

Zoning Permit

Permit Number ZP-2026-001814

LOCATION OF WORK 1015 S 3RD ST, Philadelphia, PA 19147-4201	PERMIT FEE \$2,377.00	DATE ISSUED 4/2/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER SUMMER CORNER LLC	109 BAY HILL DR SUMMER CORNER LLC BLUE BELL PA 19422
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure (not to exceed 45 ft. in height (7 ft. earned from Mixed Income Housing bonus)), that includes a common roof deck with two pilot houses, an elevator overrun, and a Green Roof, recessed Balconies at the 2nd-4th floor levels, bicycle parking (21 spaces) along an accessible route, and site landscaping. Size and location per plan

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1015 S 3RD ST, Philadelphia, PA 19147-4201

ADDITIONAL USE DETAILS

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

63 Dwelling Units (36 by-right plus 9 earned from a Green Roof Bonus plus 18 earned from Mixed Income Housing Bonus)

This permit is subject to the following specific conditions.

CONDITIONS

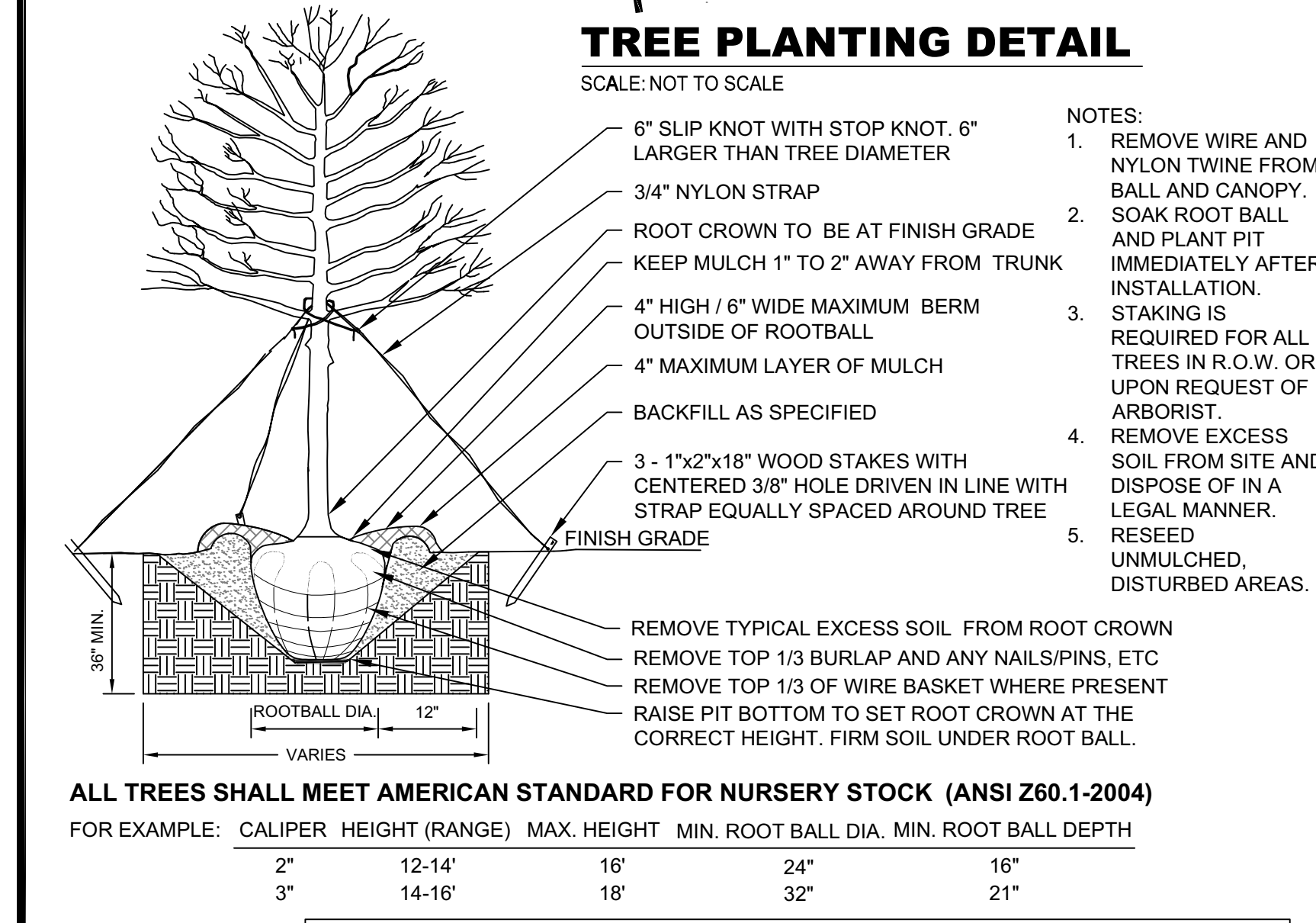
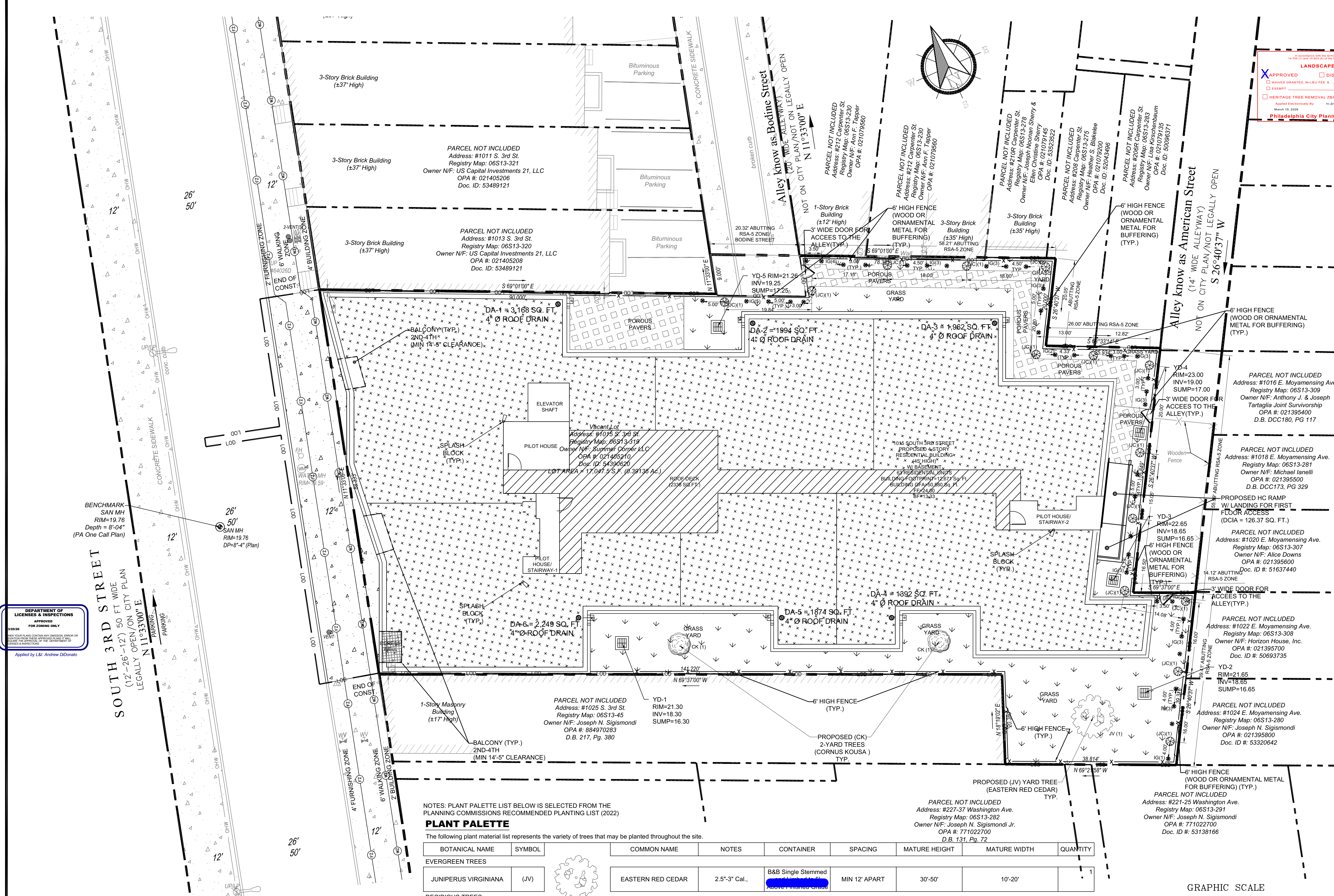
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
 FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

