

Zoning Permit

Permit Number ZP-2020-009933

LOCATION OF WORK 4074-86 HAVERFORD AVE Premises D, Philadelphia, PA 19104-1748 ENTIRE	PERMIT FEE \$986.00	DATE ISSUED 12/21/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
Brian Corcodilos 4001 Main Street Suite 203 Philadelphia, PA 19127 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A DETACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN 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.

 Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4074-86 HAVERFORD AVE Premises D, Philadelphia, PA 19104-1748

ADDITIONAL USE DETAILS

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

FORTY-THREE (43) DWELLING UNITS WITH TEN (10) ACCESSORY GARAGE PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND FIFTEEN (15) CLASS 1A BICYCLE PARKING SPACES (LOCATED ON AN ACCESSIBLE ROUTE). UTILIZING THE GREEN ROOF & MIXED INCOME HOUSING BONUSES.

This permit is subject to the following specific conditions.

CONDITIONS

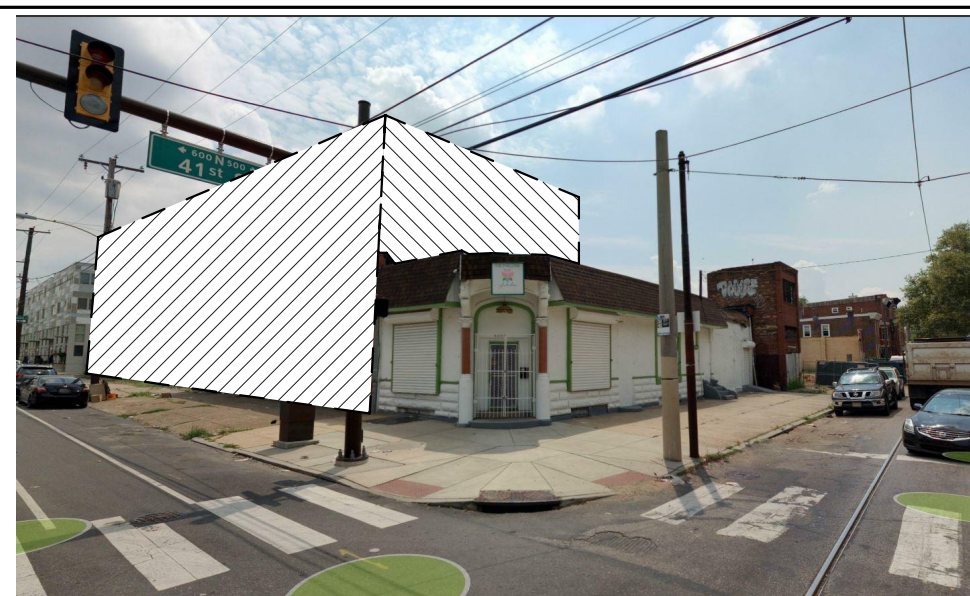
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

