

Zoning Permit

Permit Number ZP-2024-007942

LOCATION OF WORK 4615-21 N 5TH ST, Philadelphia, PA 19140-1401	PERMIT FEE \$232.00	DATE ISSUED 3/5/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER NUEVA ESPERANZA HOUSING A	4621 N 5TH ST PHILADELPHIA PA 19140
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OWNER CONTACT 1 Nueva Esperanza Housing and Economic Development Corpor	4261 North 5th Street, Philadelphia, PA 19140
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OWNER CONTACT 2

TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE RELOCATION OF LOT LINES TO CREATE ONE (1) LOT (PARCEL A) FROM FOUR (4) LOTS (4615, 4517, 4619, AND 4621 N 5TH ST) AND FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE AS SHOWN ON APPLICATION/PLANS.
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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

4615-21 N 5TH ST, Philadelphia, PA 19140-1401

ADDITIONAL USE DETAILS

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

EIGHT (8) DWELLING UNITS AND VACANT COMMERCIAL SPACE (COMMERCIAL SPACE REQUIRED ALONG ONE HUNDRED PERCENT OF THE GROUND FLOOR FRONTAGE AND WITHIN THE FIRST THIRTY FEET OF BUILDING DEPTH) *CONSOLIDATED DEED MUST BE RECORDED PRIOR TO ISSUANCE OF A CO* *SEPARATE USE PERMIT REQUIRED PRIOR TO ISSUANCE OF A CO FOR VACANT COMMERCIAL SPACE*

This permit is subject to the following specific conditions.

CONDITIONS

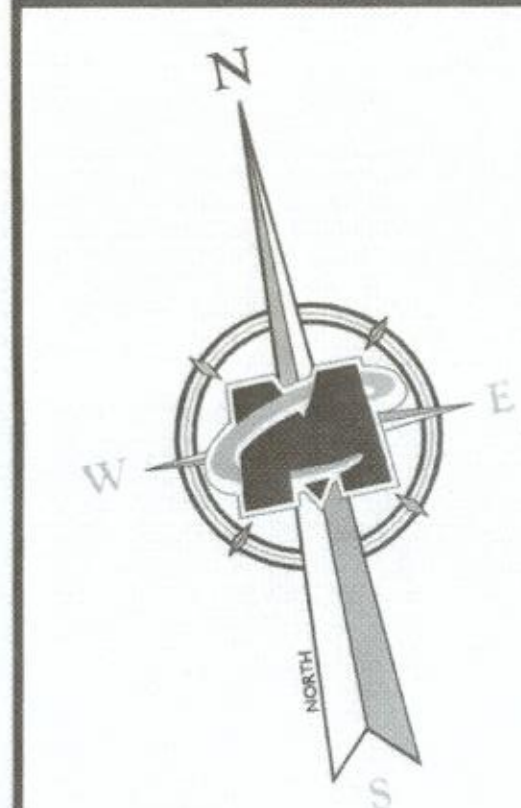
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



In accordance with the terms and provisions of Section 14-304 (b) of the Philadelphia Code pertaining to

