



Department of
Planning and Development
CITY OF PHILADELPHIA

Form Submissions

Submit this form online as part of a Zoning Permit application through [eCLIPSE](#). ****DO NOT MAIL****

Questions

planning.development@phila.gov

Mixed-Income Housing Zoning Bonus Applicant Acknowledgment Form

Use this form to acknowledge the mixed-income zoning bonus requirements. Before a zoning permit can be issued, the Department of Planning and Development must review plans and sign this form to certify the application to the Department Licenses and Inspections.

Property & Zoning

Identify the location, application, zoning district, lot size, and any lot line changes.

The zoning application must indicate the use of the mixed-income bonus. Lot area must match submitted plans and be in Philadelphia District Standard. Plans must be sealed by a licensed surveyor. Lot line changes must be stamped by the Survey District.

1

Address **231 E BRINGHURST ST PHILADELPHIA, PA 19144-1719**

Zoning Permit **7489**
Application Number **ZP-2023-007462**

Base District(s) **RM-1 Residential Multi-Family-1**

Overlays(s) **NCA & EDO**

Application includes a lot subdivision, consolidation, or adjustment?

☐ Yes ☒ No

Lot Area **4460** sq. ft.

Mixed-Income Bonus

Identify the intended bonus.

All information from this section must also be included on submitted plans.

(a) Identify the selected bonus level.

(b) Identify the type of bonus(es) and the amount earned/used.

The bonus varies by zoning district and affordability level. See § 14-702(7).

(c) Identify if affordable housing or a payment will be provided to earn the bonus.

See § 14-702(7) for affordable unit and payment requirements. Include calculations if making a payment.

(d) Identify all other bonuses indicated on the permit application.

Include bonuses in § 14-702, the green roof exception in § 14-602(7), and the fresh food market incentives in § 14-603(7).

2

(a) Bonus Level (select one)

☐ Moderate Income ☒ Low Income

(b) Project to Receive (select all that apply)

	Additional Floor Area (as a percentage of lot area)	% earned	% used
☐ Gross Floor Area			
☒ Building Height	Additional Building Height	7 ft. earned	6 ft. used
☒ Dwelling Unit Density	Additional Units	5 earned	5 used

(c) Project to Provide (select one)

☒ Affordable Housing ☐ Payment to the City

Total Dwelling Units **15**

Affordable Dwelling Units **2**

Calculation

Estimated Payment \$

(d) Other Bonuses (include additional floor area, height, and/or units earned for each bonus)

Applicant

Identify the applicant on the zoning permit application.

3

Name **Danilo A. Burgos** Company **Burg Properties, LLC**

Address **7303 Frankford Ave Unit 11249 Philadelphia PA 19136**

Email **burgpropertiesllc@gmail.com** Phone **267-628-8748**

Property Owner

Identify the property owner on the zoning permit application.

4

Name **Burg 231 E Bringhurst ST LLC**

Address **7303 Frankford Ave Unit 11249 Philadelphia PA 19136**

Email **burgpropertiesllc@gmail.com** Phone **267-628-8748**

Acknowledgment Statement & Signatures

The above-referenced application for mixed-income housing bonus at the level of affordability, type, and amount earned as referenced above, in accordance with the requirements of § 14-702(7) of the Philadelphia Code and the penalties for noncompliance. I further certify that I am authorized by the owner to make the foregoing acknowledgment. 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.

I hereby acknowledge and agree to the requirements of § 14-702(7) of the Philadelphia Code and the penalties for noncompliance. I further certify that I am authorized by the owner to make the foregoing acknowledgment. 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.

Zoning Permit
Applicant's Signature:

Department of Planning
& Development Signature:

