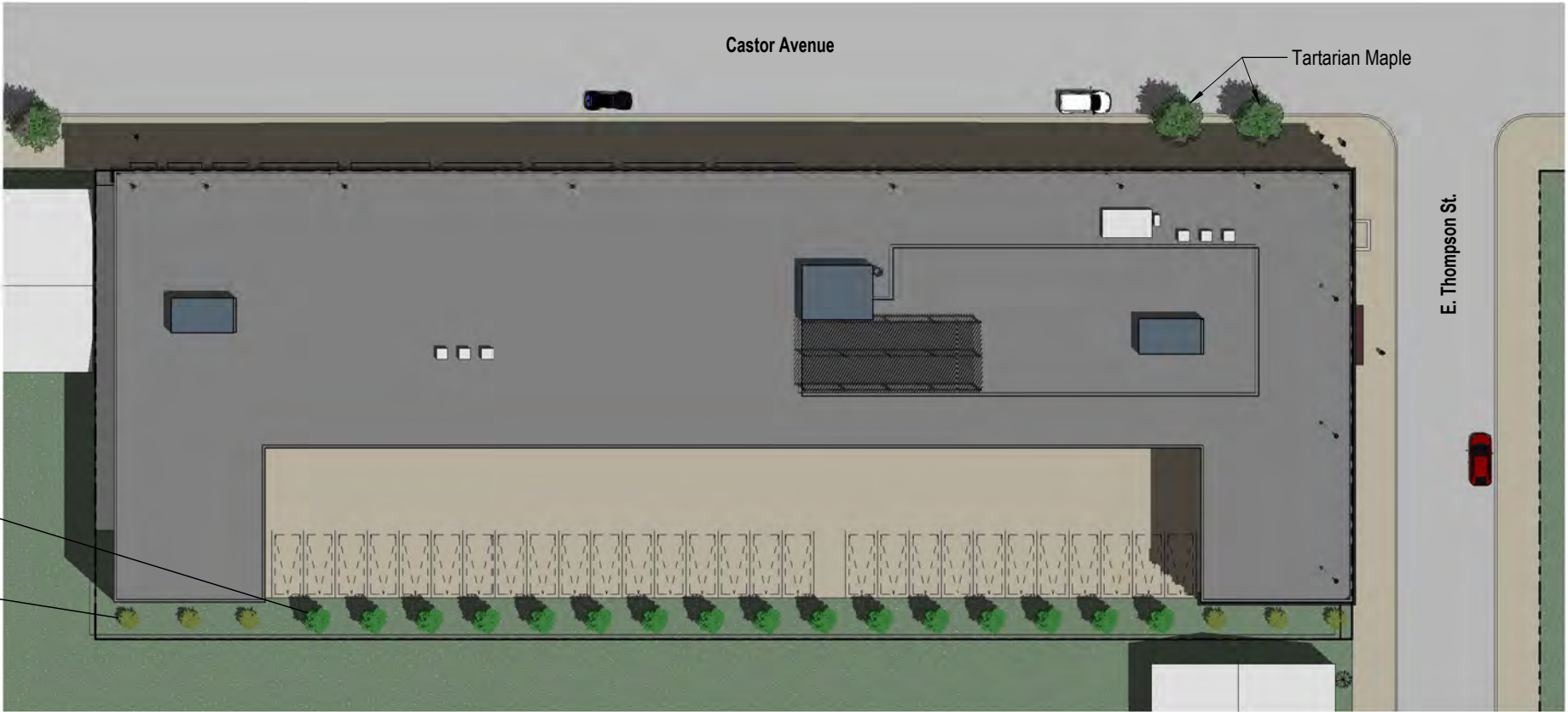
**PHILADELPHIA**

**2620 CASTOR AVENUE, PHILADELPHIA, PA 19134**

**1 of 2**



Planting Table per 14-705 (1) (c) (.1)	
<p><u>Type: Deciduous Tree:</u> 7' Tall Columnar Formbeam per Phila. Street Tree List 17 PROVIDED IN BUFFER</p>	
<p><u>Type: Shrub:</u> 30" Tall Tri-Colored Dogwood Willow 51 PROVIDED IN BUFFER</p>	

