

Zoning Permit

Permit Number ZP-2021-004166

LOCATION OF WORK 4200 LANCASTER AVE Premises C, Philadelphia, PA 19104-1409	PERMIT FEE \$672.00	DATE ISSUED 6/30/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC 4001 Main Street Suite 203 Philadelphia, PA 19127 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE ON LOT. FOR THE ERECTION OF AN ATTACHED STRUCTURE (45' HIGH) (USING MIXED INCOME BONUS AS PER CODE SECTION 14-702(7) WITH BALCONIES AND ROOF ACCESS STRUCTURE; WITH GREEN ROOF (USING BONUS AS PER 14-602(7) AND SECTION 14-602(4)(a)[2](c) (COVERS MORE THAN 60% OF ROOF). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4200 LANCASTER AVE Premises C, Philadelphia, PA 19104-1409

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR(USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) IN THE SAME BUILDING WITH FIFTEEN(15) DWELLING UNITS AND WITH FIVE(5) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

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.



PERSPECTIVE

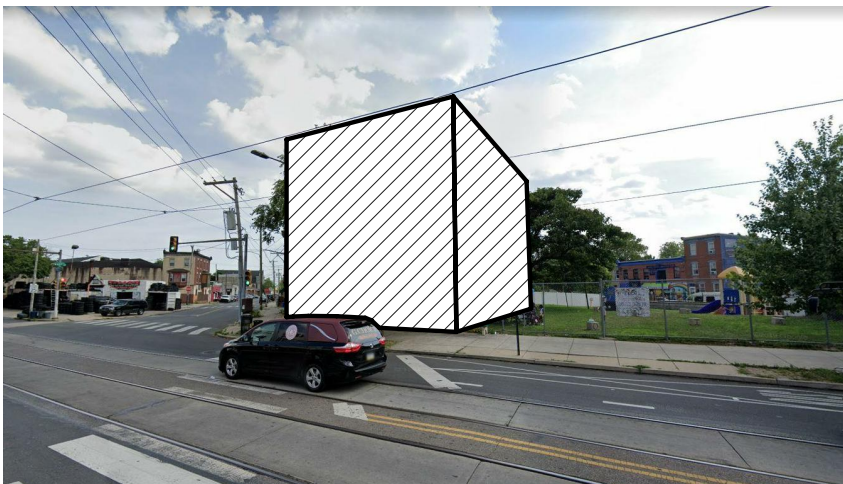


Z-ZONING MAP

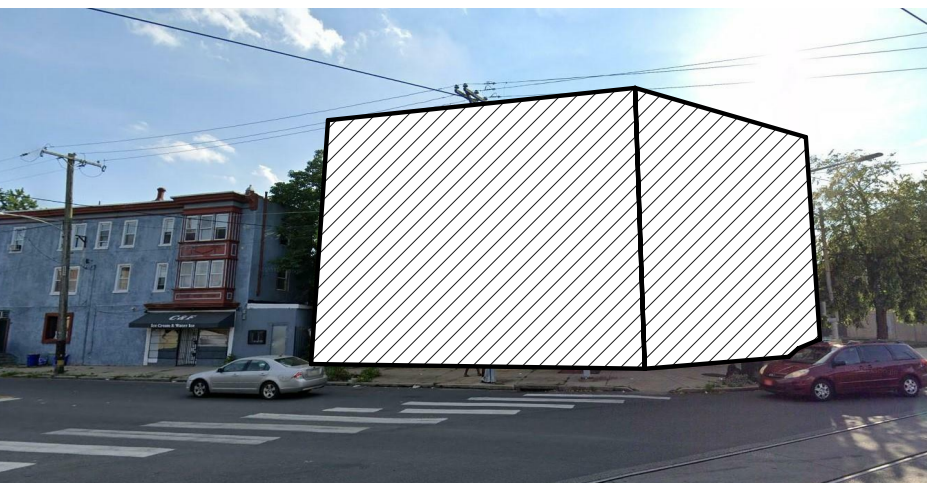


PROJECT LOCATION

Z-VICINITY MAP



SITE PHOTO



SITE PHOTO



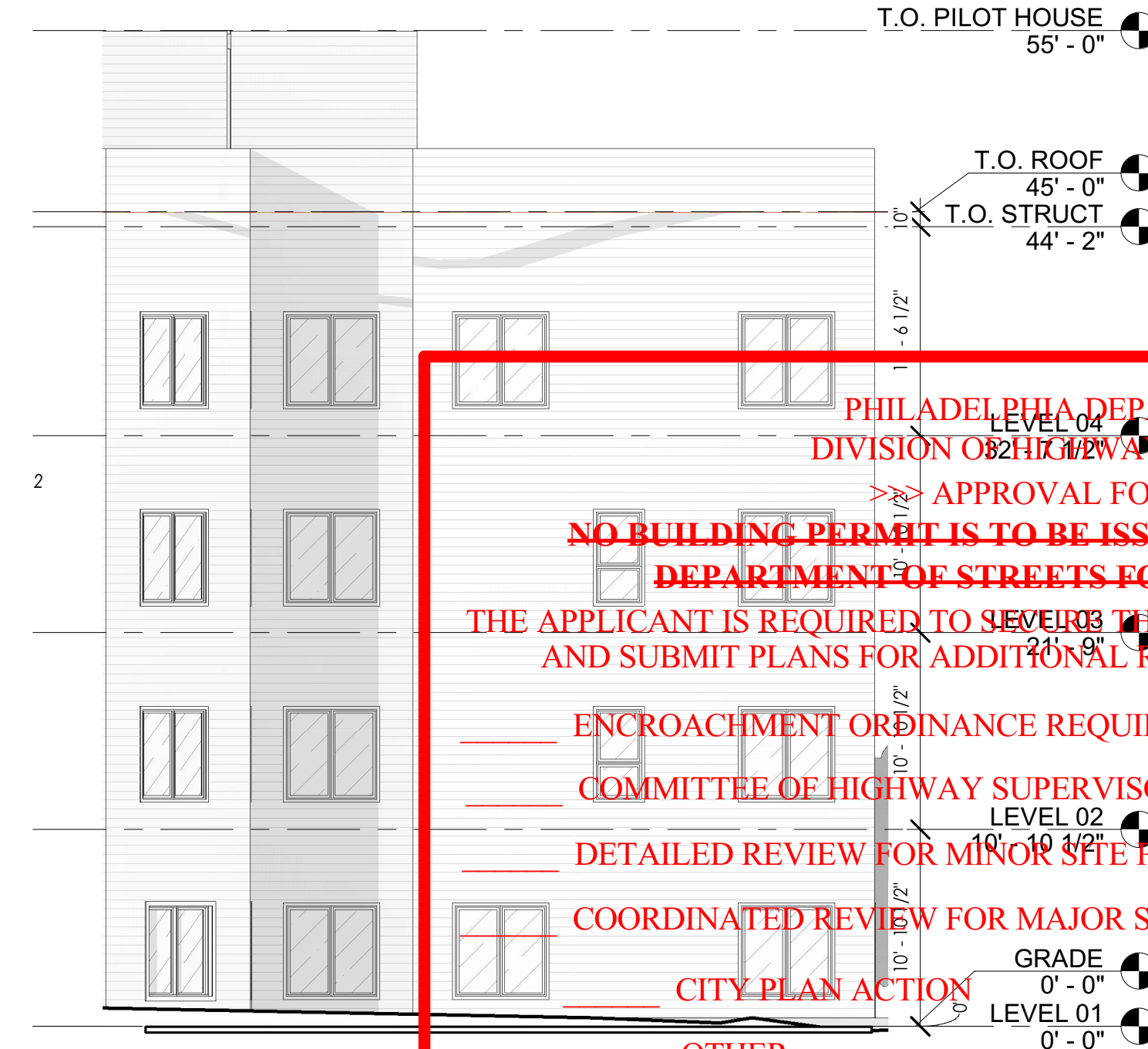
Applied Electronically by L&J User:



4 | 40TH ST ELEVATION
Z001 | 1/8" = 1'-0"



3 | LANCASTER AVE ELEVATION
Z001 | 1/8" = 1'-0"



2 | REAR ELEVATION
Z001 | 1/8" = 1'-0"