Philadelphia City
Planning Commission

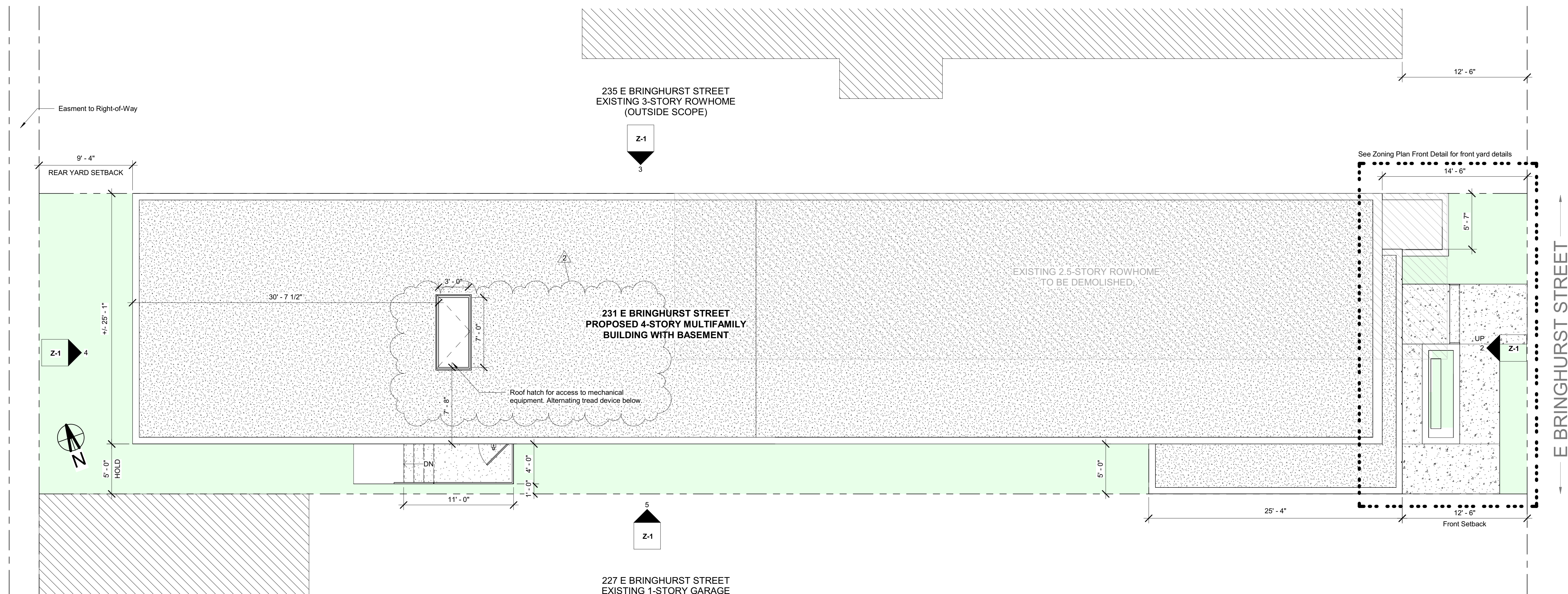
AUG 14 2023

E-4979

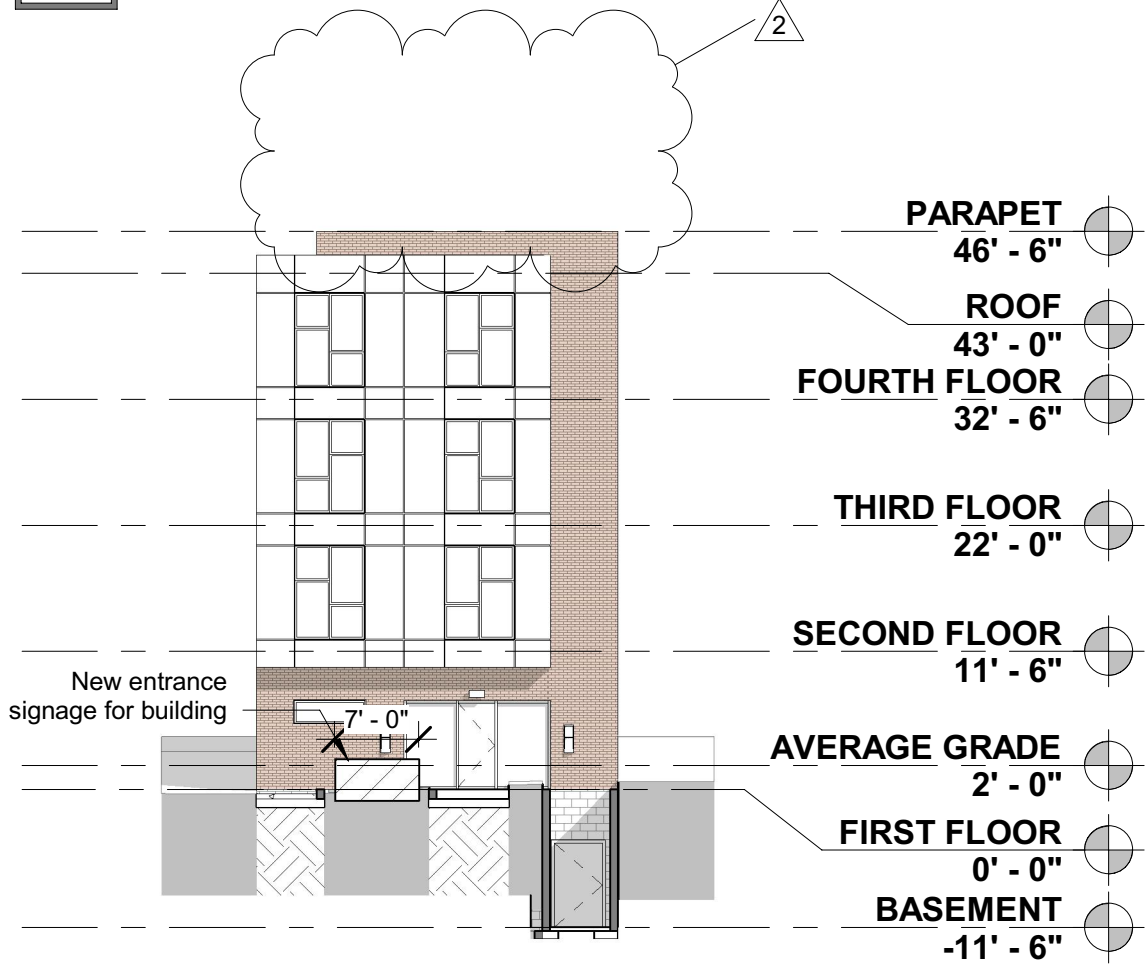
Development Planning

Date: **07 / 17 / 2023**

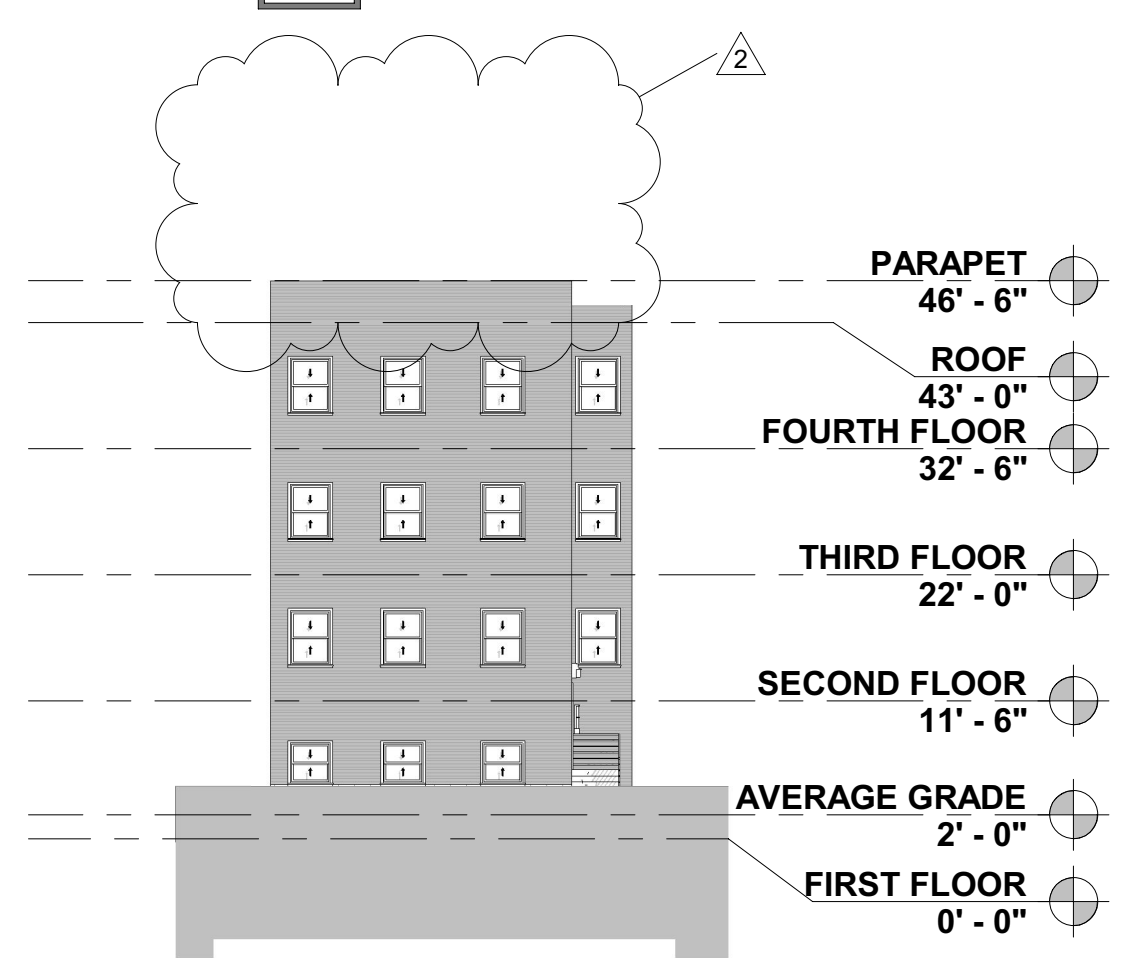