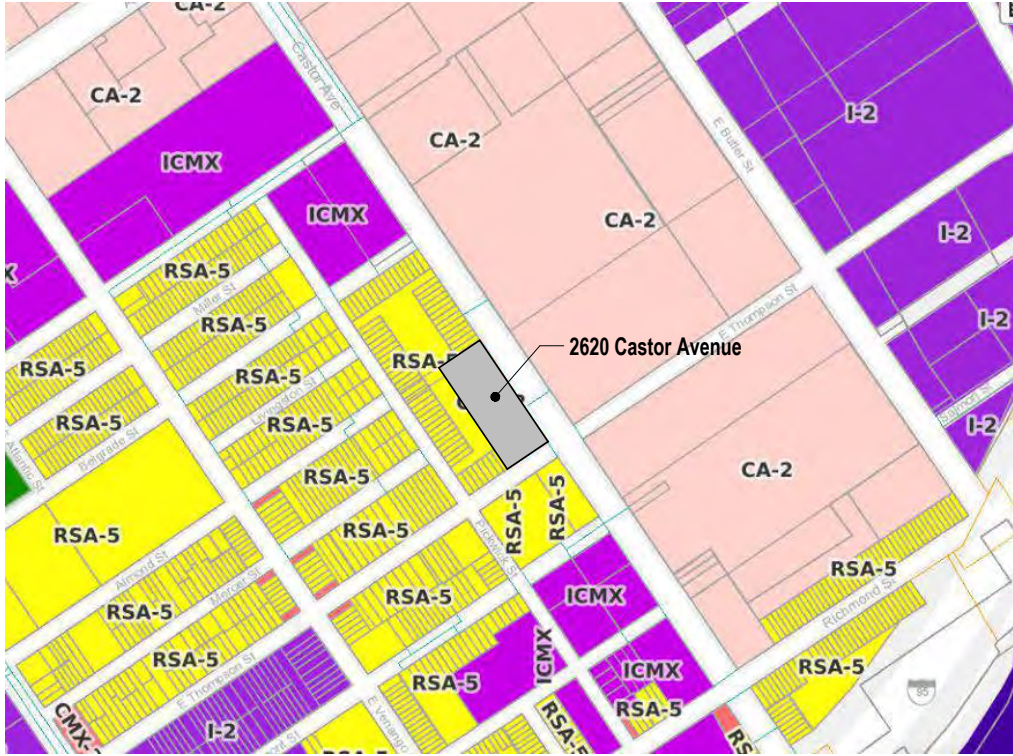


1 Landscape Plan  
004 1/16" = 1'-0"

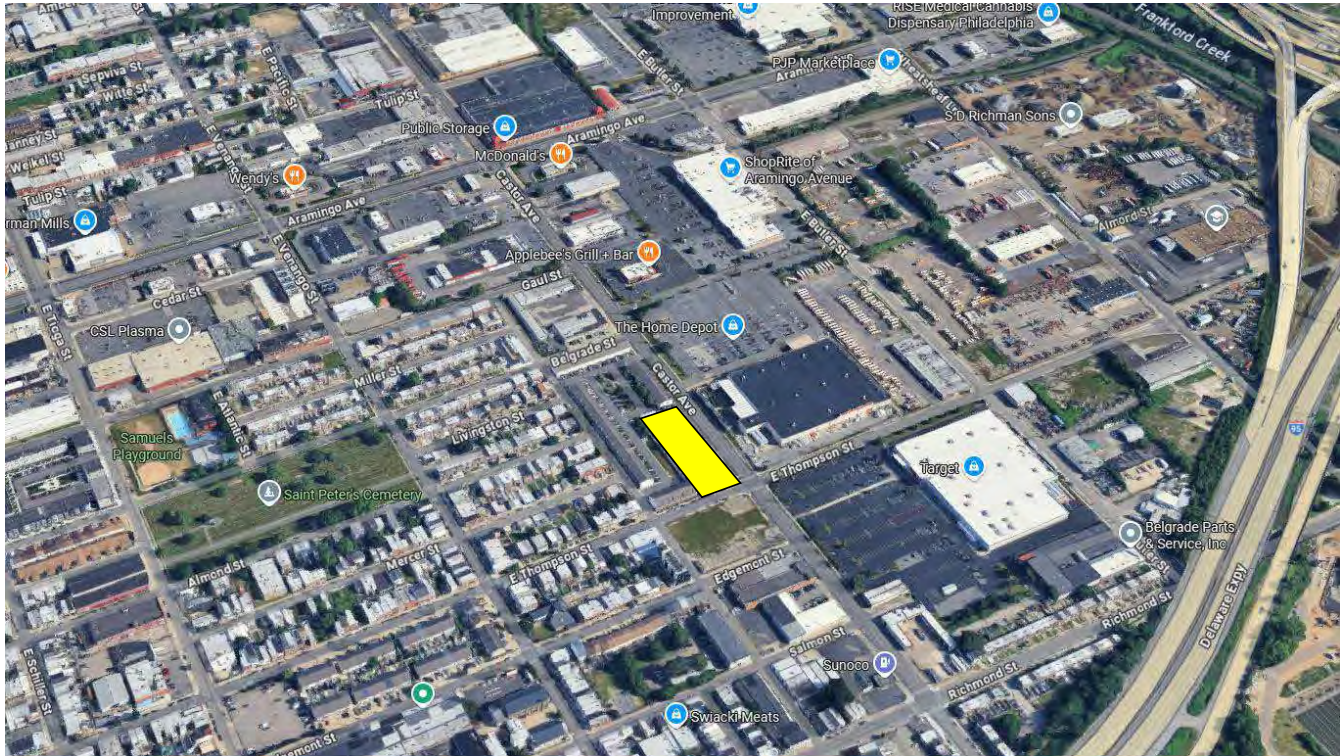


2 Back/ Parking  
004 1" = 1'-0"





1 ZONING MAP  
005 1" = 1'-0"



2 AERIAL VIEW 1  
005 1" = 1'-0"



3 AERIAL VIEW 2  
005 1" = 1'-0"

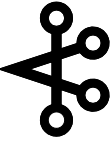




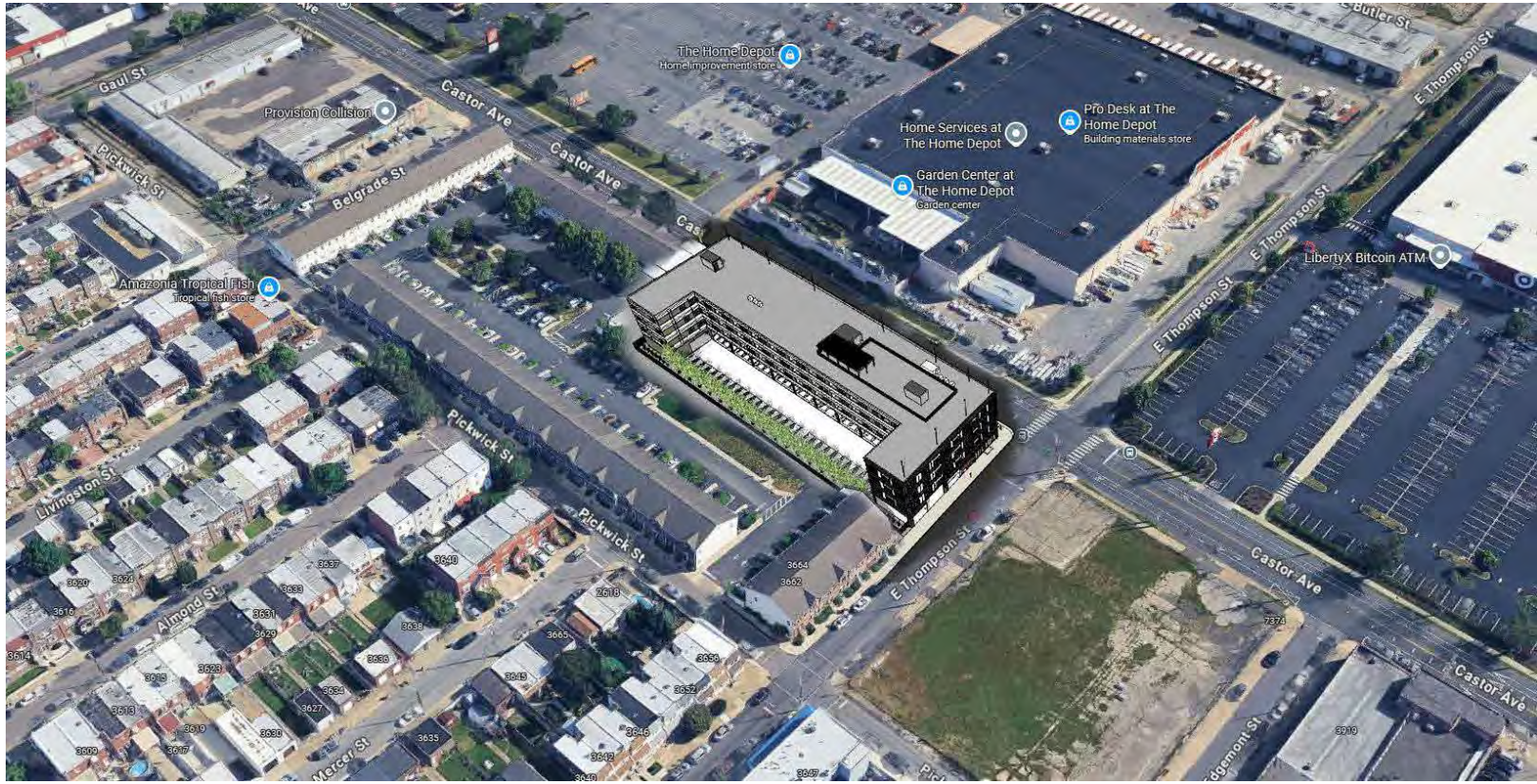
2 Drafting 6  
006 1" = 1'-0"



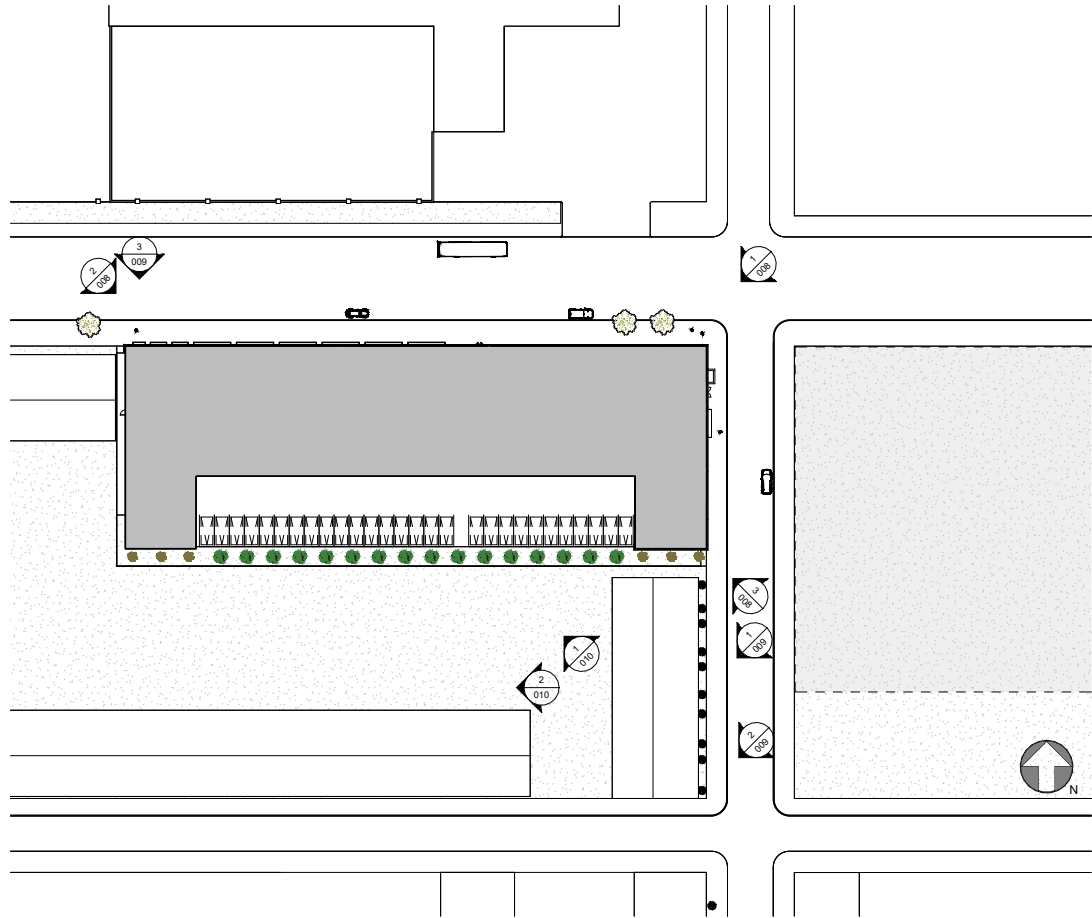
1 Drafting 5  
006 1" = 1'-0"











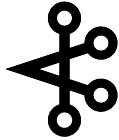
3 View to N on E Thompson  
1" = 1'-0"



1 View to SW from Castor and E Thompson  
1" = 1'-0"



2 View to SE at Castor  
1" = 1'-0"







2 Drafting 11  
009 1" = 1'-0"



1 E Thompson looking South  
009 1" = 1'-0"



3 Drafting 14  
009 1" = 1'-0"

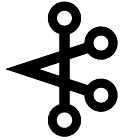




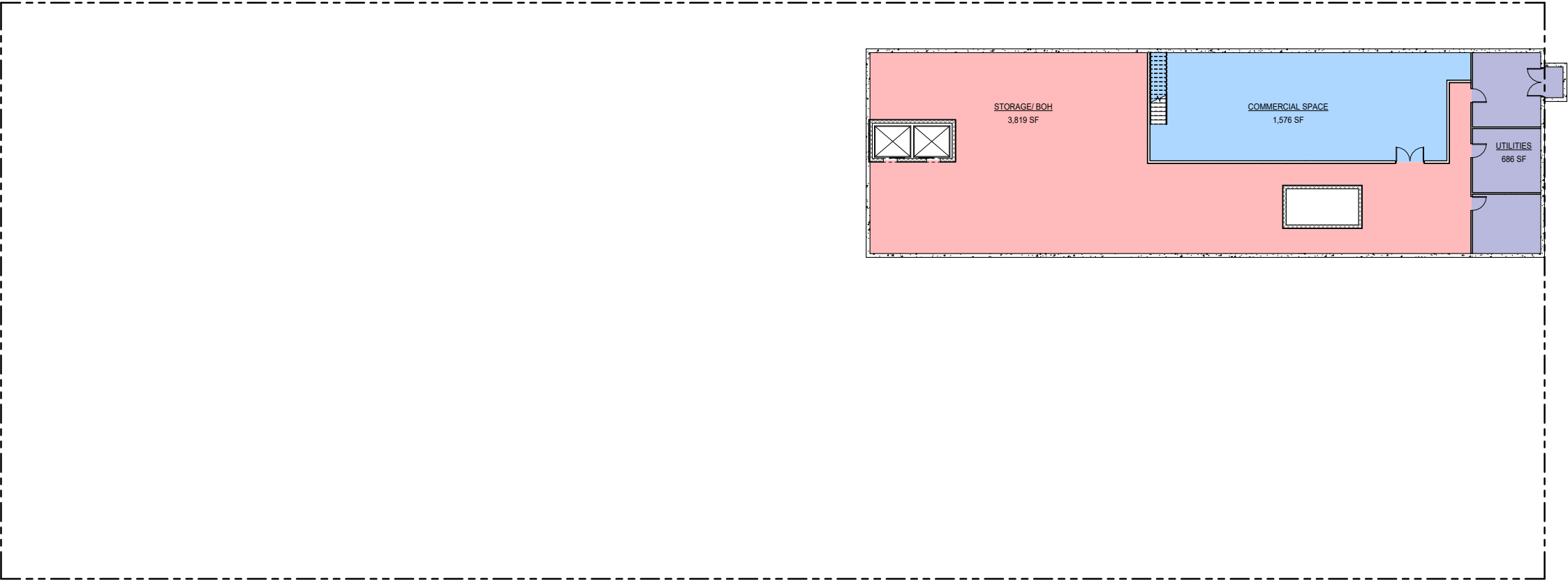
2 Drafting 13  
010 1" = 1'-0"