LOT ADJUSTMENT REVIEW

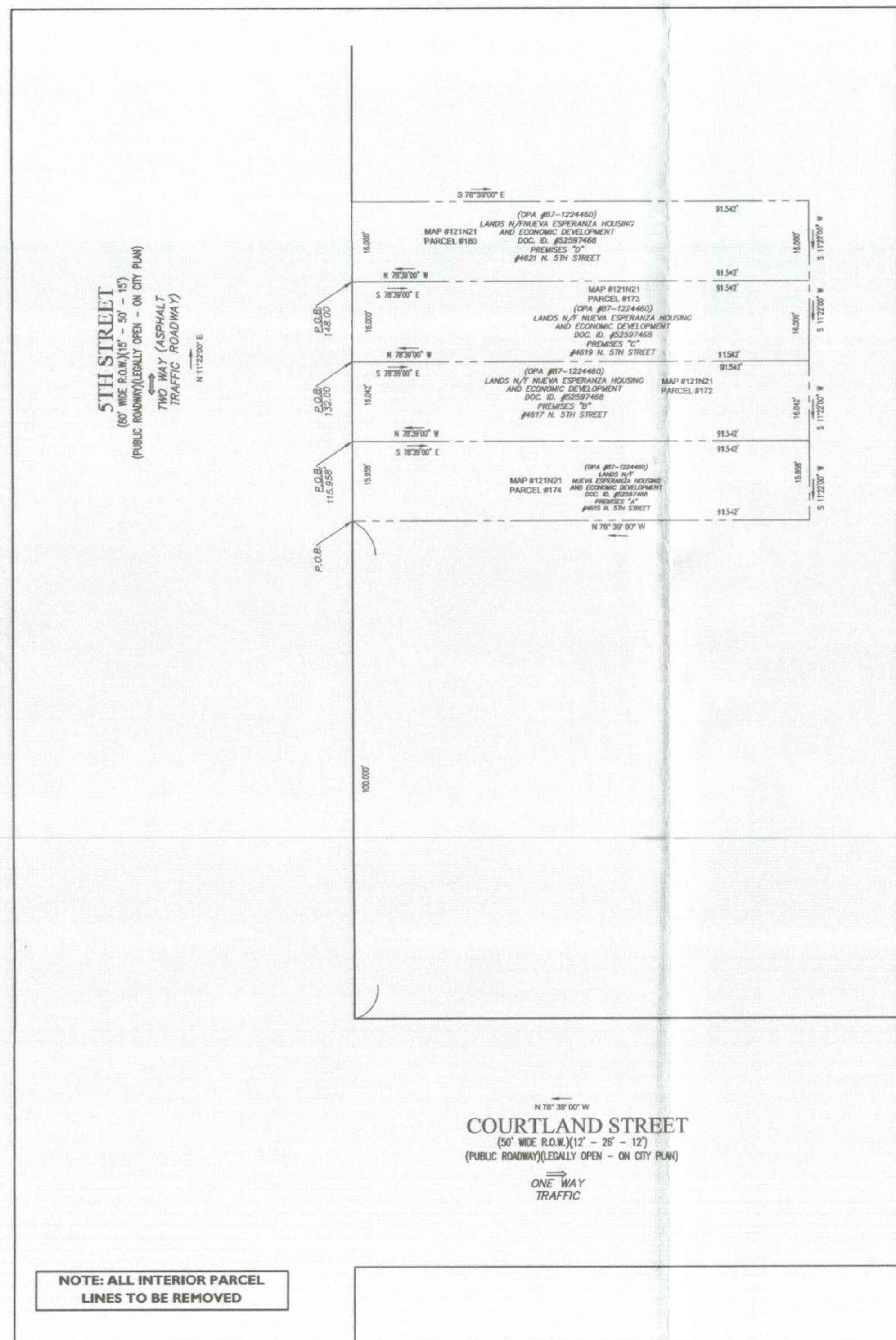
☒ APPROVED for ☐ RETREAT FRONTAGE

☐ DISAPPROVED for ☐ OCCUPIED AREA

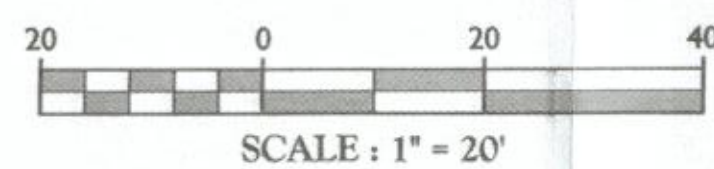
☐ LOT AREA ☐ LOT WIDTH

Applied Electronically By: JACK CONVISER SD NO: **E-6761**
February 19, 2015

Philadelphia City Planning Commission

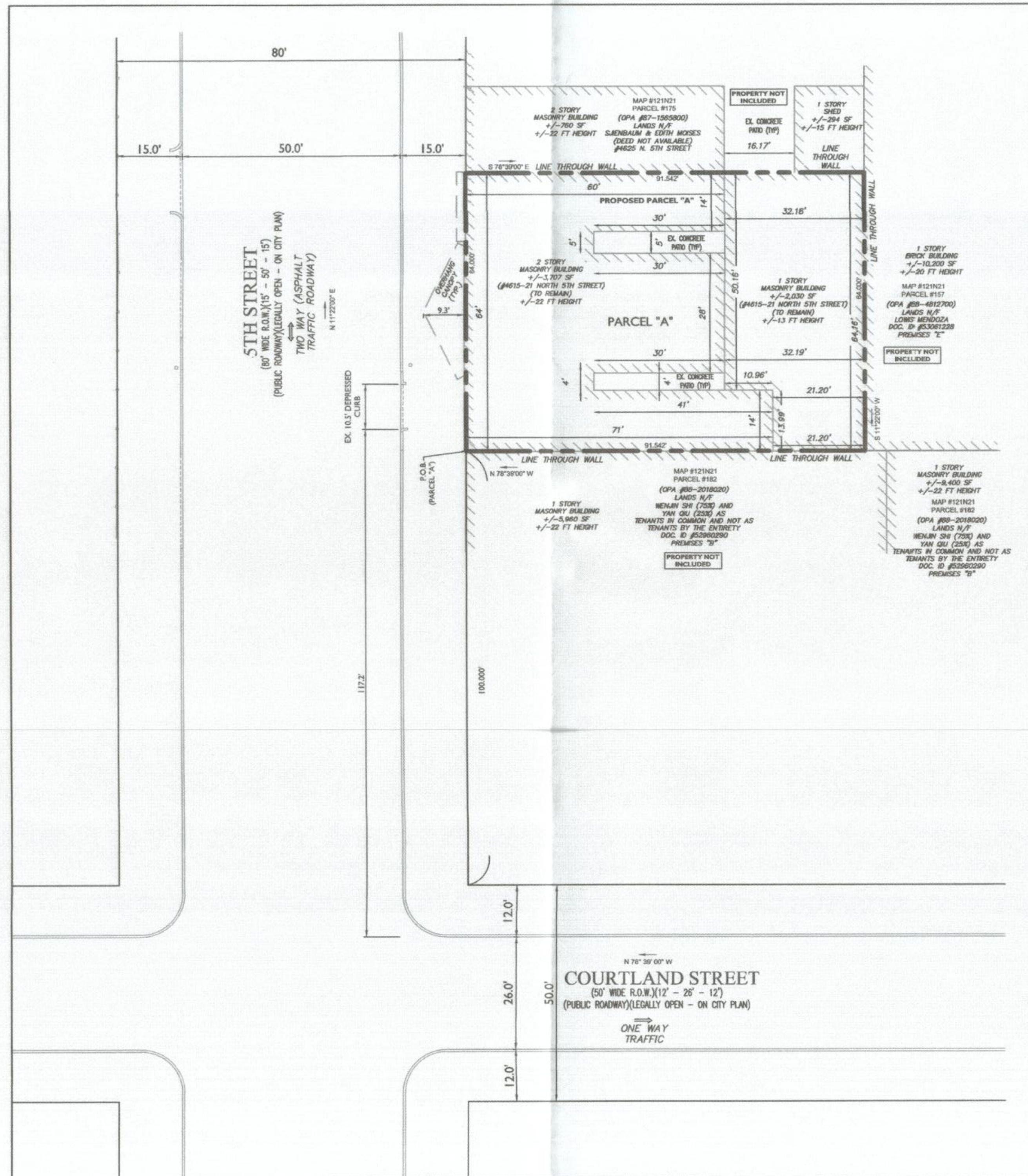


EXISTING PARCEL DIMENSIONS

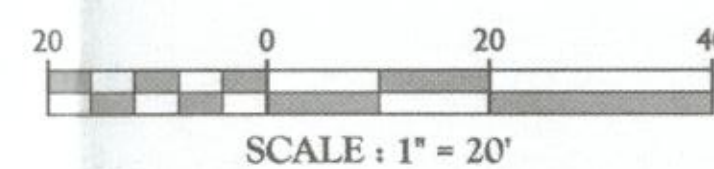


Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

John A. Zurek 5th District
Surveyor & Regulator Date 8/13/19



PROPOSED CONSOLIDATED PARCEL DIMENSIONS
AND EXISTING PHYSICAL CONDITIONS



PURPOSE OF THIS PLAN IS SOLELY
FOR LOT LINES RELOCATION.

ZONING REQUIREMENTS

- PROJECT/MUNICIPALITY: 4615-21 N. 5TH STREET
PHILADELPHIA, PA 19140
LOT 174, BRT/COPA #87-122460
LOT 172, BRT/COPA #87-122460
LOT 173, BRT/COPA #87-122460
LOT 180, BRT/COPA #87-122460
 - A. APPLICANT: PZS ARCHITECTS, LLC
5312 RIDGE AVE
PHILADELPHIA, PA 19128
 - ZONED: CHX-2. ZONING DISTRICT
(NEIGHBORHOOD COMMERCIAL MIXED-USE-2)
 - THIS PLAN REFERENCES A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
3385 TABATHA DRIVE
WARRINGTON, PA 18976
ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY"
#4615-21 NORTH 5TH STREET
MAP #121N2.1, LOT 172, LOT 173, LOT 174 AND LOT 180
CITY AND COUNTY OF PHILADELPHIA, 42ND WARD
COMMONWEALTH OF PENNSYLVANIA
DATE: 02/12/2019
- | DESCRIPTION | REQUIRED | PROPOSED |
