

Zoning Permit

Permit Number ZP-2020-003739

LOCATION OF WORK 650 FAIRMOUNT AVE, Philadelphia, PA 19123-2704	PERMIT FEE \$1,767.00	DATE ISSUED 2/10/2021
	ZBA CALENDAR MI-2020-002410	ZBA DECISION DATE 2/10/2021
	ZONING DISTRICTS RM2	

PERMIT HOLDER FAIRMOUNT MANOR REALTY CO	650 FAIRMOUNT AVE PHILADELPHIA, PA 19123-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE CONSOLIDATION OF FOUR PARCELS (PREMISES G, H, I AND J; 1 OPA ACCOUNT) TO ONE PARCEL (650 FAIRMOUNT AVE.) FOR COMPLETE DEMOLITION OF ALL BUILDINGS ON THE PARCEL. FOR THE ERECTION OF 12 DETACHED BUILDINGS.
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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) Revised plans, 5 pages, approved by ZBA today. Commercial uses as permitted in CMX-2.
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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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6/1/23; AMEND BAR "I" LAYOUT; NO CHANGE IN FOOTPRINT



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)

Revised plans, 5 pages, approved by ZBA today.
Commercial uses as permitted in CMX-2.



CONDITIONS AND LIMITATIONS:

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 - **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.
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- 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.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

650 FAIRMOUNT AVE, Philadelphia, PA 19123-2704

ADDITIONAL USE DETAILS

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

MULTIFAMILY HOUSEHOLD LIVING (404 DWELLING UNITS) WITH 221 ACCESSORY PARKING SPACES (PARKING SPACE TOTAL INCLUDES SEVEN VAN ACCESSIBLE SPACES AND 12 ELECTRIC PARKING SPACES), TWO LOADING SPACES, AND 111 CLASS 1A BICYCLE PARKING SPACES. SEPARATE USE REGISTRATION PERMITS REQUIRED FOR VACANT COMMERCIAL SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

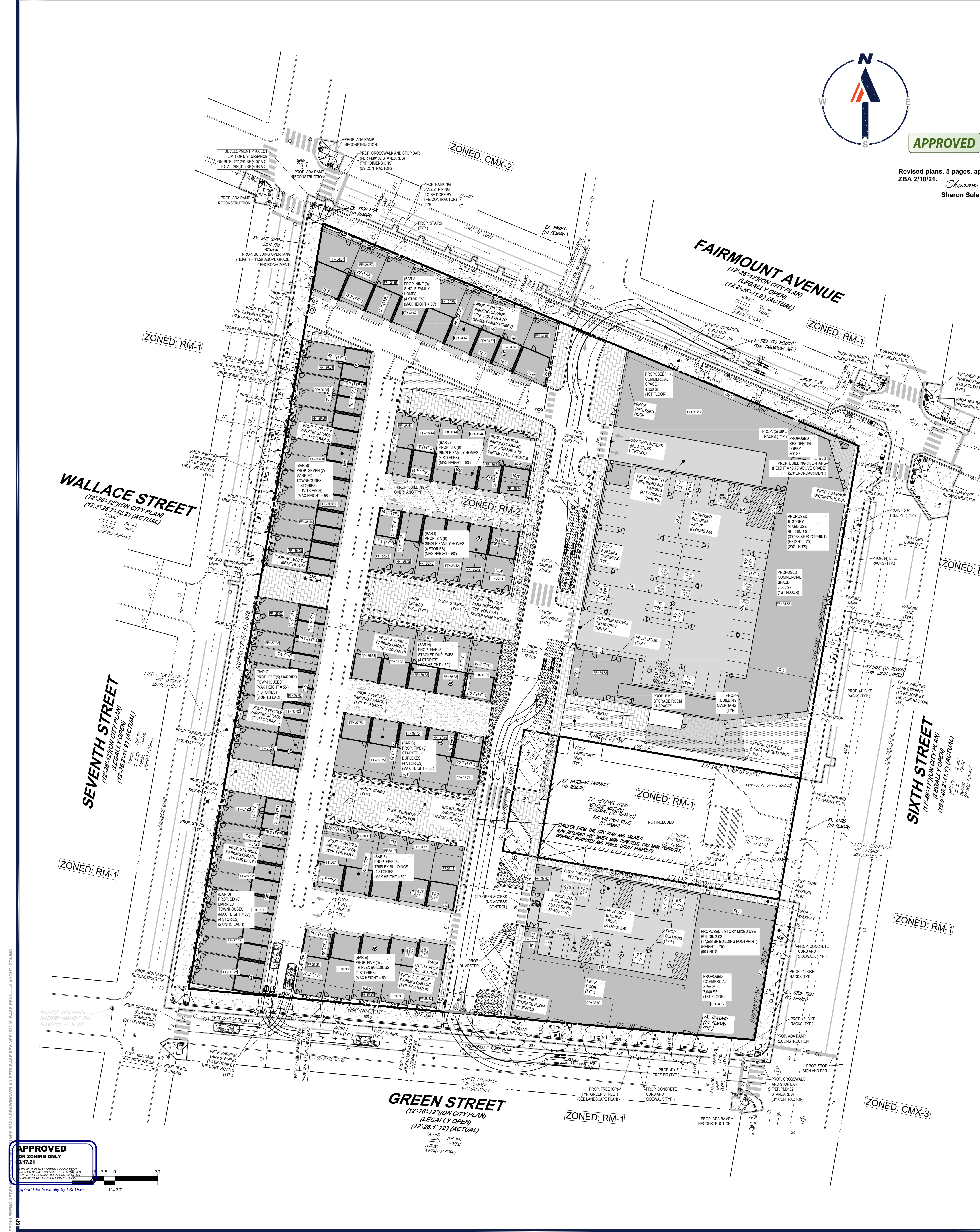
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



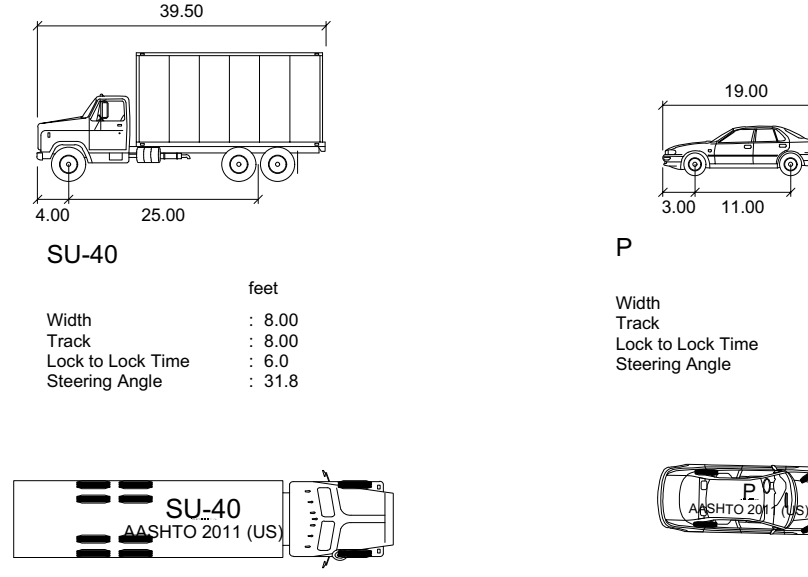
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