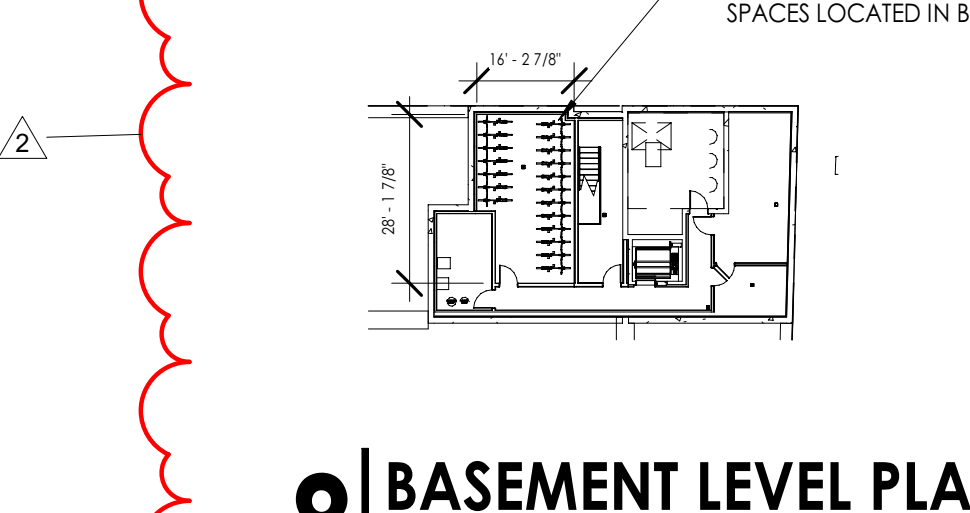


TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