|----------------------------------|-------------------------------------|------------------------------------|
| MIN. LOT AREA | N/A | 5,858 S.F. (0.13448 AC) PARCEL "A" |
| MIN. STREET FRONTAGE | N/A | N/A |
| MAX. OCCUPIED AREA: | 75% | 63% |
| MIN. FRONT YARD BUILDING SETBACK | N/A | N/A |
| MIN. SIDE YARD BUILDING SETBACK | 5 FT USED | N/A |
| MIN. REAR YARD BUILDING SETBACK | GREATER OF 9 FT OR 10% OF LOT DEPTH | N/A |
| MAX. BUILDING HEIGHT | 38 FT | N/A |
| MIN. CORNICE HEIGHT | N/A | N/A |
| MAX. FAR* | N/A | N/A |
- MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 305518.
 - ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS AS PER THE PHILADELPHIA CODE.
 - PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
 - THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE FOUR (4) EXISTING LOTS INTO ONE (1) PARCEL.
 - A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
 - ADDRESS OF PARCEL "A" TO BE DETERMINED BY OFFICE OF PROPERTY ASSESSMENT, (O.P.A.)
 - THE LAND DESCRIBED IN THIS SURVEY CONSTITUTES MORE THAN AN PARCEL OR LOT AND THERE ARE NO GAPS, GORES OR STRIPS.
 - THE EQUITABLE OWNER FOR 4615-21 NORTH 5TH STREET ARE NUEVA ESPERANZA HOUSING AND ECONOMIC DEVELOPMENT. 4621 N.5TH STREET, PHILADELPHIA PA 19140.

AREA OF PROPOSED PARCEL A:
AREA= 5,858 S.F.
AREA= 0.13448 AC

LEGEND	
	EXISTING RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING CURB
	EXISTING DEPRESSED CURB
	EXISTING FENCES
	EXISTING SIGNS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION.

