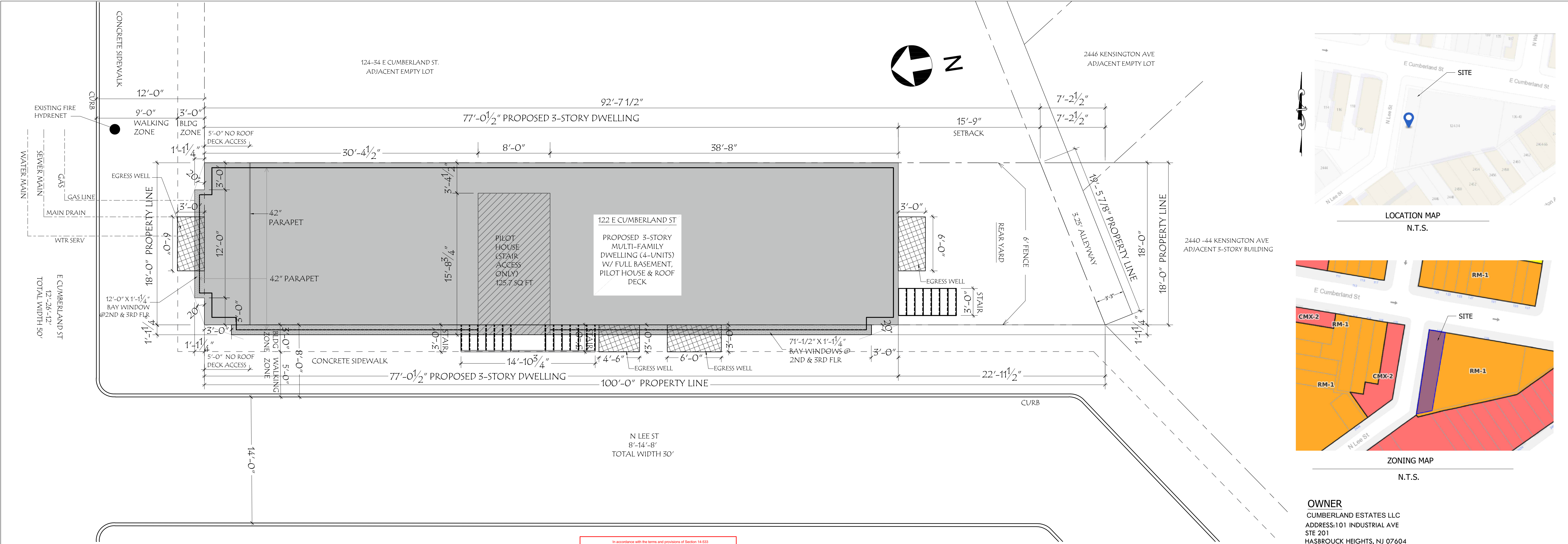




1 SITE PLAN
Z-1 SCALE: 3/16" = 1'-0"

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: **CUMBERLAND ST**

PRIMARY FRONTAGE: **CUMBERLAND ST, LEE ST**

REAR STREET: _____

Applied Electronically By: BENJAMIN SCHMIDT
January 14, 2025 Ledger No.: **E-6653**

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-533 of the Philadelphia Code pertaining to the

/MIN, MIXED-INCOME NEIGHBORHOODS OVERLAY DISTRICT

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-533 of the Philadelphia Code.

Applied Electronically By: BENJAMIN SCHMIDT
January 14, 2025 Ledger No.: **E-6653**

Philadelphia City Planning Commission

	REQUIRED	PROPOSED
MIN. LOT WIDTH	16 FT.	18'-0" (E)
MIN. LOT AREA	1440 SQ.FT	1,749 SQ.FT. (E)
MAX OCCUPIED AREA	CORNER 80%	1386 SQ.FT. (79% OF TOTAL LOT AREA)
MIN. FRONT SETBACK	ABUTTING LOTS	0
MIN. REAR YARD AREA	9'-0"	15'-9" / 22'-11 1/8" FT
MAX HEIGHT	38 FT.	35'-8" FT.