1 Drafting 12  
010 1" = 1'-0"







Unit Types and Spaces

- COMMERCIAL SPACE
- STORAGE/ BOH
- UTILITIES



Area Schedule	
FLOOR/ SPACE	SF
BASEMENT	
COMMERCIAL SPACE	1,576 SF
STORAGE/ BOH	3,819 SF
UTILITIES	686 SF
3	6,081 SF
FIRST FLOOR	
1 BEDROOM UNIT	3,464 SF
2 BEDROOM UNIT	2,051 SF
COMMERCIAL SPACE	4,029 SF
PARKING	19,544 SF
TENANT AMINITY/ MANAGEMENT/ BOH	6,290 SF
10	35,378 SF
SECOND FLOOR	
1 BEDROOM UNIT	15,159 SF
2 BEDROOM UNIT	6,529 SF
STUDIO UNIT	1,601 SF
29	23,289 SF
THIRD FLOOR	
1 BEDROOM UNIT	15,126 SF
2 BEDROOM UNIT	6,533 SF
STUDIO UNIT	1,008 SF
29	23,267 SF
FOURTH FLOOR	
1 BEDROOM UNIT	15,261 SF
2 BEDROOM UNIT	6,489 SF
STUDIO UNIT	1,593 SF
29	23,343 SF
ROOF	
ROOF DECK	4,247 SF
1	4,247 SF
	115,605 SF

Unit Schedule	
FLOOR/ SPACE	SF
FIRST FLOOR	
1 BEDROOM UNIT	693 SF
1 BEDROOM UNIT	693 SF
1 BEDROOM UNIT	693 SF
1 BEDROOM UNIT	693 SF
1 BEDROOM UNIT	693 SF
1 BEDROOM UNIT	693 SF
5	3,464 SF
2 BEDROOM UNIT	
	1,016 SF
2 BEDROOM UNIT	
	1,035 SF
2	
	2,051 SF
FIRST FLOOR: 7	
	5,515 SF

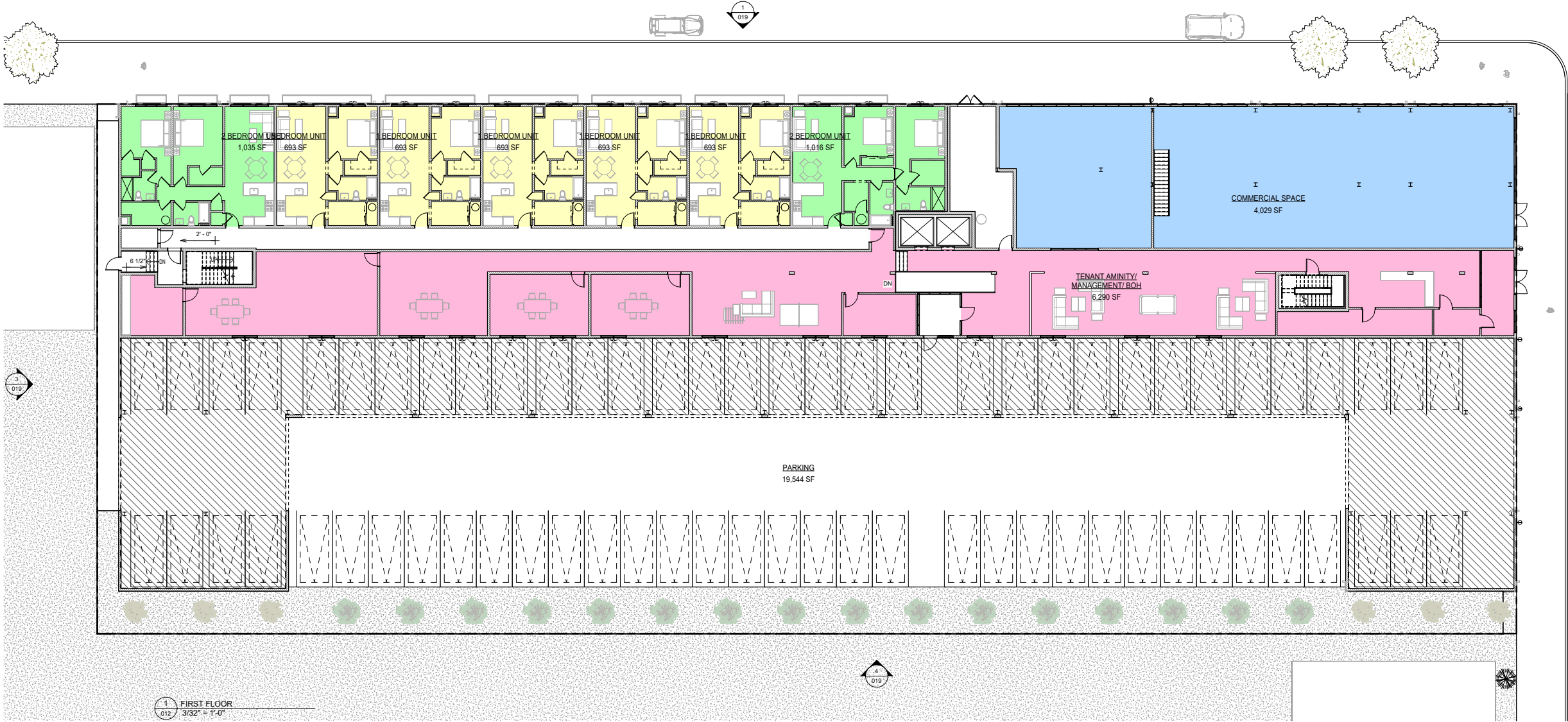
Unit Schedule	
FLOOR/ SPACE	SF
SECOND FLOOR	
1 BEDROOM UNIT	771 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	769 SF
1 BEDROOM UNIT	769 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	739 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	746 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	748 SF
1 BEDROOM UNIT	747 SF
20	15,159 SF
2 BEDROOM UNIT	
	1,097 SF
2 BEDROOM UNIT	
	1,021 SF
2 BEDROOM UNIT	
	1,188 SF
2 BEDROOM UNIT	
	1,005 SF
2 BEDROOM UNIT	
	1,042 SF
2 BEDROOM UNIT	
	1,176 SF
6	6,529 SF
STUDIO UNIT	
	573 SF
STUDIO UNIT	
	514 SF
STUDIO UNIT	
	515 SF
3	1,601 SF
SECOND FLOOR: 29	
	23,289 SF

Unit Schedule	
FLOOR/ SPACE	SF
THIRD FLOOR	
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	767 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	769 SF
1 BEDROOM UNIT	768 SF
1 BEDROOM UNIT	739 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	747 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
20	15,126 SF
2 BEDROOM UNIT	
	1,093 SF
2 BEDROOM UNIT	
	1,018 SF
2 BEDROOM UNIT	
	1,188 SF
2 BEDROOM UNIT	
	1,174 SF
2 BEDROOM UNIT	
	1,052 SF
2 BEDROOM UNIT	
	1,008 SF
6	6,533 SF
STUDIO UNIT	
	576 SF
STUDIO UNIT	
	516 SF
STUDIO UNIT	
	516 SF
3	1,608 SF
THIRD FLOOR: 29	
	23,267 SF

Unit Schedule	
FLOOR/ SPACE	SF
FOURTH FLOOR	
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	746 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	799 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	745 SF
1 BEDROOM UNIT	771 SF
1 BEDROOM UNIT	740 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	770 SF
1 BEDROOM UNIT	771 SF
1 BEDROOM UNIT	826 SF
1 BEDROOM UNIT	770 SF
20	15,261 SF
2 BEDROOM UNIT	
	1,092 SF
2 BEDROOM UNIT	
	1,044 SF
2 BEDROOM UNIT	
	1,000 SF
2 BEDROOM UNIT	
	1,173 SF
2 BEDROOM UNIT	
	1,199 SF
2 BEDROOM UNIT	
	981 SF
6	6,489 SF
STUDIO UNIT	
	569 SF
STUDIO UNIT	
	512 SF
STUDIO UNIT	
	512 SF
3	1,593 SF
FOURTH FLOOR: 29	
	23,343 SF
94	75,414 SF