2"	12-14"	18"	24"	16"
3"	14-16"	18"	32"	21"

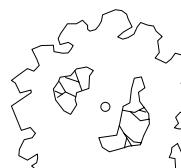
PWD (UPR) TRACKING NO. UPR-FY26-SOUT-8443
PWD (SPR) TRACKING NO. FY26-SOUT-8221-01

CURRENT REGISTERED OWNER AND ADDRESS:
Clark Wang
SUMMER CORNER, LLC.
 109 Blue Hill Drive, Blue Bell, PA 19422
 PH 267-474-1125
 EMAIL: ywang19765@gmail.com

NOTES: PLANT PALETTE LIST BELOW IS SELECTED FROM THE PLANNING COMMISSIONS RECOMMENDED PLANTING LIST (2022)

PLANT PALETTE

The following plant material list represents the variety of trees that may be planted throughout the site.

BOTANICAL NAME	SYMBOL	COMMON NAME	NOTES	CONTAINER	SPACING	MATURE HEIGHT	MATURE WIDTH	QUANTITY
EVERGREEN TREES								
JUNIPERUS VIRGINIANA (JV)		EASTERN RED CEDAR	2.5"-3" Cal.,	B&B Single Stemmed Above Finished Grade	MIN 12' APART	30'-50'	10'-20'	1
DECIDUOUS TREES								
CORNUS KOUSA (CK)		KOUSA DOGWOOD	2.5"-3" Cal.,	B&B Single Stemmed and Limbed to 5" Above Finished Grade	MIN 12' APART	15'-25'	15'-25'	2
EVERGREEN TREES								
JUNIPERUS CHINENSIS (JC)		HOLLYWOOD JUNIPER	2.5"-3" Cal.,	B&B Single Stemmed Above Finished Grade	MIN 12' APART	12'-15'	8'-10'	14
TOTAL TREES (PROPOSED TO BE PLANTED)								17

SHRUB PALETTE

The following plant material list represents the variety of shrubs that may be planted throughout the site.

BOTANICAL NAME	SYMBOL	COMMON NAME	NOTES	SPACING	MATURE HEIGHT	MATURE WIDTH	QUANTITY
ILEX GLABRA (IG)		INKBERRY HOLLY	SIZE 18"-24"	1 to 2 GAL CONTAINERS	MIN 3' APART	4'-6'	3'-5'
TOTAL SHRUBS (PROPOSED TO BE PLANTED)							40

PARCEL NOT INCLUDED

Address: 4227-37 Washington Ave.

Owner N/F: Joseph N. Segismundi Jr.