ZONING NOTES

- THIS DRAWING REFERENCES:
A. PLAN BY:
CARROLL ENGINEERING CORPORATION
549 EASTON ROAD WARRINGTON, PA 19078
ENTITLED: "MAP OF BOUNDARY & TOPOGRAPHY"
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA
PREPARED FOR PRDC PROPERTIES, LLC
2465 KILMER ROAD PHILADELPHIA, PA 19108
FILE NO.: 191608000
JOB NO.: 19-1608
DATED: 11/09/2019
REVISED DATE: 09/17/2020
- OWNER: FAIRMOUNT MANOR REALTY CO., LP
- ZONING DATA: RM-2 (RESIDENTIAL MULTI-FAMILY-2)
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL MIXED-USE
21 SINGLE FAMILY UNITS, 56 DUPLEX UNITS, 30 TRIPLEX UNITS, 297 MULTI-FAMILY UNITS, 18,410 SF OF COMMERCIAL SPACE
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- PHILADELPHIA STANDARD CONVERSION TO U.S. STANDARD IS ACCURATE PER SURVEY DISTRICT #9
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- ALL CURB RADII SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED; MANAGEMENT ZONE A (SOUTH); COMBINED SEWER.
- BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE ACCORDING TO FEMA, FIRM MAP 4207510184H, MAP REVISED NOVEMBER 18, 2015.
- PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- NEW CURB LAYOUT TO BE COORDINATED WITH SURVEY DISTRICT. NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND ON DESIGN
- SITE AREA = 177,291 SF (4.07 ACRES)
- FAIRMOUNT AVENUE IS CLASSIFIED AS CITY NEIGHBORHOOD
WALKING ZONE WIDTH: 36'
FURNISHING ZONE WIDTH: 24'
GREEN STREET IS CLASSIFIED AS LOCAL
WALKING ZONE WIDTH: 25'
FURNISHING ZONE WIDTH: 33'
N SEVENTH STREET IS CLASSIFIED AS CITY NEIGHBORHOOD
WALKING ZONE WIDTH: 36'
FURNISHING ZONE WIDTH: 24'
N SIXTH STREET IS CLASSIFIED AS CITY NEIGHBORHOOD
WALKING ZONE WIDTH: 36'
FURNISHING ZONE WIDTH: 24'
- PARKING REQUIREMENTS:
SINGLE FAMILY: 0 SPACES REQUIRED
MARRIED TOWNHOMES/DUPLEXES: 1 SPACE PER 2 UNITS; 50 UNITS = 25 SPACES REQUIRED
MULTI-FAMILY: 3 SPACES PER 10 UNITS; 327 UNITS = 98 SPACES REQUIRED
ALL OTHER USES (COMMERCIAL): NO SPACES FOR THE FIRST 4,000 SF THEN 1 SPACE PER 1,000 SF
18,410 SF OF COMMERCIAL SPACE: 18 SPACES REQUIRED
TOTAL PARKING REQUIREMENT = 142 SPACES (INCLUDING 7 ADA SPACES; 2 OF WHICH IS VAN ACCESSIBLE)
PROPOSED PARKING BUILDINGS A-J: 106 GARAGE SPACES + 4 SURFACE PARKING SPACES + BUILDING 01 92 GARAGE SPACES + BUILDING 02 19 GARAGE SPACES
TOTAL PROPOSED PARKING = 221 PARKING SPACES (INCLUDING 7 ADA SPACES; 7 OF WHICH ARE VAN ACCESSIBLE)
- OFFSTREET LOADING REQUIREMENTS: LOADING SPACES BASED ON GROSS FLOOR AREA PER BUILDING:
(100,000 SF) 0 SPACES REQUIRED; BAR A-B AND BUILDING 02
(150,000-400,000 SF) REQUIRES 2 (11' X 60') LOADING SPACES; BUILDING 01 (185,000 GFA SF)
"Pursuant to §14-806(1), EVERY BUILDING ON A PROPERTY THAT IS ABUTTING TWO OR MORE STREETS SHALL PROVIDE OFF-STREET LOADING SPACES IN ACCORDANCE WITH TABLE 14-806-1"
TOTAL REQUIRED OFFSTREET LOADING SPACES: 2 (11' X 60') SPACES
PROPOSED OFFSTREET LOADING SPACES: 2 (11' X 60') LOADING SPACES
- ELECTRIC PARKING SPACES REQUIRED:
LESS THAN 20 PARKING SPACES PROVIDED: 0 ELECTRIC VEHICLE SPACES REQUIRED; ALL LOWRISE HOMES
BUILDING 01 (92 SPACES PROVIDED); 90-99 PARKING SPACES PROVIDED: 4 ELECTRIC VEHICLE SPACES REQUIRED
BUILDING 02 (20 SPACES PROVIDED); 20-29 PARKING SPACES PROVIDED: 1 ELECTRIC VEHICLE SPACE REQUIRED
TOTAL ELECTRIC PARKING SPACES REQUIRED: 4 SPACES + 1 SPACE = 5 ELECTRIC VEHICLE SPACES
ELECTRIC PARKING SPACES PROVIDED: 6 SPACES (BUILDING 01) + 2 SPACES (BUILDING 02) + 4 SPACES (BAR E-F)
TOTAL ELECTRIC PARKING SPACES PROVIDED: 12 ELECTRIC SPACES PROVIDED
- BIKE PARKING REQUIREMENTS:
FEWER THAN 12 DWELLING UNITS: 0 BIKE SPACES REQUIRED; BAR A-D, BAR G-J
12 OR MORE DWELLING UNITS: 1 BIKE SPACE PER 3 DWELLING UNITS; BAR E-F, BUILDING 01, AND BUILDING 02
BAR E (15 UNITS): 5 BIKE PARKING SPACES REQUIRED
BUILDING 01 (207 UNITS): 69 BIKE PARKING SPACES REQUIRED
BUILDING 02 (90 UNITS): 30 BIKE PARKING SPACES REQUIRED
COMMERCIAL BIKE PARKING REQUIREMENT: BIKE SPACES REQUIRED BASED ON GROSS FLOOR AREA: (0-7,500 SF) = 0 SPACES
(7,501 - 20,000 SF) = 2 SPACES
BUILDING 01 (11,370 SF OF COMMERCIAL GFA): 2 BIKE PARKING SPACES REQUIRED
BUILDING 02 (7,000 SF OF COMMERCIAL GFA): 0 BIKE PARKING SPACES REQUIRED
TOTAL BIKE PARKING REQUIREMENT: 5+4+9+3+2 = 11 BIKE PARKING SPACES REQUIRED
BIKE PARKING PROVIDED: 81 (BUILDING 01) + 30 (BUILDING 02)
TOTAL BIKE PARKING PROVIDED: 111 PROPOSED BIKE PARKING SPACES
- INTERIOR LANDSCAPE REQUIREMENT: 10% OF UNCOVERED INTERIOR SURFACE PARKING AREA AND OFFSTREET LOADING AREA
INTERIOR LANDSCAPE REQUIREMENT: 0.1' X 13,710 SF OFFSTREET LOADING AREA; 1,371 SF
PROPOSED INTERIOR LANDSCAPE: 1,658 PROPOSED INTERIOR LANDSCAPE
- ALL EXISTING LATERALS AND SERVICE LINES FROM PREVIOUS BUILDING WILL BE CAPPED AND FILLED WITH CEMENT.
- PWD ERS# # FYZO-FAIR-5922-01

District Name RM-2 (Residential Multi-Family 2)	Required RM-2		Existing		Proposed	
	Min Lot Width (ft.)	50	420	420	420	420
Min Street Frontage as taken from lot line (ft.)	N/A	443	443	443	443	443
Min Lot Area (sq. ft.)	15,000	177,291	177,291	177,291	177,291	177,291
Minimum (ft.)	36.25 [7]	44.6	35.1	35.1	35.1	35.1
Front Setback: Green Street (Taken from centerline of street)	36.25 [7]	44.6	35.1	35.1	35.1	35.1
Minimum (ft.)	Mixed-Use Buildings: 56.25 [7] Triplexes: 37.5 [7] Married Townhomes: 42 [7]	41.2	Mixed-Use Buildings: 25 Triplexes: 26.9 Townhomes: 24.9	41.2	25	25
Front Setback: Fairmount Avenue (Taken from centerline of street)	36.25 [7]	44.6	35.1	35.1	35.1	35.1
Minimum (ft.)	Mixed-Use Buildings: 56.25 [7] Single Family Homes: 42 [7]	34	Mixed-Use Buildings: 22.1 Single Family Homes: 27.1	34	22.1	22.1
Front Setback: N. Seventh Street (Taken from centerline of street)	36.25 [7]	44.6	35.1	35.1	35.1	35.1
Minimum (ft.)	42 [7]	29.3	29.3	29.3	29.3	29.3
Sidewalk Setback - Adjacent to Church Property (North)	56.25 [7]	74.8	Multi-Use Buildings: 3.5	74.8	3.5	3.5
Sidewalk Setback - Adjacent to Church Property (South)	56.25 [7]	N/A	Multi-Use Buildings: 5	56.25 [7]	5	5
Sidewalk Setback - Adjacent to Church Property (West)	37.5 [7]	54.9	Duplexes: 25.8	37.5 [7]	25.8	25.8
Minimum (ft.)	N/A	N/A	75	N/A	75	75
Maximum % of Lot Area	70%	N/A	20%	70%	20%	20%