Unit Types and Spaces

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- COMMERCIAL SPACE
- TENANT AMINITY/ MANAGEMENT/ BOH
- PARKING





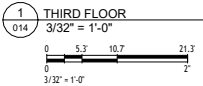






Unit Types and Spaces

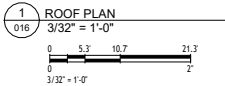
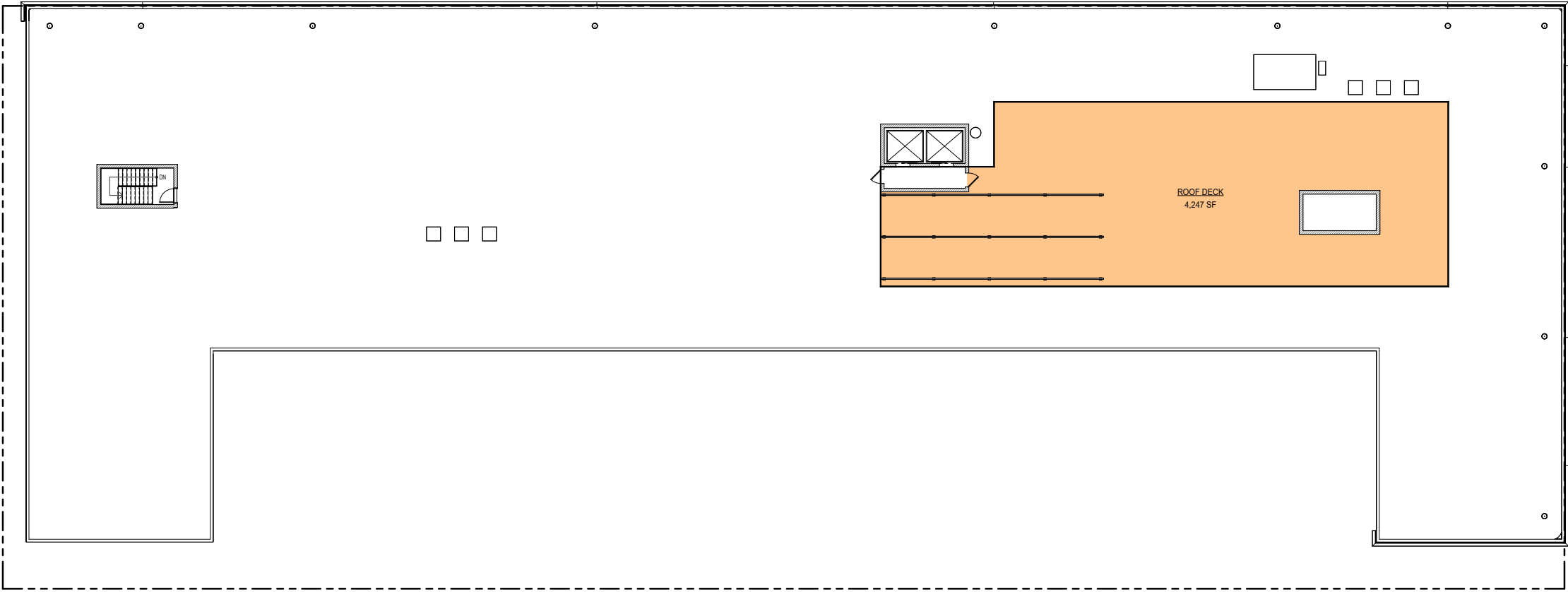
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- STUDIO UNIT











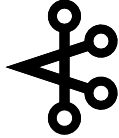
**Unit Types and Spaces**

ROOF DECK



Mixed Use Building:  
2620 Castor Avenue  
Philadelphia, PA 19143

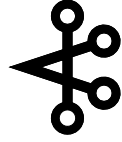
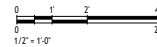
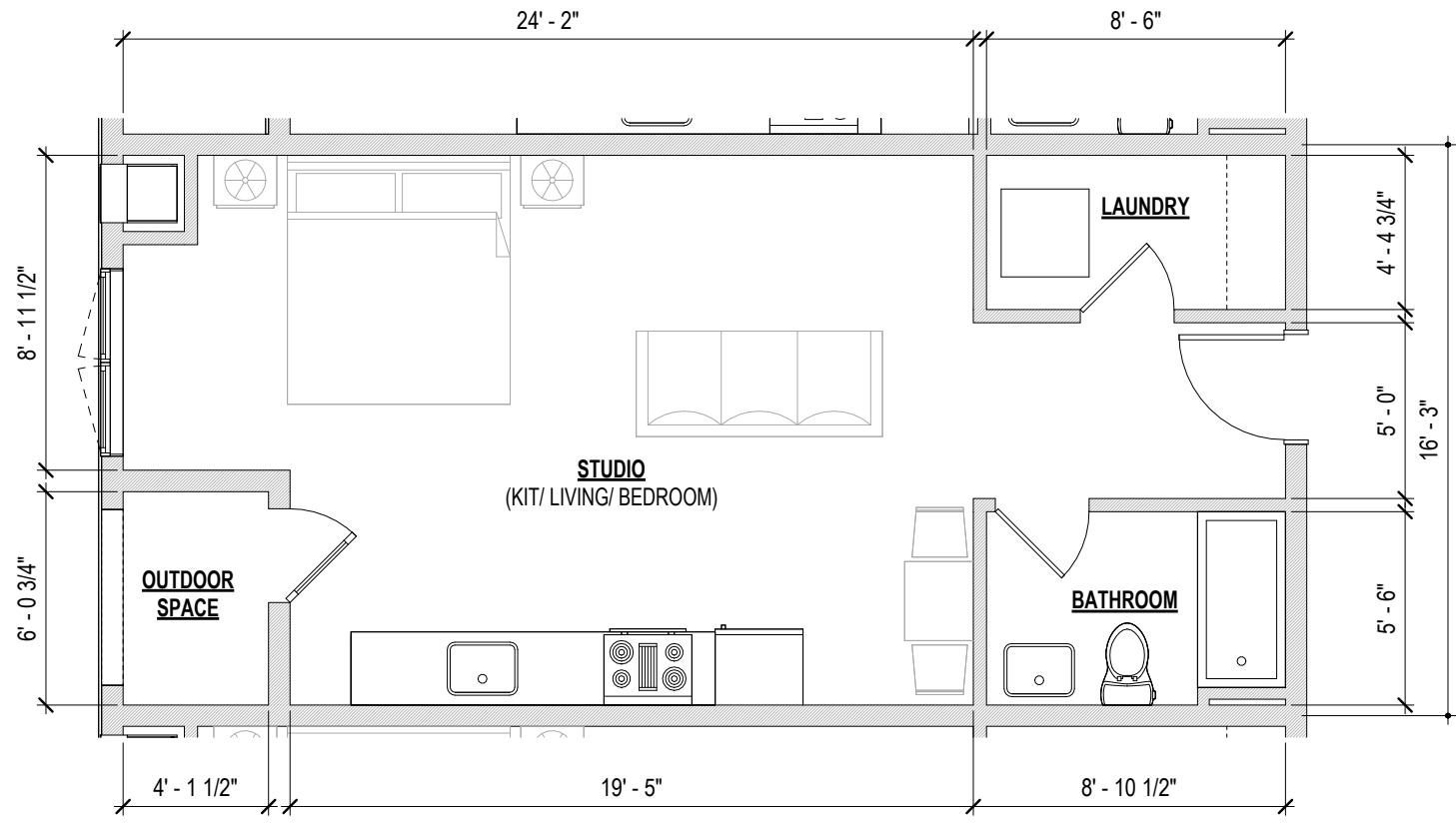
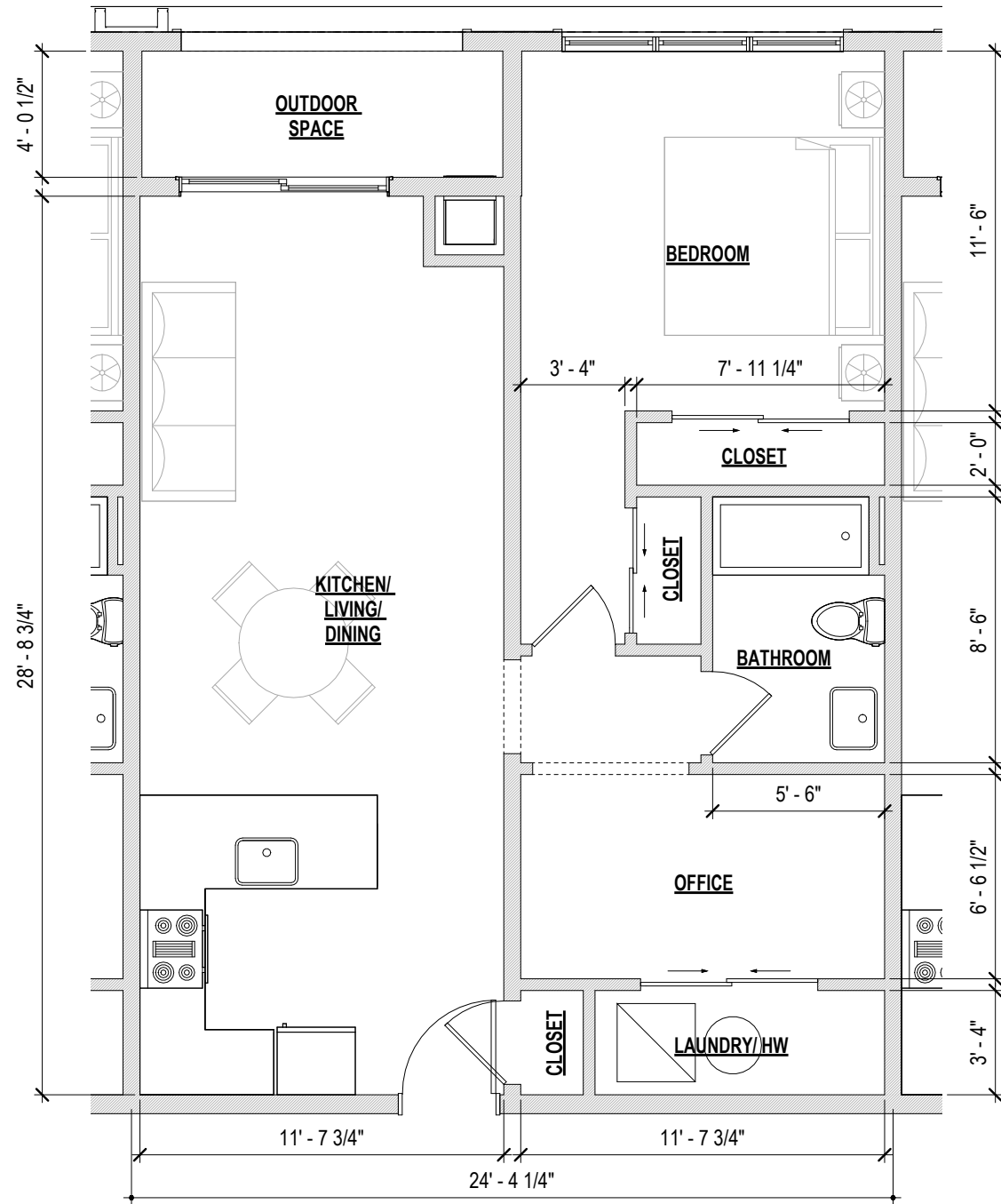
CDR Revisions July 31, 2025



