

ZONING INFORMATION

PROJECT:

THE WILLOWS

ADDRESS:

1437-1447 S 58TH STREET
PHILADELPHIA PA 19143

APPLICABLE ZONING + BUILDING CODES:

THE PHILADELPHIA CODE
2018 INTERNATIONAL BUILDING CODE
INTERNATIONAL ENERGY CONSERVATION CODE
PHILADELPHIA PLUMBING CODE

DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):

ZONING CLASSIFICATION

CMX-2

NEIGHBORHOOD COMMERCIAL MIXED USE-2

REQUIRED

PROVIDED

MAXIMUM OCCUPIED AREA (% OF LOT)

80%

72.3%

MINIMUM FRONT YARD DEPTH (FT.)

-

0

MINIMUM SIDE YARD WIDTH, EACH (FT.)

5' IF USED

0, 5'

MINIMUM REAR YARD DEPTH (FT.)

9'

9'-0"

MAXIMUM HEIGHT (FT.)

38'

38'-0"

PROPOSED BUILDING

TOTAL LOT AREA

7,816.50 S.F.

PROPOSED BUILDING COVERAGE

5,649 S.F.

TOTAL ROOF AREA

5,649 S.F.

GREEN ROOF AREA

3,747 S.F.

PROJECT DESCRIPTION

NEW 4-STORY MULTI-FAMILY BUILDING. NINETEEN (19) RESIDENTIAL UNITS WITH TWO (2) COMMERCIAL UNITS AT GRADE (100% FRONTAGE, 30' DEEP MIN.).

8 BICYCLE PARKING SPACES ON SITE. PARTIAL ROOF DECK AND GREEN ROOF.

OPEN AREA CALCULATION

The total lot area is 7,816.50 sq. ft.

The open area provided is as follows:
Rear yard: 96.50' x 9.00' = 868.50 sq. feet
Side yard: 39.75' x 5.00' = 198.75 sq. feet
Central courtyard: 27.50' x 40.00' = 1,100 sq. feet

(868.50 sq. feet) + (198.75 sq. feet) + (1,100 sq. feet) = 2167.25 sq. feet open area

(2167.25 sq. feet open area) / (7,816.50 sq. feet lot area) = 27.7% open area

RESIDENTIAL UNIT CALCULATION

Please see the calculation below regarding the number of by-right units per Table 14-602-2.

$(((7816.50 \text{ s.f.} - 1,919.00 \text{ s.f.}) / (480 \text{ s.f./unit})) + 3 \text{ units}) * (1.25 \text{ green roof bonus}) = 19.108$

= 19 residential units by-right

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

S 58th St

is the primary street;

Opposite of S 58th St

Street is the rear;

