

Zoning Permit

Permit Number ZP-2021-000201

LOCATION OF WORK 308-10 W CHELTEN AVE Proposed Parcel, Philadelphia, PA 19144-3805	PERMIT FEE \$672.00	DATE ISSUED 1/7/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
Meredith Ferleger DBA: DILWORTH PAXSON KALISH & KAUFF 1500 Market St 3500 Philadelphia, PA 19102 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AT FIFTH FLOOR FACING WEST WOODLAWN ST (SIZE AND LOCATION AS SHOWN ON 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.

Zoning Permit

Permit Number ZP-2021-000201

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

308-10 W CHELTEN AVE Proposed Parcel, Philadelphia, PA 19144-3805

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (FORTY-NINE (49) UNITS) HOUSEHOLD LIVING AND TO INCLUDE SIXTEEN (16) ACCESSORY PARKING SPACES (INCLUDING ONE (1) ADA PARKING SPACE) AND SEVENTEEN (17) BICYCLE 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.



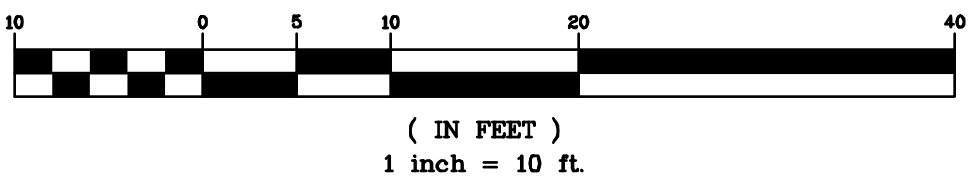
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