PROJECT DESICRIPTION

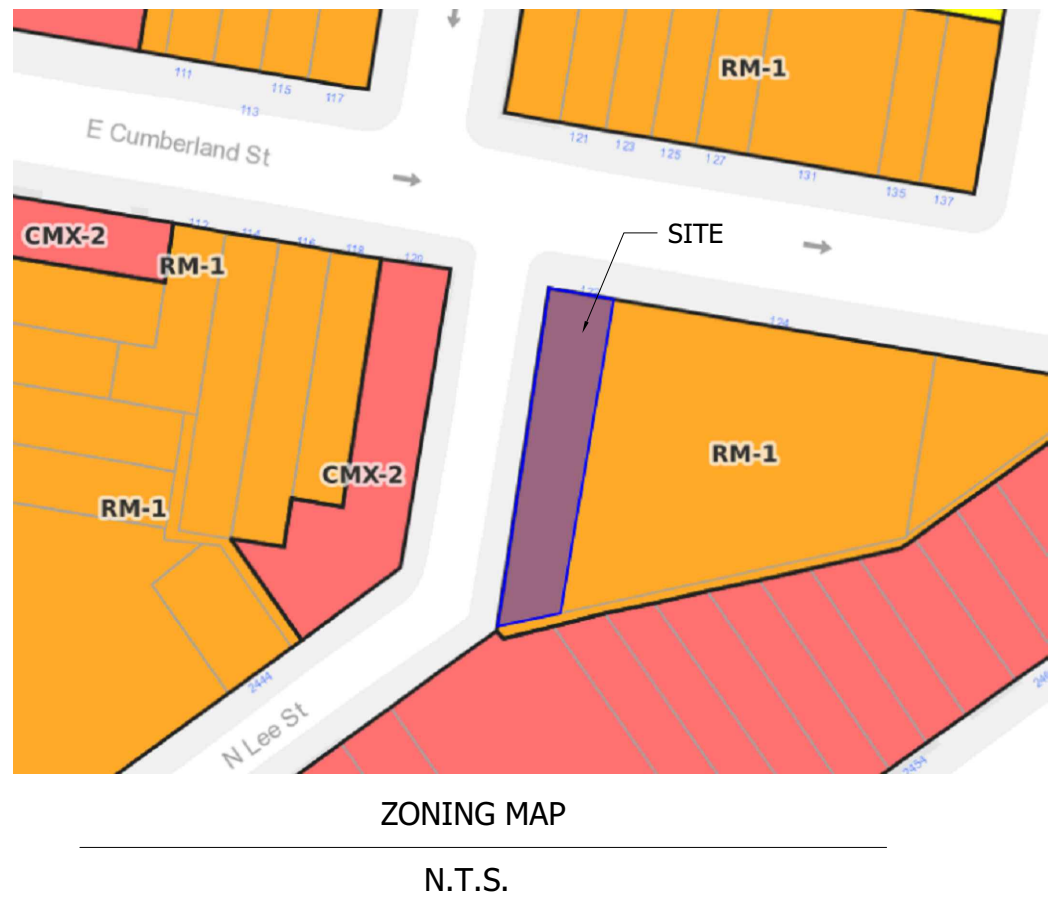
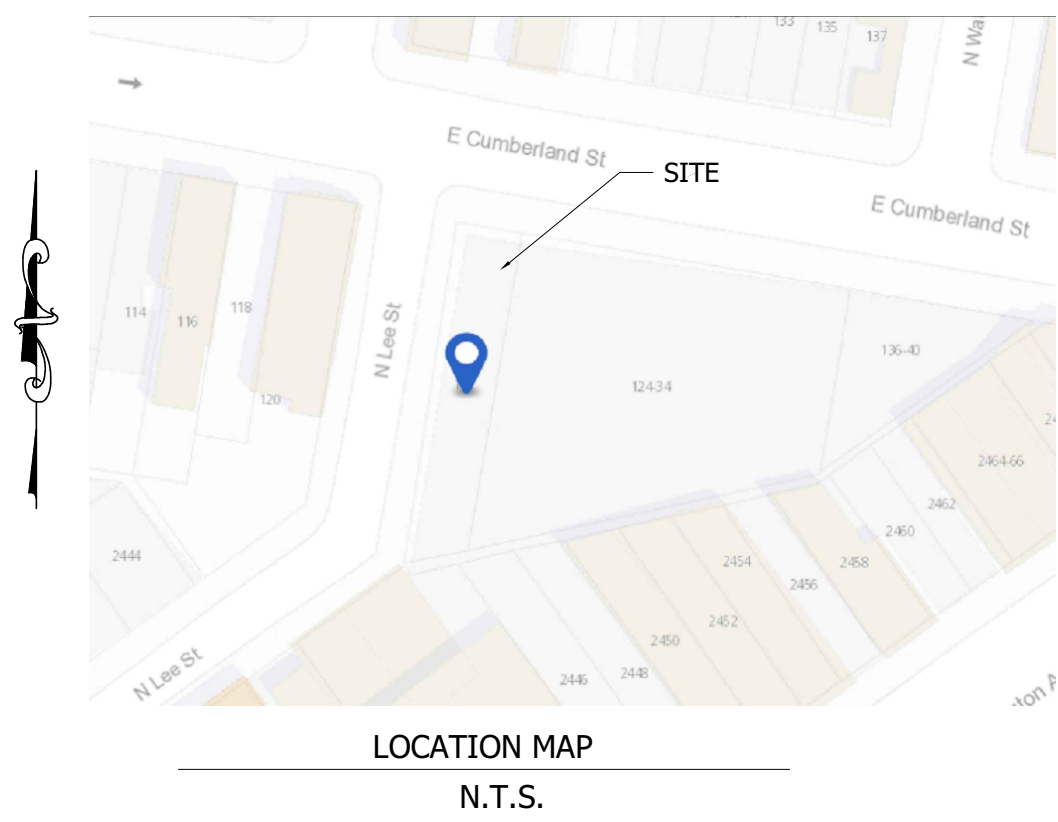
PROPOSED: NEW CONSTRUCTION 3-STORY MULTI-FAMILY DWELLING (4-UNIT) W/ FULL BASEMENT, PILOT HOUSE & ROOF DECK

