

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 5904-08 GERMANTOWN AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MULTI-FAMILY / MIXED USE 270 S.F. PER UNIT (BUILDINGS 45'+ IN HEIGHT)	MIXED USE / MULTI-FAMILY (28 UNITS) USING GREEN ROOF BONUS 24 UNITS BY RIGHT + 4 BONUS UNITS
LOT WIDTH	16'-0"	60'-0"
LOT AREA	N/A	6655 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	1633.75 SQ. FT. = 25% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	4991.25 SQ. FT. = 75% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	11'-0"
HEIGHT REGULATIONS	55'-0" MAX	53'-0" (55'-0" MAX FROM AVG. GRADE)
BIKE PARKING	(1) CLASS 1A SPACE PER EVERY 3 RES. UNITS	10 CLASS 1A SPACES PROVIDED INSIDE

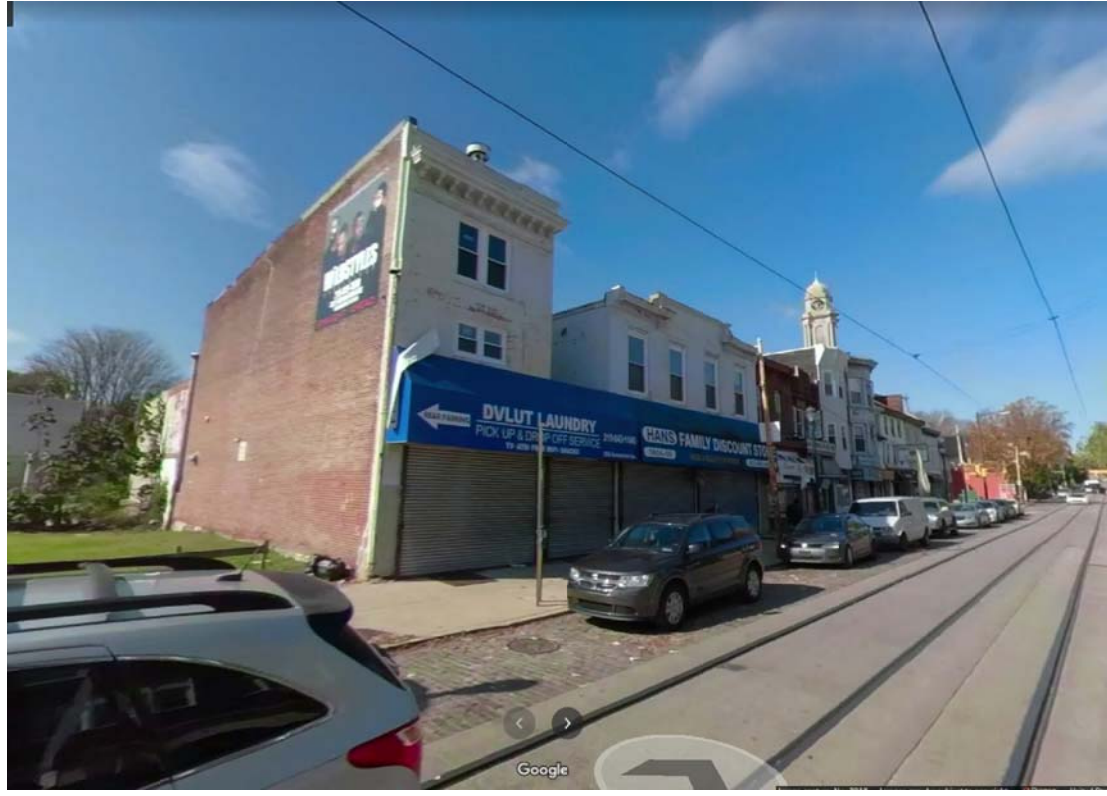


PHOTO 1

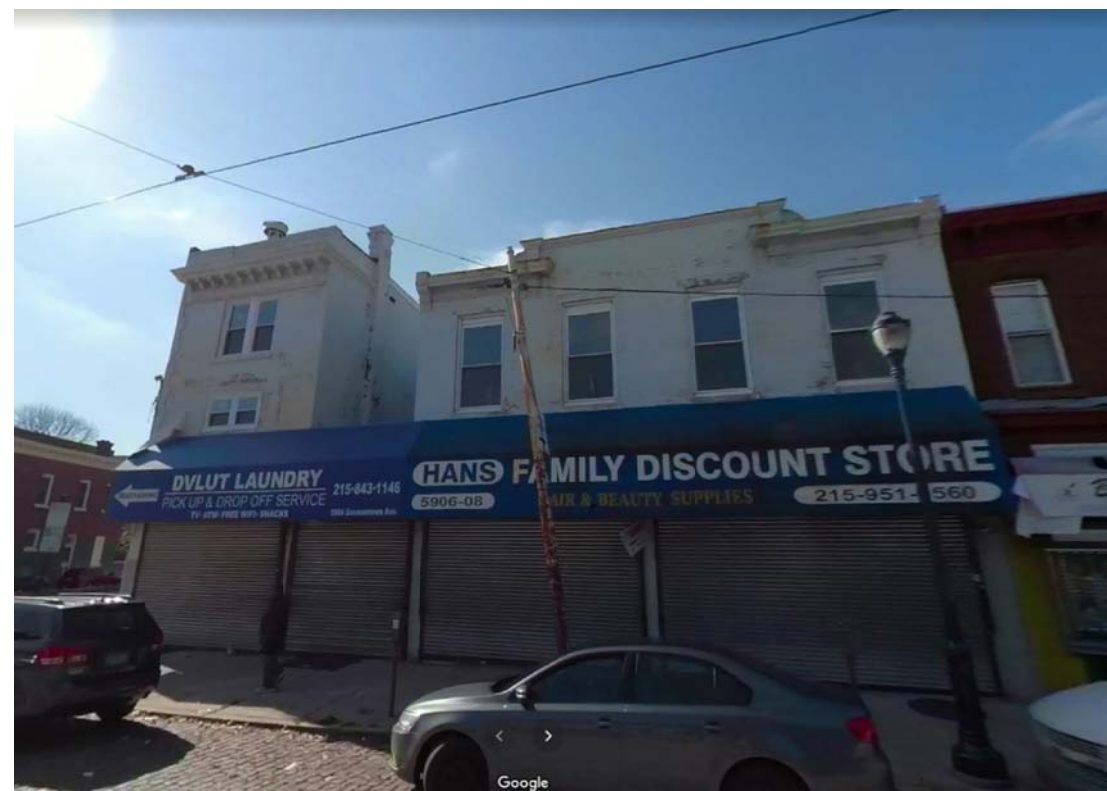
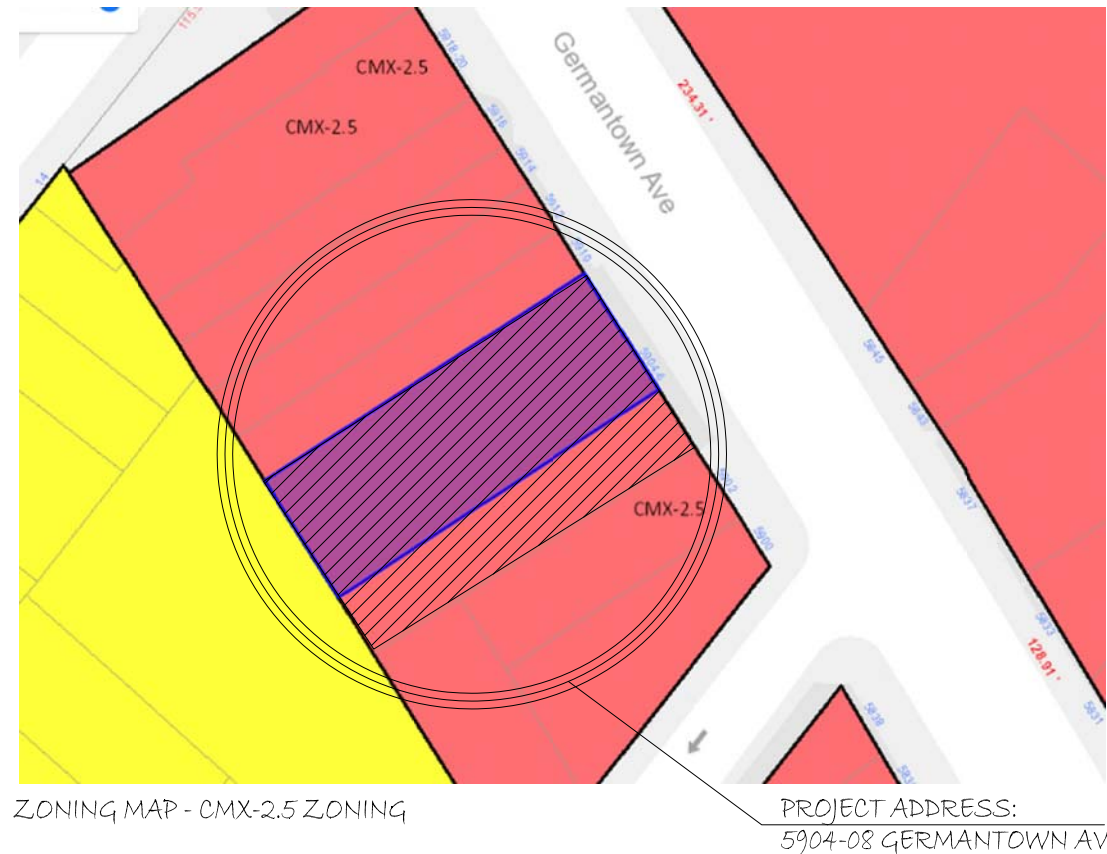