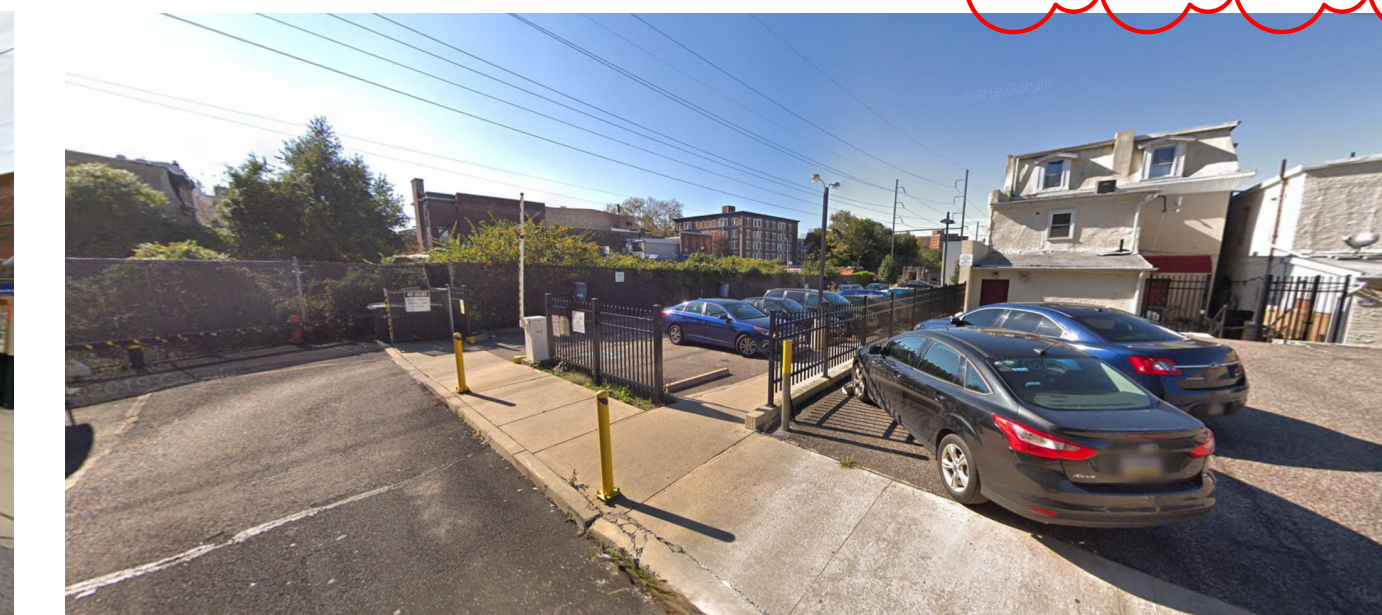
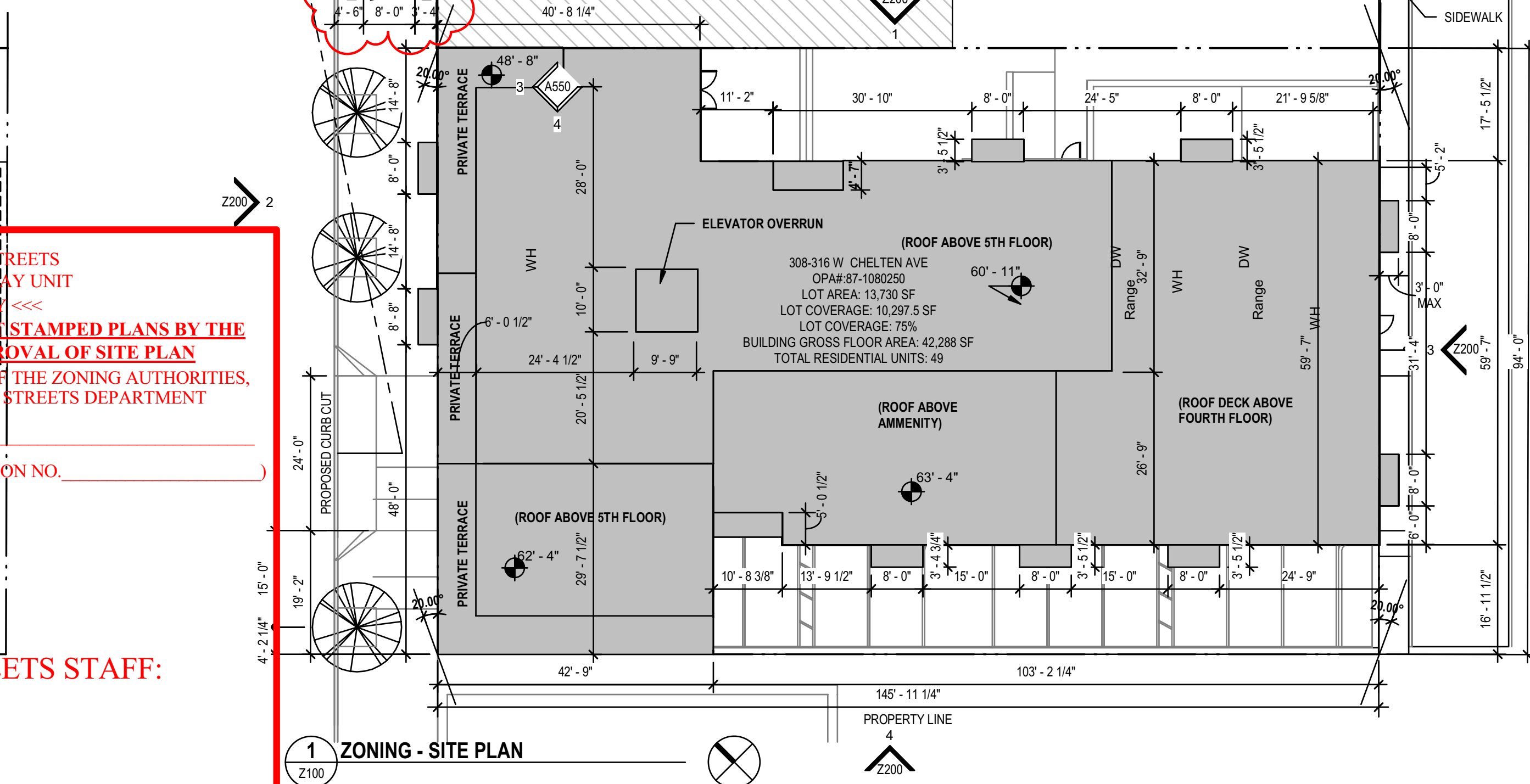
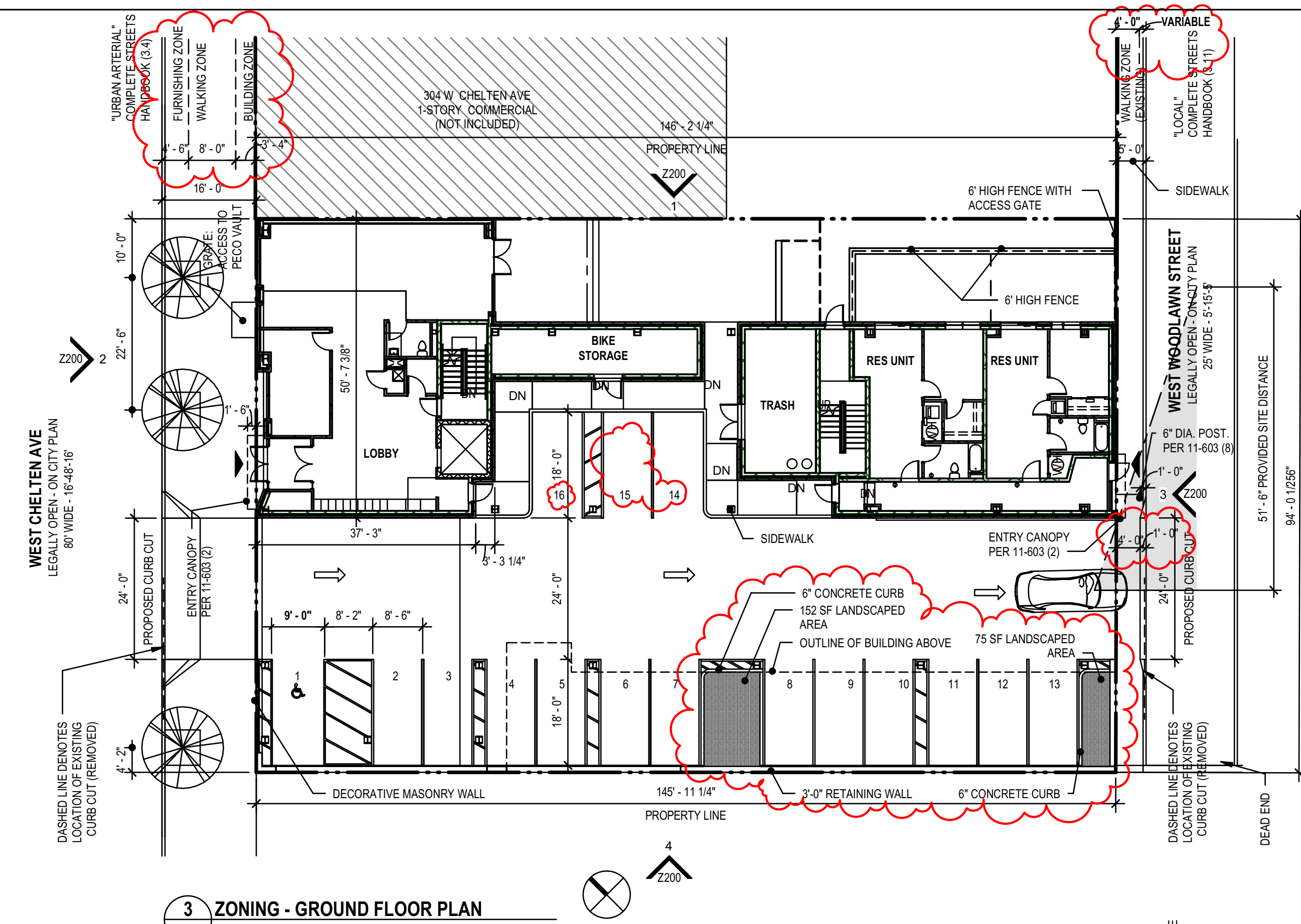
1. PROPERTY KNOWN AS: POA 867-1080250-308-310 IN CHELSEY AND AREA 12-4095150-312-316 IN CHELSEY AREA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PARCEL 867-1080250 IS 6,867,898.90 SQUARE FEET OR 0.1577 ACRES.
AREA OF PARCEL 12-4095150 IS 6,862,924.00 SQUARE FEET OR 0.1575 ACRES.
3. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UTILITIES EXPRESSED HEREON, OR STORED, PROCESSED, OR TRANSMITTED BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, COPIES OF THIS PLAN WITHOUT A PRINSED OR COLORED SEAL ARE NOT VALID.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNESTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNESTONE CONSULTING IN OCTOBER, 2020.
5. COPYRIGHT © 2020, CORNESTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY INFORMATION STORAGE, RETRIEVAL, OR TRANSMISSION SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THIS PLAN IS THE PROPERTY OF THE SURVEYOR. ANY REUSE OF THIS PLAN OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR CONSTITUTES A VIOLATION OF THE SURVEYOR'S INTELLECTUAL PROPERTY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A PRINSED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCOUNTANCY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON DOES NOT EXPRESSLY OR IMPLIEDLY REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. ELEVATIONS ARE BASED UPON CITY PLAN (SEE REFERENCE #3).
8. SITE BENCHMARK IS MAG WALNUT CREEK ELEVATION = 220.617' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY. IT IS THE SURVEYOR'S RESPONSIBILITY TO DETERMINE THE BENCHMARK'S LOCATION BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
11. THIS SURVEY IS GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS/ZONE X. (SEE REFERENCE #2).
12. BOUNDARY RESOLUTION BASED ON FOUND CHEDDAR AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