ZONING INFORMATION

ZONING INFO: RM-1 (RESIDENTIAL MULTI-FAMILY)
OCCUPANCY CLASSIFICATION = R-2

DWELLING UNIT DENSITY CALCULATIONS:

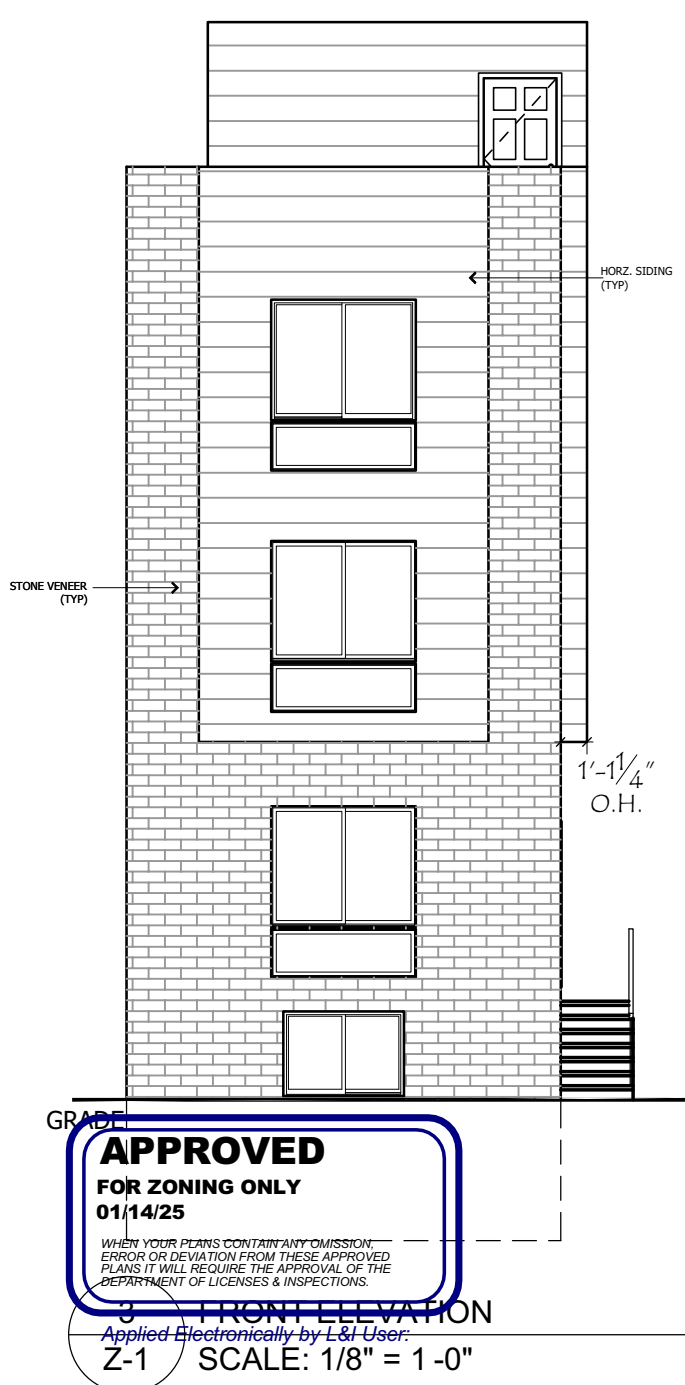
A MINIMUM 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE FIRST 1,440 SQ. FT. OF LOT AREA.
A MINIMUM OF 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE LOT AREA IN EXCESS OF 1,440 SQ. FT.
LOT AREA= 1,749 SQ FT => 4 UNITS