Date Certified: **8 / 14 / 2023**



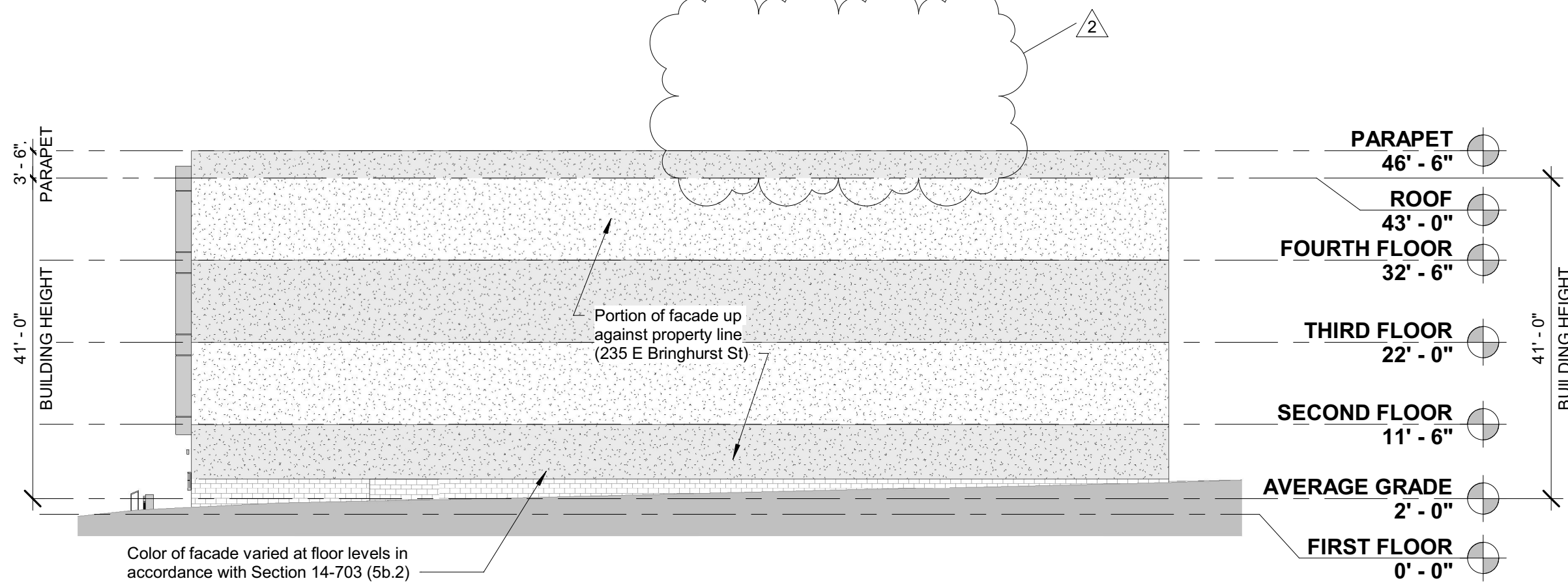
1 SITE - ZONING PLAN
Z-1
3/16" = 1'-0"



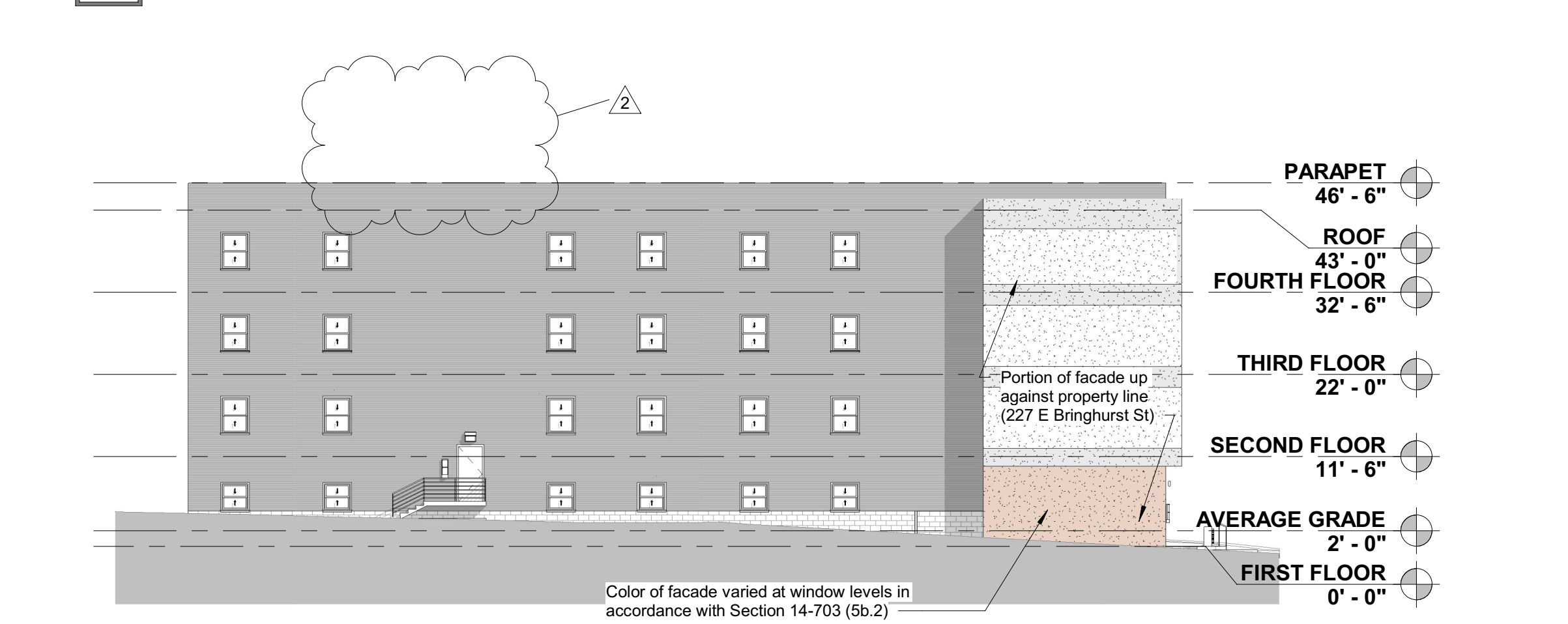
2 ZONING ELEVATION - EAST
Z-1
1/16" = 1'-0"