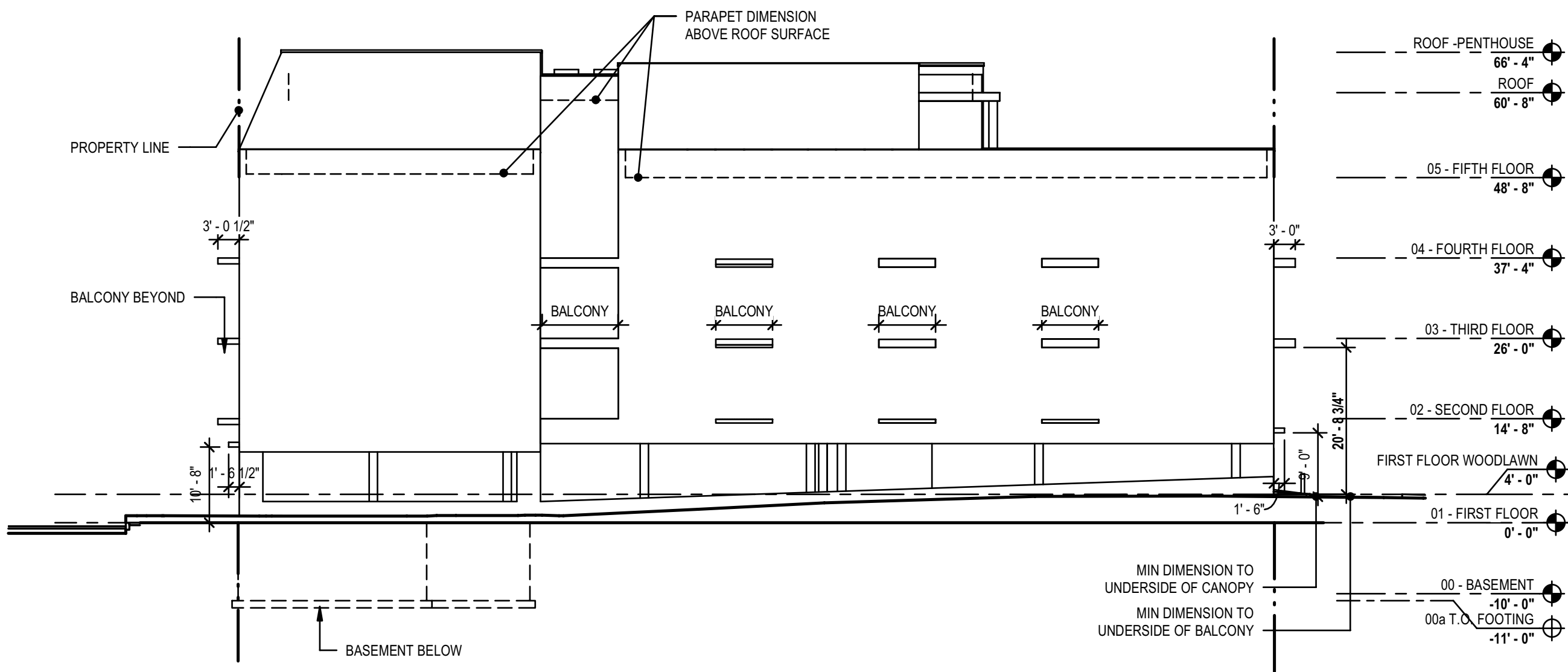
1. TAX MAPS OF PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," MAP NUMBER 4207350095G; PANEL NOT PRINTED, EFFECTIVE OCTOBER 22, 2020.
3. COMPILATION OF CITY PLAN NO. 6 PROVIDED BY THE CITY OF PHILADELPHIA.