OWNER
CUMBERLAND ESTATES LLC
ADDRESS: 101 INDUSTRIAL AVE
STE 201
HASBROUCK HEIGHTS, NJ 07604
CONTACT PERSON: CUMHUR YUCEL
PHONE NUMBER 347 201 24 36
EMAIL: CUSCONSTRUCTIONINC@GMAIL.COM

PA ONE CALL#
20250120300

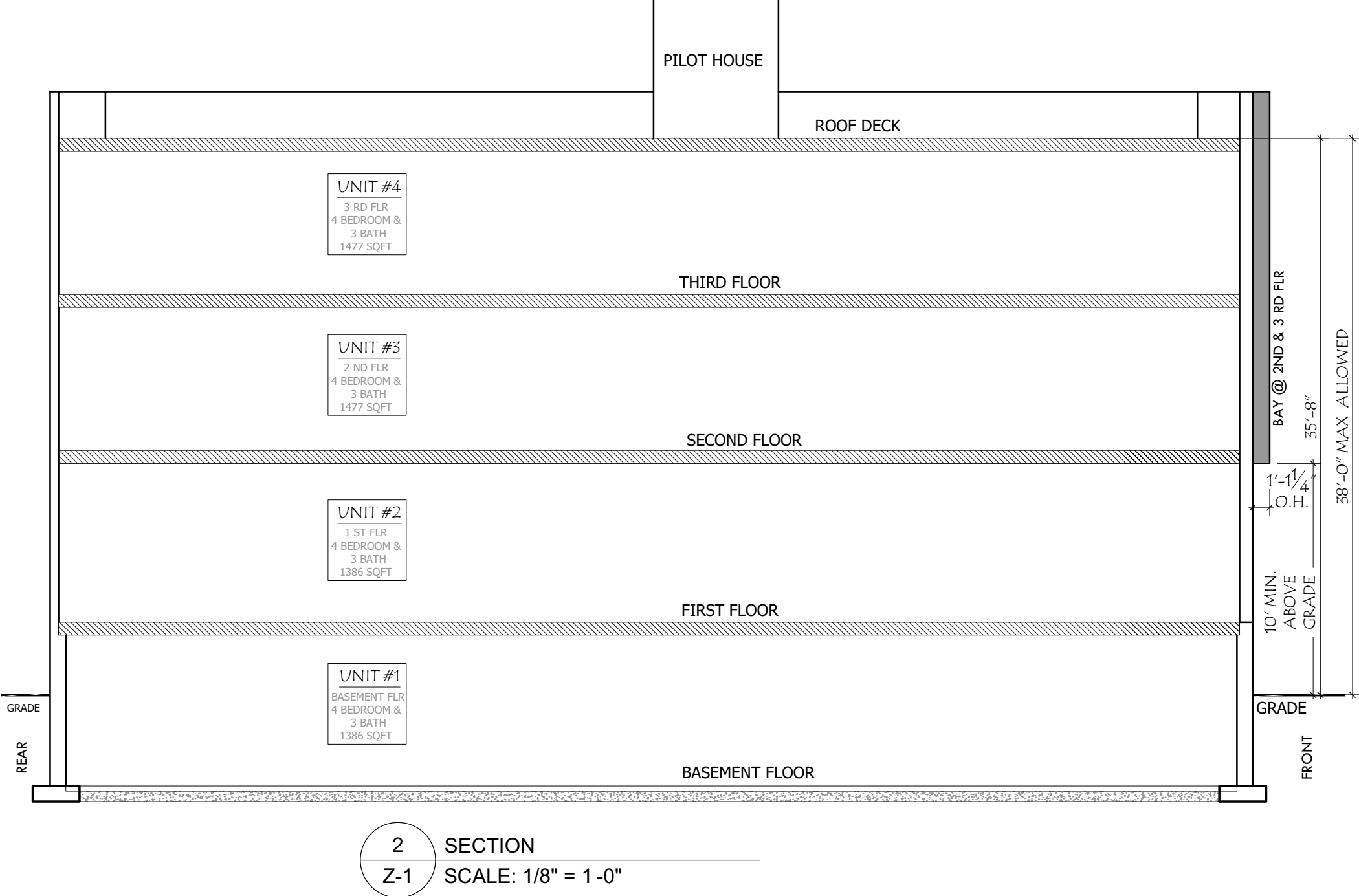
CALL BEFORE YOU DIG! PENNSYLVANIA LAW
REQUIRES 3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