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	BUILDING
R.O.W. LINE	BUILDING OVERHANG
R.O.W. EASEMENT LINE	LANDSCAPE
STREET CENTERLINE	DRAINAGE INLET
DRAINAGE INLET	MANHOLE
STORM/SANITARY MANHOLE	UTILITY POLE
WATER/GAS VALVES	CONCRETE CURB
ROOF DRAIN/CLEANOUT	FLUSH CURB
FIRE HYDRANT	YARD DRAIN
UTILITY POLE W/ LIGHT	TRENCH DRAIN
UTILITY POLE	WALL
BUILDING	PERVIOUS PAVERS
TREE	FIRE HYDRANT
	DOOR
	10% PARKING LANDSCAPING
	BIKE RACK
	ON-SITE PARKING COUNT
	ADJACENT PROPERTY
	PARKING COUNT

LEGEND

PROPOSED
BUILDING
BUILDING OVERHANG
LANDSCAPE
DRAINAGE INLET
MANHOLE
UTILITY POLE
CONCRETE CURB
FLUSH CURB
YARD DRAIN
TRENCH DRAIN
WALL
PERVIOUS PAVERS
FIRE HYDRANT
DOOR
10% PARKING LANDSCAPING
BIKE RACK
ON-SITE PARKING COUNT
ADJACENT PROPERTY
PARKING COUNT

- PA ONE-CALL UTILITY LIST:
- AT&T (ATM) - 001 - CLEAR - NO FACILITIES
 - PECO ENERGY - 002 - CONFLICT, LINES NEARBY
 - PHILADELPHIA DEPARTMENT OF STREETS - (PSD) - 001 - CLEAR NO FACILITIES
 - PHILADELPHIA CITY WATER DEPARTMENT (PD) - 002 - CONFLICT, LINES NEARBY
 - PHILADELPHIA GAS WORKS (PZ) - 002 - CONFLICT, LINES NEARBY
 - RCN TELECOM SERVICES OF PHILADELPHIA (RCN) - 999 - DID NOT RESPOND THROUGH PA ONE CALL
 - SOUTHEASTERN PA TRANSPORTATION (SEP) - 082 -
 - VEOLIA ENERGY PHILADELPHIA INC (TQ) - 001 - CLEAR - NO FACILITIES
 - VERIZON BUSINESS FORMERLY MC (M) - 999 - DID NOT RESPOND****
 - VERIZON PENNSYLVANIA LLC (YA) - 002 - CONFLICT, LINES NEARBY - NO FOLLOW UP BY FACILITY****



LOCATION MAP

SCALE: 1" = 500'
SOURCE: GOOGLE MAPS

ALL EXISTING FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL FEATURES OUTSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN.

CONTRACTOR TO ASSUME FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT WITHIN THE LIMIT OF DISTURBANCE.

PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LATERALS SERVICING ADJACENT BUILDINGS TO REMAIN. ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.

ELEVATIONS ARE BASED UPON PHILADELPHIA CITY PLAN DATUM.
TEMPORARY BENCH MARK SET
PROJECT BENCHMARK SANITARY MANHOLE RIM
ELEV. = 38.22'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

APPLICANT:
PRDC PROPERTIES, LLC
ADDRESS:
740 RANSOM STREET, SUITE 501
PHILADELPHIA, PA 19106

BUILDING NOTES
GROSS FLOOR AREA UNITS
BAR A: 30,600 SF / 9 UNITS
BAR B: 31,500 SF / 14 UNITS
BAR C: 22,500 SF / 10 UNITS
BAR D: 27,000 SF / 12 UNITS
BAR E: 17,500 SF / 15 UNITS
BAR F: 17,500 SF / 15 UNITS
BAR G: 17,500 SF / 15 UNITS
BAR H: 17,500 SF / 15 UNITS
BAR I: 17,500 SF / 15 UNITS
BAR J: 17,500 SF / 15 UNITS
BUILDING 01: 185,000 SF (INCLUDING 12,200 SF OF COMMERCIAL SPACE) / 207 UNITS
BUILDING 02: 78,000 SF (INCLUDING 7,000 SF OF COMMERCIAL SPACE) / 90 UNITS
TOTAL GROSS FLOOR AREA: 479,500 SF
TOTAL UNITS: 404 UNITS
TOTAL PARKING: 221 PARKING SPACES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/17/20	BASED ON L & I COMMENTS	CSM
2	09/24/20	BASED ON L & I COMMENTS	CSM
3	11/2/20	BASED ON L & I COMMENTS	SH
4	12/9/20	BASED ON L & I COMMENTS	KT

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PROJECT No.: PP193216
DRAWN BY: CSM
CHECKED BY: SH
DATE: 07/10/20
CAD LID.: PP193216_BASE-REV3

ZONING PLAN
FOR
PRDC PROPERTIES LLC
PROPOSED MIXED USE BUILDING
650 FAIRMOUNT AVE
PHILADELPHIA, PA 19123
OPA #881006716

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.P. TAYLOR
Professional Engineer
PENNSYLVANIA LICENSE NO. PE009832

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1



REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	09/17/20	BASED ON L & I COMMENTS	CSM SH
2	09/24/20	BASED ON L & I COMMENTS	CSM KT
3	11/2/20	BASED ON L & I COMMENTS	CSM SH
4	12/9/20	BASED ON L & I COMMENTS	SH KT

APPROVED

LOCATION MAP

GENERAL NOTES:

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GP	6	GINKGO BILOBA "PRINCETON SENTRY"	PRINCETON SENTRY GINKGO	2.5' CAL	B&B	
UP	6	ULMUS AMERICANA "PRINCETON"	AMERICAN ELM	2.5' CAL	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AKL	15	ARUNDO DOBOLA "LOW SCAPES MOUND"	LOW SCAPES MOUND CHOKEBERRY (DWARF)	15-18"	CONTAINER	
ICC	6	LEY CEXANTA "COMPACTA"	DWARF JAPANESE HOLLY	24-30"	CONTAINER	
IGS	29	LEY GLABRA "SHIMROCK"	SHIMROCK INHERRY	24-30"	CONTAINER	
IVS	40	ITEA VIRGINICA "SPRICH"	LITTLE HENRY VIRGINIA SWEETSPICE	18-24"	CONTAINER	
JHB	137	JUNPERUS HORIZONTALIS "MOBERG"	KEE BLUE JUNPER	15-18" SPFD	CONTAINER	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PVHM	10	PANICUM VIRGATUM "HEAVY MANTL"	BLUE SWITCH GRASS	1 GAL	CONTAINER	