OPA #: 771022700

D.B. 151, Pg. 72

1

2

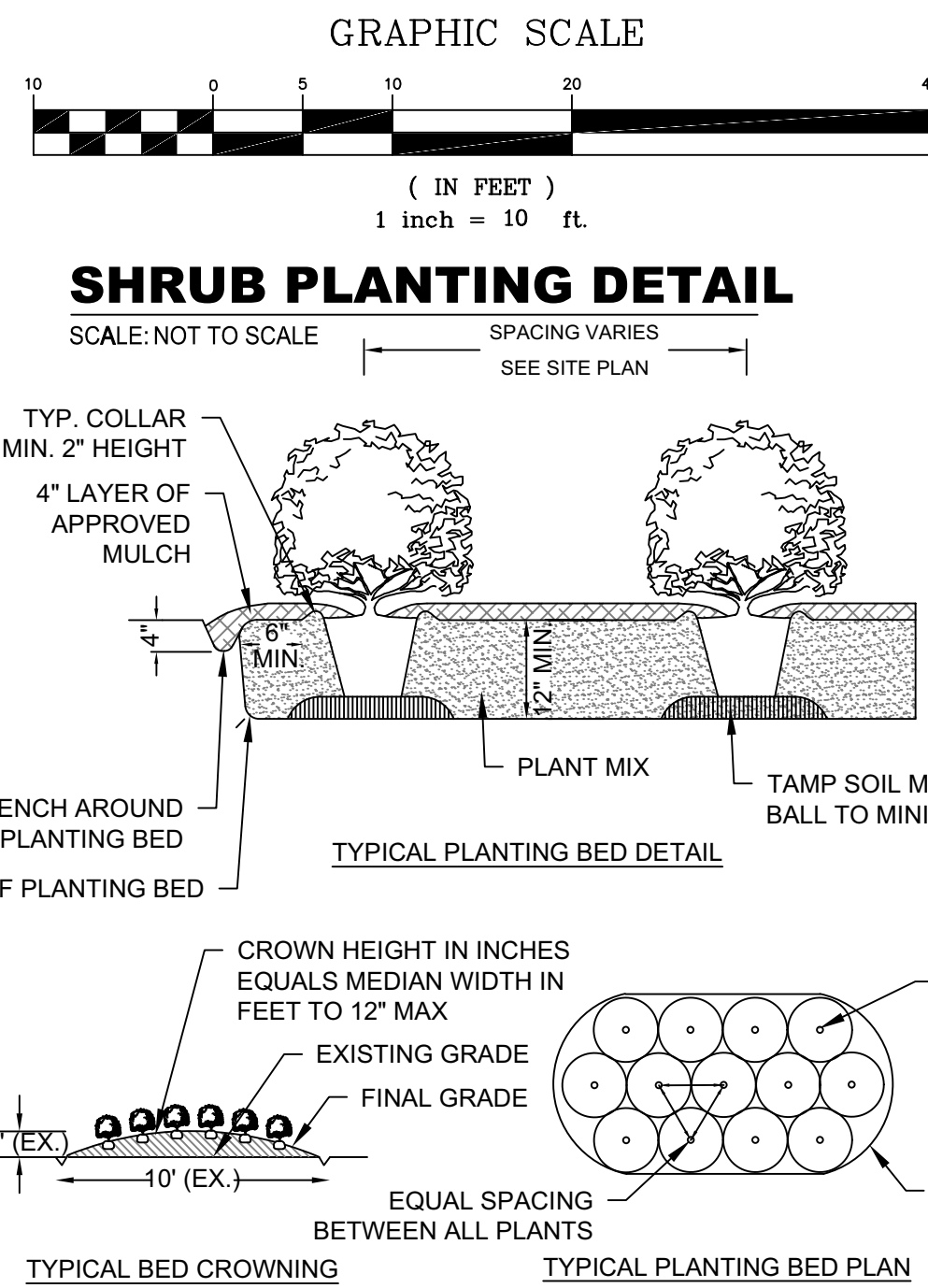
14

17

YARD TREE CALCULATIONS
 Note: The Referenced Site is zoned for RM-1 which does require yard trees under Philadelphia Code 14-705(1)(e)(1). As Such Yard Tree are proposed/provided at a rate of 1,600 sq.ft.,
 (Open Space/Area) = Site Area - Building/Coverage Area = (17,133 sq. ft. - 12,671 sq. ft) = 4,462 sq. ft.
 As such, (Open Space/1,600 sq.ft.) = (4,462 sq.ft X 1 Tree/1,600 sq.ft) = 2.79 Trees Required,
 As such we have proposed a total of 3 Yard Trees (2 Kousa Dogwood & 1 Eastern Red Cedar) for the Proposed Development.

TREE PRESERVATION & REPLACEMENT
 Note: There are no existing trees at the referenced site. The site is currently a vacant lot overlaid with grass. As such tree preservation & replacement is not applicable here.

LANDSCAPE BUFFERING BETWEEN DIFFERENT LAND USE
 Applicability: The referenced site (at 1015 South 3rd Street) is abutting lots in zoned RSA-5 (Residential Single Family Attached-5) towards the north and east side lots lines. As such we have proposed the landscape buffer along the property lines which abuts the RSA-5 Zone.
 Length of Property Line Abutting RSA-5 Zone, = 234.10 linear ft.
 Require # of Trees (1 Per 20 Linear Feet) = 11.705 Trees
 Proposed Trees for Landscape Buffering = 14 Trees, See the Plant Palette (14 Hollywood Juniper)
 Required # of Shrubs (3 Per 20 Linear Feet) = 35.115 Shrubs
 Proposed Shrubs for Landscape Buffering = 40 Shrubs, See the Plant Palette (40 Inkberry Holly)



NOTES:
 1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

NOTES:
 1. Boundary/ Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensions/distances as per US Standard.
 2. Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 3. Refer to the City Plan of Philadelphia and Deed of Record dated Title Report.
 4. A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 5. The preparation of this plan by NaviArp, LLC. does not imply or constitute the approval of city agencies.
 6. Plan prepared in accordance with the instructions of Clark Wang of Summer Corner, LLC.
 7. Unresolved boundary disputes shall be referred to the City District Surveyor and Regulator.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 11. Benchmark elevation, San. MH. RM 19.76' located on South 3rd Street located on the west side curb of S. 3rd Street calculated based on Philadelphia City Plan datum. Benchmark is not set by city surveyor.