JOSEPH J. WRIGHT
JOSEPH J. WRIGHT
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LIC. NO. SJ-37026-E
DATE 7/15/19

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	04/14/2019	REV PER SURVEY DISTRICT COMMENTS	MAB	MAB
2	04/22/2019	REV PER SURVEY DISTRICT COMMENTS	MAB	MAB
3	04/22/2019	REV PER SURVEY DISTRICT COMMENTS	MAB	MAB
4	07/15/2019	REV PER SURVEY DISTRICT COMMENTS	VC	VC

Rhett N. Chilberti
RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER - LICENSE NUMBER: PE73158

LOT CONSOLIDATION
PLAN
FOR
PZS ARCHITECTS

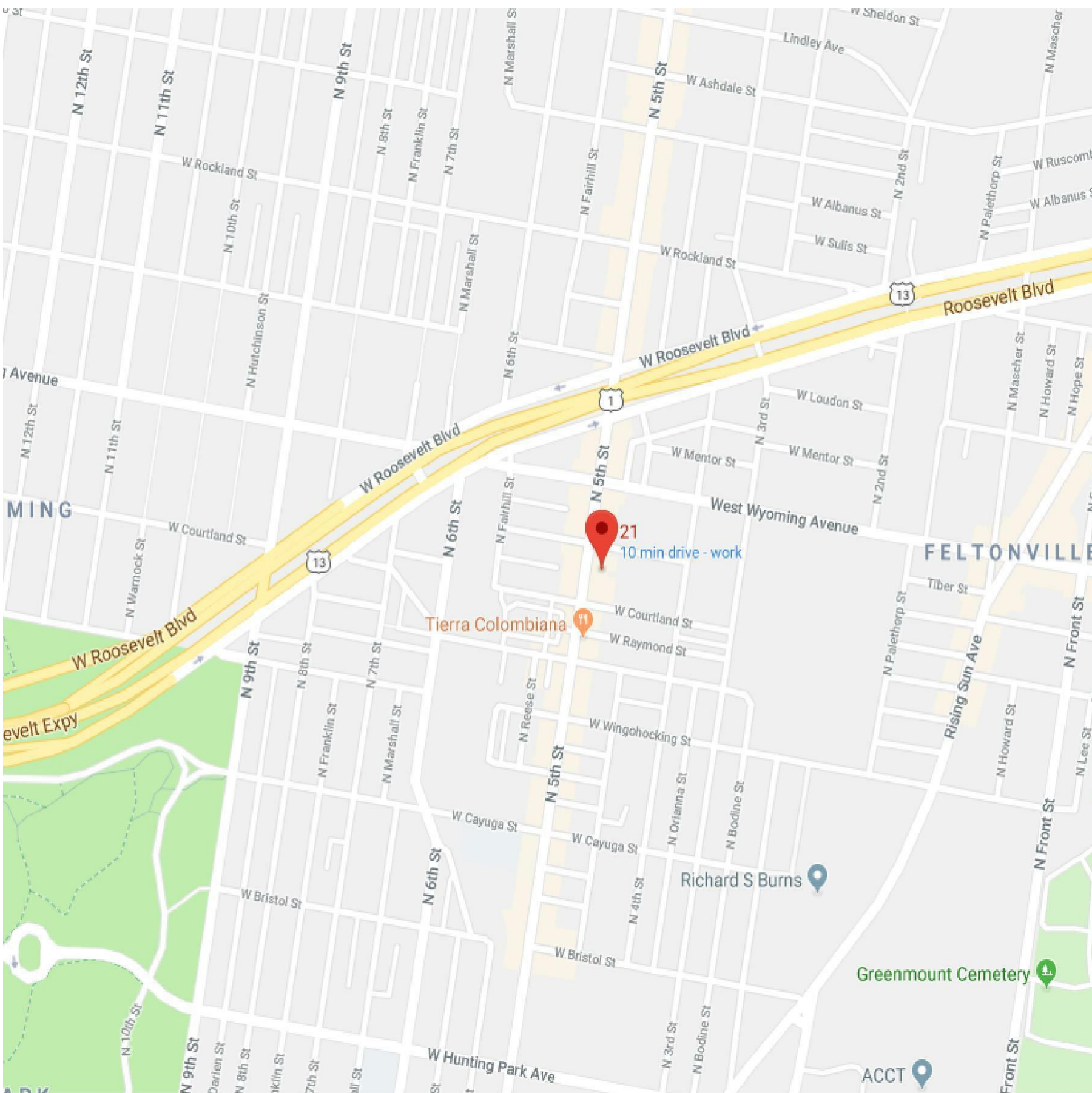
LOCATION
4615-21 N. 5TH STREET
PHILADELPHIA PA 19140

PHILADELPHIA OFFICE
2 Penn Center
Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
Phone: 215.861.9021
Fax: 215.977.2887

SCALE: AS SHOWN
DATE: 04/17/19
DRAWN BY: MAB
CHECKED BY: R.V.C.
PROJECT NUMBER: 18008402A
DRAWING NAME: C-LTCS

SHEET TITLE
LOT CONSOLIDATION PLAN

SHEET NUMBER
1 of 1



1 LOCATION MAP
1" = 1'-0"

in accordance with the terms and provisions of Sections 14-603 (16) (d), 14-702 (1), and 14-803 (b) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

WIRELESS TOWERS

☒ APPROVED

☐ DISAPPROVED

☐ WAIVED

☐ IN-LIEU FEE \$

☐ APPROVED

☐ DISAPPROVED

Applied Electronically By: JACK CONVISER

March 5, 2025

Ledger No.: **E-6761**

Philadelphia City Planning Commission

UTILITY OWNERS

DATE CONTACTED: May 13, 2016

SERIAL NUMBER: 20161342624

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY bob_harvey@cable.comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: GAVIN HEWITT gavinhe Witt@usicinc.com