Street is the rear street

APPROVED

FOR ZONING ONLY

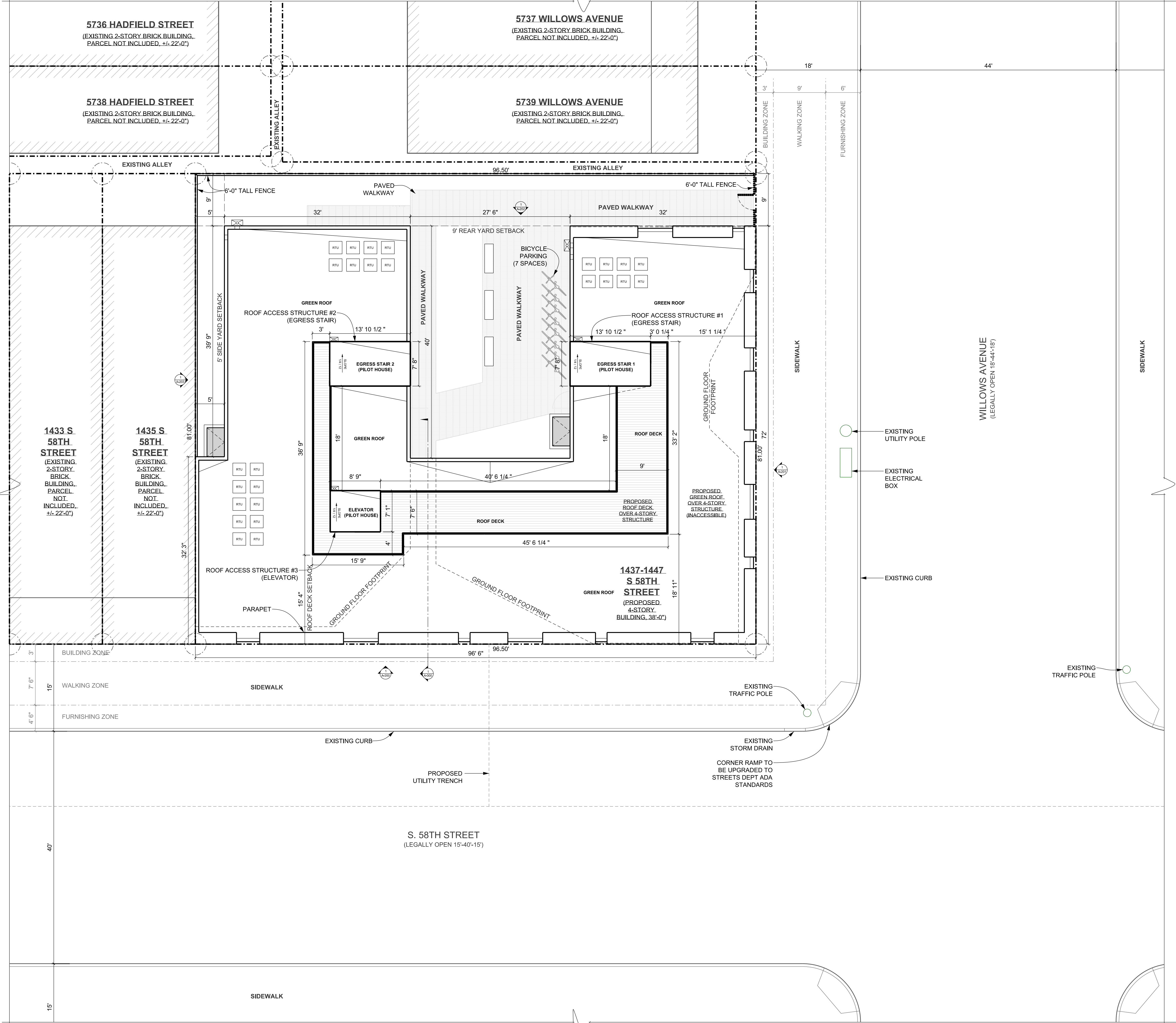
08/27/21

Applied Electronically by: MATTHEW WYSONG

May 25, 2021

PHILADELPHIA CITY PLANNING COMMISSION

Applied Electronically by L&J User



1/Z-001 SITE PLAN
1/8" = 1'-0"