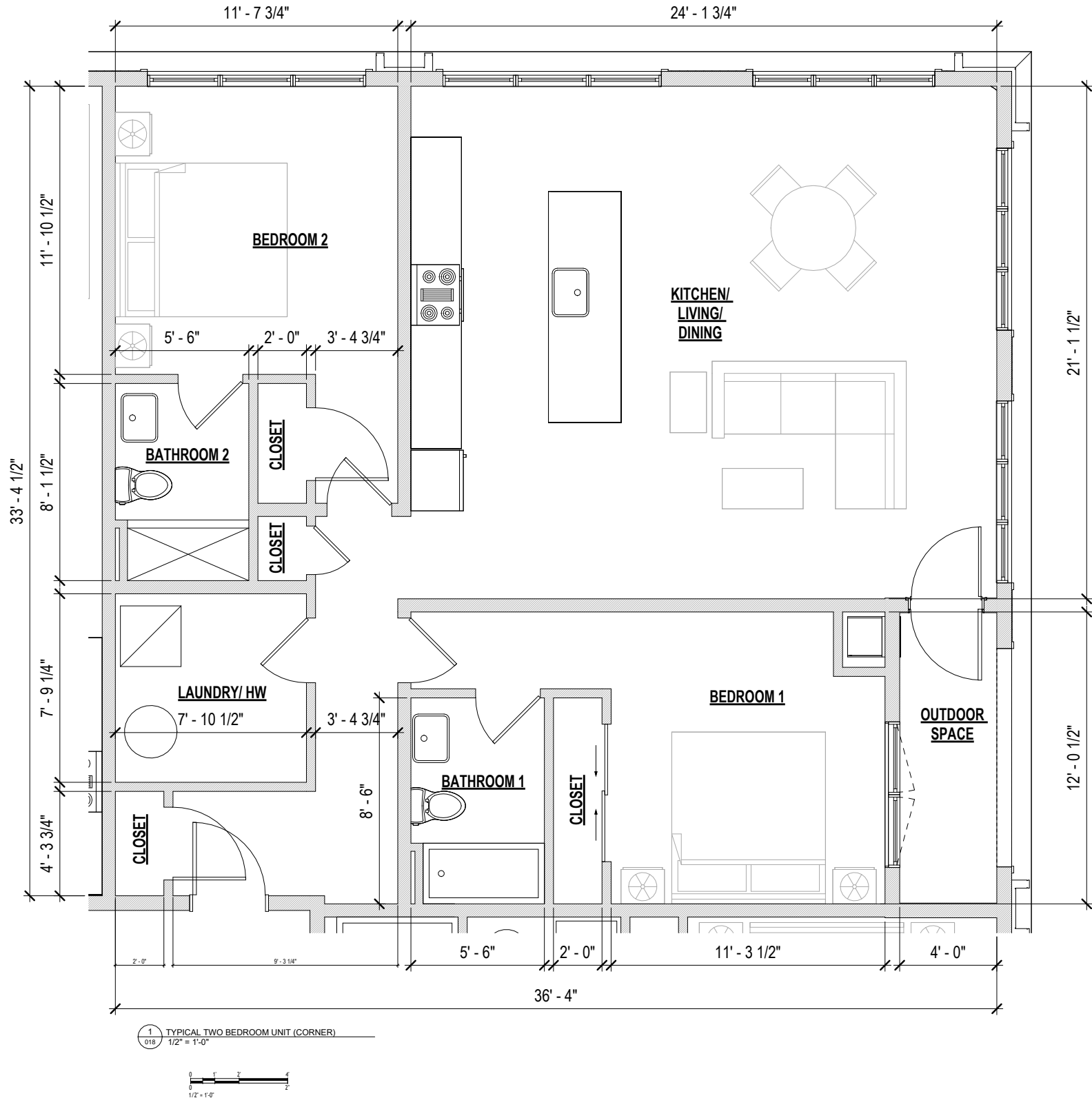
**AMBIT**  
ARCHITECTURE

12 LITICA STREET  
PHILADELPHIA, PA 19106  
267.900.0004  
WWW.AMBITARCHITECTURE.COM

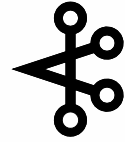












**AMBIT**  
ARCHITECTURE

Mixed Use Building:  
2620 Castor Avenue  
Philadelphia, PA 19143

Building Elevations

CDR Revisions July 31, 2025

**019**



4 South Elev.  
019 3/32" = 1'-0"



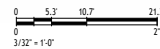
2 East Thompson Street Elevation (East)  
019 3/32" = 1'-0"



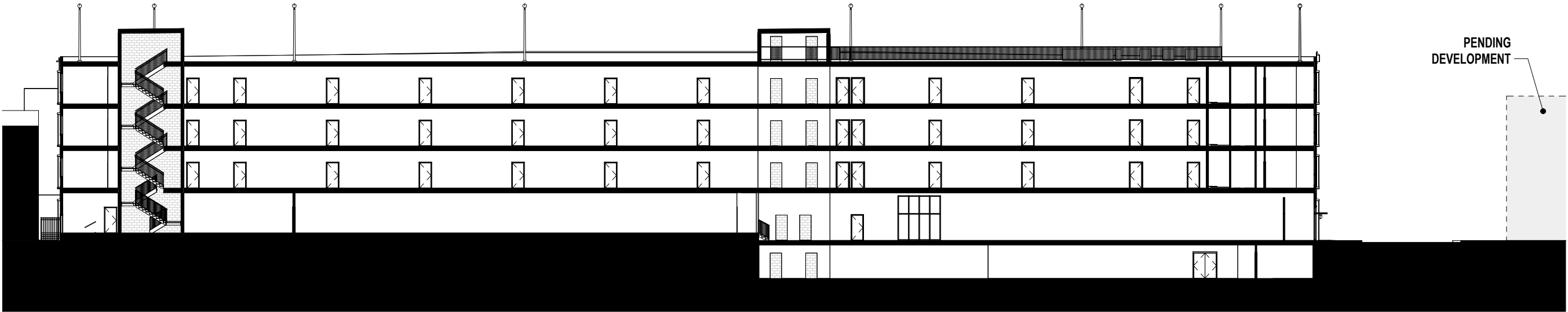
3 West Elev.  
019 3/32" = 1'-0"



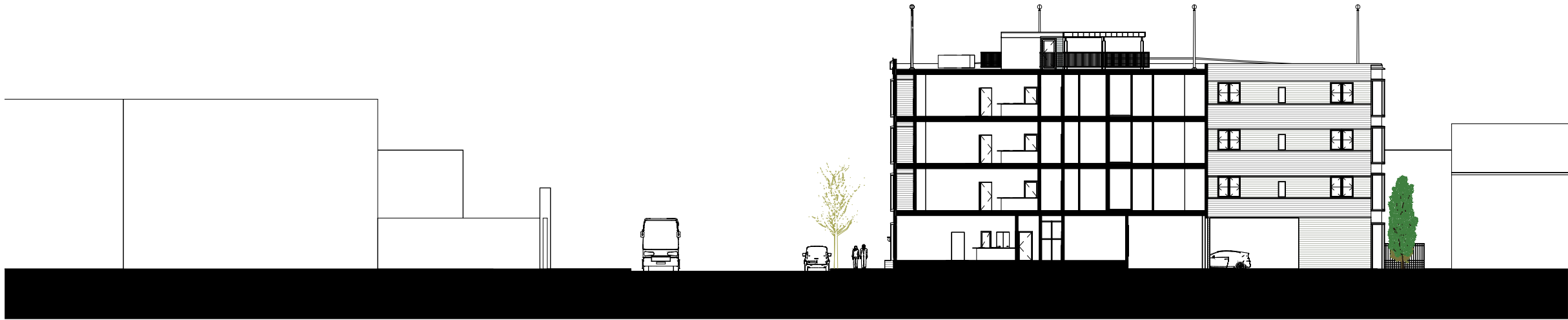
1 Castor Avenue Elevation (North)  
019 3/32" = 1'-0"



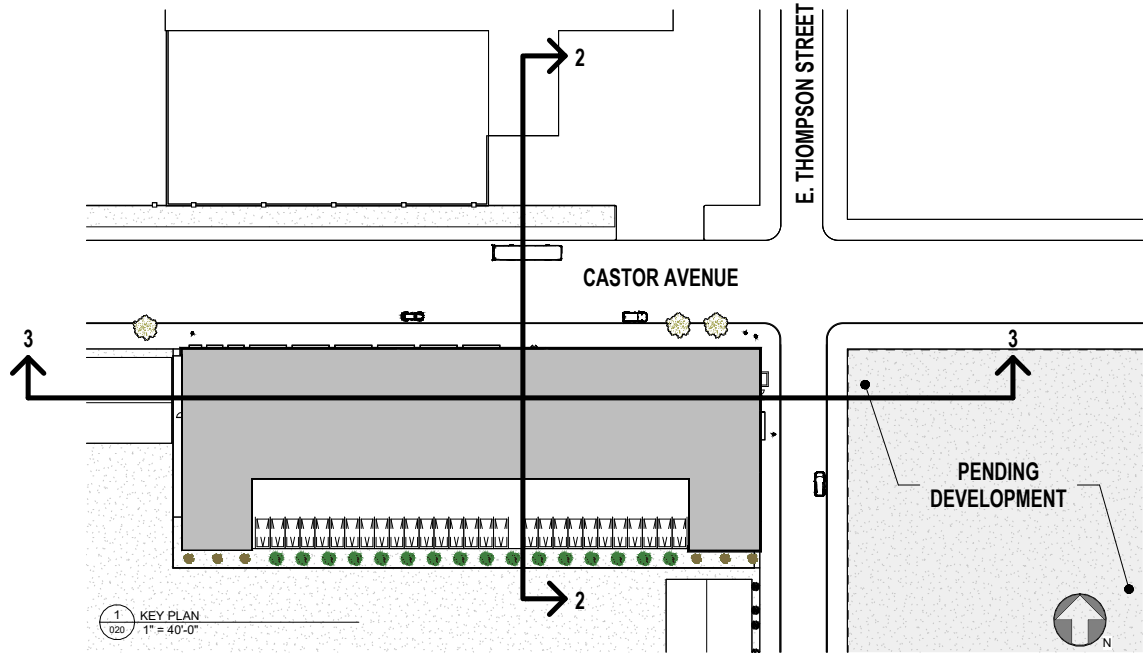




3 EAST - WEST SITE SECTION  
020 3/32" = 1'-0"



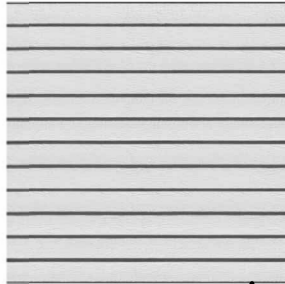
2 NORTH - SOUTH SITE SECTION  
020 3/32" = 1'-0"