4 REAR ELEVATION
Z-1 SCALE: 1/8" = 1'-0"



5 RIGHT ELEVATION
Z-1 SCALE: 1/8" = 1'-0"



2 SECTION
Z-1 SCALE: 1/8" = 1'-0"

**GLENWOOD
ENGINEERING**



44 N 15TH ST.
ALLENTOWN, PA 18102
T: 610.393.2703 & 610.597.8400
WWW.GLENWOODENG.COM
GLENWOODENGINEERING@GMAIL.COM



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THE ARCHITECT AND THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DESIGN DOCUMENTS. CHECK ALL DIMENSIONS ON SITE BEFORE THAT START OF THE WORK.

PROJECT LOCATION

**122 E CUMBERLAND ST.
PHILADELPHIA PA
19125**

**NEW CONSTRUCTION
3-STORY MULTI-FAMILY
DWELLING (4-UNIT)
W/ FULL BASEMENT,
PILOT HOUSE & ROOF
DECK**

DRAWING TITLE

ZONING PLAN

△	DATE	DESCRIPTION

SCALE: AS NOTED

DATE: 12/18/2024

PROJECT NO 5112024

DRAWING NO.

Z-1

SHEET NO.

1 OF 1

Zoning Permit

Permit Number ZP-2025-000295

LOCATION OF WORK 122 E CUMBERLAND ST, Philadelphia, PA 19125-1005	PERMIT FEE \$1,921.00	DATE ISSUED 2/6/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CUMBERLAND ESTATES LLC	101 INDUSTRIAL AVE STE 201 HASBROUCK HEIGHTS, New Jersey 07604
---	--

OWNER CONTACT 1 CUMHUR YUCEL	402 BIRCHFIELD DR, MT LAUREL, NJ 08054
---------------------------------	--

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A NEW 3-STORY STRUCTURE WITH ROOF DECK AND PILOT HOUSE FOR MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS); SIZE AND LOCATION AS PER APPLICATION/PLAN. *AMENDMENT 5/15/25*

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-2025-000295

TO REVISE THE ROOF DECK SETBACK AND PILOT HOUSE LOCATION, AS PER AMENDED PLAN.



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-2025-000295

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

122 E CUMBERLAND ST, Philadelphia, PA 19125-1005

ADDITIONAL USE DETAILS

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

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.