	PROPERTY BOUNDARY
	ADJACENT BOUNDARY
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING FENCE
	EXISTING OVERHEAD WIRE
	APPROXIMATE UNDERGROUND GAS LINE
	APPROXIMATE UNDERGROUND WATER LINE
	APPROXIMATE UNDERGROUND TELCO LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	APPROXIMATE UNDERGROUND SANITARY LINE
	APPROXIMATE UNDERGROUND DRAINAGE LINE
	EXISTING CURB
	EXISTING DEPRESSIONED CURB (DC)
	EXISTING SIGN
	EXISTING UTILITY POLE (UP)
	STORM MANHOLE
	SANITARY MANHOLE
	COMMUNICATION MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	STORM INLET
	GAS METER
	WATER METER
	TRAFFIC SIGNAL BOX
	ELECTRIC VAULT
	GAS VALVE
	WATER VALVE
	BENCHMARK

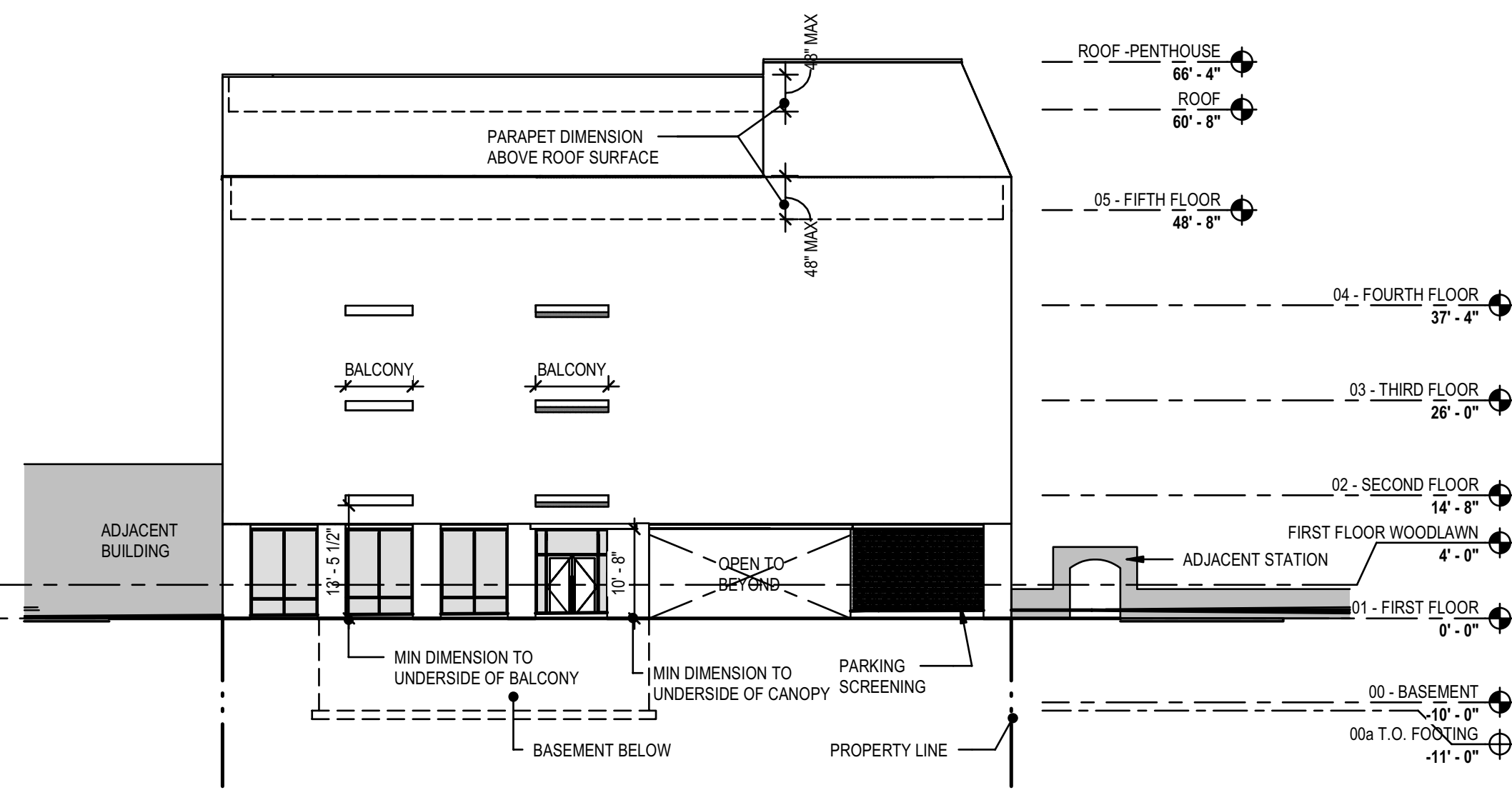


S E E 1 O F 1

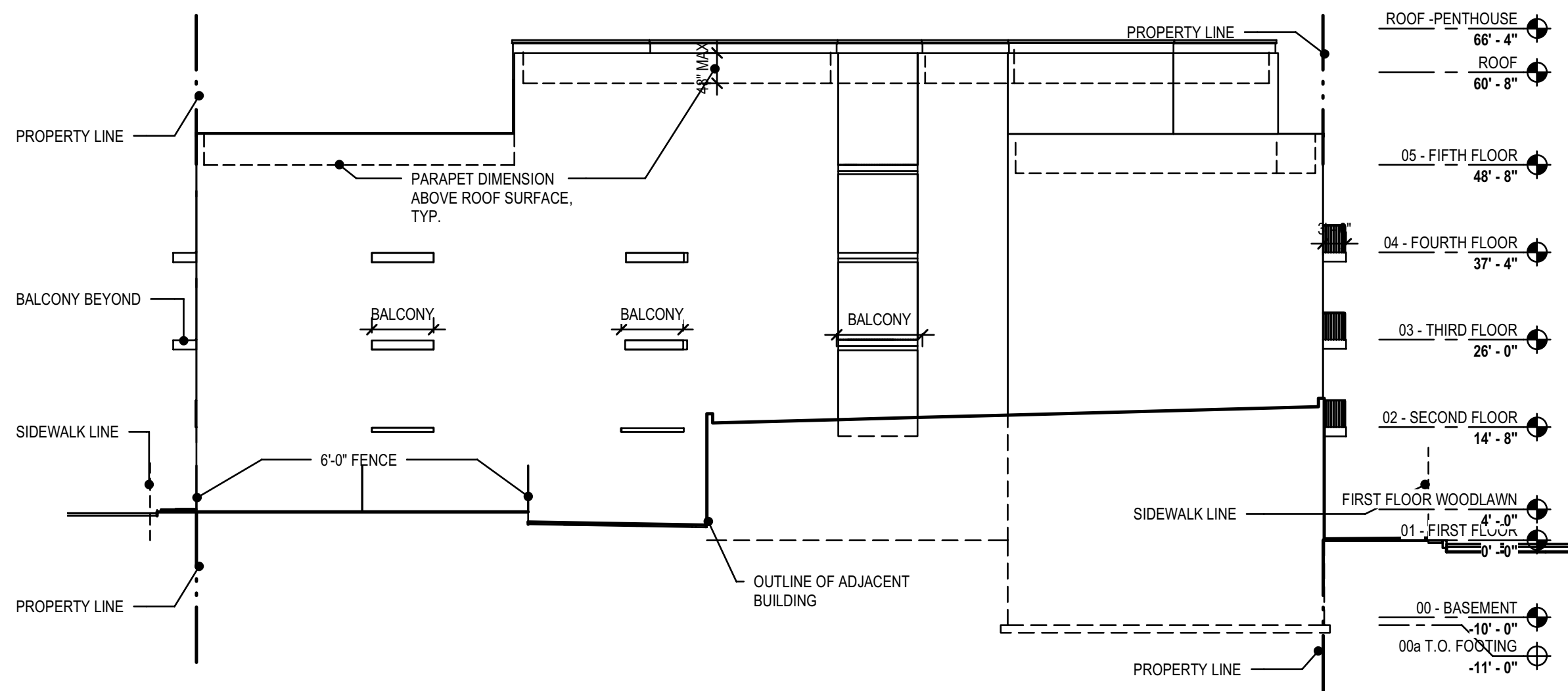
[illegible]



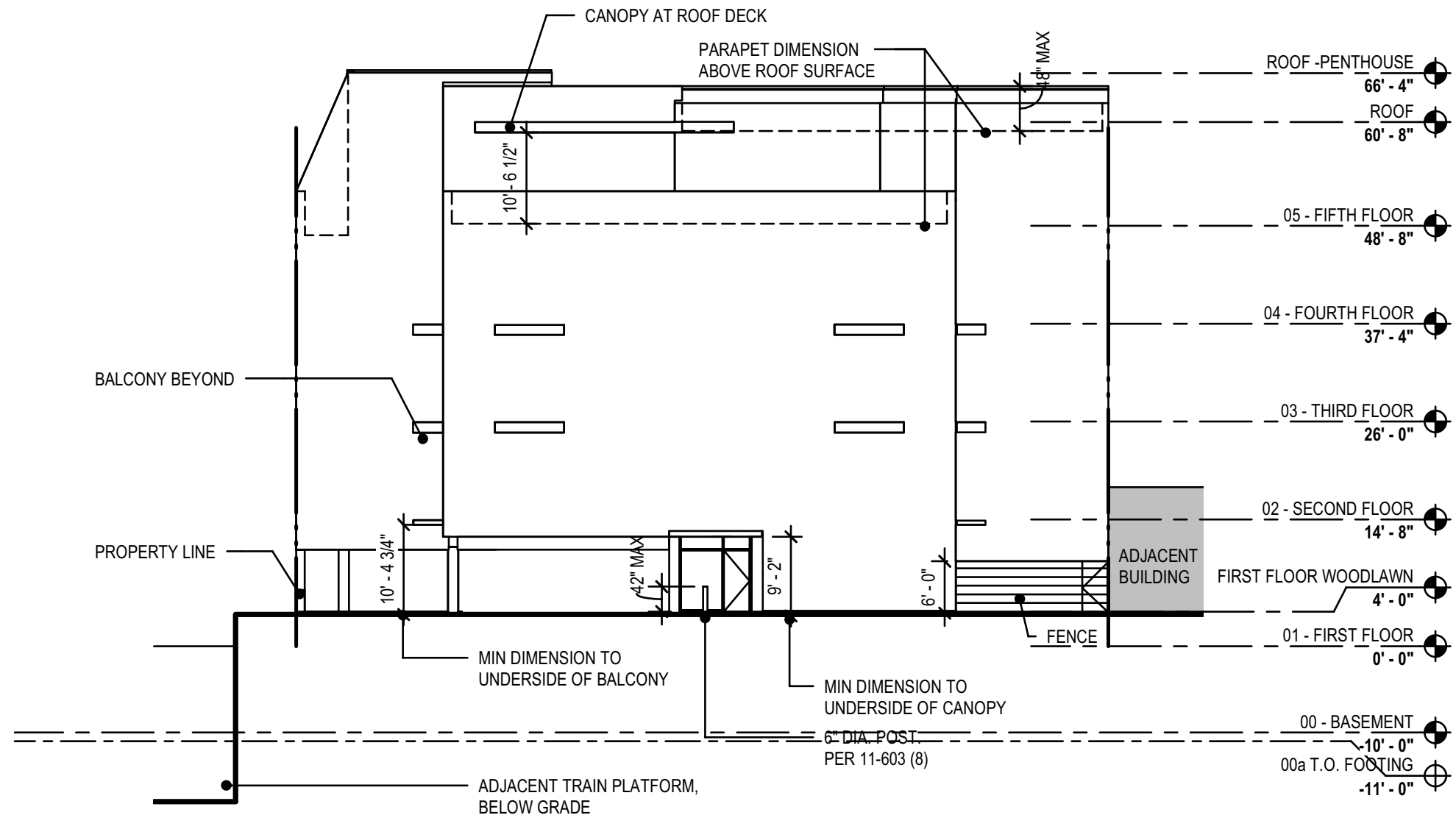
4 ZONING ELEVATION - SOUTHWEST
Z200 1/16" = 1'-0"