1 KEY PLAN  
020 1" = 40'-0"



Hardi Panel Siding  
Color: Arctic White



Hardi Artisan "V" Groove Siding  
(alternating 45° pattern)  
Color: Arctic White



Hardi Panel Siding  
Color: Kelly Green



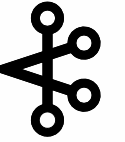
3 East Thompson Street Elevation (East) - Callout 1  
021 3/16" = 1'-0"



2 Drafting 1  
021 1" = 1'-0"



1 Drafting 2  
021 1" = 1'-0"



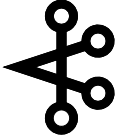




1 Drafting 3  
022 1" = 1'-0"



2 Drafting 4  
022 1" = 1'-0"







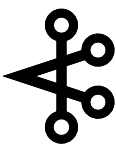




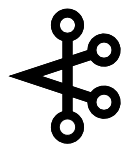
















CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: ZP-2025-002703

What is the trigger causing the project to require CDR Review? Explain briefly.

Case 2: Creates more than 50,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure and creates more than 50 additional dwelling units, excluding any dwelling units within an existing structure.

PROJECT LOCATION

Planning District:	Riverwards	Council District:	8th
Address:	2620 Castor Avenue		
	Philadelphia, Pennsylvania 19134		
Is this parcel within an Opportunity Zone?	Yes	No	Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes	No	

CONTACT INFORMATION

Applicant Name:	Alan Nochumson	Primary Phone:	(215) 907-7102
Email:	alan.nochumson@nochumson.com	Address:	1 South Broad Street, Suite 1000
			Philadelphia, Pennsylvania 19107
Property Owner:	2620 Castor Development LLC	Developer:	2620 Castor Development LLC
Architect:	Rich Villa, Ambit Architecture		



SITE CONDITIONS

Site Area:	41,875		
Existing Zoning:	CMX-2	Are Zoning Variances required?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Proposed Use: Multi-family living with 94 dwelling units and a vacant commercial space on the ground floor.			
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): TOTAL GFA: 110,880 SF (2,900 SF COMMERCIAL GFA) (8,27000 SF COMMERCIAL GFA) (99,710 SF RESIDENTIAL GFA) Proposed # of Parking Units: 88			

COMMUNITY MEETING

Community meeting held:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, please provide written documentation as proof.			
If no, indicate the date and time the community meeting will be held:			
Date:	August 4, 2025	Time:	8:00 p.m.

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
If yes, indicate the date hearing will be held:	
Date:	November 19, 2025 at 2:00 p.m.



Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, there are 3 bus stops on the Castor Ave. block for the 15 bus.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, exposed parking is 10,248 sq ft (24.4% of total)
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	No, we are not providing any green or car share spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) <sup>1</sup>	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	N/A

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	At grade vegetation will be approved species, not requiring permanent irrigation. Species as per Planning Approval
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No. 3 & 4 of site is covered by vegetation.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	much of the on site hardscaping will have a high SRI, and much of the existing trees will provide shade to the rear of the site.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. <sup>3</sup>	The project will comply with the 2021 IECC
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? <sup>4</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project is not at the level of development at which these energy performance measures are considered.

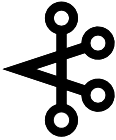
	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>5</sup>	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

<sup>1</sup> Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

<sup>3</sup> Title 4 The Philadelphia Building Construction and Occupancy Code  
See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet-Final.pdf>,  
and the "What Code Do I Use" information sheet: <https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

<sup>4</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1  
For Energy Star- [www.energystar.gov](http://www.energystar.gov)  
For Passive House, see [www.phius.org](http://www.phius.org)

<sup>5</sup> Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways





**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2025-002703	<b>Zoning District(s):</b> CMX2	<b>Date of Refusal:</b> <b>5/28/2025</b>
<b>Address/Location:</b> 2620 CASTOR AVE, Philadelphia, PA 19134-5504 Parcel (PWD Record)		Page Number Page 1 of 2
<b>Applicant Name:</b> Rich Villa DBA: Ambit Architecture	<b>Applicant Address:</b> 412 South 2nd Street Philadelphia, PA 19147 USA	<b>Civic Design Review?</b> Y

**Application for:**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BASEMENT, ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED BY TWO (2) INDIVIDUAL ROOF ACCESS STRUCTURES WITH ONE (1) ELEVATOR OVERRUN, ONE (1) INDIVIDUAL ROOF ACCESS STRUCTURE, AND ONE (1) ACCESSORY UNCOVERED ROOF STRUCTURE (WOOD TRELLIS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

**\*SEPARATE ZONING AND DEMOLITION PERMITS REQUIRED FOR DEMOLITION OF EXISTING STRUCTURES ON THE LOT\***

FOR USE AS MULTI-FAMILY (NINETY-FOUR (94) DWELLING UNITS) HOUSEHOLD LIVING AND VACANT COMMERCIAL SPACE ON THE FIRST FLOOR (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH SIXTY-EIGHT (68) OFF-STREET PARKING SPACES (INCLUDING FOUR (4) ACCESSIBLE SPACES WITH AT LEAST ONE (1) VAN-ACCESSIBLE PARKING SPACE), AND THIRTY-TWO (32) CLASS 1A BICYCLE SPACES ON AN ACCESSIBLE ROUTE IN THE BASEMENT. NO SIGN ON THIS PERMIT.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
14-602(4)(a)[2]	Use Tables Commercial Districts: Notes for Table 14-602-2	Whereas the existing total lot area of 41,875 sq. ft. did not provide the minimum required 480 sq. ft. per dwelling unit (ninety-four (94) dwelling units) in the CMX-2 commercial zoning district.
14-602(4)(a)[3]	Use Tables Commercial Districts: Notes for Table 14-602-2	Whereas buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line in the CMX-2 commercial zoning district. (Primary frontage is Castor Ave.)
14-604(1)(d)	Accessory Uses and Structures	Whereas the proposed accessory structure (wood trellis) for residential use exceeds the 130 sq. ft. area limit.
14-604(5)(c).(1)	Accessory Uses and Structures: Access Structures	Whereas the proposed lobby is prohibited in the roof access structure (elevator overrun).
14-604(5)(c).(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (#2 of two stair pilot houses) exceeds the maximum allowable area (125 sq. ft.) for roof deck access structures
14-604(5)(c).(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (#1 of two stair pilot houses) exceeds the maximum allowable area (125 sq. ft.) for roof deck access structures

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

5/28/2025  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2025-002703	<b>Zoning District(s):</b> CMX2	<b>Date of Refusal:</b> <b>5/28/2025</b>
<b>Address/Location:</b> 2620 CASTOR AVE, Philadelphia, PA 19134-5504 Parcel (PWD Record)		Page Number Page 2 of 2
<b>Applicant Name:</b> Rich Villa DBA: Ambit Architecture	<b>Applicant Address:</b> 412 South 2nd Street Philadelphia, PA 19147 USA	<b>Civic Design Review?</b> Y

14-604(5)(c).(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (elevator) exceeds the maximum allowable area (165 sq. ft.) for roof deck access structures
14-705(1)(e)	On-Site Landscape and Tree Requirements	Whereas no yard trees were proposed when one (1) yard tree is required.
14-803(5)(e)	Interior Landscape Requirements for Parking Lots & Off-Street Loading Areas	Whereas no interior parking lot landscaping was proposed when 1,000 sq. ft. of interior landscape area and five (5) trees would have been required.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the proposed height of 48 ft. 9 ½ in. exceeds the maximum allowable height (38 ft.) in the CMX-2 commercial zoning district.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the proposed 10 ft. rear yard depth does not meet the required 10% of the lot depth (12.5 ft) in the CMX-2 commercial zoning district.
Table 14-806-1	Off-Street Loading	Whereas no off-street loading space was proposed where one (1) space is required in the CMX-2 commercial zoning district.

SIX (6) USE REFUSALS  
SIX (6) ZONING REFUSALS

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

**STROUSE PAUL E**

**Zoning Overlay District:**  
*Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2/NE Northeast Overlay District - Map A/NIS  
Narcotics Injection Sites Overlay District*

*Jose Figueiredo*

Jose Figueiredo  
PLANS EXAMINER

5/28/2025  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



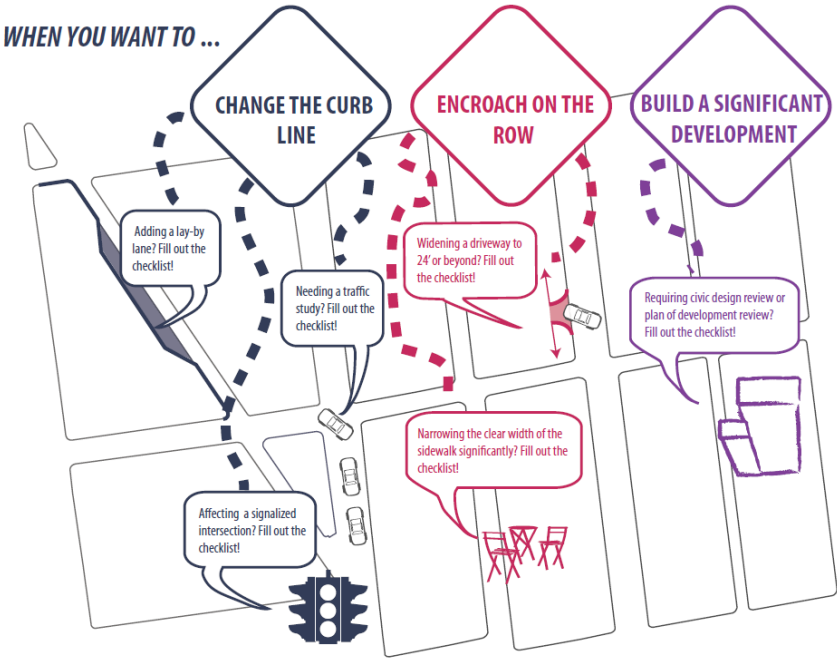
## INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §111-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at  
<http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

## WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?



PRELIMINARY PCPC REVIEW AND COMMENT:	DATE
_____	_____
FINAL STREETS DEPT REVIEW AND COMMENT:	DATE
_____	_____



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

- Placing of a new street;
- Removal of an existing street;
- Changes to roadway grades, curb lines, or widths; or
- Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement\*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED
  - CURB CUTS/DRIVEWAYS/LAYBY LANES
  - TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
  - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
  - PROPOSED TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS

**\*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY**



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## GENERAL PROJECT INFORMATION

- |   |  |
|---|--|
| <p>1. PROJECT NAME<br/><u>2620 Castor Avenue</u></p> <p>3. APPLICANT NAME<br/><u>2620 Castor Development, LLC</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/><u>Fitim Ajvazi; 215-696-0385; fajvazi@gmail.com</u></p> <p>6. OWNER NAME<br/><u>2620 Castor Development, LLC</u></p> <p>7. OWNER CONTACT INFORMATION<br/><u>Fitim Ajvazi; 215-696-0385; fajvazi@gmail.com</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>Gabrielle Buchter, PE</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>570-240-3421; gabrielle.buchter@collierseng.com</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at <a href="http://www.phila.gov/map">www.phila.gov/map</a> under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE<br/><u>7/30/25</u></p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>THE SITE IS LOCATED AT 2620 CASTOR AVENUE.</u><br/><u>THE LIMITS OF WORK ARE AS FOLLOWS:</u><br/><u>125.312' FROM POB ALONG THOMPSON STREET TO THE INTERSECTION AT CASTOR AVENUE</u><br/><u>335.837' FROM POB ALONG CASTOR AVENUE TO THE INTERSECTION AT THOMPSON STREET</u></p> |
|---|--|

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>CASTOR AVE</u>	<u>BELGRADE ST</u>	<u>THOMPSON ST</u>	<u>AUTO-ORIENTED COMMERCIAL/INDUSTRIAL</u>
<u>THOMPSON ST</u>	<u>PICKWICK ST</u>	<u>CASTOR AVE</u>	<u>CITY NEIGHBORHOOD STREET</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- |   |   |                             |   |
|---|---|-----------------------------|---|
| a. Parking and loading regulations in curb lanes adjacent to the site                                   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |   |
| b. Street Furniture such as bus shelters, honor boxes, etc.   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| c. Street Direction   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |   |
| d. Curb Cuts  | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| f. Building Extensions into the sidewalk, such as stairs and stoops                                     | YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

**APPLICANT: General Project Information**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: General Project Information**



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission





# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>CASTOR AVE</u>	<u>12' / 15' / 15'</u>	<u>15' / 15'</u>
<u>THOMPSON ST</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
_____	_____ / _____ / _____	_____ / _____
=====	===== / ===== / =====	===== / =====

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
<u>CASTOR AVE</u>	<u>6' / 10' / 7.5'</u>
<u>THOMPSON ST</u>	<u>6' / 8' / 6'</u>
_____	_____ / _____ / _____
=====	===== / ===== / =====

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

### EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>CURB CUT</u>	<u>19'</u>	<u>CASTOR AVE</u>
<u>CURB CUT</u>	<u>22'</u>	<u>CASTOR AVE</u>
_____	_____	_____
=====	=====	=====

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>CURB CUT</u>	<u>22'</u>	<u>THOMPSON ST</u>
_____	_____	_____
=====	=====	=====



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (continued)

### DEPARTMENTAL APPROVAL

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES ☒ NO ☐

YES ☐ NO ☐

### APPLICANT: Pedestrian Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, **existing and proposed** Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
<u>CASTOR AVE</u>	<u>0' / 2.5'</u>
<u>THOMPSON ST</u>	<u>0' / 2'</u>
_____	_____ / _____
_____	_____ / _____

17. FURNISHING ZONE: list the MINIMUM, **recommended, existing, and proposed** Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
<u>CASTOR AVE</u>	<u>5' / 5' / 5'</u>
<u>THOMPSON ST</u>	<u>4' / 4' / 4'</u>
_____	_____ / _____ / _____
_____	_____ / _____ / _____

18. Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES ☒ NO ☐ N/A ☐  
YES ☐ NO ☒ N/A ☐  
YES ☐ NO ☒ N/A ☐  
YES ☒ NO ☐ N/A ☐  
YES ☐ NO ☒ N/A ☐  
YES ☒ NO ☐ N/A ☐  
YES ☒ NO ☐ N/A ☐

19. Does the design avoid tripping hazards?
20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception

DEPARTMENTAL  
APPROVAL

YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (continued)

- |   |   |                             |                              |                              |                             |
|---|---|-----------------------------|------------------------------|------------------------------|-----------------------------|
| 21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 22. Does the design maintain adequate visibility for all roadway users at intersections?                    | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

**APPLICANT: Building & Furnishing Component**

Additional Explanation / Comments:

**DEPARTMENTAL REVIEW: Building & Furnishing Component**

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<b>2620 CASTOR AVENUE</b>	<b>31</b>	<b>0 / 0</b>	<b>0 / 4</b>	<b>0 / 0</b>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

25. Identify proposed “high priority” bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following “High Priority” elements identified and dimensioned on the plan?

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

YES ☒ NO ☐ N/A ☐  
 YES ☐ NO ☒ N/A ☒  
 YES ☒ NO ☐ N/A ☐  
 YES ☐ NO ☒ N/A ☒

### DEPARTMENTAL APPROVAL

YES ☐ NO ☐  
 YES ☐ NO ☐  
 YES ☐ NO ☐  
 YES ☐ NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

### APPLICANT: Bicycle Component

Additional Explanation / Comments: **There is an existing bike lane along Castor Avenue to be maintained with the proposed design.**

### DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? <b>Existing bus stop along Castor Avenue to be maintained.</b>				YES <input type="checkbox"/> NO <input type="checkbox"/>

### APPLICANT: Curbside Management Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design?

P – Passenger Car

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

YES ☐ NO ☒

35. Will the public right-of-way be used for loading and unloading activities?

YES ☒ NO ☐

36. Does the design maintain emergency vehicle access?

YES ☒ NO ☐

37. Where new streets are being developed, does the design connect and extend the street grid?

YES ☐ NO ☐ N/A ☒

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES ☒ NO ☐ N/A ☐

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES ☒ NO ☐

### DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

### APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf)



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

### DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

### APPLICANT: Urban Design Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

*If yes, City Plan Action may be required.*

47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?

YES ☐ NO ☐

- Marked Crosswalks
- Pedestrian Refuge Islands
- Signal Timing and Operation
- Bike Boxes

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

**APPLICANT: Intersections & Crossings Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Intersections & Crossings Component**

Reviewer Comments: \_\_\_\_\_



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

### APPLICANT

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW

Additional Reviewer Comments: \_\_\_\_\_

Nochumson P.C.  
1 South Broad Street  
Suite 1000  
Philadelphia, PA 19107

7/21/25

Re: 2620 Castor Avenue

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Description:**

2620 Castor Avenue, Philadelphia, Pennsylvania 19134; Council district 6; Zoning CMX-2

**Project Description:**

Please see attached Notice of Refusal

**Summary of Refusal:**

Please see attached Notice of Refusal

The Port Richmond On Patrol & Civic Association as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

**Public Meeting Date & Time:** August 4, 2025, at 6:00 p.m.

**Location:** Columbia Social Club, 3521-29 Almond Street, Philadelphia, Pennsylvania 19134

Please review the Civic Design Review website here: [bit.ly/civicdesignreview](https://bit.ly/civicdesignreview) for the date, and details of the **PUBLIC MEETING** to be held by the City of Philadelphia *Civic Design Review Committee* located at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue.

Please review the zoning posters for the date of the **ZBA Virtual Meeting** to be held by the City of Philadelphia Zoning Board of Adjustment hosted on the Zoom platform and accessible to the public over the internet and by telephone. To attend, please visit <https://us02web.zoom.us/join/80288292595> or, on your telephone, dial 1-646-876-9923 and the Webinar ID is 820 8829 2595 and the password is 634842.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Stan Cywinski ([stan.s.cywinski@phila.gov](mailto:stan.s.cywinski@phila.gov))

Port Richmond On Patrol & Civic Association ([propac19134@gmail.com](mailto:propac19134@gmail.com))

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,  
Alan Nochumson, Esquire

cc: Stan Cywinski ([stan.s.cywinski@phila.gov](mailto:stan.s.cywinski@phila.gov))  
Port Richmond On Patrol & Civic Association ([propac19134@gmail.com](mailto:propac19134@gmail.com))  
Planning Commission ([rco.notification@phila.gov](mailto:rco.notification@phila.gov))  
ZBA ([rcozba@phila.gov](mailto:rcozba@phila.gov))

**ZBA Appeal File Date:** 6/17/25

**Appeal No.:** MI-2025-004149



**Notice of:** ☒ Refusal ☐ Referral

Application Number: ZP-2025-002703	Zoning District(s): CMX2	Date of Refusal: 5/28/2025
Address/Location: 2620 CASTOR AVE, Philadelphia, PA 19134-5504 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Rich Villa DBA: Ambit Architecture	Applicant Address: 412 South 2nd Street Philadelphia, PA 19147 USA	Civic Design Review? Y

**Application for:**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BASEMENT, ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED BY TWO (2) INDIVIDUAL ROOF ACCESS STRUCTURES WITH ONE (1) ELEVATOR OVERRUN, ONE (1) INDIVIDUAL ROOF ACCESS STRUCTURE, AND ONE (1) ACCESSORY UNCOVERED ROOF STRUCTURE (WOOD TRELLIS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION PLAN.