PROJECT LOCATION

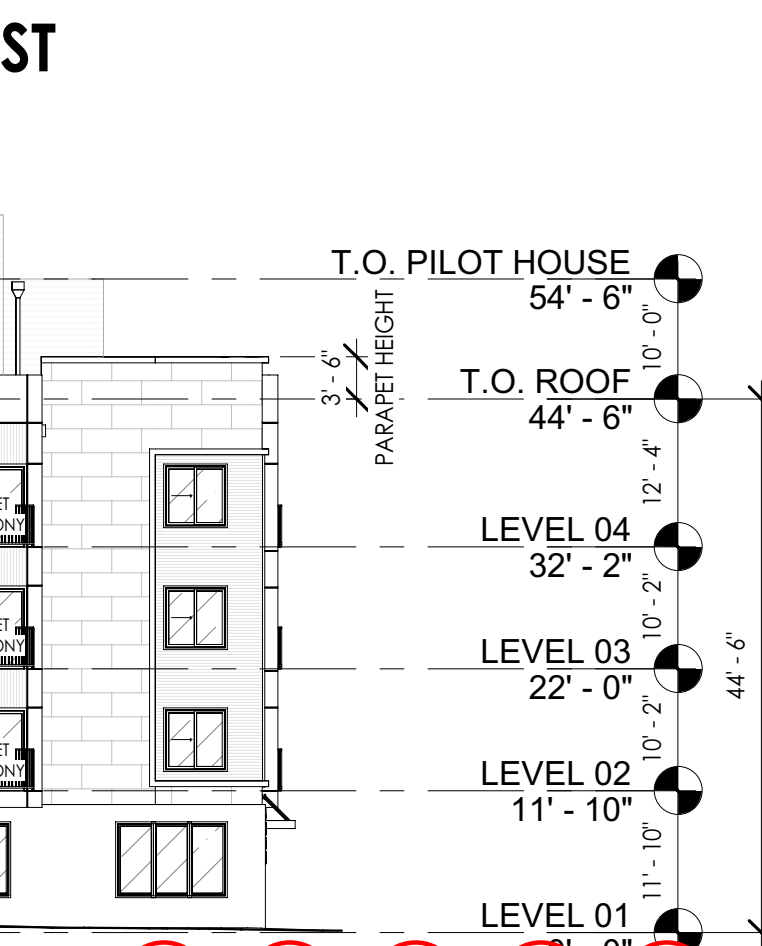
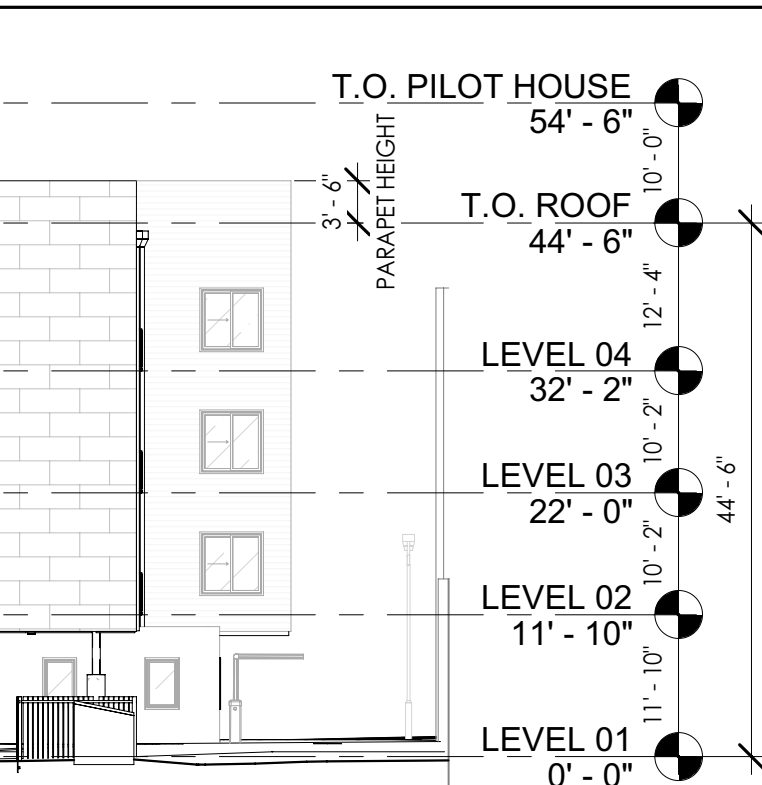