LANDSCAPE AND TREES
 X APPROVED DISAPPROVED N/A
 X EXEMPT
 X HERITAGE TREE REMOVAL ZBA SPECIAL EXCEPTION REQUIRED
 Applied Exclusively By: **E-7965**
 Mark N. 2024
Philadelphia City Planning Commission

LOCATION MAP

WATERSHED MAP

DELAWARE SOUTH DIRECT WATERSHED FLOOD MANAGEMENT DISTRICT A

LEGEND

PROPERTY LINE
 R.O.W. LINE
 ADJOINER LOT LINES
 EXISTING EASEMENT
 EXISTING SETBACK
 EXISTING STREAM CENTERLINE
 EXISTING STREAMBANK
 EXISTING BUILDING
 EXISTING CONCRETE CURB
 EXISTING EDGE OF PAVING
 EXISTING EDGE OF GRAVEL
 EXISTING CHAINLINK FENCE
 EXISTING IRON FENCE
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 EXISTING CITY PLAN ELEVATION
 EXISTING SPOT ELEVATION
 EXISTING GAS
 EXISTING COMBINED SEWER
 EXISTING SANITARY LATERAL
 EXISTING STORM PIPES
 EXISTING TELECOMMUNICATIONS
 EXISTING UNDERGROUND ELECTRIC
 EXISTING OVERHEAD WIRE
 EXISTING WATER MAIN
 EXISTING SANITARY MANHOLE
 EXISTING STORM MANHOLE
 EXISTING WATER MANHOLE
 EXISTING TELEPHONE MANHOLE
 EXISTING STORM INLETS
 EXISTING UTILITY POLE W/STREETLIGHT
 EXISTING TRAFFIC SIGN
 EXISTING GAS VALVE
 EXISTING WATER VALVE
 EXISTING FIRE HYDRANT
 EXISTING LIGHT
 EXISTING PARKING METER
 PROPOSED BUILDING
 PROPOSED CONCRETE CURB
 PROPOSED SIDEWALK
 PROPOSED PAINT STRIPE
 PROPOSED LIMIT OF DISTURBANCE
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 PROPOSED HALF FOOT CONTOUR
 PROPOSED SPOT ELEVATION
 PROPOSED SANITARY LATERAL
 PROPOSED STORM PIPES
 PROPOSED UNDERGROUND BASIN
 PROPOSED FENCE
 PROPOSED FIRE LINE
 PROPOSED SEWER LINE
 PROPOSED UNDERGROUND ELECTRIC
 PROPOSED ELECTRIC LINE
 PROPOSED FURNISHING ZONE
 PROPOSED WALKING ZONE
 PROPOSED BUILDING ZONE
 PROPOSED DRAINAGE AREA LINE
 PROPOSED SPLASH BLOCK
 PROPOSED STORM MANHOLE
 PROPOSED STORM INLETS
 PROPOSED FLOW LINES
 PROPOSED WATER METER PIT
 PROPOSED LIGHT POLE
 PROPOSED SIGN STOP
 PROPOSED WHEEL STOP
 PROPOSED CLEANOUT
 PROPOSED CURB STOP
 PROPOSED FRESH AIR INTAKE
 FINISHED FLOOR ELEVATION
 PROPOSED TREE
 PROPOSED INFILTRATION TEST PIT
 PROPOSED LANDSCAPE AREAS
 PROPOSED ASPHALT PAVING
 PROPOSED CONCRETE SIDEWALK
 PROPOSED GRAVEL AREA
 PROPOSED POROUS ASPHALT PAVING
 PROPOSED POROUS PAVERS

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Clark Wang
SUMMER CORNER, LLC.
 109 Blue Hill Drive, Blue Bell, PA 19422
 PH 267-474-1125
 EMAIL: ywang19765@gmail.com

PROJECT:
1015 South 3rd Street,
Philadelphia, PA 19147
(2nd Ward)

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PROJECT ADDRESS:

**1015 S 3RD STREET
PHILADELPHIA, PA**

SEAL:

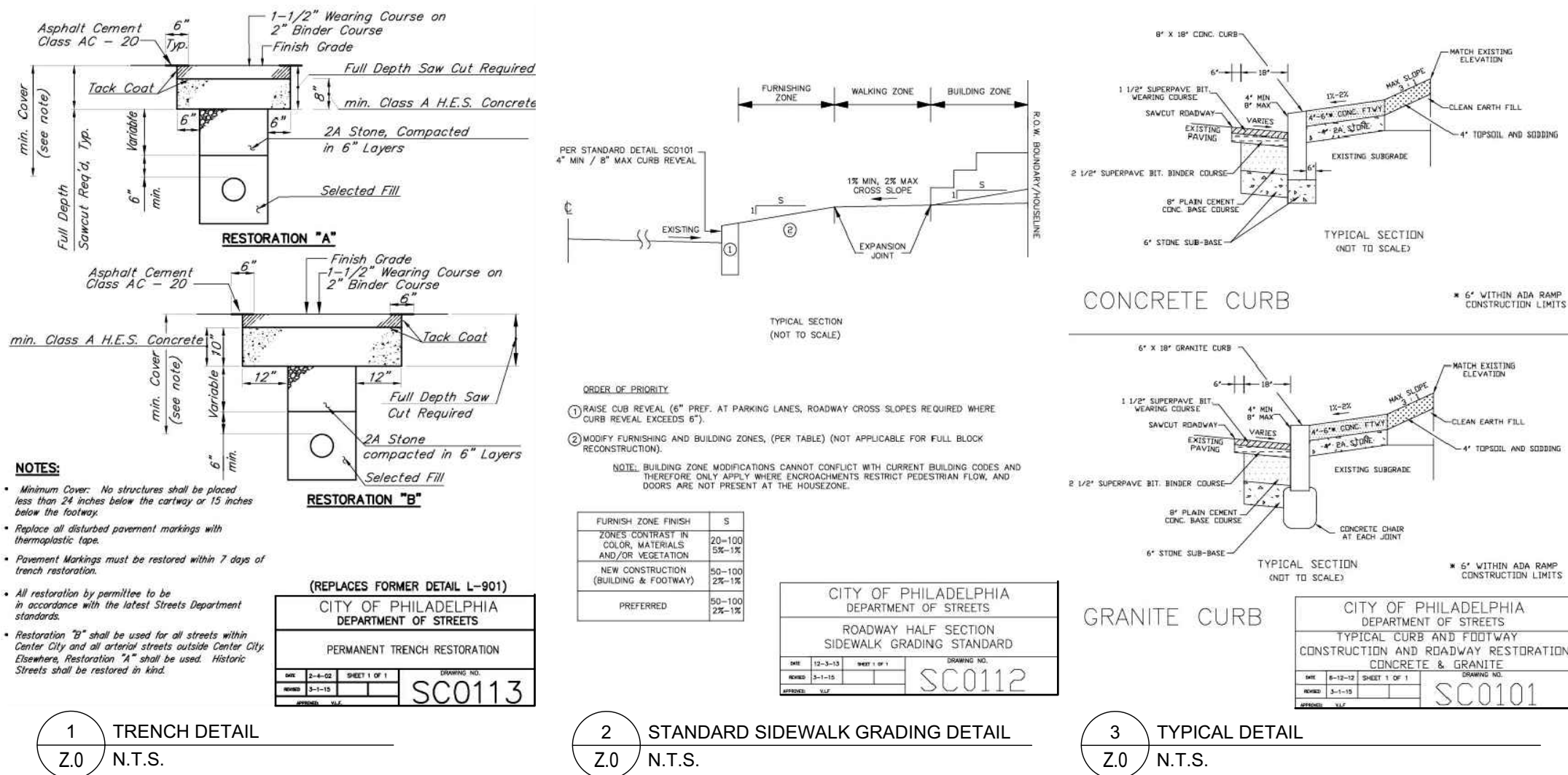


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CONSULTANTS:

This map shows the Washington Avenue area in San Francisco. The map includes labels for 'S 3rd St', 'E Moyamensing Ave', 'Washington Ave', 'Hall St', and 'California Ave'. Zoning districts shown include RSA-5, RM-1, CMX-1, CMX-2, and RM-1. A specific parcel is highlighted with a blue dashed line and labeled 'RM-1'.