\*SEPARATE ZONING AND DEMOLITION PERMITS REQUIRED FOR DEMOLITION OF EXISTING STRUCTURES ON THE LOT\*

FOR USE AS MULTI-FAMILY (NINETY-FOUR (94) DWELLING UNITS) HOUSEHOLD LIVING AND VACANT COMMERCIAL SPACE ON THE FIRST FLOOR (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH SIXTY-EIGHT (68) OFF-STREET PARKING SPACES (INCLUDING FOUR (4) ACCESSIBLE SPACES WITH AT LEAST ONE (1) VAN-ACCESSIBLE PARKING SPACE), AND THIRTY-TWO (32) CLASS 1A BICYCLE SPACES ON AN ACCESSIBLE ROUTE IN THE BASEMENT. NO SIGN ON THIS PERMIT.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-602(4)(a)[2]	Use Tables Commercial Districts: Notes for Table 14-602-2	Whereas the existing total lot area of 41,875 sq. ft. did not provide the minimum required 480 sq. ft. per dwelling unit (ninety-four (94) dwelling units) in the CMX-2 commercial zoning district.
14-602(4)(a)[3]	Use Tables Commercial Districts: Notes for Table 14-602-2	Whereas buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line in the CMX-2 commercial zoning district. (Primary frontage is Castor Ave.)
14-604(1)(d)	Accessory Uses and Structures	Whereas the proposed accessory structure (wood trellis) for residential use exceeds the 130 sq. ft. area limit.
14-604(5)(c)(1)	Accessory Uses and Structures: Access Structures	Whereas the proposed lobby is prohibited in the roof access structure (elevator overrun).
14-604(5)(c)(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (#2 of two stair pilot houses) exceeds the maximum allowable area (125 sq. ft.) for roof deck access structures
14-604(5)(c)(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (#1 of two stair pilot houses) exceeds the maximum allowable area (125 sq. ft.) for roof deck access structures
14-604(5)(c)(2)	Accessory Uses and Structures: Access Structures	Whereas the proposed roof access structure (elevator) exceeds the maximum allowable area (165 sq. ft.) for roof deck access structures
14-705(1)(e)	On-Site Landscape and Tree Requirements	Whereas no yard trees were proposed when one (1) yard tree is required.
14-803(5)(e)	Interior Landscape Requirements for Parking Lots & Off-Street Loading Areas	Whereas no interior parking lot landscaping was proposed when 1,000 sq. ft. of interior landscape area and five (5) trees would have been required.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the proposed height of 48 ft. 9 1/2 in. exceeds the maximum allowable height (38 ft.) in the CMX-2 commercial zoning district.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the proposed 10 ft. rear yard depth does not meet the required 10% of the lot depth (12.5 ft.) in the CMX-2 commercial zoning district.
Table 14-806-1	Off-Street Loading	Whereas no off-street loading space was proposed where one (1) space is required in the CMX-2 commercial zoning district.

SIX (6) USE REFUSALS  
SIX (6) ZONING REFUSALS

Fee to File Appeal: \$ 300

**NOTES TO THE ZBA:**

N/A

**Parcel Owner:**

STROUSE PAUL E

Zoning Overlay District:  
Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2/NE Northeast Overlay District - Map A/NIS  
Narcotics Injection Sites Overlay District



RCO Notifications For Zoning Applications

SUBJECT: 2620 CASTOR AVE  
COUNCIL DISTRICT: 6

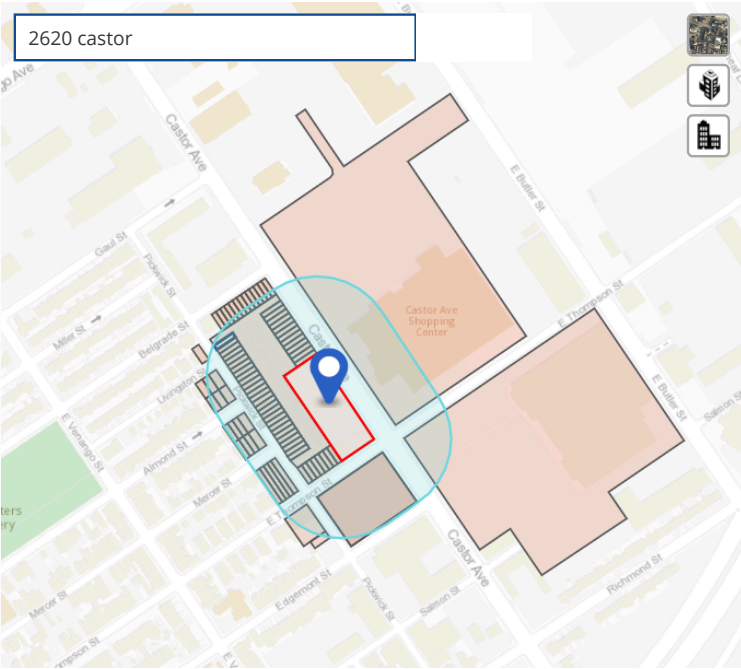
Affected RCOs (1)

COPY RCO NAMES			EXPORT RCOS
RCO	Meeting Address	Primary Contact	Preferred Method
Port Richmond On Patrol & Civic Association (PROPAC)	Columbia Social Club 3521-29 Almond Street Philadelphia, PA 19134	Ken Paul (215) 380-9783 propac19134@gmail.com	Email
PROPAC (Port Richmond on Patrol and Civic) 3615 MILLER STREET PHILADELPHIA, PA 19134 United States			

Properties To Be Notified (89)

page 1 of 18 # rows 5

Property	EXPORT PROPERTIES
2527 PICKWICK ST PHILADELPHIA, PA 19134	
2529 PICKWICK ST PHILADELPHIA, PA 19134	
2531 PICKWICK ST PHILADELPHIA, PA 19134	
2533 PICKWICK ST PHILADELPHIA, PA 19134	
2535 PICKWICK ST PHILADELPHIA, PA 19134	



Property Owner	2527 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2529 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2531 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2533 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2535 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2537 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2539 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2539 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2541 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2543 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2545 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2547 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2549 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2550 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2551 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2552 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2553 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2554 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2556 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2558 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2560 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2562 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2564 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2566 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2568 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2570 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2572 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2574 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2576 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2601 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2603 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2605 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2607 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2609 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2611 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2613 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2615 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2617 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2619 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2620 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2621 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2623 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2625 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2627 PICKWICK ST	Philadelphia	PA	19134



Property Owner	2650 CASTOR AVE	Philadelphia	PA	19134
Property Owner	2680 PICKWICK ST	Philadelphia	PA	19134
Property Owner	2701 CASTOR AVE	Philadelphia	PA	19134
Property Owner	3640 MERCER ST	Philadelphia	PA	19134
Property Owner	3641 ALMOND ST	Philadelphia	PA	19134
Property Owner	3642 MERCER ST	Philadelphia	PA	19134
Property Owner	3643 ALMOND ST	Philadelphia	PA	19134
Property Owner	3644 MERCER ST	Philadelphia	PA	19134
Property Owner	3645 ALMOND ST	Philadelphia	PA	19134
Property Owner	3645 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3646 ALMOND ST	Philadelphia	PA	19134
Property Owner	3646 MERCER ST	Philadelphia	PA	19134
Property Owner	3647 ALMOND ST	Philadelphia	PA	19134
Property Owner	3647 LIVINGSTON ST	Philadelphia	PA	19134
Property Owner	3648 ALMOND ST	Philadelphia	PA	19134
Property Owner	3648 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3649 LIVINGSTON ST	Philadelphia	PA	19134
Property Owner	3650 ALMOND ST	Philadelphia	PA	19134
Property Owner	3650 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3650 LIVINGSTON ST	Philadelphia	PA	19134
Property Owner	3651 LIVINGSTON ST	Philadelphia	PA	19134
Property Owner	3652 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3654 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3656 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3660 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3662 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3663 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3664 E THOMPSON ST	Philadelphia	PA	19134
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Property Owner	3667 BELGRADE ST	Philadelphia	PA	19134
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Property Owner	3669 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3670 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3671 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3672 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3673 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3674 E THOMPSON ST	Philadelphia	PA	19134
Property Owner	3675 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3677 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3679 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3681 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3683 BELGRADE ST	Philadelphia	PA	19134
Property Owner	3685 BELGRADE ST	Philadelphia	PA	19134

Property Owner    3687 BELGRADE ST    Philadelphia    PA    19134





C



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19110  
JUL 21 25  
AMOUNT  
**\$13.50**  
\$2324A500261-72

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Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

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Price List  
(Notice 123)

Duplicate Copy ☐

Number of  
Identical Weight  
Pieces

Class of Mail  
First

Postage for  
Each Mailpiece  
Paid

☐ Verified

Number of  
Pieces to the  
Pound

40

Total Number of  
Pounds

Total Postage Paid  
for Mailpieces  
\$29.60

Fee Paid

Mailed For

Mailed By

2620 Castor Avenue

Nochumson P.C.

**Postmaster's Certification**

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

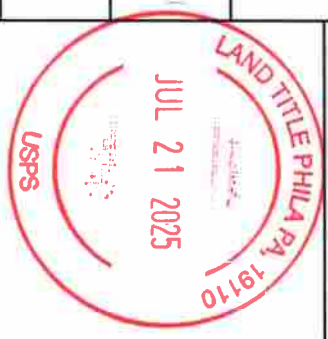
PS Form **3606-D**, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

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19110  
JUL 21 2025  
AMOUNT  
**\$13.50**  
\$2324A500261-72

**Fee for Certificate**

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Number of  
Identical Weight  
Pieces

Class of Mail  
First

Postage for  
Each Mailpiece  
Paid

☐ Verified

Number of  
Pieces to the  
Pound

49

Total Postage Paid  
for Mailpieces  
\$36.26

Fee Paid

Mailed For

Mailed By

2620 Castor Avenue

Nochumson P.C.

**Postmaster's Certification**

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

PS Form **3606-D**, January 2016 PSN 7530-17-000-5548

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