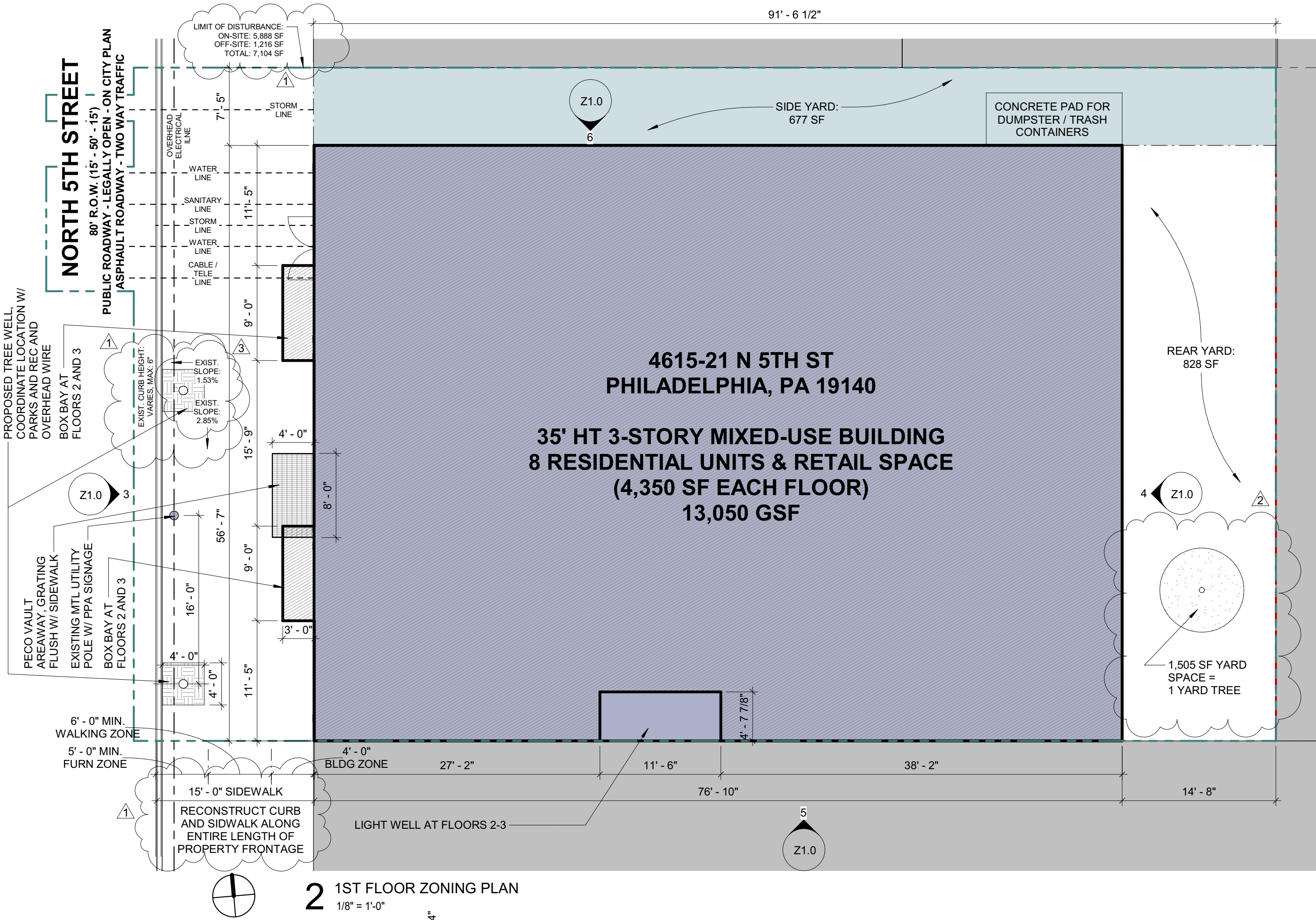
COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB
PHILADELPHIA, PA 19102
CONTACT: JOSEPH KISIEL joseph.kisiel@phila.gov