ZONING ONLY



Philadelphia City Planning Commission

STAMP REGION

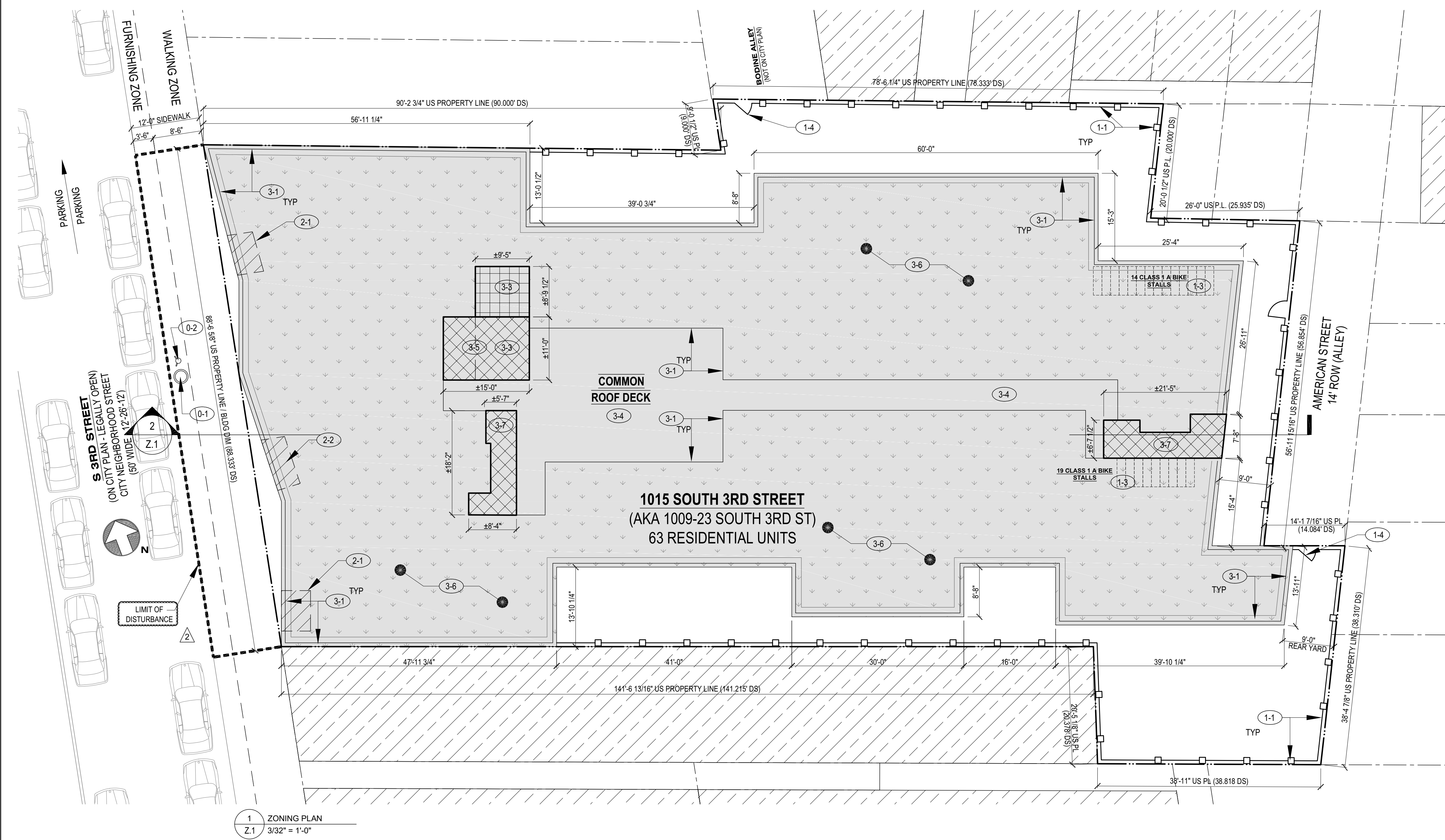
**DEPARTMENT OF
LICENSES & INSPECTIONS**