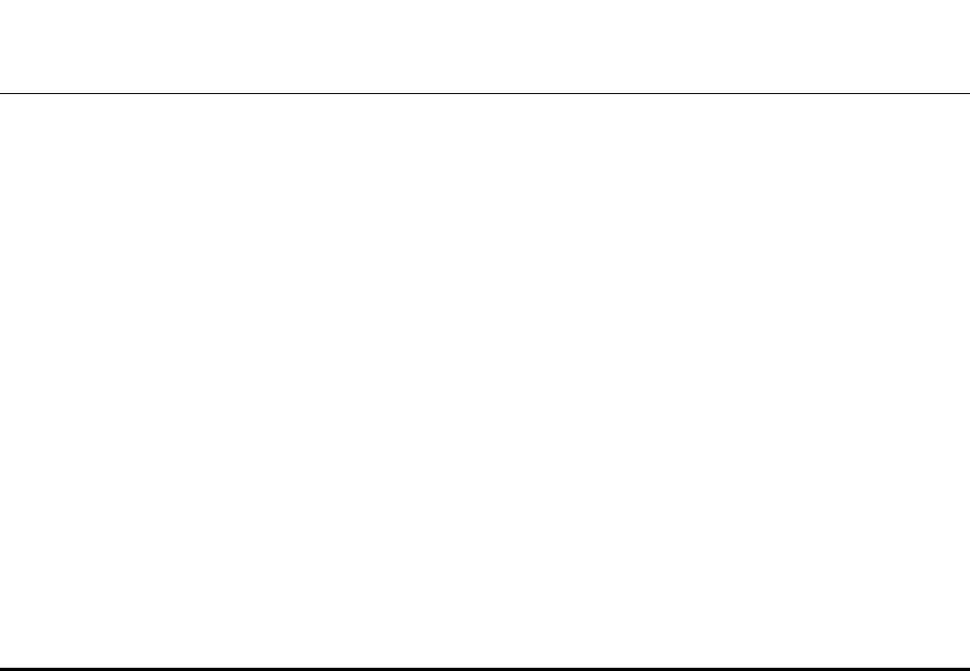
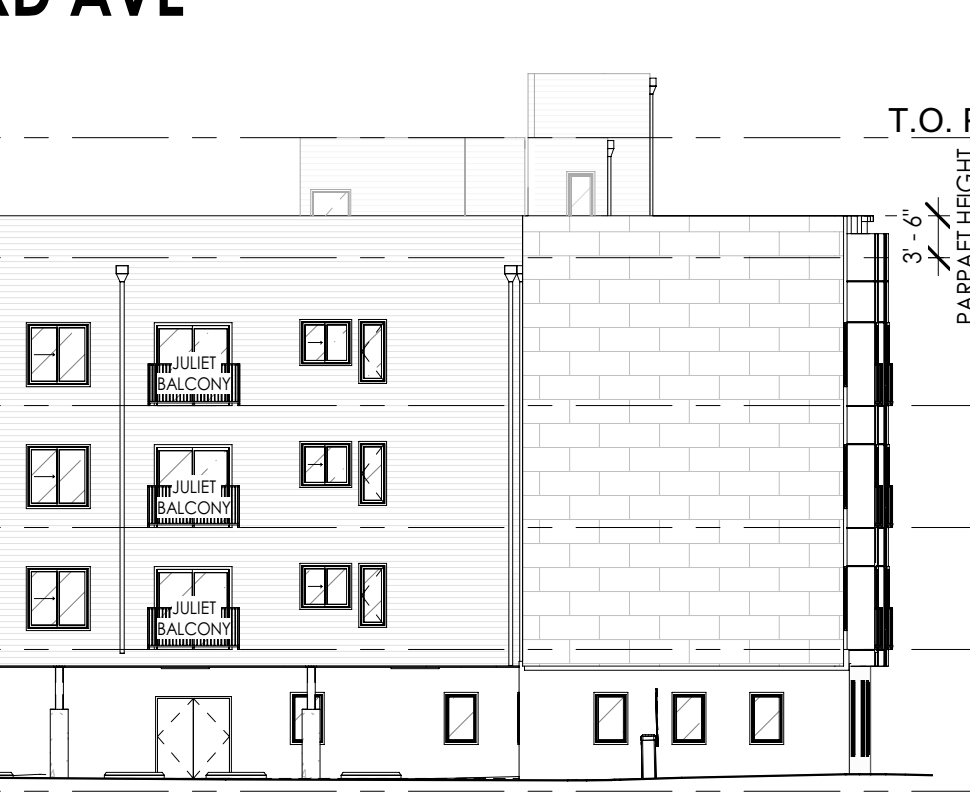
Z-ZONING MAP



