

Zoning Permit

Permit Number ZP-2022-008137

LOCATION OF WORK 2413 W THOMPSON ST, Philadelphia, PA 19121-4727 AKA 2413-17 W THOMPSON ST	PERMIT FEE \$572.00	DATE ISSUED 10/6/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER PHILADELPHIA HOUSING AUTH	2413 W THOMPSON ST PHILADELPHIA, PA 19121-
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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 (w/decks at rear second & third floors), size and location as shown on plan/application.
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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)
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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

2413 W THOMPSON ST, Philadelphia, PA 19121-4727

ADDITIONAL USE DETAILS

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

For use as Multi-Family Household Living (Eight (8) Dwelling Units).

This permit is subject to the following specific conditions.

CONDITIONS

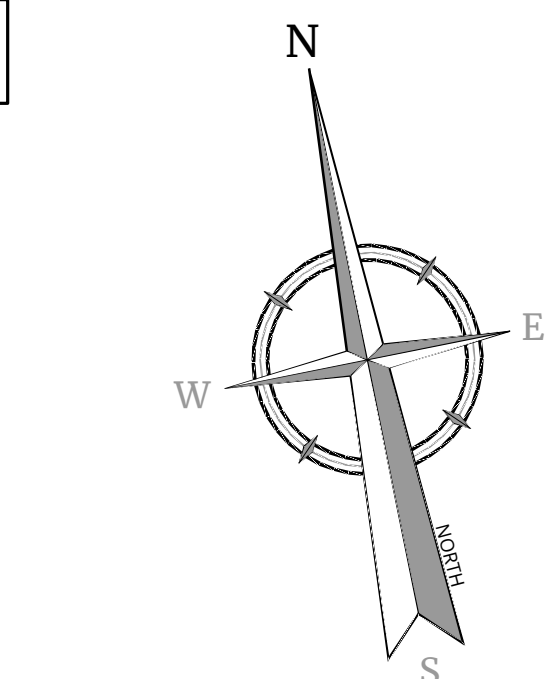
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



NOT TO SCALE

EXISTING		RIGHT OF WAY/ ADJACENT PROPERTY LINE	PROPOSED
		PROPERTY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		EDGE OF PAVEMENT	
		CURB	
		FENCES	
		SIGNS	
		MANHOLE	
		HYDRANT	
		LIGHT POLE	
		WATER VALVE	
		GAZ VALVE	
		SANITARY CLEANOUT	
		UNKNOWN VALVE	
		VENT	
		TRAFFIC SIGNAL POLE	
		UTILITY POLE	
		UTILITY POLE W/ STREET LIGHT	
		INLET	
		BUILDING AREA	
		CONCRETE PAVEMENT	
		GRASS AREA	

P.D.S. =	PHILADELPHIA DISTRICT STANDARD	LP=	LIGHT POLE
U.S.S.=	UNITED STATE STANDARD	TBR=	TO BE REMOVED
FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP =	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	CP=	CITY PLAN
UP =	UTILITY POLE		

SCALE : 1" = 10'

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I Usa



1. THIS PLAN REFERENCES:
A.) A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976

ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
FRANKEL ENTERPRISES
#1201, #1311 & #1317-19 N. 25TH ST., #2403-07, #2413-17 & #2431-33 W. THOMPSON ST.
#1308-06 & #1312-18 N. 24TH ST. & #1212, #1224 N. TAYLOR ST. & #2301-03 N. COLLEGE AVE.
MAP #10N18, PARCELS #214, 364, 367, 369, 371, 372, 373 & MAP #9N23, PARCELS #23, 31, 73, 74, 202
CITY & COUNCIL OF PHILADELPHIA, 29TH WARD
COMMONWEALTH OF PENNSYLVANIA

B.) A PLAN PREPARED BY: BLACKNEY HAYES ARCHITECTS
150 S. INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

ENTITLED: "19-081_BLUMBERG HO_2413-17-W- THOMPSON ST_SITE PLAN.DWG"

2. **EQUITABLE OWNER/ APPLICANT:** FRANKEL ENTERPRISES
1845 WALNUT STREET, SUITE 2345
PHILADELPHIA, PA 19103

OWNER: PHILADELPHIA HOUSING AUTHORITY
2013 RIDGE AVENUE
PHILADELPHIA, PA 19121

3. PROJECT LOCATION: 2301-03 NORTH COLLEGE AVENUE
PHILADELPHIA, PA 19121

4. ZONING DISTRICT: RM-1 (RESIDENTIAL MULTI-FAMILY-1)
VDO FIFTH DISTRICT OVERLAY DISTRICT (N/A DUE TO ZONING DISTRICT)

ALLOWED USE:	MULTI-FAMILY, ATTACHED
PROPOSED USE:	MULTI-FAMILY, ATTACHED

5. REQUIRED MAX. UNITS (RM-1): 360 SF PER UNIT FOR FIRST 1,440 SF: (4 UNITS)
480 SF PER UNIT > 1,440 SF: (5 UNITS)
4,206 SF: 9 UNITS