2 ZONING ELEVATION - NORTH/WEST
Z200 1/16" = 1'-0"



1 ZONING ELEVATION - NORTH/EAST
Z200 1/16" = 1'-0"



3 ZONING ELEVATION - SOUTH/EAST
Z200 1/16" = 1'-0"

AREA REGULATIONS

LOT INFORMATION		
LOT ADDRESS(ES):	308-16 WEST CHELTON AVE.	
OPA NUMBER:	87-1080250	
LOT AREA(S):	13,730SF	
308-16 WEST CHELTON AVE. = 13,730 SF		
BASE ZONING DISTRICT:	CMX-3	
OVERLAY ZONING DISTRICT:	/WWO, WISSAHICKON WATERSHED OVERLAY	
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION		
/NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT LOWER AND CENTRAL GERMANTOWN		
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	MULTI-FAMILY HOUSING
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	75%	75% (10,297.5 SF BLDG)
MAX UNITS ALLOWED	N/A	49
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	8 FT if used	0' - 0"
MIN REAR YARD DEPTH (FT)	N/A	0' - 0" (see Note 1)
HEIGHT		
MAX HEIGHT (FT)	N/A	66' - 8"
MAX FLOOR AREA (% OF LOT AREA)	500	308
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENTS	1 per 35' of linear frontage	3 (See Note 2)
OFF STREET PARKING REQUIREMENTS		
TOTAL CAR PARKING	15 (3/10 units)	16 (No Reductions)
ACCESSIBLE SPACES	1 (2% of 17)	1
COMPACT SPACES	0	0
ELECTRIC VEHICLE SPACE	0 (See Note 3)	0
BICYCLE PARKING	17 (1 bicycle per 3 units)	17
OFF-STREET LOADING REQUIREMENTS(14-806)		
OFF-STREET LOADING	0 (See Note 4)	0
ROOF DECK (14-604 (5))		
ROOF DECK (See Note 5)	PERMITTED	PROVIDED
PARKING LANDSCAPE AND SCREENING (14-803 (5))		
PERIMETER SCREENING FROM PUBLIC STREETS	REQUIRED	PROVIDED (See Note 6)
INTERIOR LANDSCAPE REQUIREMENTS	1815 SF OPEN PARKING X 10% = 181.5 SF	227 SF (See Note 8)
NOTES		
NOTE 1:	Per 14-701 (1) (d) Requirements for Lots with Multiple Street Frontages, for a lot fronting on more than one street, each street frontage shall be considered a front. The front yard requirements of the zoning district shall apply to those street frontages and the following side yard, rear yard, and primary frontage requirements shall apply. In all circumstances, the requirements for minimum open area and maximum occupied area remain the same.	
NOTE 2:	Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 94'-116" (linear frontage) / 35 = 3 Street Trees (rounded up)	
NOTE 3:	Per Table 14-803-3: Electric Vehicle Parking Spaces, Electric Vehicle Parking is not required if less than 20 spaces are provided.	
NOTE 4:	Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)	
NOTE 5:	Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 90 ft per §14-604(5)(c)(2) in CMX-3. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards	
NOTE 6:	Per 14-803 (5) (d) (2) Where a five ft. wide perimeter landscape area is not feasible, a decorative masonry wall or ornamental fence at least three ft. in height may be installed. Full height masonry screen to be provided at W Chelton. 3'-0" masonry wall will be provided around the remaining parking boundary.	
NOTE 7:	Project has been designed to comply with all applicable provisions of Section 14-703	
NOTE 8:	Herbaceous plants or lawn installed in the required landscaped area shall be from the list of appropriate plantings per § 14-705 of the Philadelphia Zoning Code	

Versions

No.	Date	Description
	11/24/2020	ZONING
	12/14/2020	ZONING REVISIONS

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Structural Engineer

CONN SHAFFER
CONSULTING ENGINEERS

Corn Shaffer Consulting Engineers
52 Pennsylvania Avenue
Malvern, PA Philadelphia, 19355
610 450 6598

MEP Engineer

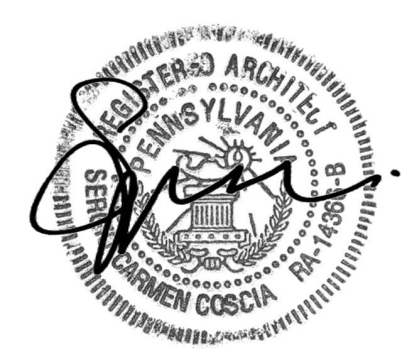
CHESTNUT ENGINEERING

Chestnut Engineering
2 E Lancaster Ave, 2nd Floor
Ardmore PA 19003
610 642 1750

Civil Engineer

Penn E&R
Environmental & Remediation, Inc.