VEGETATION CHART			
SECTION	REQUIREMENT	CALCULATIONS REQUIRED / PROVIDED	COMPLIANCE
14.700202(2)(A) STREET TREES REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT A RATIO OF AT LEAST ONE TREE PER 50 LF. TREES MAY BE PLACED AT INTERVAL OR TREES AT REGULAR INTERVALS AND ON A STREET OF SPACES PROVIDED BETWEEN TRUNKS.	LENGTH ALONG FRONTAGE WAY = 402.0 LF EXCLUDING DRIVEWAY WIDTHS REQUIRED: 402.0 ÷ 50 = 8.04 OR 8 STREET TREES PROVIDED: 4 EXISTING STREET TREES TO REMAIN AND ADDITIONAL TREES PLANTED PER STREET TREES PLANTING DADFORM 720102	COMPLIANCE
14.700202(2)(B) PARKING LOT SCREENING FROM PUBLIC STREETS	PARKING LOT SCREENING SHALL BE PROVIDED AT A DENSITY OF 1 LESS THAN FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (A) TREES SHALL BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE. (B) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND BE AT A MINUTE HEIGHT OF AT LEAST 20 FEET.	LENGTH ALONG BOTH STRIES = 446.0 LF REQUIRED: 446.0 ÷ 35 = 12.74 OR 13 STREET TREES PROVIDED: 3 EXISTING TREES PLANTED PER STREET TREES PLANTED PER STREET TREES PLANTING DADFORM 720102	COMPLIANCE
14.800300(1) PARKING LOT SCREENING FROM PUBLIC STREETS	PARKING LOT SCREENING SHALL BE PROVIDED AT A DENSITY OF 1 LESS THAN FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (A) TREES SHALL BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE. (B) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND BE AT A MINUTE HEIGHT OF AT LEAST 20 FEET.	LENGTH ALONG GREEN STREET = 177.0 LF EXCLUDING DRIVEWAY WIDTHS REQUIRED: 177.0 ÷ 35 = 5.06 OR 5 STREET TREES PROVIDED: 2 (P) TREES PLANTED PER STREET TREES PLANTING DADFORM 720102	COMPLIANCE
14.800300(2) INTERIOR LANDSCAPING	ON THE TREE SHALL BE PLANTED PER 50 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MINIMUM OF 20% OF THE REQUIRED TREES SHALL BE PLANTED IN THE FORM OF TREES FROM THE RECOMMENDED STREET TREE LIST.	LENGTH ALONG SEVENTH STREET = 586.0 LF REQUIRED: 586.0 ÷ 50 = 11.72 OR 12 STREET TREES PROVIDED: 6 (P) TREES PLANTED PER STREET TREES PLANTING DADFORM 720102	COMPLIANCE
14.800300(3) INTERIOR LANDSCAPING	ON THE TREE SHALL BE PLANTED PER 50 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MINIMUM OF 20% OF THE REQUIRED TREES SHALL BE PLANTED IN THE FORM OF TREES FROM THE RECOMMENDED STREET TREE LIST.	NO PARKING LOT AREAS ADJACENT TO PUBLIC STREETS REQUIRED NONE PROVIDED NONE	COMPLIANCE
14.800300(4) INTERIOR LANDSCAPING	ON THE TREE SHALL BE PLANTED PER 50 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MINIMUM OF 20% OF THE REQUIRED TREES SHALL BE PLANTED IN THE FORM OF TREES FROM THE RECOMMENDED STREET TREE LIST.	REQUIRED INTERIOR LANDSCAPED AREA = 1,373.5 SF REQUIRED: 1,373.50 ÷ 50 = 27.47 OR 28 TREES PROVIDED: 28 TREES PLANTED PER STREET TREES PLANTING DADFORM 720102 RIGHT-OF-WAY: THE TREES CANNOT BE PROVIDED.	NOT APPLICABLE

APPROVED
FOR ZONING ONLY
03/17/21

UNLESS YOUR PLANS CONTAIN ANY COMMISSION
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS

15 7.5 0 30

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43-201



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP193216
DRAWN BY: CSM
CHECKED BY: SH
DATE: 07/10/20
CAD I.D.: PP193216-ZONING-LSCP

ZONING PLAN

**PROPOSED MIXED USE
BUILDING**

**650 FAIRMOUNT AVE
PHILADELPHIA, PA 1912
OPA #881006716**

BOHLER //

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

SHEET TITLE:

SHEET NUMBER:

REVISION 4 - 12/9/20

APPROVED

Revised plans, 5 pages, approved by
ZBA 2/10/21. Sharon Suleta
Sharon Suleta, Esq.

650
FAIRMOUNT

ADDRESS 650 FAIRMOUNT AVE.
PHILADELPHIA, PA 19123

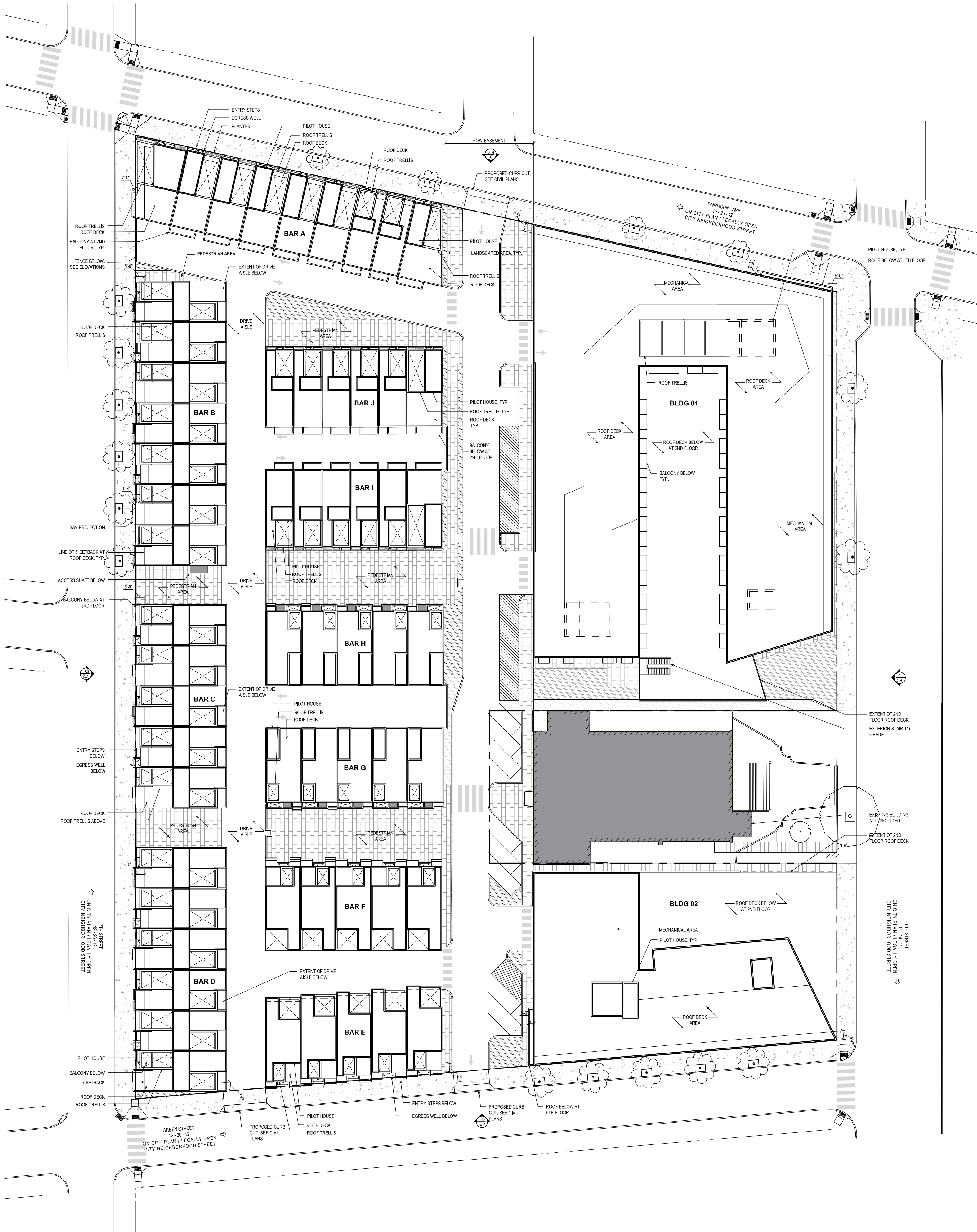
PROJECT 1923

TEAM

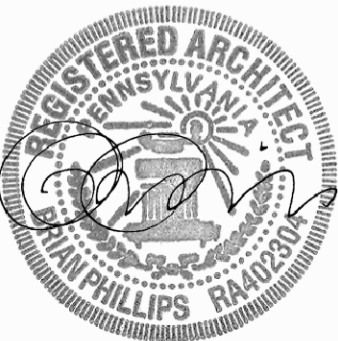
OWNER
FAIRMOUNT MANOR
REALTY CO.
740 SANSOM ST #501
PHILADELPHIA PA 19106
267 919 3652