**APPROVED
FOR ZONING ONLY**

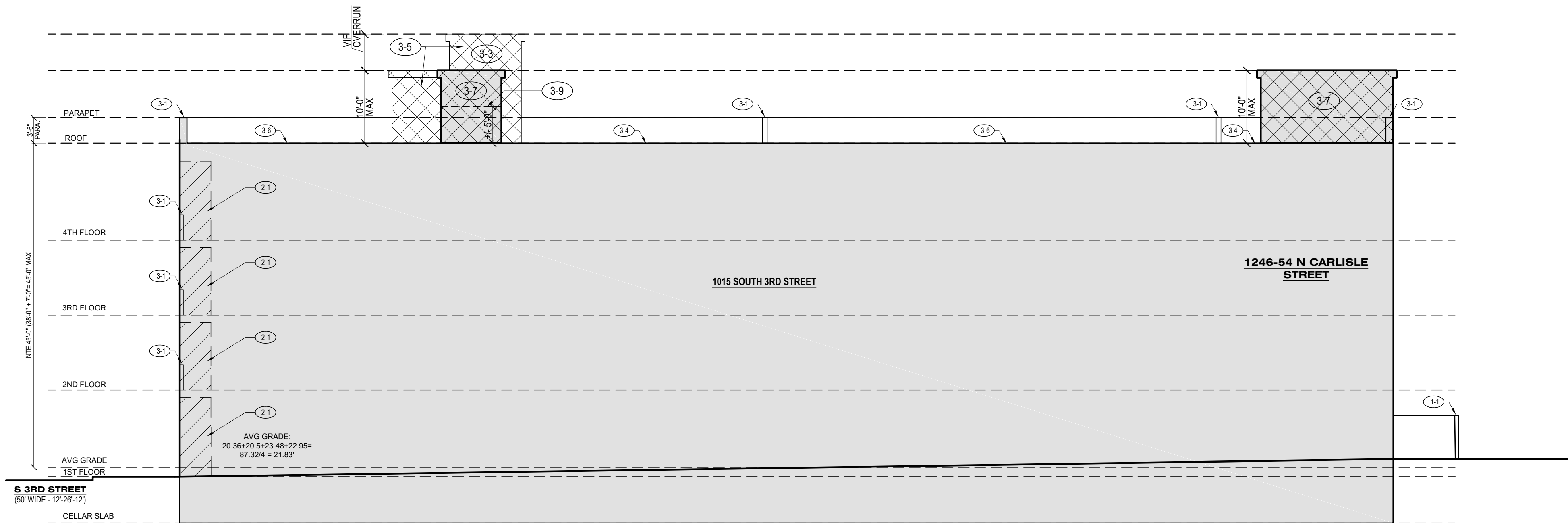
1/20/26

IF YOUR PLANS CONTAIN ANY OMISSION, ERROR,
OR VIOLATION FROM THESE APPROVED PLANS IT WILL
FORFEIT THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&I: Andrew DiDonato



1 ZONING PLAN
Z.1 3/32" = 1'-0"



2 ZONING SITE SECTION
Z.1 3/32" = 1'-0"

ZONING KEYED NOTES

- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION) ELEV. FOR HEIGHTS
- 3-3 ELEVATOR OVERRUN
- 3-4 ROOF DECK
- 3-5 ELEVATOR & LOBBY PENTHOUSE
- 3-6 GREEN ROOF (MAINTENANCE ACCESS ONLY)
- 3-7 ROOF DECK ACCESS STRUCTURE
- 3-8 MECHANICAL EQUIPMENT CURB (0'-0" X 0'-0")
- 2-1 RECESSED PORTION @ 1ST FLOOR AND RECESSED BALCONY @ 2ND - 4TH FLR
- 2-2 FACADE RECESS
- 1-1 6'-0" FENCE (AT PROPERTY LINE, TYPE)
- 1-2 4'-0" FENCE (60% OPAQUE, MAX.)
- 1-3 PROPOSED STREET TREE (8'-X-0' PIT TYP)
- 1-4 CLASS 1A BIKE STALLS ON ACCESSIBLE ROUTE
- 0-1 ACCESS GATE
- 0-1 WATER MANHOLE COVER
- 0-2 FIRE HYDRANT



harman
deutsch
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architecture

1225 n 7th street
philadelphia, pa 19122
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267.324.3601

PROJECT ADDRESS:

1015 S 3RD STREET
PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	02.26.2026	ZONING SUBMISSION
2	03.17.2026	PSD RFI

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DRAWINGS PREPARED BY:

BL / EQ

DRAWINGS CHECKED BY:

EQ

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1



STAMP REGION

ZONING ONLY