Penn E&R, Inc.
One South Broad Street, Suite 1700
Philadelphia, PA 19107
215 997 9000



Signature and Seal

Project

308-16 W
Chelton
308-16 W Chelton Ave
Philadelphia, PA 19144

Sheet Title

ZONING TABLES &
ELEVATIONS

Date 12/8/2020

Scale As indicated
Drawn Project No. 507
Sheet No.

Z200

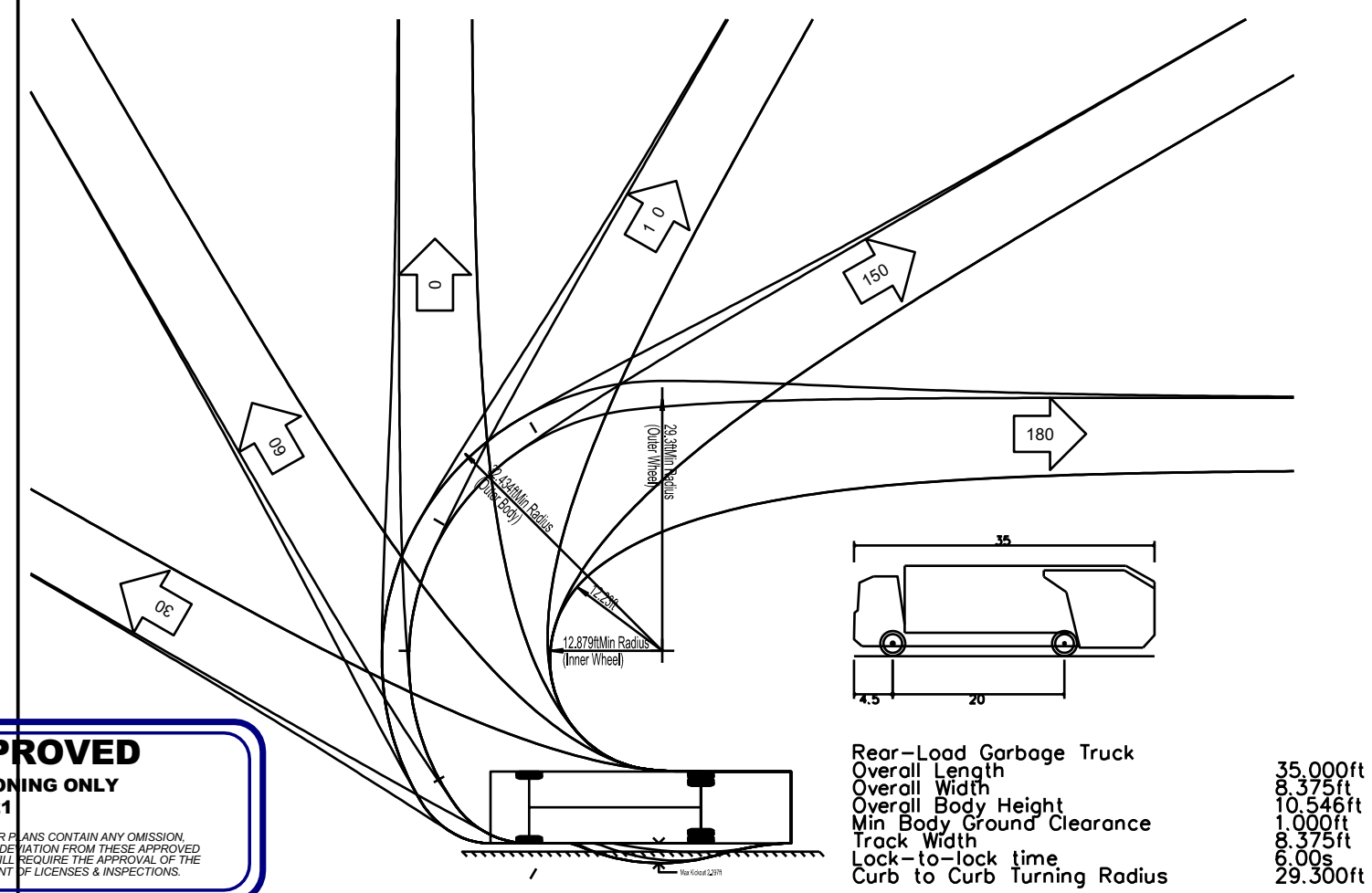
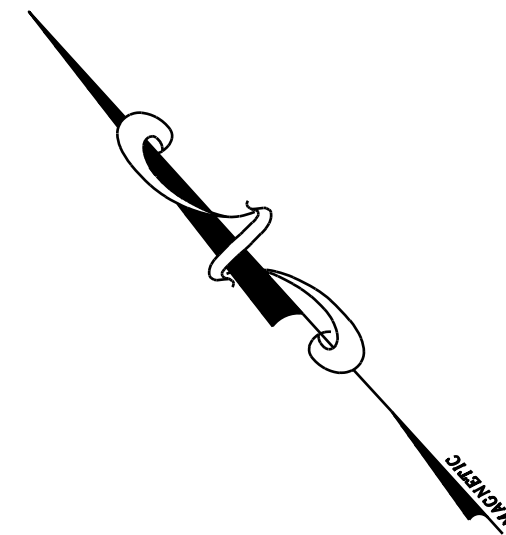
APPROVED
FOR ZONING ONLY
01/07/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONFLICT, OR ARE NOT COMPLETED, THESE ARE THE
RESPONSIBILITIES OF THE ENGINEER, ARCHITECT,
OR PROFESSIONAL DESIGNER.