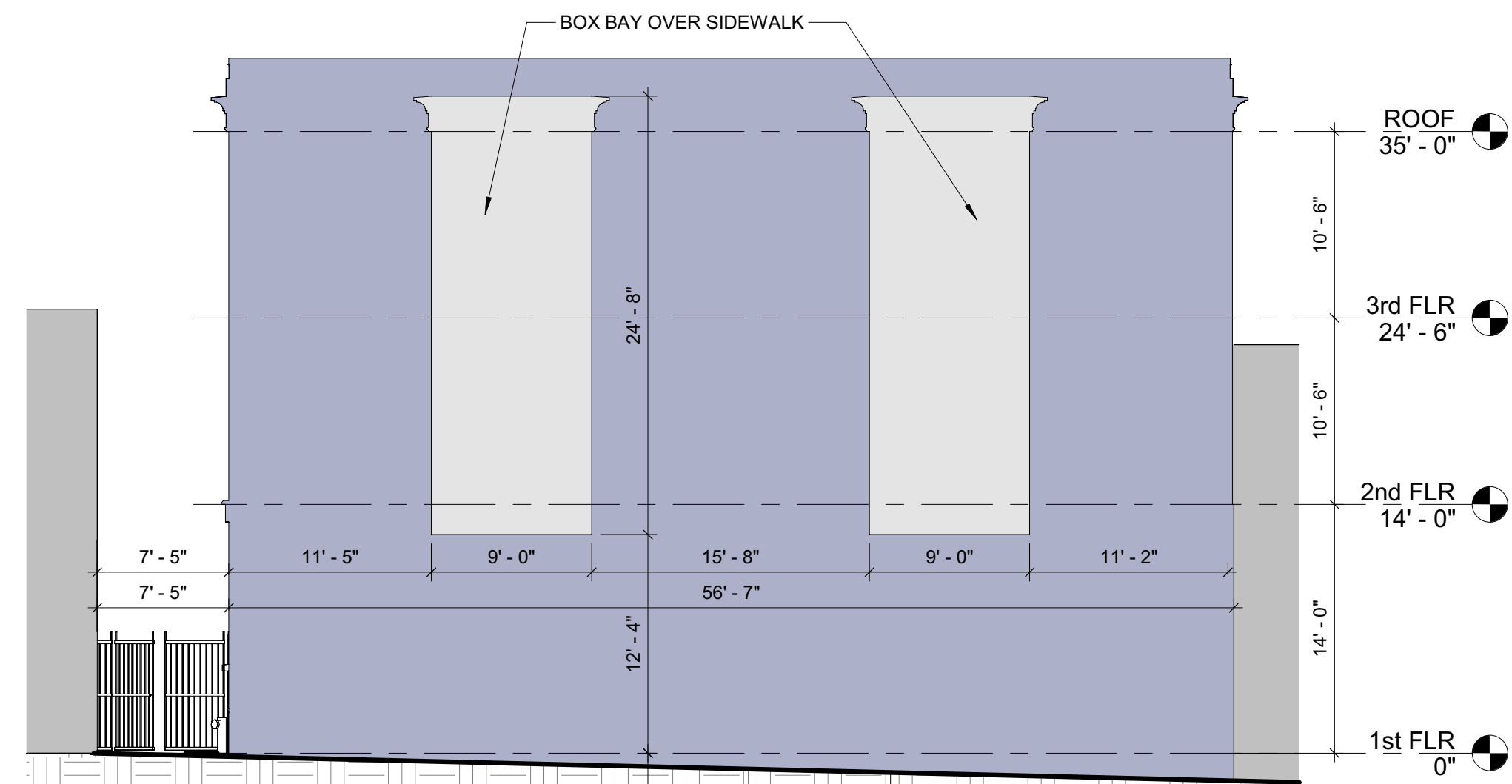
COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19107
CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTVYDAS dmontvydas@septa.org

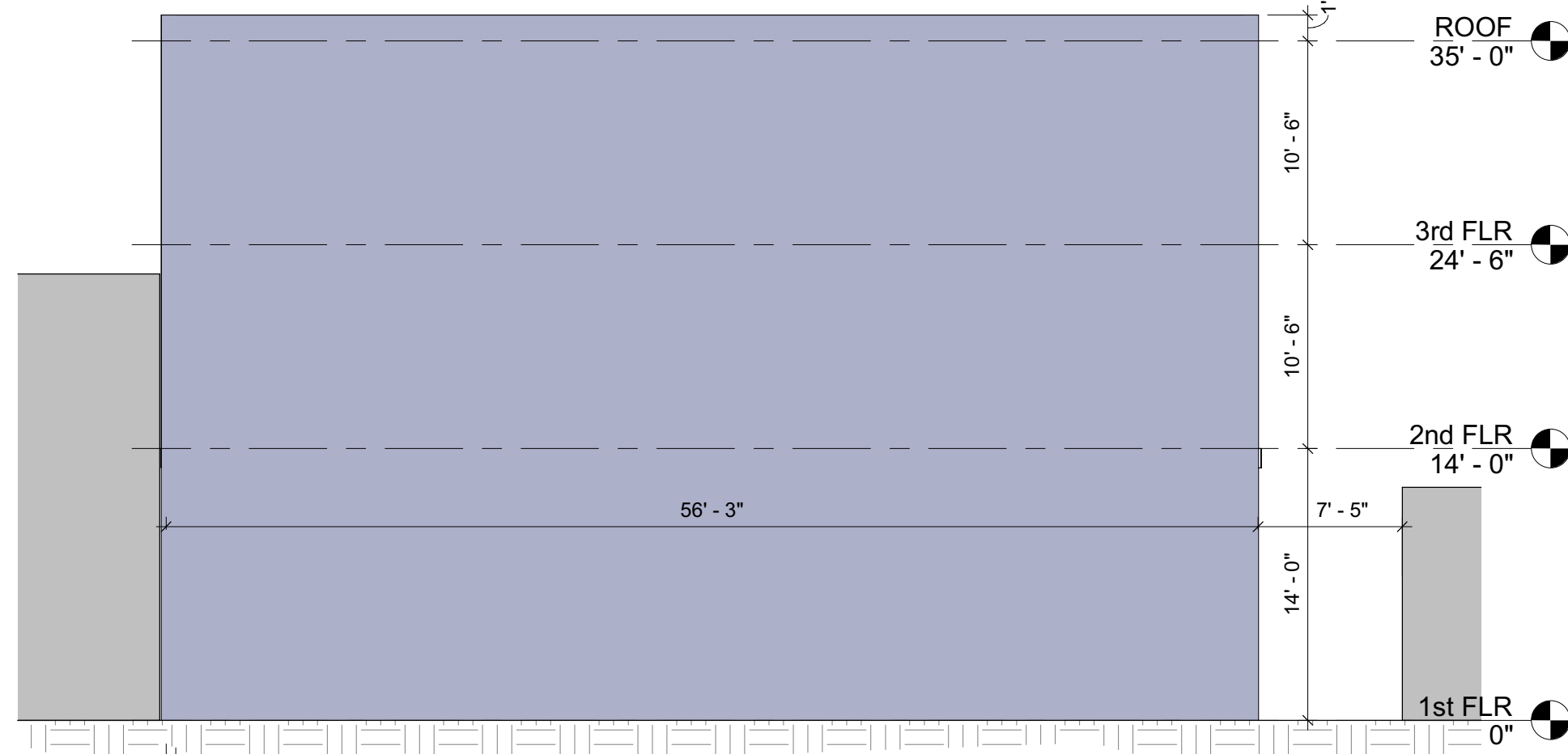
COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT kelly.b.blount@verizon.com