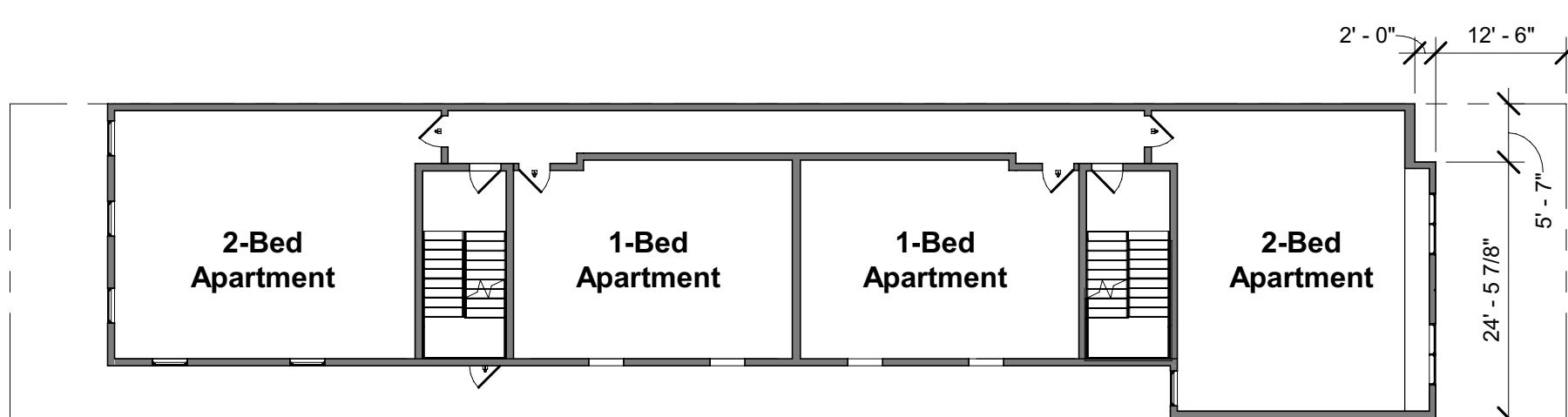
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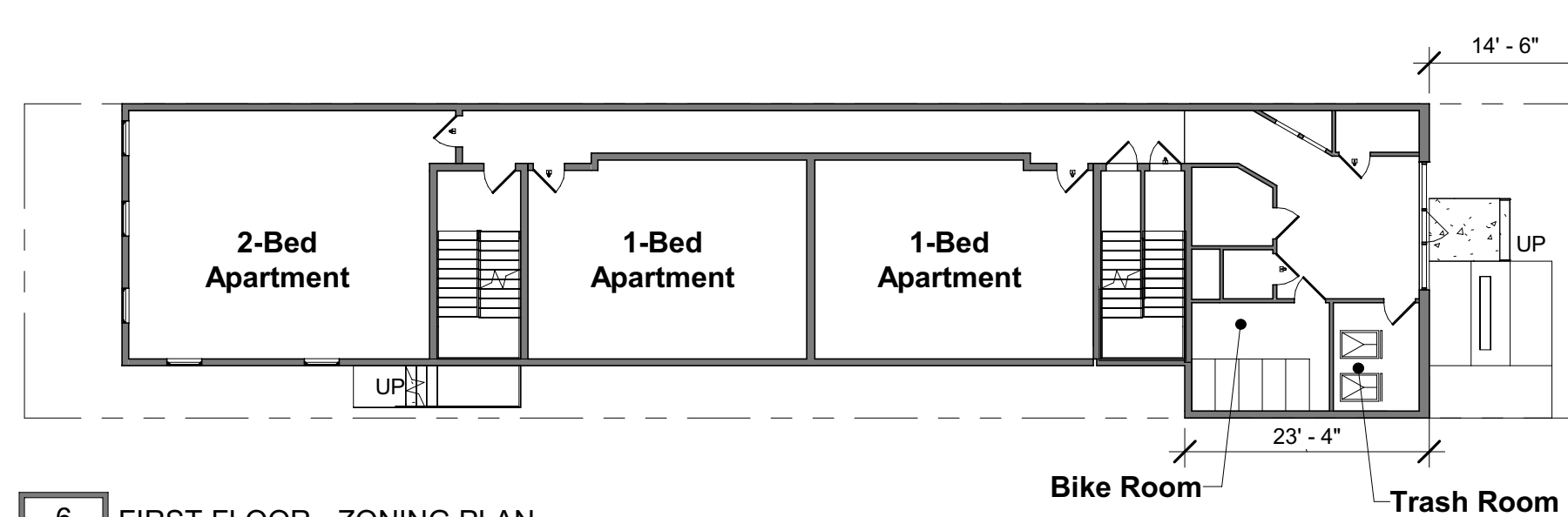
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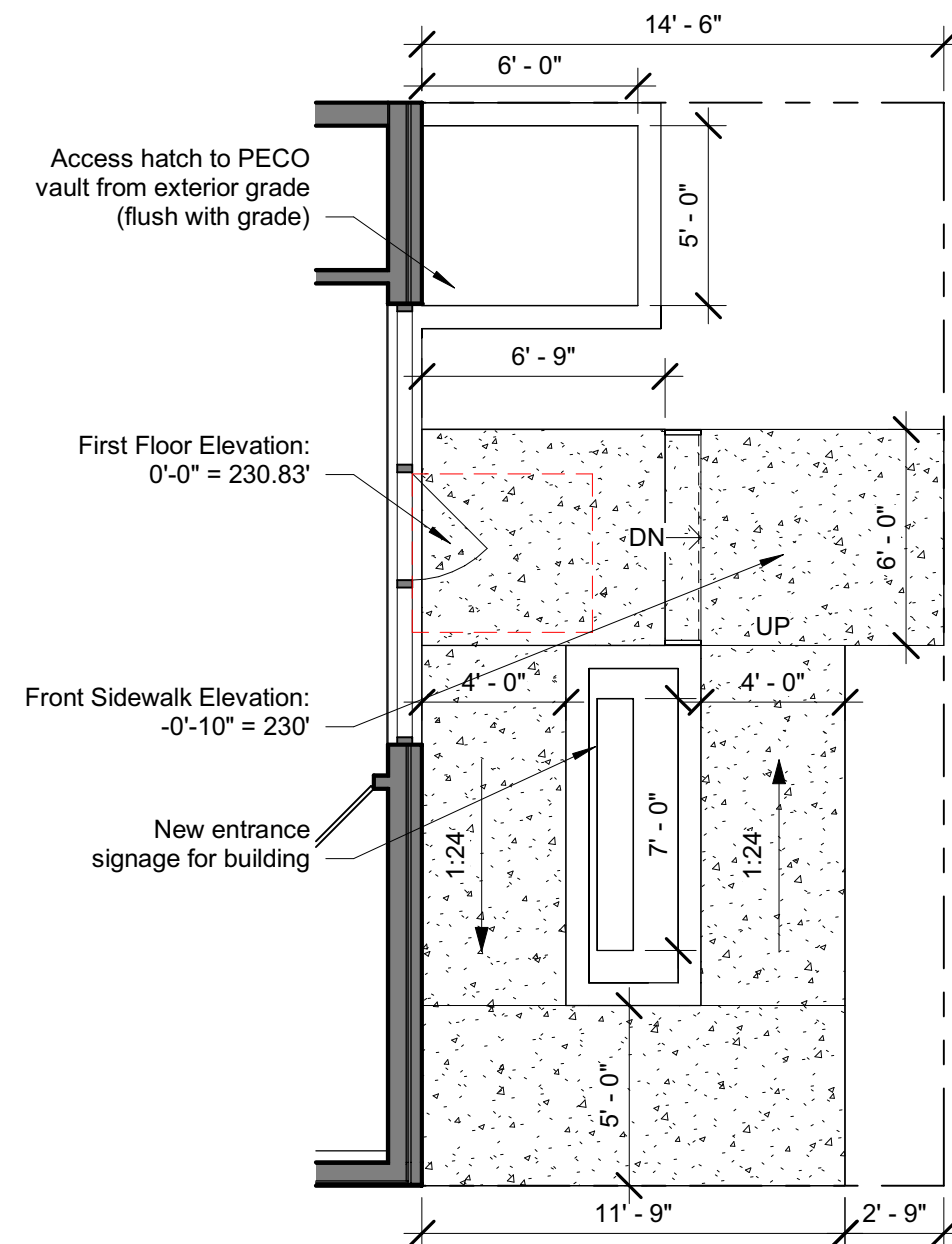
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6 FIRST FLOOR - ZONING PLAN
Z-1
1/16" = 1'-0"