Applied Electronically by L&J User:

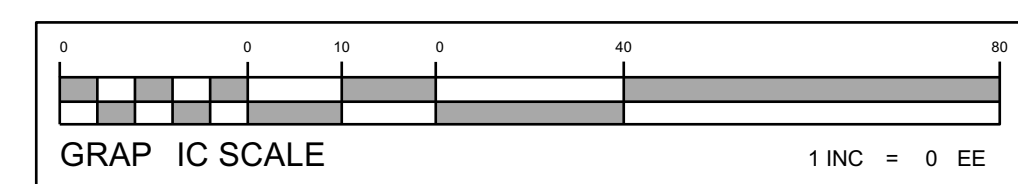
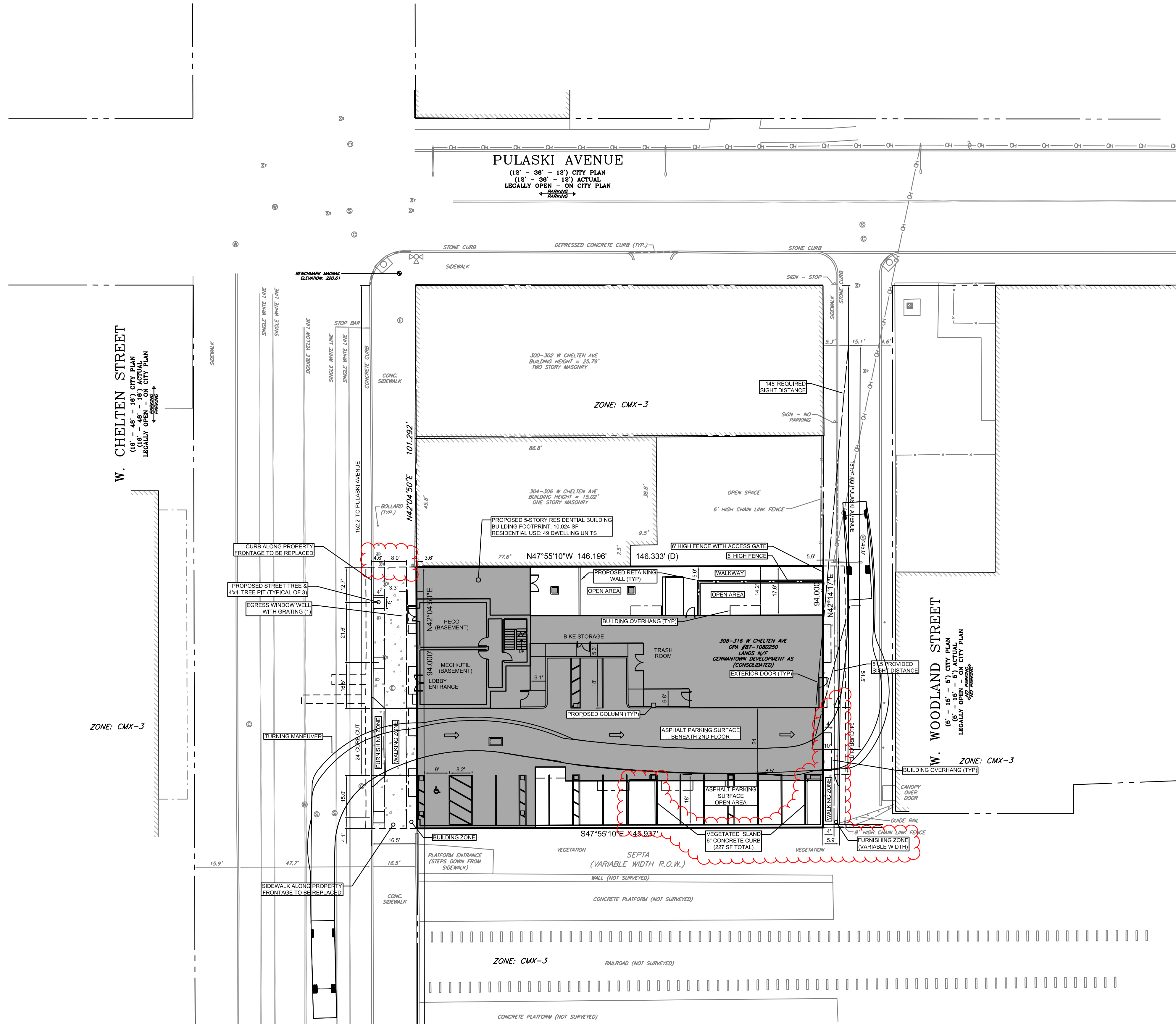


ENGINEER: DA ON LINE P E
755 BERGE ROAD
A IELD PA 1 440
D LINE@PENN-ER CO
15- 7- 000



APPROVED
FOR ZONING ONLY
01/07/21

Turn(s) based upon a design speed of 2.00mph.

[illegible]

Architect

COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Structural Engineer

CONN SHAFFER
CONSULTING ENGINEERS

Conn Shaffer Consulting Engineers
52 Pennsylvania Avenue
Malvern, PA Philadelphia, 19355
610 450 6598

MEP Engineer

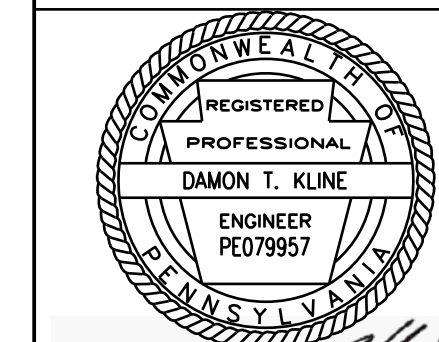


Chestnut Engineering
2 E Lancaster Ave, 2nd Floor
Ardmore PA 19003
610 642 1750

Civil Engineer



Penn E&R, Inc.
One South Broad Street, Suite 1700
Philadelphia, PA 19107
215 997 9000



D. *...*

Signot

308-16 W
Cheltenham
308-16 W Cheltenham
Philadelphia, PA 19144

Sheet Title
**ZONING VEHICLE
 TURNING PLAN**

Date _____

Date	11/18/2020	
Scale	Drawn Author	Project N 503

Sheet No.

Z300