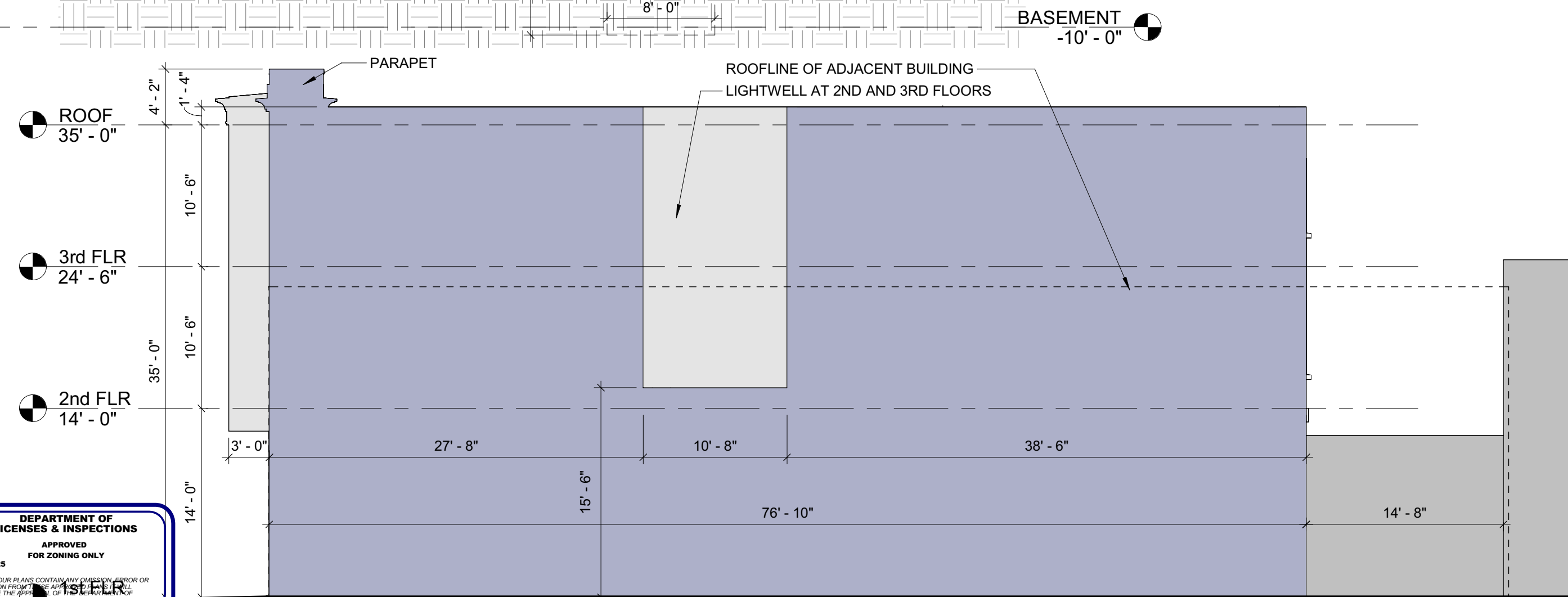
2 1ST FLOOR ZONING PLAN
1/8" = 1'-0"