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500

CIVIL ENGINEER
BOHLER
1515 MARKET ST # 920
PHILADELPHIA PA 19102
267 402 3400



PROPOSED GROSS FLOOR AREA							
	TOTAL GFA	COMM. GFA	RESIDENTIAL GFA	AMENITY GFA			
				LOBBY	COMMON RM.	ROOF DECK L2	ROOF DECK
MID-RISE							
BLDG 01	185,000	12,200	147,500	2,330	1,470	9,950	18,020
BLDG 02	79,000	7,000	61,500	600	-	4,675	7,400
TOTAL MID-RISE	264,000	12,200	209,000	2,930	1,470	14,625	25,420
LOW-RISE	TOTAL GFA						
BAR A	30,600						
BAR B	31,500						
BAR C	22,500						
BAR D	27,000						
BAR E	17,500						
BAR F	17,500						
BAR G	17,000						
BAR H	17,000						
BAR I	17,450						
BAR J	17,450						
TOTAL LOW-RISE	215,500						
TOTAL SITE	479,500						



PHASE

ZONING SUBMISSION
ZONING RESUBMISSION

06/30/2020
08/14/2020

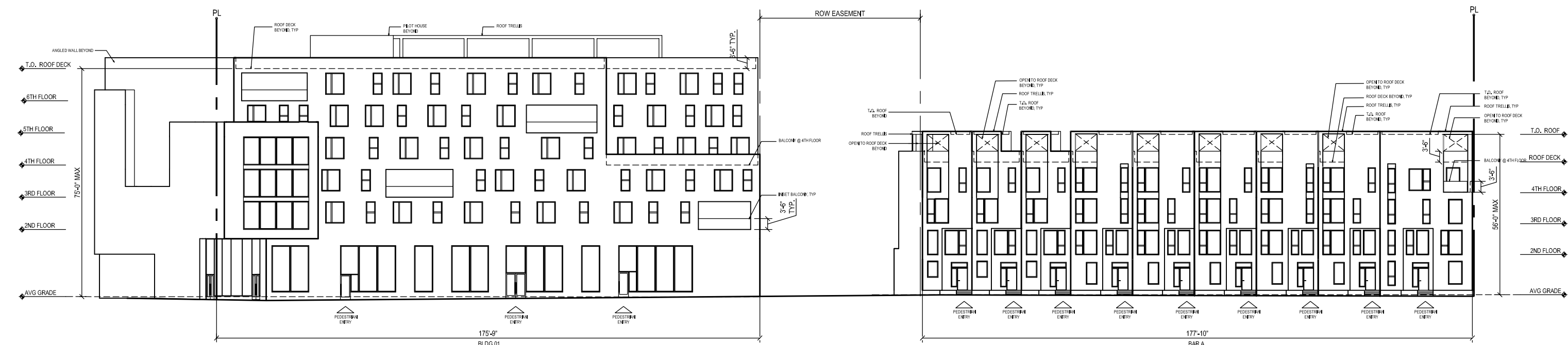
Z_3
PLANS

APPROVED
FOR ZONING ONLY
03/17/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR VIOLATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & PROFESSIONS.

Applied Electronically by L&I User.

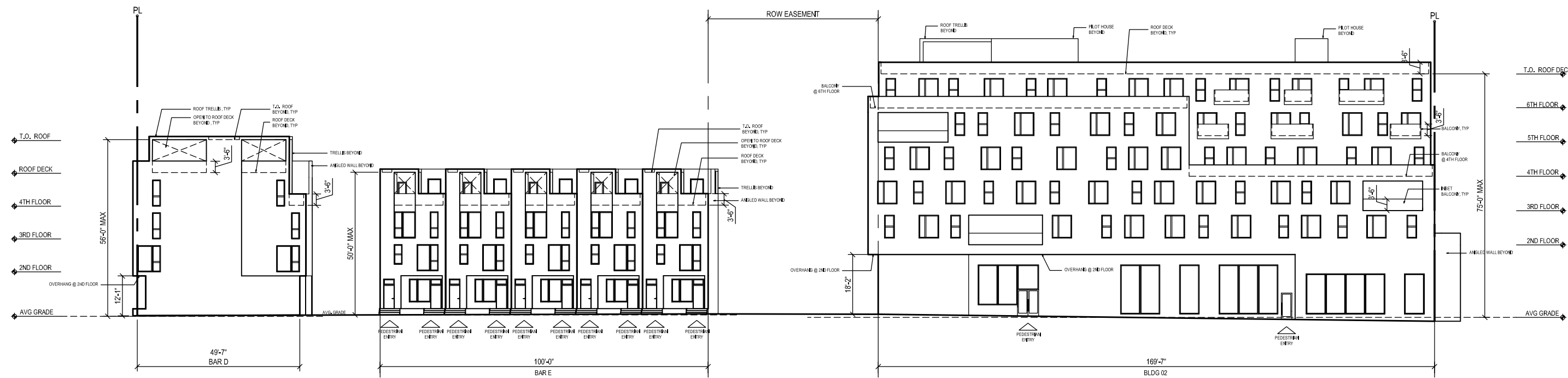
01 SITE PLAN
ROOF
SCALE [1/32" = 1']



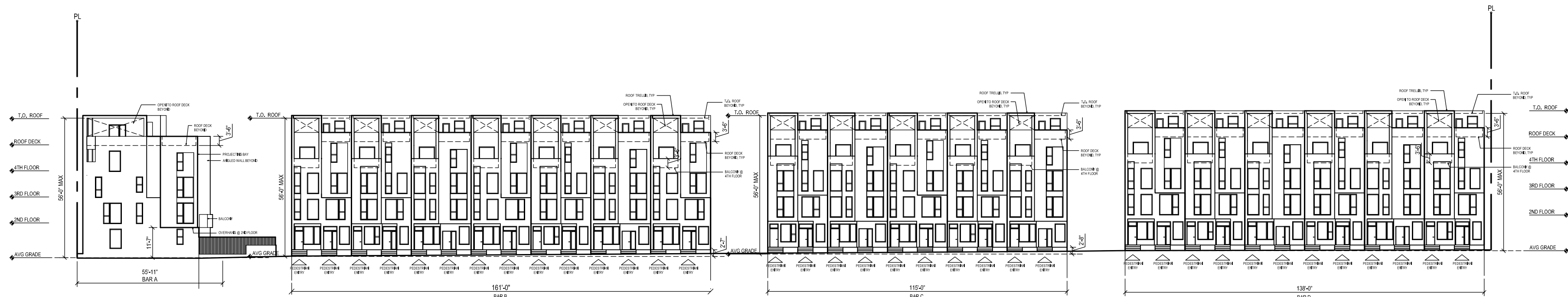
APPROVED

Revised plans, 5 pages, approved by
ZBA 2/10/21. *Sharon Suleta*
Sharon Suleta, Esq.