Y1 (8 | 7001 | 1/32" = 1'-0"

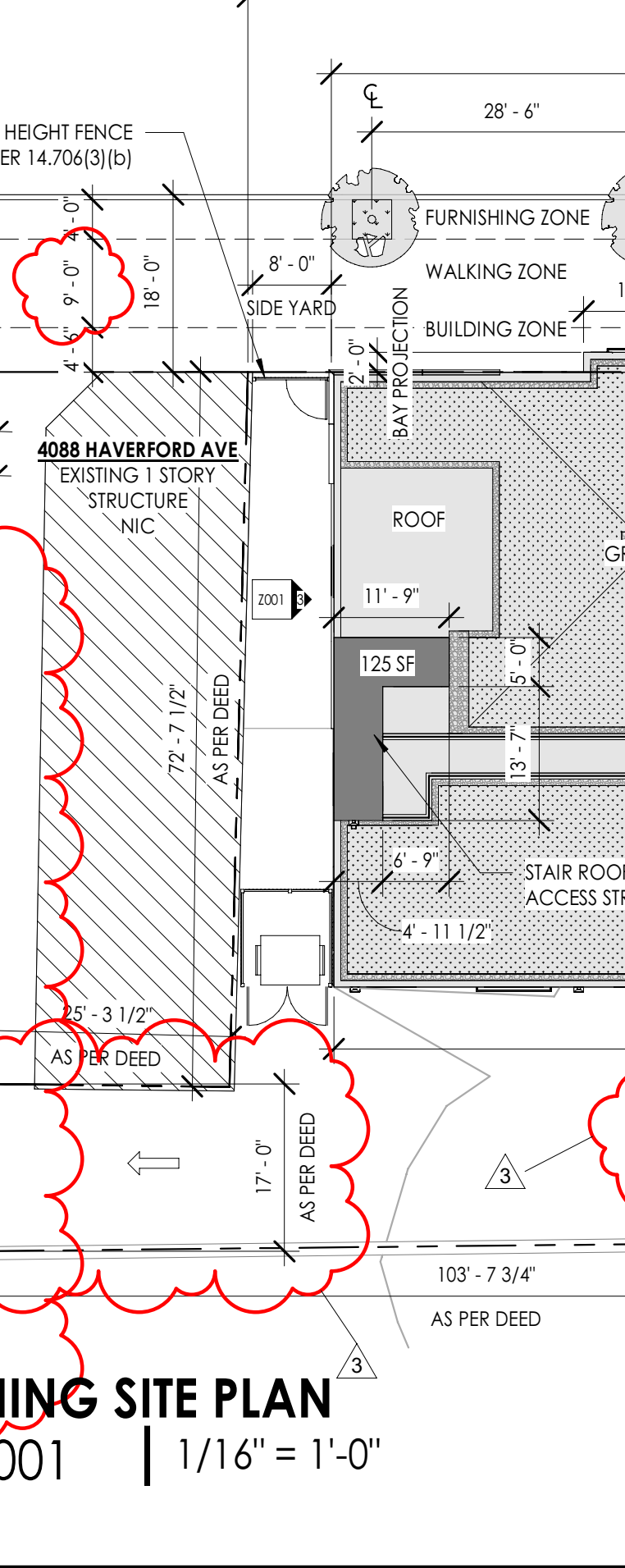
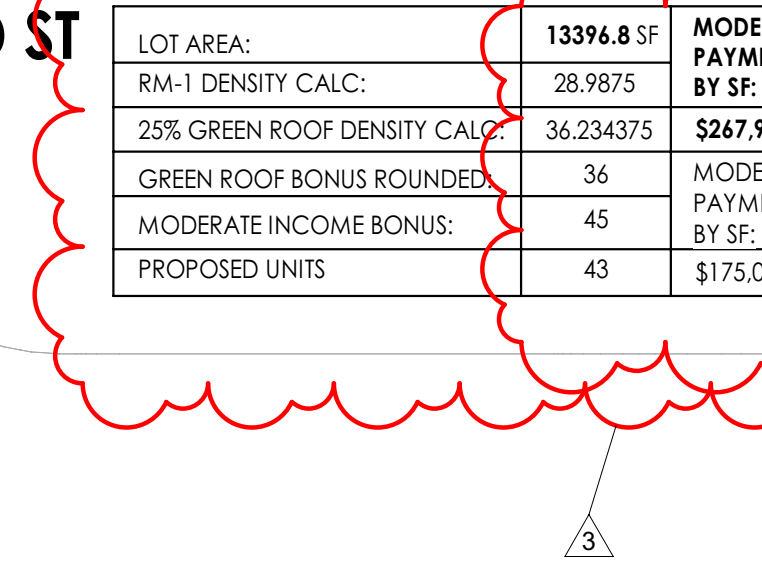