PHOTO 2



THE UNDERGROUND CITY (U.C.) PROTECTION ACT
(ACT 187 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 159 OF 2006)

SITE SERIAL NO. 20202872811 (ward 59)

LOCATION OF UNDERGROUND CITY (U.C.) PROTECTION ACT
(ACT 187 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 159 OF 2006)

THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT



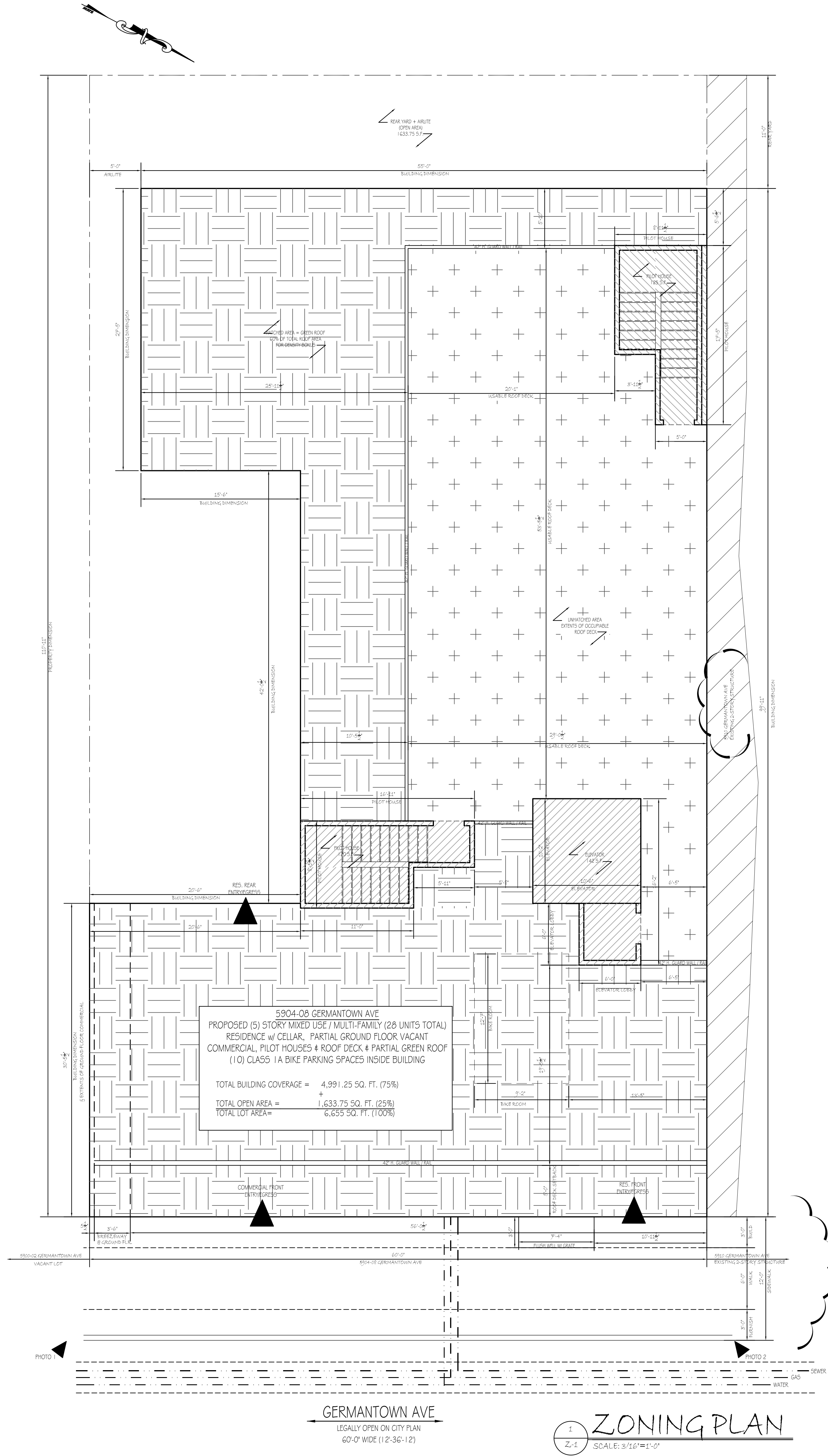
PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