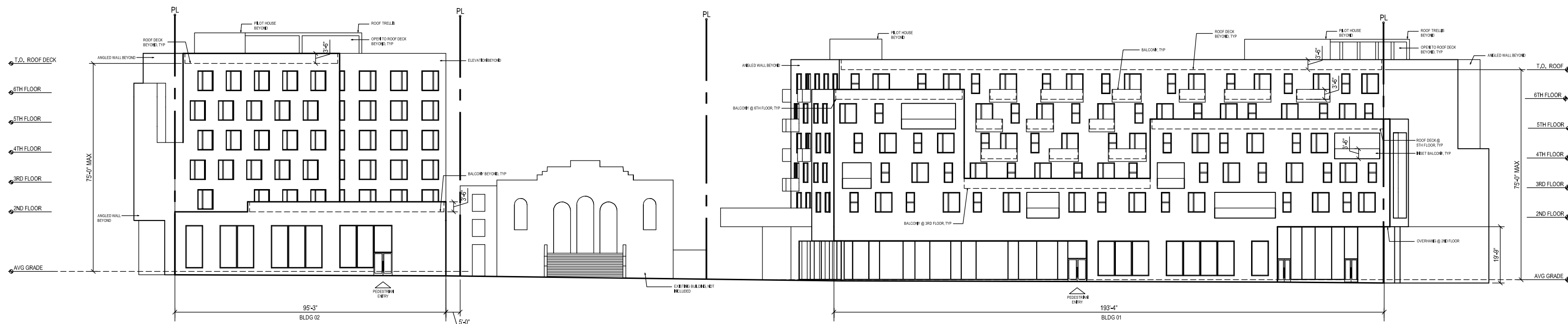
01 SITE ELEVATION
FAIRMOUNT AVE
SCALE [1/32" = 1']



02 SITE ELEVATION
GREEN ST
SCALE [1/32" = 1']



03 SITE ELEVATION
7TH ST
SCALE [1/32" = 1']



04 SITE ELEVATION
6TH ST
SCALE [1/32" = 1']

650 FAIRMOUNT

ADDRESS 650 FAIRMOUNT AVE.
PHILADELPHIA, PA 19123

PROJECT 1923

TEAM

OWNER
PRDC PROPERTIES
740 SANSOM ST #501
ADDRESS 2
PHILADELPHIA, PA 19106
267 519 3652

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N.AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500

CIVIL ENGINEER
BOHLER
1515 MARKET ST # 920
PHILADELPHIA, PA 19102
267 402 3400



PHASE

ZONING SUBMISSION

06/30/2020

Z_4 ELEVATIONS

APPROVED
FOR ZONING ONLY
03/17/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DISCREPANCY FROM THESE APPROVED
PLANS, IT WILL BE ASSUMED THAT THE OMISSION,
ERROR OR DISCREPANCY IS THE RESPONSIBILITY OF
THE ARCHITECT OR ENGINEER.

Applied Electronically by L&I User:

APPROVED

APPROVED

Revised plans, 5 pages, approved by
ZBA 2/10/21. Sharon Suleta
Sharon Suleta, Esq.

650
FAIRMOUNT

ADDRESS 650 FAIRMOUNT AVE.
PHILADELPHIA, PA 19123

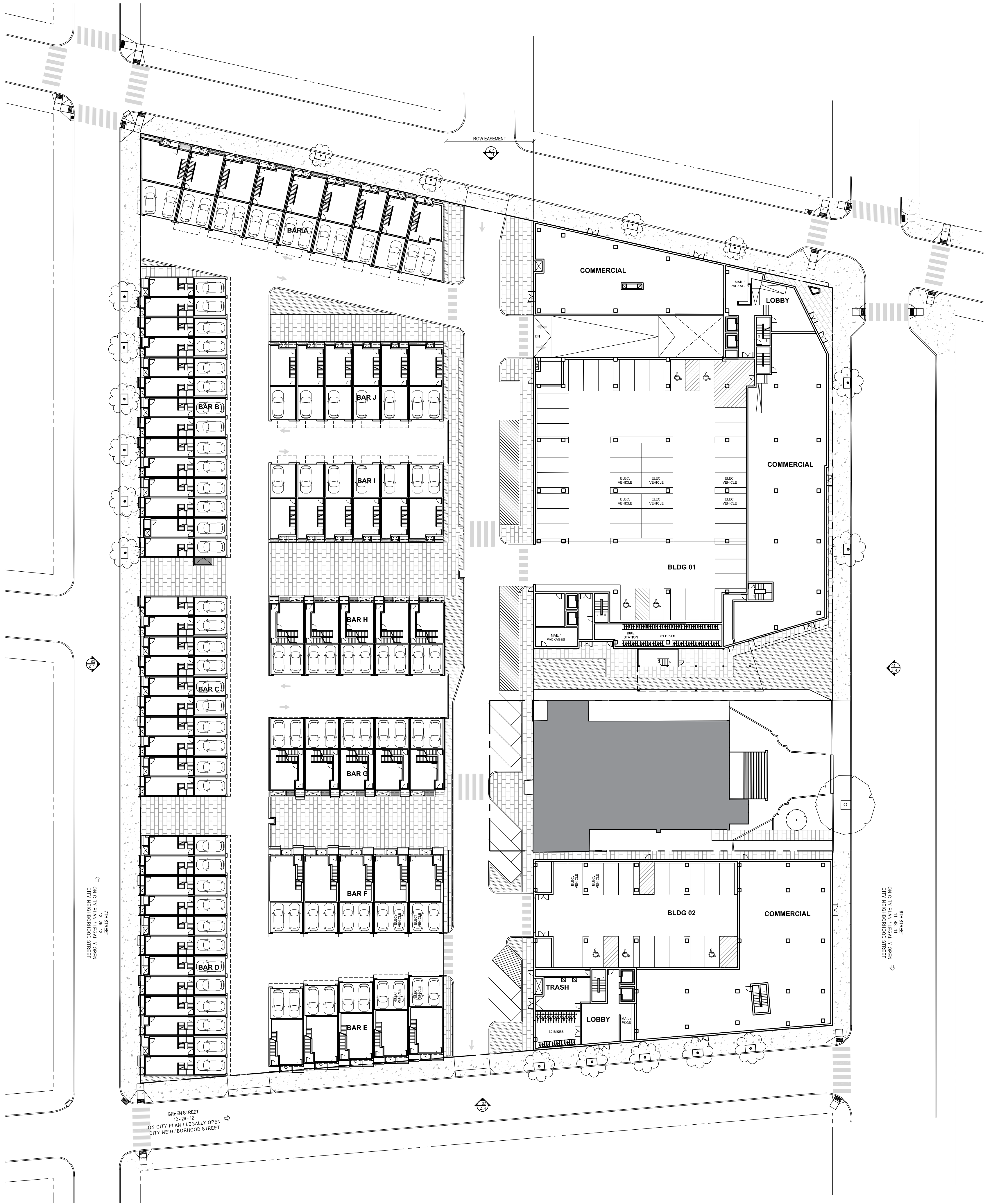
PROJECT 1923

TEAM

OWNER
FAIRMOUNT MANOR
REALTY CO.
740 SANSOM ST #501
PHILADELPHIA PA 19106
267 519 3652

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500

CIVIL ENGINEER
BOHLER
1515 MARKET ST # 920
PHILADELPHIA PA 19102
267 402 3400



PROPOSED GROSS FLOOR AREA						
	TOTAL GFA	COMM. GFA	RESIDENTIAL GFA	AMENITY GFA		
				LOBBY	COMMON RM.	ROOF DECK L2
						ROOF DECK
MID-RISE						
BLDG 01	185,000	12,200	147,500	2,330	1,470	9,950
BLDG 02	79,000	7,000	61,500	600	-	4,675
TOTAL MID-RISE	264,000	12,200	209,000	2,930	1,470	14,625
						25,420
LOW-RISE	TOTAL GFA					
BAR A	30,600					
BAR B	31,500					
BAR C	22,500					
BAR D	27,000					
BAR E	17,500					
BAR F	17,500					
BAR G	17,000					
BAR H	17,000					
BAR I	17,450					
BAR J	17,450					
TOTAL LOW-RISE	215,500					
TOTAL SITE	479,500					



PHASE

ZONING RESUBMISSION 08/14/2020

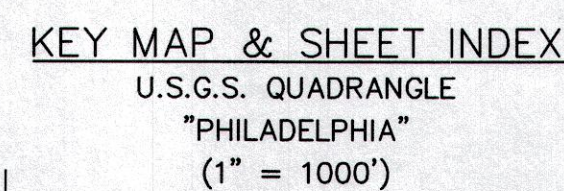
Z_5
PLANS

APPROVED
FOR ZONING ONLY
03/17/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR VIOLATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & PROFESSIONS.