RD AVE



0 = 0

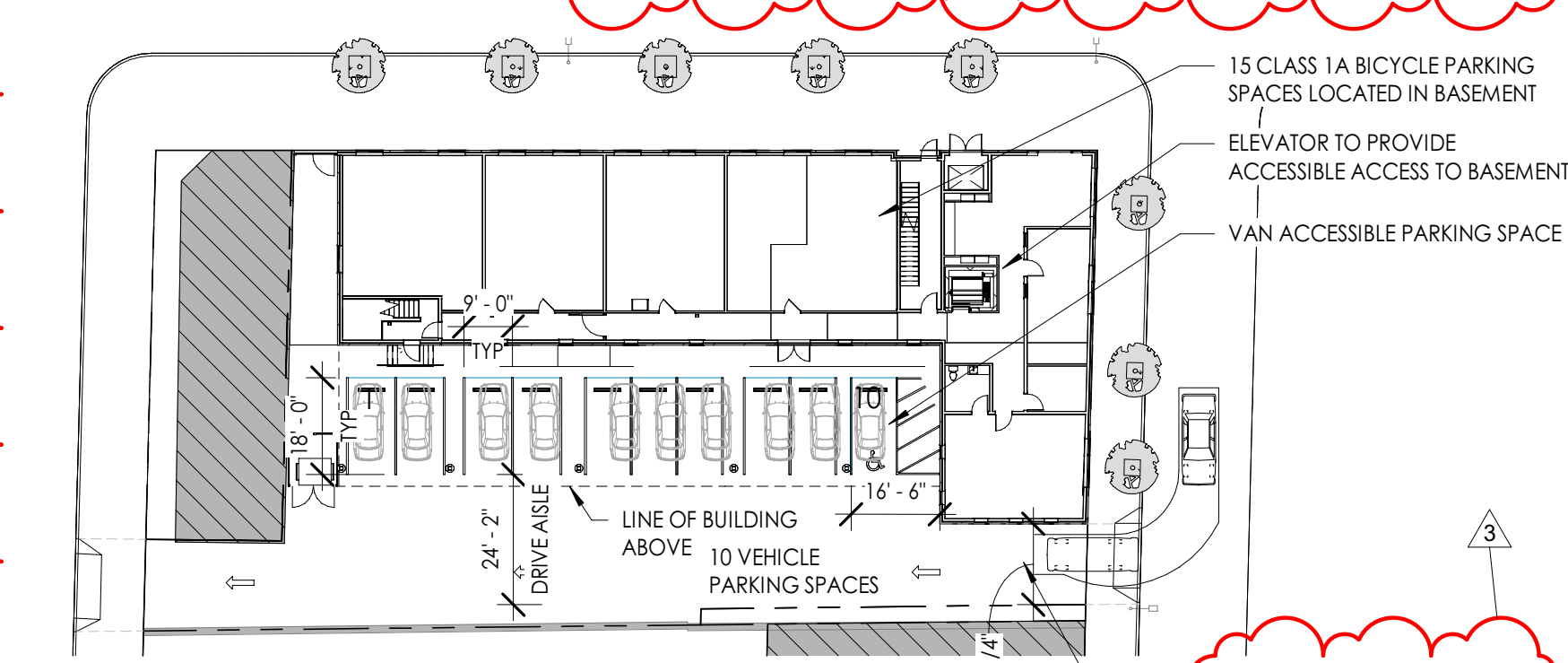
LOT AREA:	13396.8 SF	MODERATE PAYMENT IN LEIU BY SF:
RM-1 DENSITY CALC:	28.9875	
25% GREEN ROOF DENSITY CALC:	36.234375	
GREEN ROOF BONUS ROUNDED:	36	
MODERATE INCOME BONUS:	45	
PROPOSED UNITS	43	\$175,000



ZONING INFORMATION		RM-1	4
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED	
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 150' - 1 1/2"	NO	
MINIMUM LOT AREA: 1,440 SQ FT.	LOT AREA: 13396.8 SF	NO	
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 4,315 SF (32.2%)	NO	
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 0	NO	
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM, DETACHED OR SEMI-DETACHED: 5FT, PER YARD. MULTI-FAM, DETACHED; 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	SIDE YARD WIDTH: 8'-0"	NO	
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 9'-0"	NO	
MAXIMUM HEIGHT: 38'-0" + 7'-0" MODERATE INCOME BONUS = 45'-0"	HEIGHT: 44'-6"	NO	
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK:	NO	
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 5'-0"	NO	
PARKING: 0 REQUIRED	10 PARKING SPACES	NO	
BIKE PARKING: 15 REQUIRED	15	NO	
STREET TREES: 8 REQUIRED	8	NO	

PERMITTED BUILDING TYPE - DETACHED, SEMI-DETACHED, ATTACHED	DESCRIPTION - PROPOSED 4-STORY RESIDENTIAL STRUCTURE. GROUND LEVEL WILL CONSIST OF (4) RESIDENTIAL UNITS, RESIDENTIAL AMENITY SPACES, 10 PARKING SPACES, AND CIRCULATION. FLOORS 2-4 WILL
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PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULTI-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER;
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM



4 | LEVEL 01 FLOOR PLAN

