

Zoning Permit

Permit Number ZP-2022-007608

LOCATION OF WORK 2151 E ALBERT ST T-1-299263, Philadelphia, PA 19125	PERMIT FEE \$680.00	DATE ISSUED 3/30/2022
	ZBA CALENDAR	ZBA DECISION DATE 3/30/2022
	ZONING DISTRICTS RM1 RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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)
With proviso: Revised plans, 3 pages, approved today (3/30/2022) (MI-2022-000034)



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

2151 E ALBERT ST T-1-299263, Philadelphia, PA 19125

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TWENTY-SIX (26) DWELLING UNITS AND SEVEN (7) ACCESSORY OFF STREET INTERIOR PARKING SPACES INCLUDING 1 ADA / VAN ACCESSIBLE SPACE AND NINE (9) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

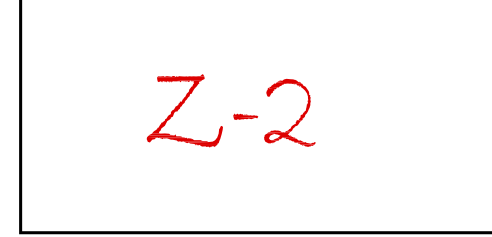
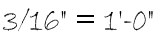
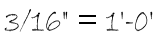
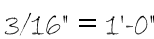
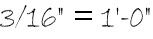
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

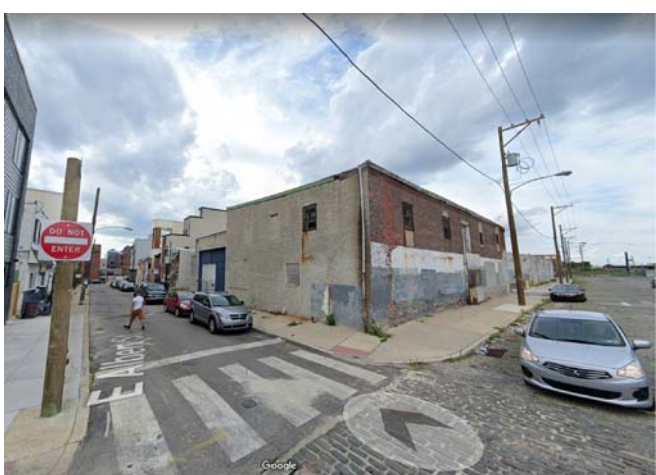
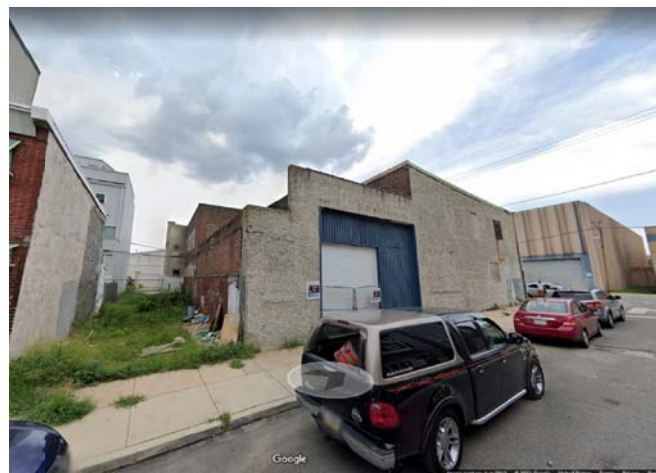


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



ZONING CODE FOR THE CITY OF PHILADELPHIA		
RM-1 DISTRICT SUMMARY FOR PROPERTY 2151-61 E ALBERT STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MULTI FAMILY (BASED 6904.1 RM-1 LOT AREA)	MULTI-FAMILY (15 UNITS)
LOT WIDTH	16'-0"	VARIES 92'-3/4" & 93'-10"
LOT AREA	1440 S.F.	7937.1 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	1274.1 SQ. FT. = 16.1% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	6663 SQ. FT. = 83.9% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0" (YARD LOCATION PER 3 STREET FRONTAGE)	VARIES 14'-6" & 14'-10"
HEIGHT REGULATIONS	38'-0" MAX	41'-11" 0"
ACCESSORY PARKING	PARKING NOT REQUIRED IN RS4-S OR RM-1	7 PARKING SPACES (INC. 1 ACCESSIBLE)
BIKE PARKING	1 CLASS 1A SPACE PER EVERY 3 RES. UNITS	9 SPACES PROVIDED INSIDE

ZONING MAP - RM-1 ZONING



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection:

**REAR LOT LINE, PRIMARY FRONTAGE,
AND REAR STREET**

REAR LOT LINE OPPOSITE:

PRIMARY FRONTAGE: **Trenton**

REAR STREET: **E Tucker**

Applied Electronically By: MATT WYSONG

May 10, 2022

Ledger No. **E-3274**

Philadelphia City Planning Commission

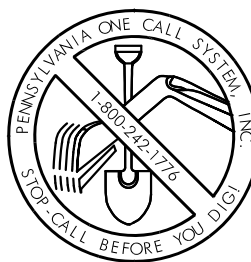


SPLIT ZONING CALCULATION

RSA 5 = 1033 S.F. = 1.3% OF TOTAL LOT
<u>RM-1 = 6904.1 S.F. = 87% OF TOTAL LOT</u>
TOTAL LOT = 7937.1 S.F. = 100%

NOTE: RSA-5 PORTIONS OF THE LOT ARE BEING COMPLETELY FOR OPEN SPACE ONLY. NO PORTION OF STRUCTURE OR MULTI-FAMILY USE IS BEING PROPOSED FOR ANY RSA-5 PORTIONS OF THE LOT