Applied Electronically by L&I User:

01 SITE PLAN
GROUND FLOOR
SCALE [1/32" = 1']

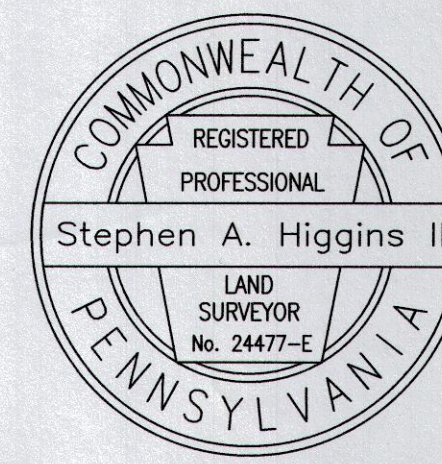


CURRENT REGISTERED OWNER:
FAIRMOUNT MANOR REALTY CO.
REGISTERED ADDRESS:
PO BOX 549
ABINGTON PA 19001
174,295.6 S.F. / 4.00128 AC.

NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION.




STEPHEN A HIGGINS III
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER SU 24477-E



Ward # 14
SITUATED IN
CITY OF PHILADELPHIA, PENNSYLVANIA
PREPARED FOR
PRDC PROPERTIES, LLC
740 SANSOM STREET
PHILADELPHIA, PA 19106

Ward # 14

SITUATED IN

PHILADELPHIA, PA 19106
740 SANSOM STREET
PRDC PROPERTIES, LLC
PREPARED FOR

1. Boundary and Topographic information is based on a field survey performed by Carroll Engineering Corp. during October 2019.
2. All Dimensions are identified in Philadelphia District Standard feet.
3. A Zoning permit is required for all proposed changes to existing lot lines, including consolidation of existing parcels.
4. The property is not located in a Flood Zone Hazard Area according to FEMA, FIRM Map 4207570484H, Map Revised November 18, 2015.
5. This survey does not address the presence or absence of freshwater wetlands.
6. Only above ground visible improvements have been located. Underground utilities and invert elevations shown hereon have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be verified by the contractor prior to any construction.
7. The property is zoned RM-2, Residential Multi-Family
8. Gross Land Area: 174,295.6 Square Feet. 4.00128 AC.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

D. B. W. K. 9th 5/8/20
Surveyor & Regulator District Date

				S.A.H.
3.	05-05-20	REMOVED PER CITY SURVEYOR REVIEW		S.A.H.
2.	02-13-20	ADJUST CONSIDERED BOUNDARY		S.A.H.
1.	01-13-20	REMOVE 610-618 SIXTH STREET FROM BOUNDARY		S.A.H.
NO.	DATE	DESCRIPTION		INITIALS

DATE	<u>11-22-19</u>	
CADD FILE	<u>1916080004</u>	
JOB NO	<u>19-1608</u>	
DSG BY		
DWN BY	S.A.H.	
CKD BY	T.A.W.	
SCALE	<u>1" = 50'</u>	
DRAWER NUMBER	<u>1</u>	
SHEET <u>1</u>	OF	<u> </u> SHEETS
DRAWING NUMBER		
<u>1</u>		

650 FAIRMOUNT

ADDRESS 650 FAIRMOUNT AVE.
PHILADELPHIA, PA 19123

PROJECT 1923

TEAM

OWNER
FAIRMOUNT MANOR
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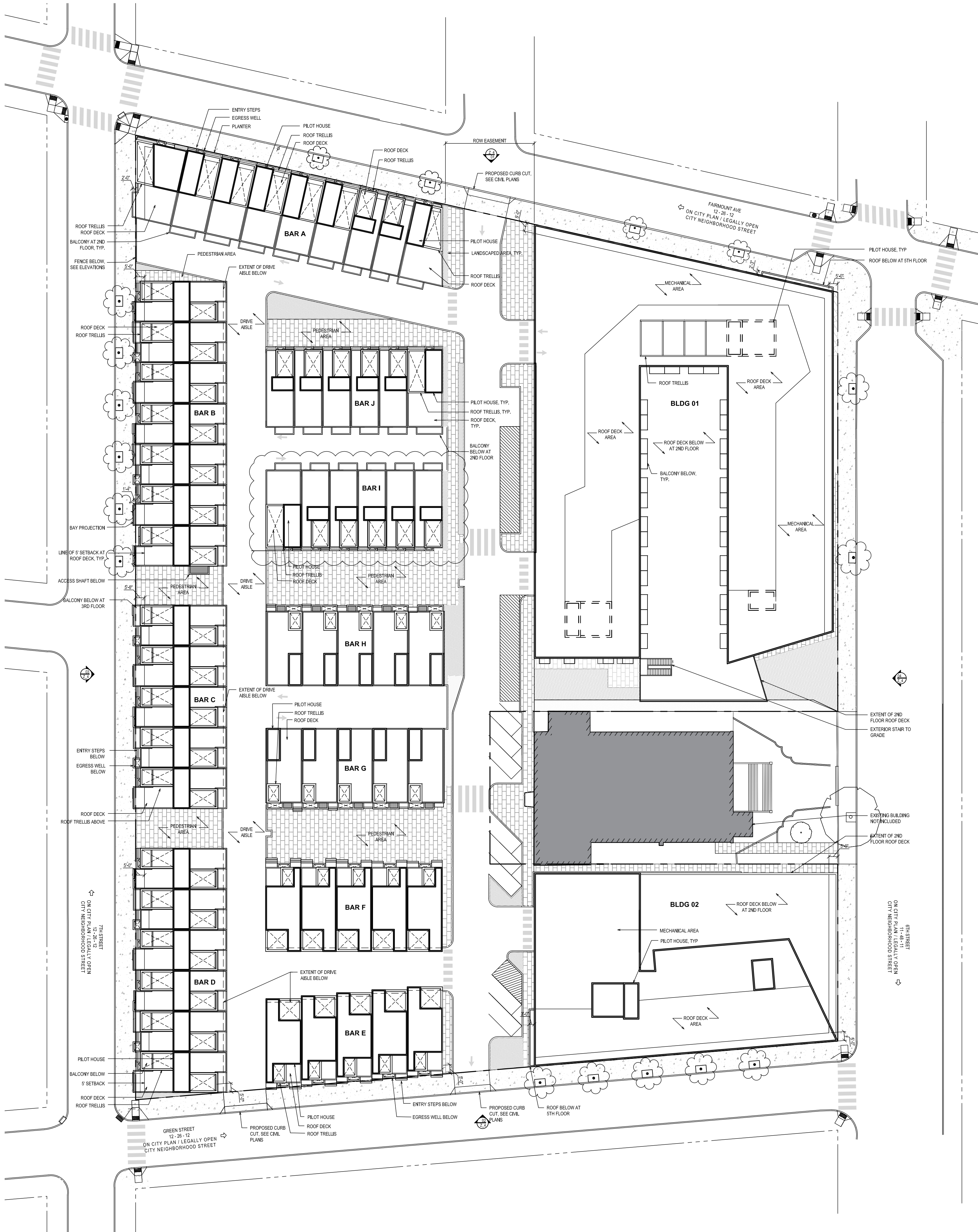