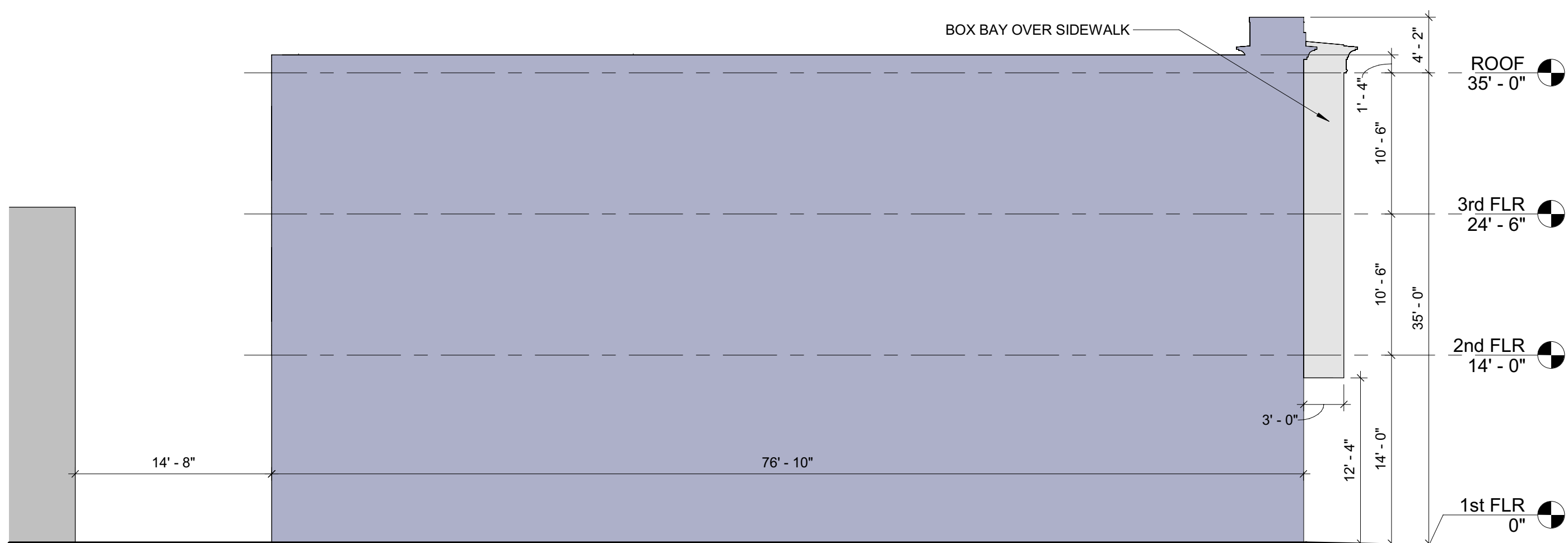
3 BLDG-ELEV-WEST - ZONING
1/8" = 1'-0"



4 BLDG-ELEV-EAST - ZONING
1/8" = 1'-0"



5 BLDG-ELEV-SOUTH - ZONING
1/8" = 1'-0"



6 BLDG-ELEV-NORTH - ZONING
1/8" = 1'-0"

CMX-2.5 COMMERCIAL ZONING CRITERIA

LOT REQUIREMENTS:	REQUIRED	PROPOSED
MAXIMUM % OCCUPIED AREA:	75% (NON-CORNER LOT)	LOT SIZE: 5,858 SF; BUILDING: 4,350 SF 74.0%
MINIMUM % OPEN AREA:	25% (NON-CORNER LOT)	LOT SIZE: 5,858 SF; OPEN AREA: 1,508 SF 26.0%
OPEN YARD AREA:		1505 SF
BUILDING DIMENSIONS:		
FRONT YARD SETBACK	NONE REQUIRED	PROPOSED ZERO LOT LINE 0'-0"
SIDE YARD SETBACK	0'-0"/5'-0" MINIMUM IF USED	PROPOSED 8'-0" SIDE YARD
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	PROPOSED 14'-0 1/2" REAR YARD
BUILDING HEIGHT	55'-0"	PROPOSED 35'-0"

PERMITTED DWELLING UNITS

MINIMUM OF 360 SF OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR BUILDINGS LESS THAN OR EQUAL TO 45 FT IN HEIGHT

TOTAL LOT AREA: 5,858 SF = 5,858 SF / 360 = 16.26 UNITS = 16 UNITS ALLOWABLE

LOT REQUIREMENTS	PERMITTED	PROPOSED
SEE ABOVE CALCULATION	16 UNITS	8 UNITS

P Z S

ARCHITECTS

4141 STATION ST
SUITE 107B
PHILADELPHIA, PA 19127
P: 215-483-1915
F: 215-530-0484

PROJECT NAME

ESPERANZA MIXED USE
4615-21 N 5TH ST
PHILADELPHIA, PA 19140

PROJECT TEAM

OWNER

ESPERANZA
4261 NORTH FIFTH STREET
PHILADELPHIA, PENNSYLVANIA 19140

STRUCTURAL

JBA ASSOCIATES
6 DICKINSON DRIVE, 103
CHADDS FORD, PENNSYLVANIA 19317
P 610-558-6050

SYSTEMS

ADVANCED ENGINEERING
5561 PENNEL ROAD
MEDIA, PENNSYLVANIA 19063
P 610-361-0700

CIVIL ENGINEER

COLLIERS ENGINEERING & DESIGN
1500 JFK BLVD
PHILADELPHIA, PA 19102
P 215-861-9021

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/or supplier acknowledges that:

(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;

(b) it has verified that the information used is accurate and complete;

(c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and

(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS		
NO.	DATE	ISSUE
1	11.07.24	BIDDING RFI RESPONSE
2	02.10.25	ZONING REVISION
3	02.26.25	ZONING REVISION

DRAWING TITLE

ZONING SUMMARY

SCALE: As indicated	DRAWN BY: NE
DATE: 08/13/2024	CHECKED BY: MZ

SHEET NO.

Z1.0

PROJECT NO.

1831

PERMIT / BID 08.20.2024