8 ZONING PLAN FRONT DETAIL
Z-1
3/16" = 1'-0"

Zoning District:	RM-1
Zoning Overlays:	NCA Overlay District - Lower and Central Germantown EDO - Eighth District Overlay District
Allowable Height:	45'-0" (38'-0" by-right + 7'-0" for mixed-income)
Actual Building Height:	41'-0"
Setbacks:	
Front:	12'-0" (Based on Adjacent Properties) (If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback; except this requirement shall not apply to corner lots.)
Rear:	9'-0" minimum
Side yard:	0'-0" (Multi-Family Attached)
Pilot House:	
Maximum Height:	10'-0" minimum 10'-0" actual
Front Setback:	10'-0" minimum 88'-2" actual
Rear Setback:	5'-0" minimum 29'-5" actual
Lot Area:	4,477.30 SF
Allowable Lot Coverage:	75% (Intermediate) 3,357 SF
Actual Lot Coverage:	74% 3,311 SF
Lot Use:	Multi-Family Residential (By-Right)

Allowable Dwelling Unit Calculation	
First 1,440 SF (360 SF per unit):	4 Units
4,477-1,440 SF:	3,037 SF
3,037 SF / 480 SF/Unit:	6 Units
Subtotal Number of Units:	10 Units
Housing Unit Density Bonus:	5 Additional Units (50% based on low income)
Allowable Number of Units:	15 Dwelling Units
Proposed Number of Units:	15 Dwelling Units

If more than 12 dwelling units are provided, then one bicycle parking space is required for each 3 units.
Bicycle parking required: 5 Class 1A spaces
Bicycle parking provided: 7 Class 1A spaces

Section 14-702 (2.1) - Eligibility for Height Bonuses
• The development project must result in the construction of at least three residential dwelling units and be located in an RM-1 zoning district.
1. Low Income = 7'-0" additional height

Section 14-702 (2.2) - Eligibility for Housing Unit Density Bonuses
• In order to be eligible for any housing unit density bonuses pursuant to this section, the property must be in an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district.

Section 14-702 (7) - Mixed Income Housing Criteria
• A floor area, height, or dwelling unit density bonus, as applicable, may be earned for developments where at least 50% of the gross floor area will be in residential use by providing affordable housing, provided that the project meets the following standards:
1. At least 10% of residential dwelling units shall be provided and maintained as affordable
2. Affordable units shall be affordable for a term of not less than 50 years
3. Affordable units shall be constructed and ready for occupancy at the same time as market-rate units
4. Affordable units shall be of comparable quality
15 units * 10% = 2 units

Housing Unit Density Bonus
Low Income = 50% increase in units permitted

Section 14-703 (5b.2) - Building Design of Exposed Side Walls
• When the exposed portion of a building wall abutting a side lot line exceeds 25 ft. in height, the portion of the wall above 25 ft. must have at least fifteen percent (15%) of its total surface consisting of articulation that indicates the floor level or implied window openings or other elements and materials to provide visual relief consistent with the architecture of the building and the neighborhood. This may be accomplished by, but is not limited to blind windows, material color or texture change, architectural screens, lattices, or baffles, or articulated structural spandrels.

Balcony Requirements:
1. Balconies must be located at least 10'-0" above the average ground level.
2. Balconies may not be located above the highest floor level of the building.
3. Balconies may not extend more than 4'-0" from the building line.
4. Balconies are prohibited in the required front, side and rear yards (except in the RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX districts).
5. The height of a balcony guardrail shall be limited to a maximum of 4'-0" above the balcony floor level.
6. A balcony may not be fully enclosed.

Exceptions to Dimensional Standards
All Districts:
• Balustrades and parapet walls may extend above the height limits up to 42 in.

Residential Districts - Height Exceptions:
• Monuments, belfries, cupolas, minarets, pinnacles, gables, spires, chimneys, radio or television antennas, fire walls, or ornamental towers not for human occupancy.
• Towers of mechanical or structural necessity where the cross-section area of the tower at no point exceeds 20% of the gross floor area of the ground floor of the building.
Ground Floor Area = 3,251 SF
Pilot House Area = 122 SF (3.8%)

Residential Districts - Yard, Setback and Open Area Exceptions:
• Fences are permitted in required front yard areas, but any fence located within a required front setback area shall be no more than 4 ft. tall and no more than 50% opaque. Fence posts and gate posts that are included as architectural features are permitted up to 6 ft. in height. This standard shall also apply to any side of a corner lot facing a street.
• Fences are permitted in the required rear yard area and in any portion of the required side yard area behind the front wall of the principal structure, but may not be more than 6 ft. tall. This standard shall also apply to any side of a corner lot that does not face a street.
• Retaining walls are subject to the restrictions on fence heights to the extent that those walls protrude above the actual ground level at the highest point of the wall, but shall not apply to any retaining wall required by the provisions of any section of The Philadelphia Code or related regulations.
• Entranceway covers, canopies, and awnings may project into required front or rear yard areas up to 5 ft., and may project into required side yard areas up to 3 ft.
• Porches may encroach into the required front setback in RSA-5 and RM-1 districts.
• Balustrades, chimneys, cornices, and vents may project into required front, side, or rear yard or setback areas up to 24 in.
• Pilasters may project into required front, side, or rear yard or setback areas up to 18 in.
• Moldings and belt courses may project into required front, side, or rear yard or setback areas up to 12 in.

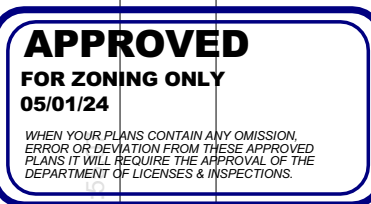
In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: Ian Hegarty
October 30, 2023
Lodging No.: E-4979

Philadelphia City Planning Commission



Applied Electronically by L&J User:

231 E BRINGHURST STREET
BURG PROPERTIES
231 E BRINGHURST STREET
PHILADELPHIA, PA 19144

REVISIONS

ITEM	DATE	REMARKS
1	23 AUG 2023	Revision 1
2	15 SEP 2023	Revision 2

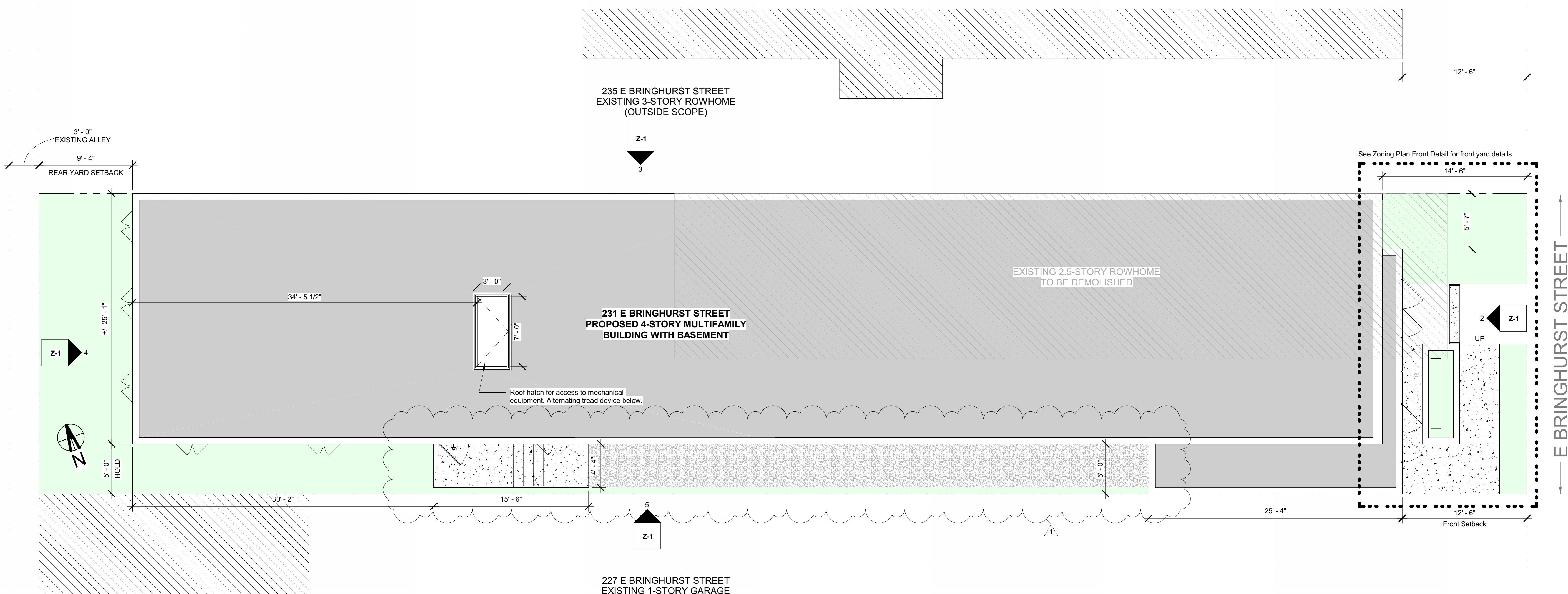


ZONING
15 SEPT 2023

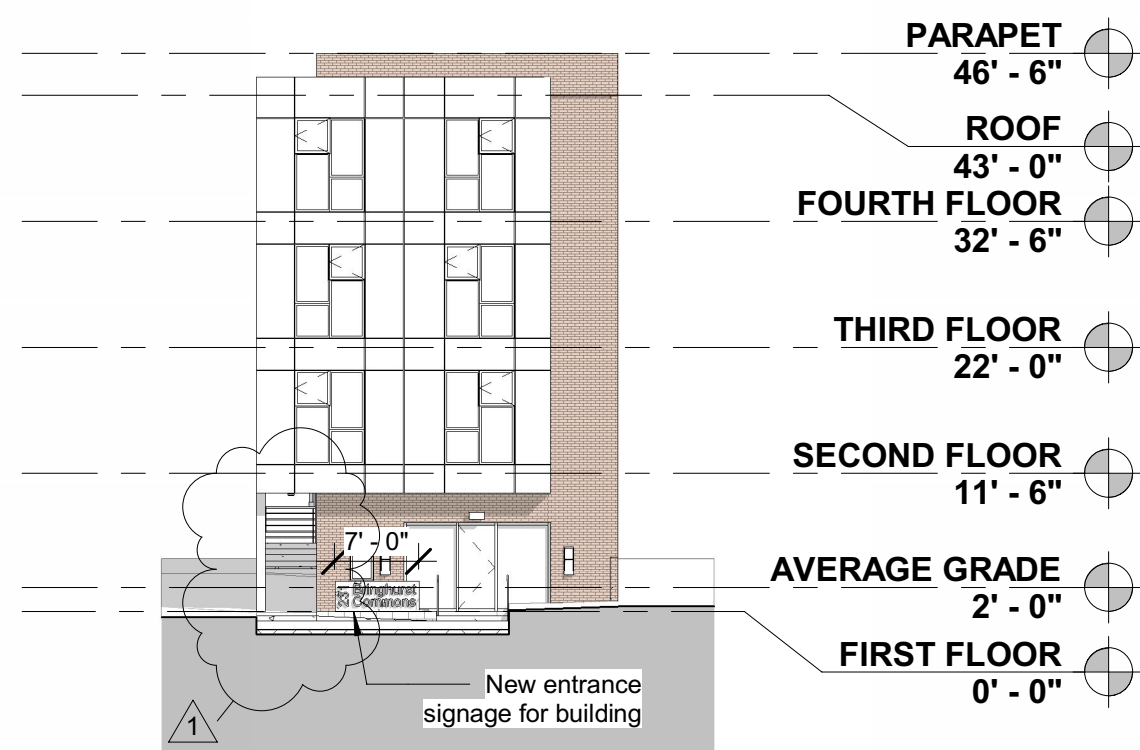
ARCHITECTURAL ZONING DRAWING

Project: 22-194R
Scale: As indicated
Drawn by: MSC
Date: 24 AUGUST 2023

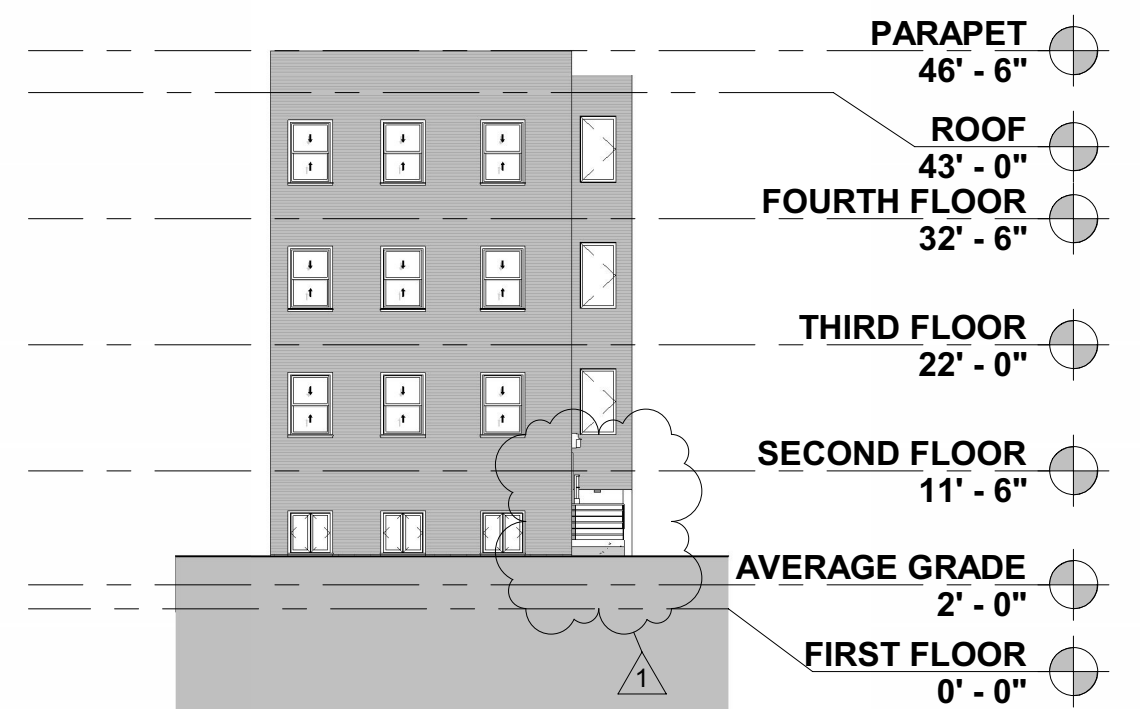
Z-1



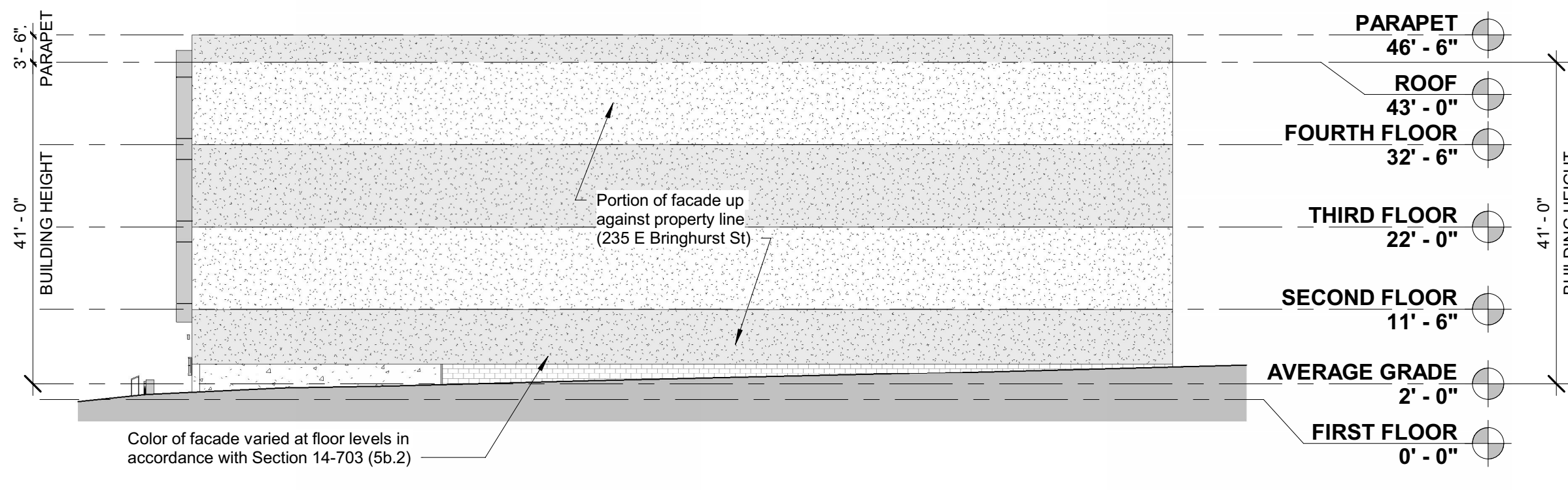