PHASE

ZONING SUBMISSION
ZONING RESUBMISSION
ZONING RESUBMISSION

06/30/2020
08/14/2020
05/18/2023

Z_3
PLANS



PROPOSED GROSS FLOOR AREA						
	TOTAL GFA	COMM. GFA	RESIDENTIAL GFA	AMENITY GFA		
				LOBBY	COMMON RM.	
MID-RISE						ROOF DECK L2
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BAR F	17,500					
BAR G	17,000					
BAR H	17,000					
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BAR J	17,450					
TOTAL LOW-RISE	215,500					
TOTAL SITE	479,500					



650 FAIRMOUNT

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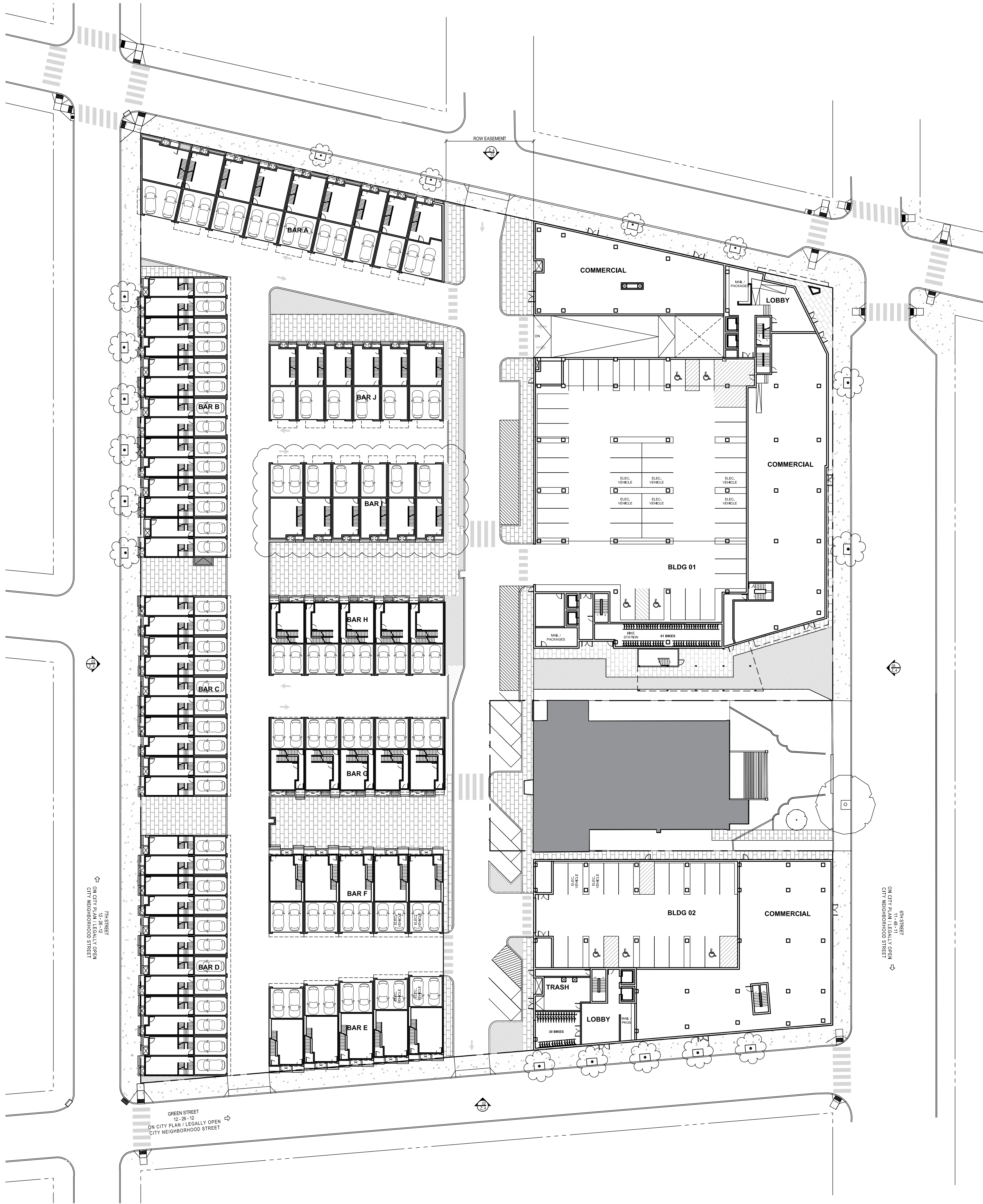


PHASE

ZONING RESUBMISSION
ZONING RESUBMISSION

08/14/2020
05/18/2023

Z_5
PLANS



PROPOSED GROSS FLOOR AREA						
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BAR G	17,000					
BAR H	17,000					
BAR I	17,450					
BAR J	17,450					
TOTAL LOW-RISE	215,500					
TOTAL SITE	479,500					

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

Application Number: ZP-2020-003739	Zoning District(s): RM2	Date of Refusal: 10/13/2020
Address/Location: 650 FAIRMOUNT AVE, Philadelphia, PA 19123-2704 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address:	

Application for:

MULTIFAMILY HOUSEHOLD LIVING (404 DWELLING UNITS) WITH 223 ACCESSORY PARKING SPACES (PARKING SPACE TOTAL INCLUDES SEVEN VAN ACCESSIBLE SPACES AND 12 ELECTRIC PARKING SPACES), TWO LOADING SPACES, AND 111 CLASS 1A BICYCLE PARKING SPACES. SEPARATE USE REGISTRATION PERMITS REQUIRED FOR VACANT COMMERCIAL SPACES.

FOR THE CONSOLIDATION OF FOUR PARCELS (PREMISES G, H, I AND J; 1 OPA ACCOUNT) TO ONE PARCEL (650 FAIRMOUNT AVE.) FOR COMPLETE DEMOLITION OF ALL BUILDINGS ON THE PARCEL.

FOR THE ERECTION OF 12 DETACHED BUILDINGS.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-701-2	Maximum Floor Area Ratio	The maximum floor area ratio permitted on the lot is 70%; whereas, a floor area ratio of 239% is proposed.
Table 14-701-2	Minimum Front Setback from Fairmount Ave	The minimum front setback required for Fairmount Ave is 56.25 ft; whereas, a front setback of 22.8 ft is proposed.
Table 14-701-2	Minimum Side Yard Setback	The northern and southern side yard setbacks from 610 N 6th St shall be a minimum of 56.25 ft each; whereas, 5ft side yard setbacks each are proposed.
Table 14-701-2	Minimum Side Yard Setback	The western side yard setbacks from 610 N 6th St shall be a minimum of 37.5 ft; whereas, a 26.7 ft side yard setback is proposed.
Table 14-701-2	Minimum front setback from Green St	The minimum front setback required for Green St is 56.25 ft; whereas, a front setback of 24.9 ft is proposed.
Table 14-701-2	Minimum front setback from N 6th St	The minimum front setback required for N 6th St is 56.25 ft; whereas, a front setback of 35.1 ft is proposed.
Table 14-701-2	Minimum front setback from N 7th St	The minimum front setback required for N 7th St is 42 ft; whereas, a front setback of 23.1 ft is proposed.



CAITLIN M MEST
PLANS EXAMINER

10/13/2020
DATE SIGNED

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2020-003739	Zoning District(s): RM2	Date of Refusal: 10/13/2020
Address/Location: 650 FAIRMOUNT AVE, Philadelphia, PA 19123-2704 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address:	

Table 14-803-1	Minimum drive aisle width	The minimum drive aisle width required is 24 ft; whereas, a drive aisle with a 23.3 width is proposed.
----------------	---------------------------	--

ONE (8) ZONING REFUSALS

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

CDR REQUIRED

Parcel Owner:

FAIRMOUNT MANOR REALTY CO



CAITLIN M MEST
PLANS EXAMINER

10/13/2020
DATE SIGNED