PROPOSED UNITS: 8 UNITS

<u>DESCRIPTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MIN. RESIDENTIAL STREET FRONTAGE	35 FT (0.75 X LOT WIDTH)	N/A	46.62 FT
MIN. LOT WIDTH (FT)	16 FT	N/A	46.62 FT
MIN. LOT AREA (SF)	1,440 SF [1]	4,206 SF	4,206 SF
MIN. OPEN AREA (%) (INTERMEDIATE)	25%	N/A	25% (1,033 SF)
MAX. OCCUPIED AREA (> 45' LOT DEPTH)	75% (INTERMEDIATE)	N/A	75% (3,133 SF)
MIXED DISTRICT FRONT SETBACK	0 FT	0 FT	0 FT
MIN. FRONT YARD BUILDING SETBACK (PRIMARY) (FT)	[5] [6]: 0 FT	N/A	0 FT
MIN. 3RD STORY FRONT SETBACK	8 FT. [5]	N/A	N/A
MIN. SIDE YARD BUILDING SETBACK (FT)	N/A (ATTACHED)	N/A	N/A
MIN. REAR YARD BUILDING SETBACK (FT) (> 45' LOT DEPTH)	9 FT [9]	N/A	9 FT (MIN.)
MIN. REAR YARD AREA (SF)	144 [9]	N/A	420 SF
MAX. HEIGHT (FT)	38 FT [5]	N/A	38 FT MAX.
MAX. FLOOR AREA RATIO (FAR) (%)	NO LIMIT	N/A	224% (9,420 SF)

FOOTNOTES FROM TABLE 14-701-2:

[1] IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:

(A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND

(B) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT. 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 SHOWN IN THIS TABLE EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

[2] IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.

[3] 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 SHOWN IN THIS TABLE, EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

[4] IN THE RM-1 DISTRICT, FRONT SETBACKS SHALL COMPLY WITH THE FOLLOWING:

(A) ON ANY GIVEN STREET, FRONT SETBACKS SHALL BE THE DEEPEST FROM THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.

(B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.

(C) ON ANY PROPERLY SITUATED STREET, OTHER THAN STREET LOTS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(d)(1)(D)(4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.

[5] FOR LOT LINES OTHER THAN STREET LINES, THE MINIMUM SETBACK FOR STRUCTURES FROM EACH LOT LINE SHALL BE EQUAL TO 3/4 OF THE HEIGHT OF THE STRUCTURE. FOR LOT LINES THAT ARE STREET LINES, THE MINIMUM SETBACK FOR STRUCTURES, FOR THE PURPOSES OF THIS SUBSECTION, SHALL BE MEASURED FROM THE CENTERLINE OF THAT STREET AND SHALL BE EQUAL TO 3/4 OF THE HEIGHT OF THE STRUCTURE.

[6] NUMBER OF REQUIRED YARDS/REQUIRED WIDTH (FT.), "EACH" IDENTIFIES THAT EACH YARD MUST MEET THE REQUIRED MINIMUM SIZE WHERE EACH YARD SIZE IS NOT IDENTIFIED, TABLE IDENTIFIES TOTAL REQUIRED YARD.

[7] IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FEET IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.

6. COLLIERIES ENGINEERING & DESIGN BUSINESS PRIVILEGE NUMBER IS 305518.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
8. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
9. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
10. PWD ERS# #: NOT APPLICABLE. PROPERTY LESS THAN 5,000 SF.
11. THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 179 OF 230 COMMUNITY PANEL NUMBER 4207570182H, AND LAST REVISED NOVEMBER 18, 2015.
12. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/EQUITABLE OWNER.
13. TRASH PICK-UP WILL BE VIA PUBLIC COLLECTION.
14. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
15. ALL FENCING MUST BE 50% OPAQUE OR LESS.
16. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
17. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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**NOT APPROVED FOR
CONSTRUCTION**



RHETT N. CHILIBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN

FOR
FRANKEL
ENTERPRISES

PROJECT:
MULTI-FAMILY
DEVELOPMENT

LOCATION:
2413-17 W THOMPSON ST
PHILADELPHIA, PA 19121

Colliers

Engineering
& Design

PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 06/14/2021	DRAWN BY: MME	CHECKED BY: RNC
PROJECT NUMBER: 20006737A		DRAWING NAME: C-LAYT	

ZONING PLAN

SHEET NUMBER: 1 of 1