____ ENCROACHMENT ORDINANCE REQUIRED FOR: _____
____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
____ DETAILED REVIEW FOR MINOR SITE PLAN
____ COORDINATED REVIEW FOR MAJOR SITE PLAN:
____ CITY PLAN ACTION
____ OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
Coleman Cosby
ON: **January 25, 2021**
FOR CHIEF HIGHWAY ENGINEER

PROPOSED MIXED USE / MULTI-FAMILY RESIDENCES

PROPOSED 5-STORY MULTI-FAMILY RESIDENCE w/CELLAR, VACANT PARTIAL GROUND FLOOR COMMERCIAL, PILOT HOUSES & ROOF DECK PROPOSED (28) RESIDENTIAL UNITS & 10 BIKE PARKING SPACES 5904-08 GERMANTOWN AVE, PHILADELPHIA PA



MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING
5904-08 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

PROJECT

DWG. TITLE

ZONING PLAN & ELEVATIONS

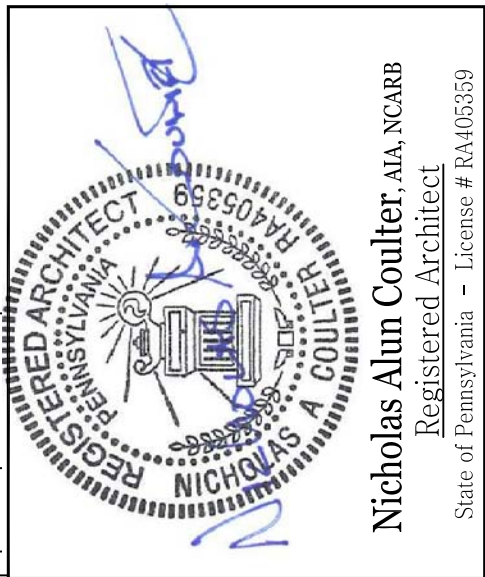
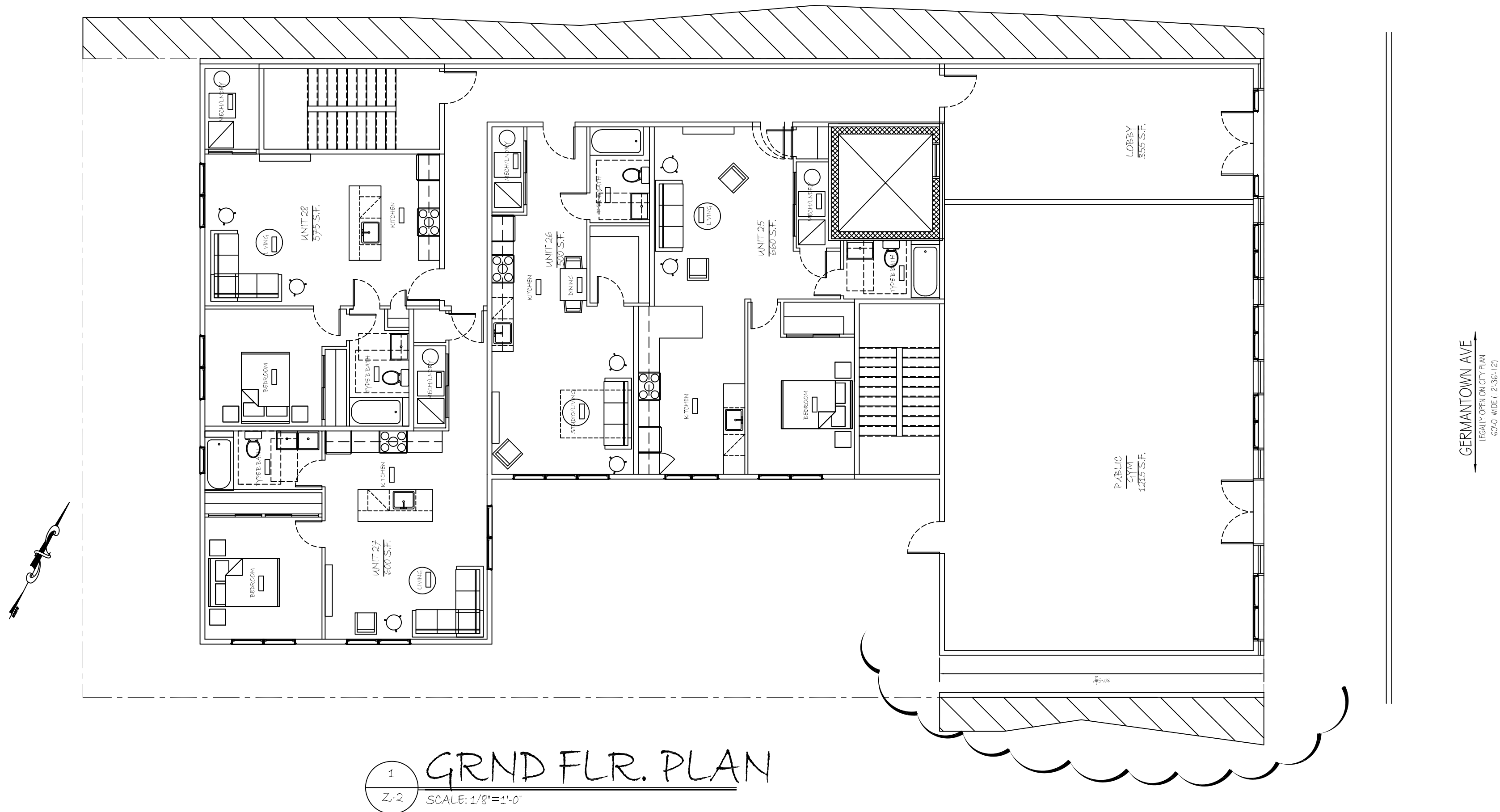
REVISIONS:
rfr comments

DRAWN BY: LD
CHECKED BY: HK
DATE: 8/6/2020
SCALE: AS NOTED

JOB No: 5904-08 GTOWN
FILE: 5904-08 GTOWN

Z-1





PROJECT	MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING 5904-08 GERMANTOWN AVE PHILADELPHIA, PENNSYLVANIA
	ZONING PLAN & ELEVATIONS
DWG. TITLE	

REVISIONS:
rfi comments

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	8/6/2020
SCALE:	AS NOTED

JOB No:	5904-08 GTOWN
FILE:	5904-08 GTOWN

Z-2

Zoning Permit

Permit Number ZP-2020-009132

LOCATION OF WORK 5904-06 GERMANTOWN AVE, Philadelphia, PA 19144-2194	PERMIT FEE \$1,034.00	DATE ISSUED 4/7/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 5904-08 Germantown Ave LLC	417 Cherry Hill Blvd Cherry Hill, New Jersey 08002
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK, ROOF DECK ACCESS STRUCTURE (TO ENCLOSE STAIRS AND LANDINGS ONLY) AND PARTIAL GREEN ROOF. SIZE AND LOCATION AS SHOWN ON PLANS.

APPROVED USE(S) Personal Services; Residential - Household Living - Multi-Family

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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-009132

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5904-06 GERMANTOWN AVE, Philadelphia, PA 19144-2194

ADDITIONAL USE DETAILS

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

FOR USE AS A PERSONAL SERVICE SPACE (GYM) AT THE 1ST FLOOR FRONT AND MULTI-FAMILY HOUSEHOLD LIVING (28 UNITS) FROM FLOORS 1 THROUGH 5 WITH TEN (10) CLASS 1A BIKE PARKING 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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.