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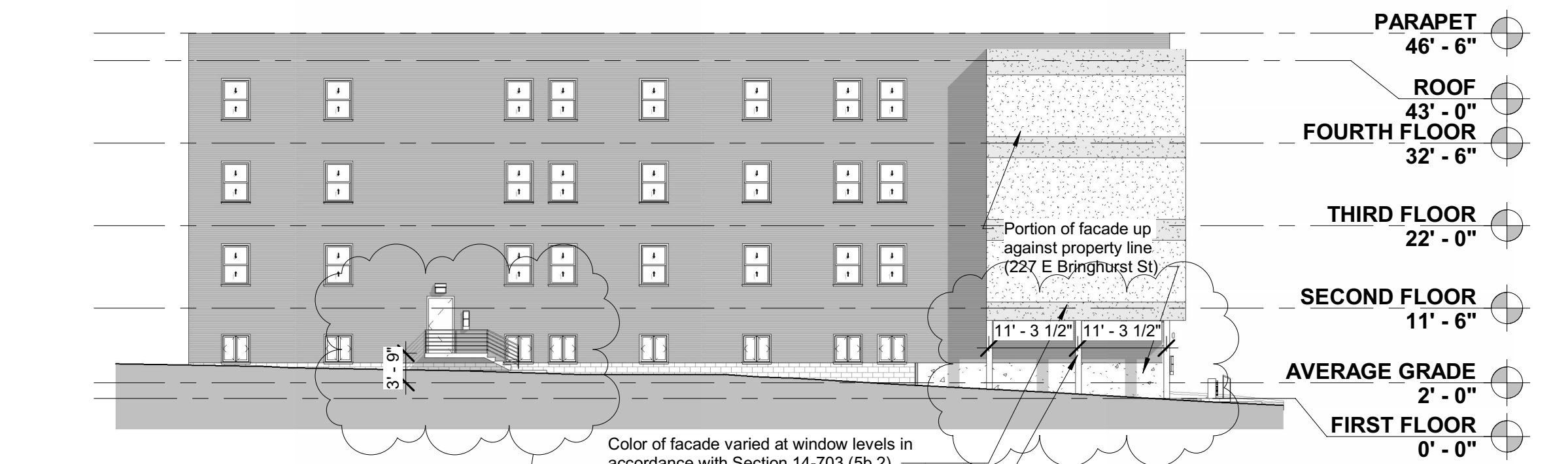
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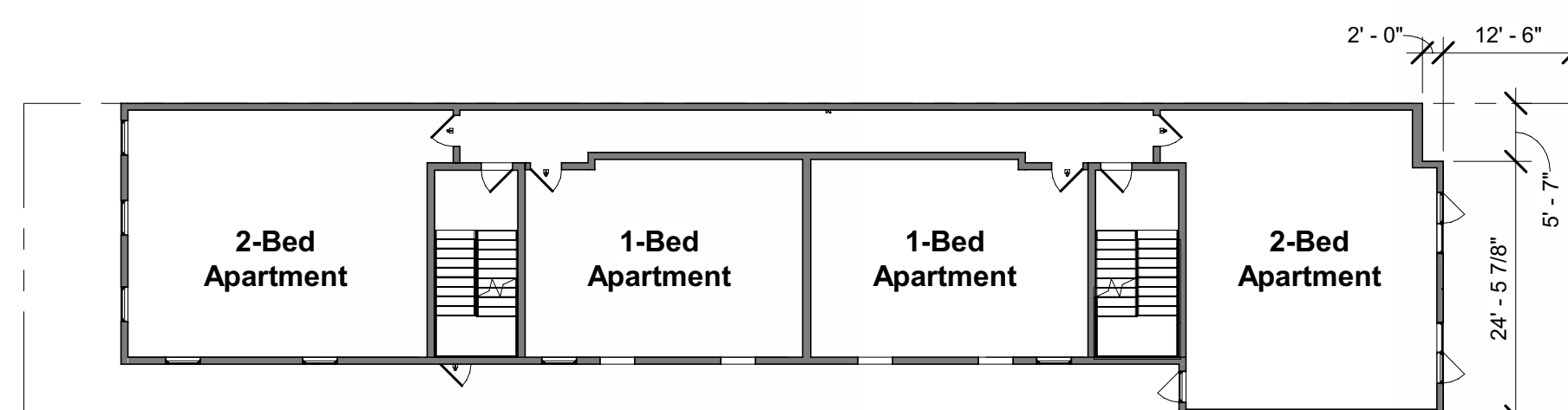
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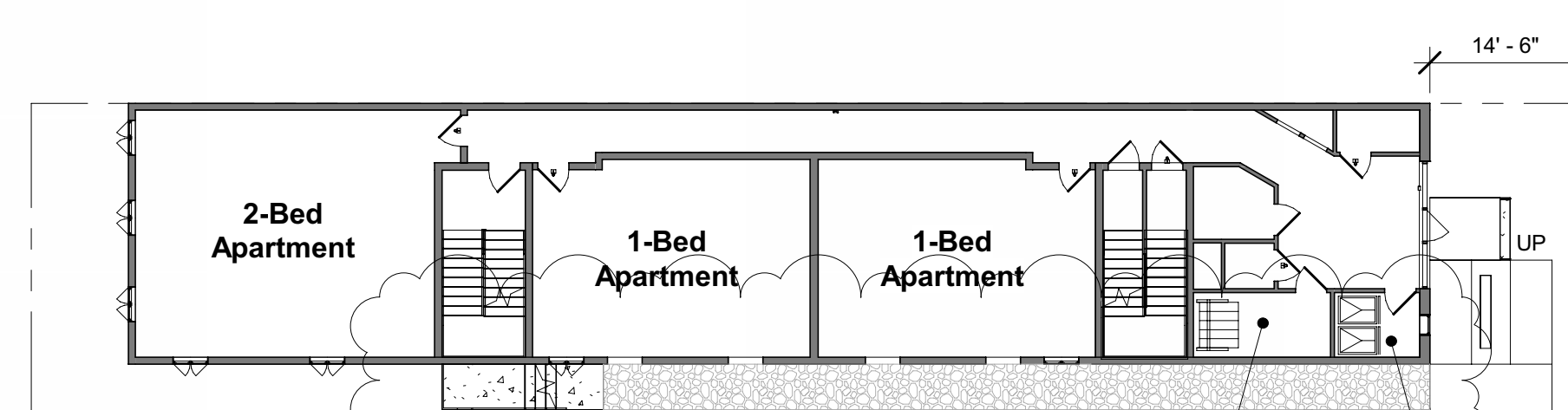
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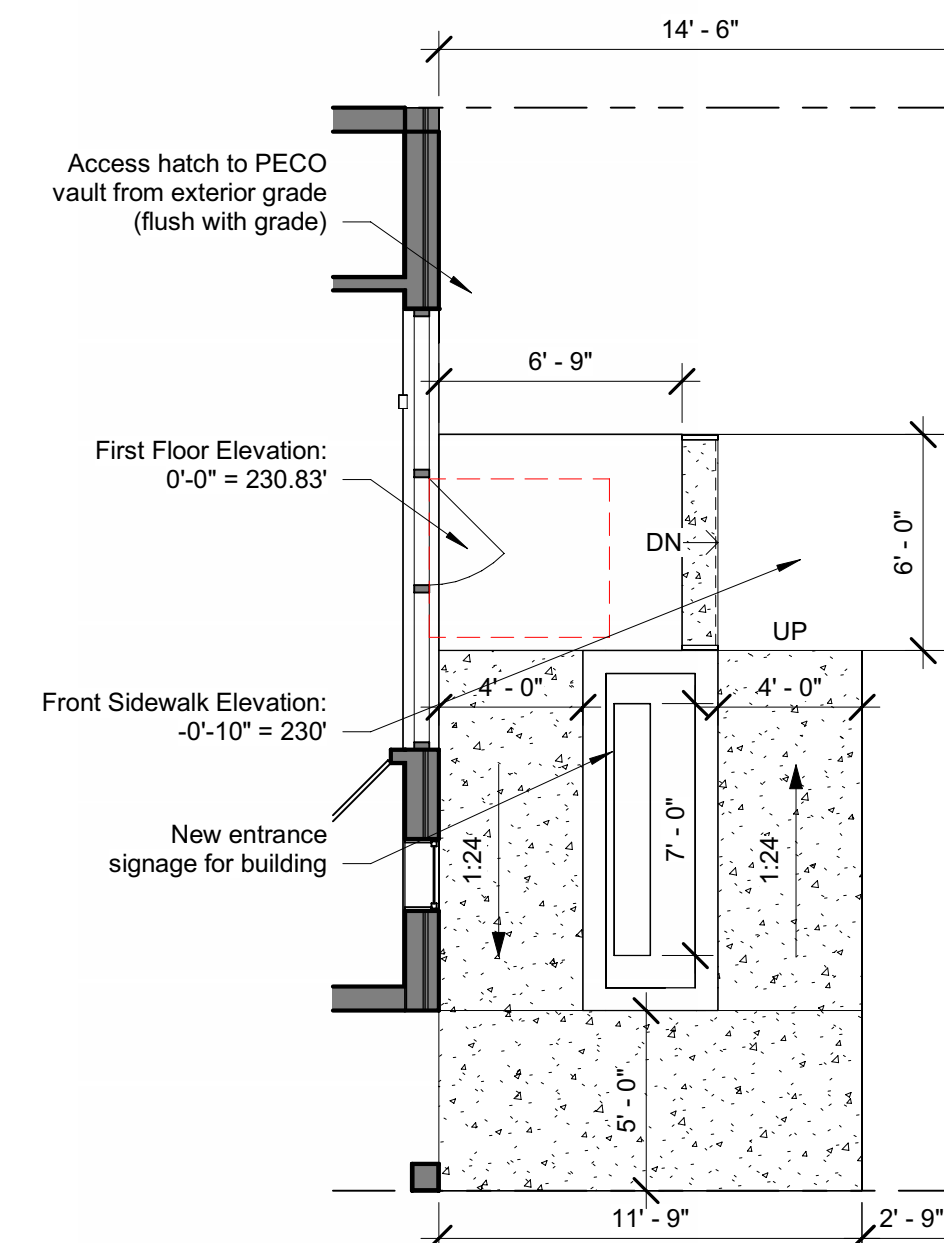
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231 E BRINGHURST STREET
BURG PROPERTIES
231 E BRINGHURST STREET
PHILADELPHIA, PA 19144