STUDIO C ARCHITECTURE, LLC

RA406747

THE WILLOWS

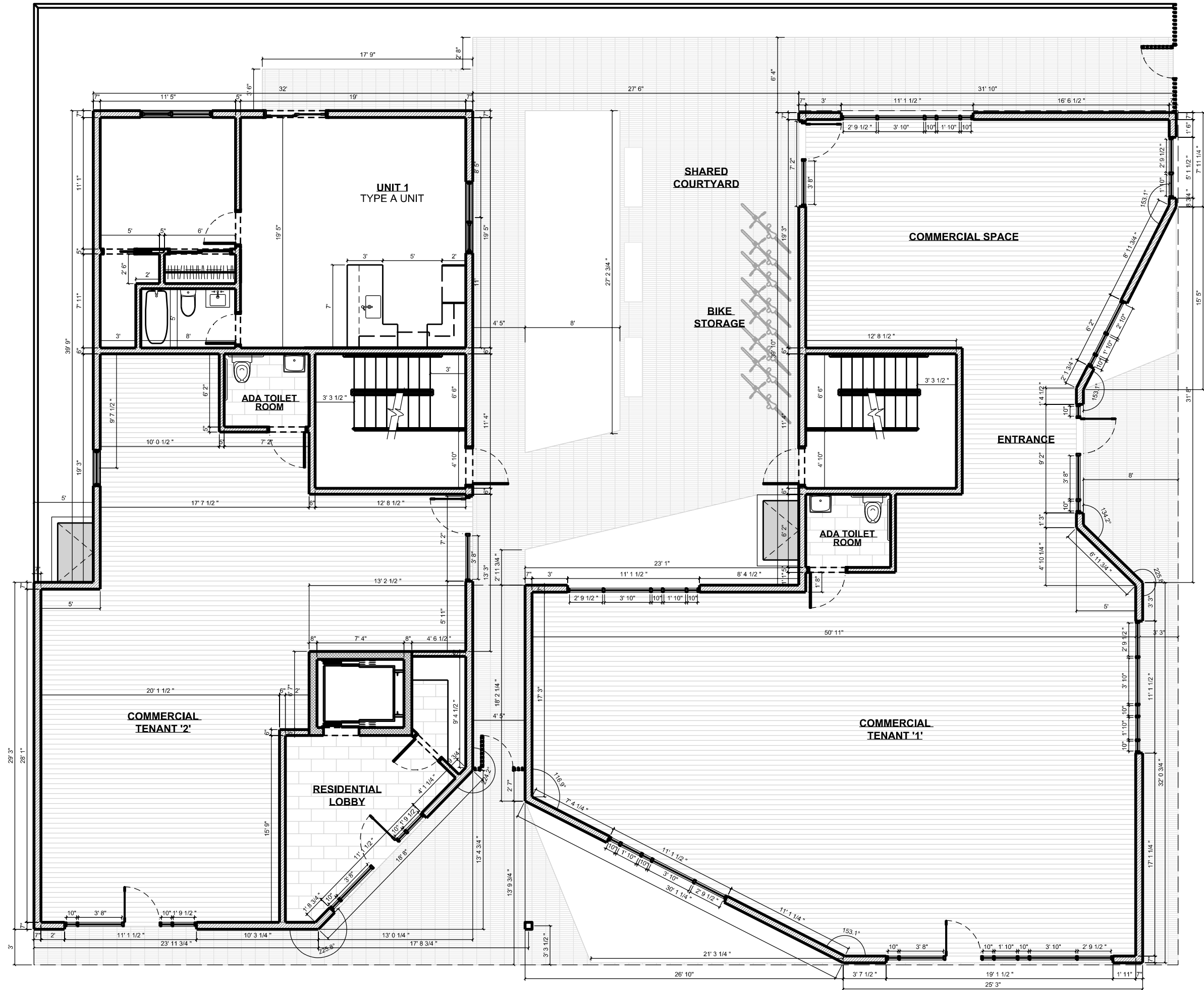
1437-1447 S 58TH STREET

PHILADELPHIA PA 19143

DATE	12.04.20	04.30.21
ISSUE	PERMIT SUBMISSION	
REVISION	1	

SITE PLAN

Z-001



S 58TH STREET
(LEGALLY OPEN 15'-40'-15')

WILLOCKS AVENUE
(LEGALLY OPEN 18'-44'-18')