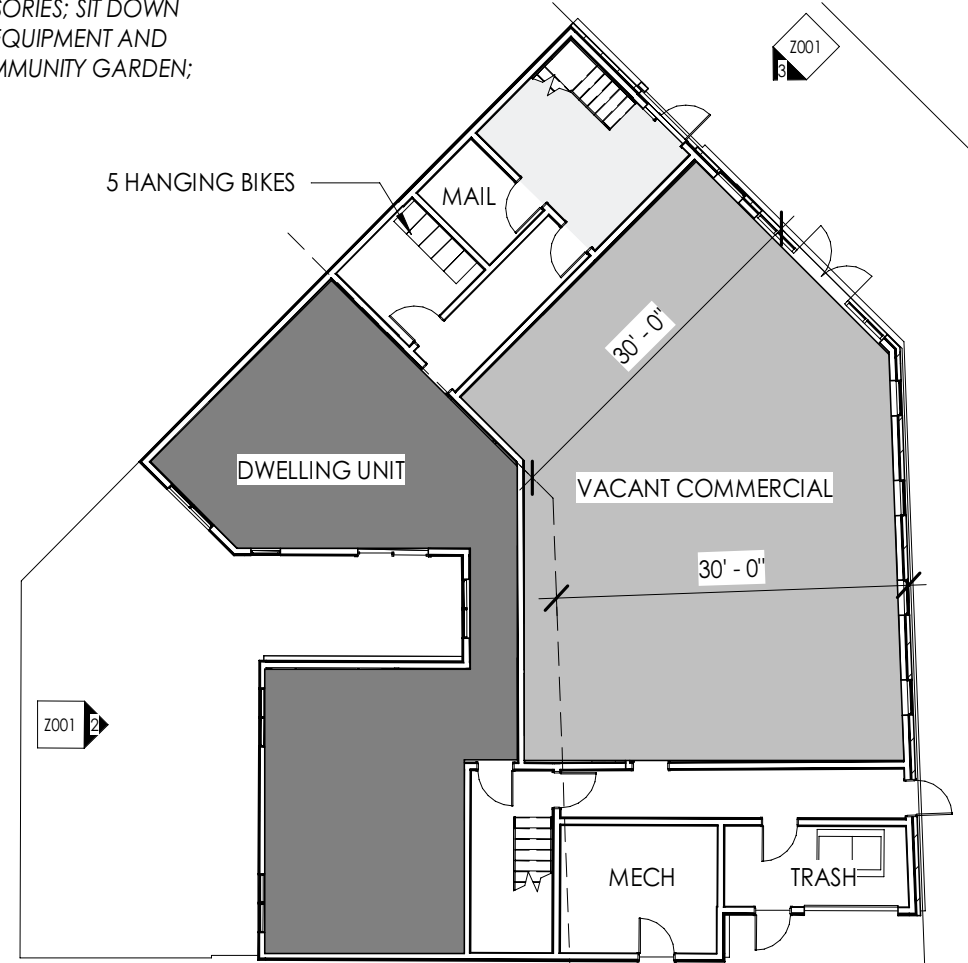
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MAX OCCUPIED AREA: INTERMEDIATE: 75%; CORNER: 80%	OPEN AREA: 906.14 SF (20%)	NO
MINIMUM FRONT YARD DEPTH: N/A	FRONT YARD DEPTH: N/A	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 14'-5"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 45'-0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 5'-0"	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 1 PER EVERY 3 UNITS (BUILDINGS OVER 12 UNITS)	5 BIKE SPACES	NO
STREET TREES: 0 REQUIRED	2 TREES	NO

PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH CARE; DISPENSARY; FOOD; BEVERAGES; AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS; AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

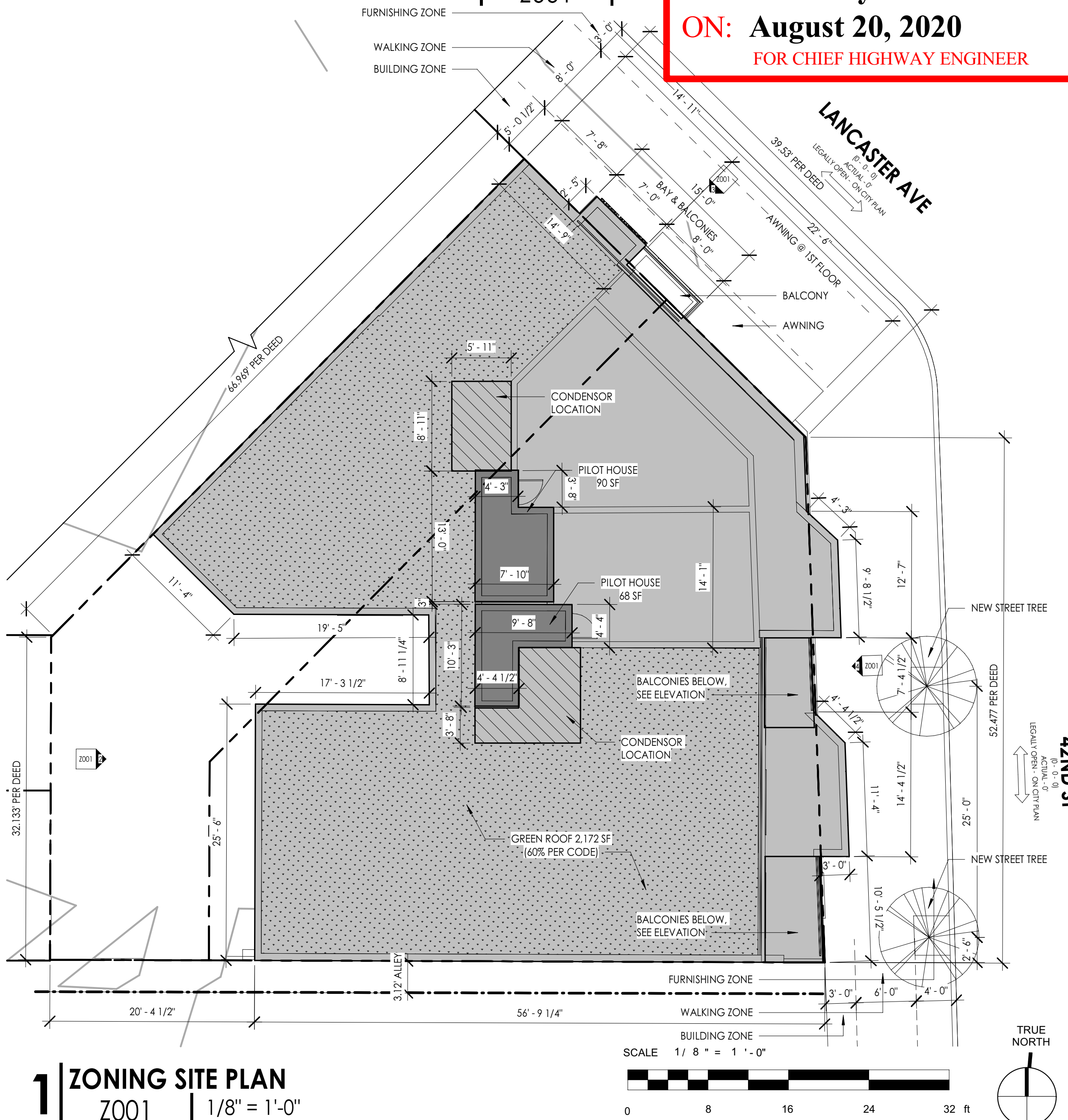
DESCRIPTION -
NEW CONSTRUCTION OF 15 DWELLING UNITS AND A VACANT COMMERCIAL SPACE. GREEN ROOF DENSITY BONUS AND LOW INCOME HOUSING PAYMENT IN LIEU BONUS TO BE UTILIZED. EXISTING BUILDING TO BE DEMOLISHED AND TWO LOTS ARE TO BE CONSOLIDATED INTO ONE LOT.