REVISIONS

ITEM	DATE	REVISION
1	24 JUL 2024	Revision 1



ISSUED FOR:
PERMIT & CONSTRUCTION
24 JUL 2024

ARCHITECTURAL ZONING DRAWING

Project: 22-194R
Scale: As indicated
Date: 24 AUGUST 2023
Drawn by: MSC

Z-1

Zoning Permit

Permit Number ZP-2023-007489

LOCATION OF WORK 231 E BRINGHURST ST, Philadelphia, PA 19144-1719	PERMIT FEE \$1,827.00	DATE ISSUED 10/31/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER BURG 231 E BRINGHURST ST LLC	231 E BRINGHURST ST SIMPLIFILE LC E-RECORDING PHILADELPHIA PA 19144-1719
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OWNER CONTACT 1 Danilo A. Burgos	7303 Frankford Ave Unit 11249
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT AMEND PERMIT 9/16/2024 - DECREES IN GFA TO FIRST FLOOR ONLY. SIZE AND LOCATION AS SHOWN ON PLANS ERECTION OF AN ATTACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
--

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



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.

Zoning Permit

Permit Number ZP-2023-007489

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

231 E BRINGHURST ST, Philadelphia, PA 19144-1719

ADDITIONAL USE DETAILS

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

MULTI-FAMILY RESIDENTIAL FIFTEEN (15) DWELLING UNITS INCLUDING TWO (2) AFFORDABLE HOUSING UNITS.

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 for new construction and improvements available from the 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 permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.