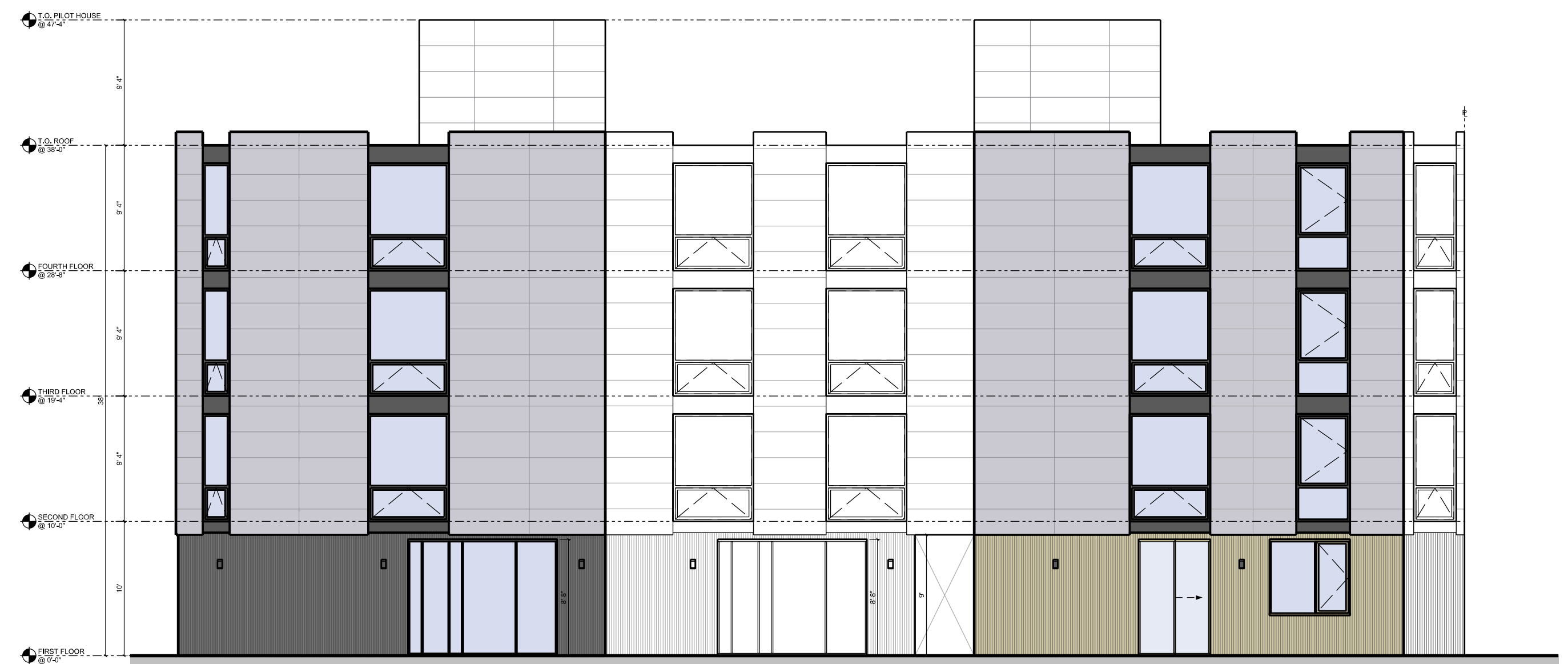
1/Z-002 GROUND FLOOR PLAN
1/8" = 1'-0"



2/Z-002 SOUTHWEST ELEVATION [S. 58TH STREET]
1/8" = 1'-0"



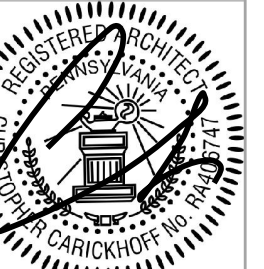
3/Z-002 SOUTHEAST ELEVATION [WILLOCKS AVENUE]
1/8" = 1'-0"



4/Z-002 NORTHEAST ELEVATION [REAR]
1/8" = 1'-0"



STUDIO C
ARCHITECTURE, LLC



RA406747

THE WILLOWS
1437-1447 S 58TH STREET
PHILADELPHIA PA 19143

ISSUE	DATE
PERMIT SUBMISSION	12.04.20

SITE PLAN

Z-002

Zoning Permit

Permit Number ZP-2021-010140

LOCATION OF WORK 1437 S 58TH ST Parcel C, Philadelphia, PA 19143-4538	PERMIT FEE \$672.00	DATE ISSUED 8/27/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Christopher Carickhoff DBA: Studio C Architecture LLC 422 Dudley Avenue Narberth, PA 19072 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH PILOTHOUSES (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECKS WITH 42-INCH GUARD RAILS; FOR THE CREATION OF EIGHT (8) BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; FOR USE AS HOUSEHOLD LIVING (NINETEEN (19) DWELLING UNITS) WITH TWO (2) VACANT COMMERCIAL SPACES ON THE FIRST FLOOR (SEPARATE USE PERMITS REQUIRED PRIOR TO OCCUPANCY). GREEN ROOF BONUS UTILIZED. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-010140

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1437 S 58TH ST Parcel C, Philadelphia, PA 19143-4538

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.