LOT AREA: 4,530
CMX 2 DENSITY CALC: 8.439583
25% GREEN ROOF DENSITY BONUS: 10.549479
GREEN ROOF BONUS ROUNDED: 10
50% LOW INCOME BONUS: 15

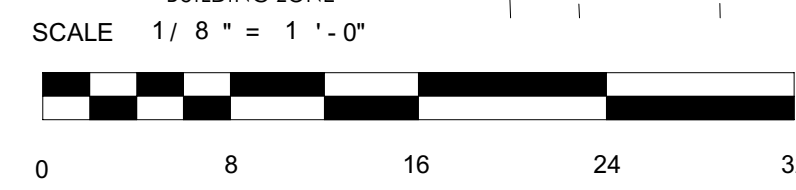
LOT AREA: 4,530
LOW INCOME PAYMENT IN LIEU BY SF: \$108,720
LOW INCOME PAYMENT IN LIEU BY UNIT: \$150,000



5 | FIRST FLOOR PLAN
Z001 | 1/16" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/8" = 1'-0"

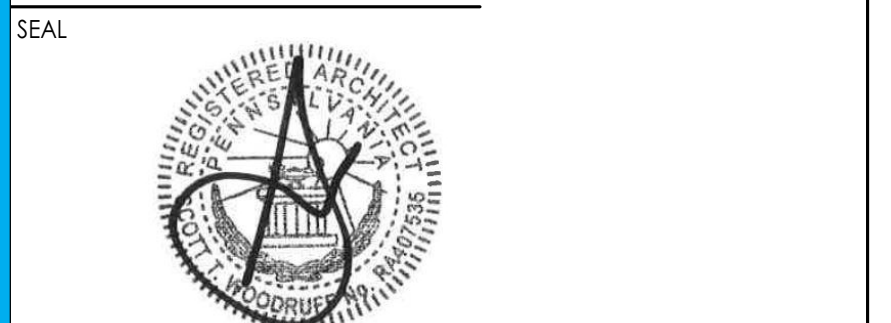


DESIGNBLENDZ ARCHITECTURE, LLP
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MONTCLAIR, NJ 17 CHURCH ST MONTCLAIR, NJ 07042 1 | 973.299.1777

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 SUBMIT THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE DEPARTMENT OF STREETS
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:
Titus Joy
ON: August 20, 2020
FOR CHIEF HIGHWAY ENGINEER

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PROJECT ADDRESS
4200-02 LANCASTER AVE
PHILADELPHIA, PA

1	ISSUE FOR ZONING	2020.08.18
	SUBMISSIONS & REVISIONS	BY APPD YYYY.MM.DD

PROJECT
4200-02 LANCASTER AVENUE

SHEET TITLE
ZONING PLAN

PROJECT NO 20052105 DRAWING NO
REVISION 1
SCALE As indicated
Z001