PROPOSED 4-STORY MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK
 PROPOSED (26) RESIDENTIAL UNITS & 7 ACCESSORY PARKING SPACES (INC. 1 ACCESSIBLE) & 9 CLASS 1A BIKE PARKING SPACES
 THE UNDERSIGNED AND I/WE, THE ARCHITECT, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 2151-61 E ALBERT STREET, PHILADELPHIA PENNSYLVANIA



THE UNDERGROUND UTILITY LINE PROTECTION LAWF
JACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20212101827 (word 31)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PULSANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT OF
1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATION OF UNDERGROUND UTILITIES BY NOTIFYING ALL UTILITY OWNERS
THROUGH THE ONE-CALL SYSTEM 1.800.451.1776. NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

SITE SERIAL NO. 20212101827 (ward 31)

2151-61 E. ALBERT STREET
PROPOSED (4) STORY MULTI-FAMILY (26 UNITS TOTAL)
w/ CELLAR, PILOT HOUSES + ROOF DECK, + 7 ACCESSIBLE
SPACES (INC. 1 ACCESSIBLE) +
(9) CLASS 1A BIKE PARKING SPACES INSIDE BUILDING

TOTAL BUILDING COVERAGE =	6,663 SQ. FT. (83.9%)
	+
TOTAL OPEN AREA =	1,274.1 SQ. FT. (16.1%)
TOTAL LOT AREA=	7,937.1 SQ. FT. (100%)



PHOTO 3



PHOTO 4



PROPOSED MULTI-FAMILY BUILDING
2151-61 E. ALBERT STREET
PHILADELPHIA, PENNSYLVANIA

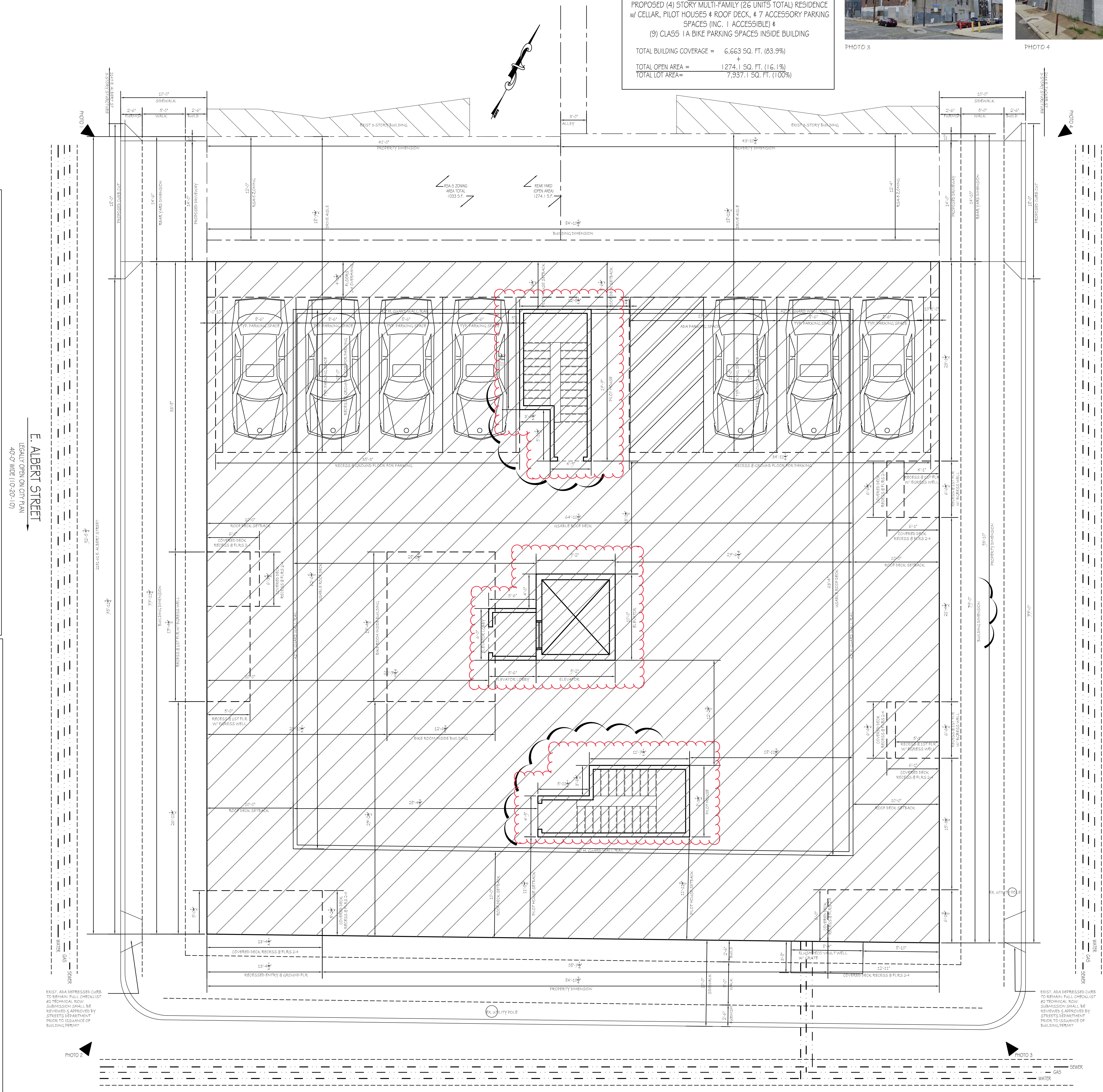
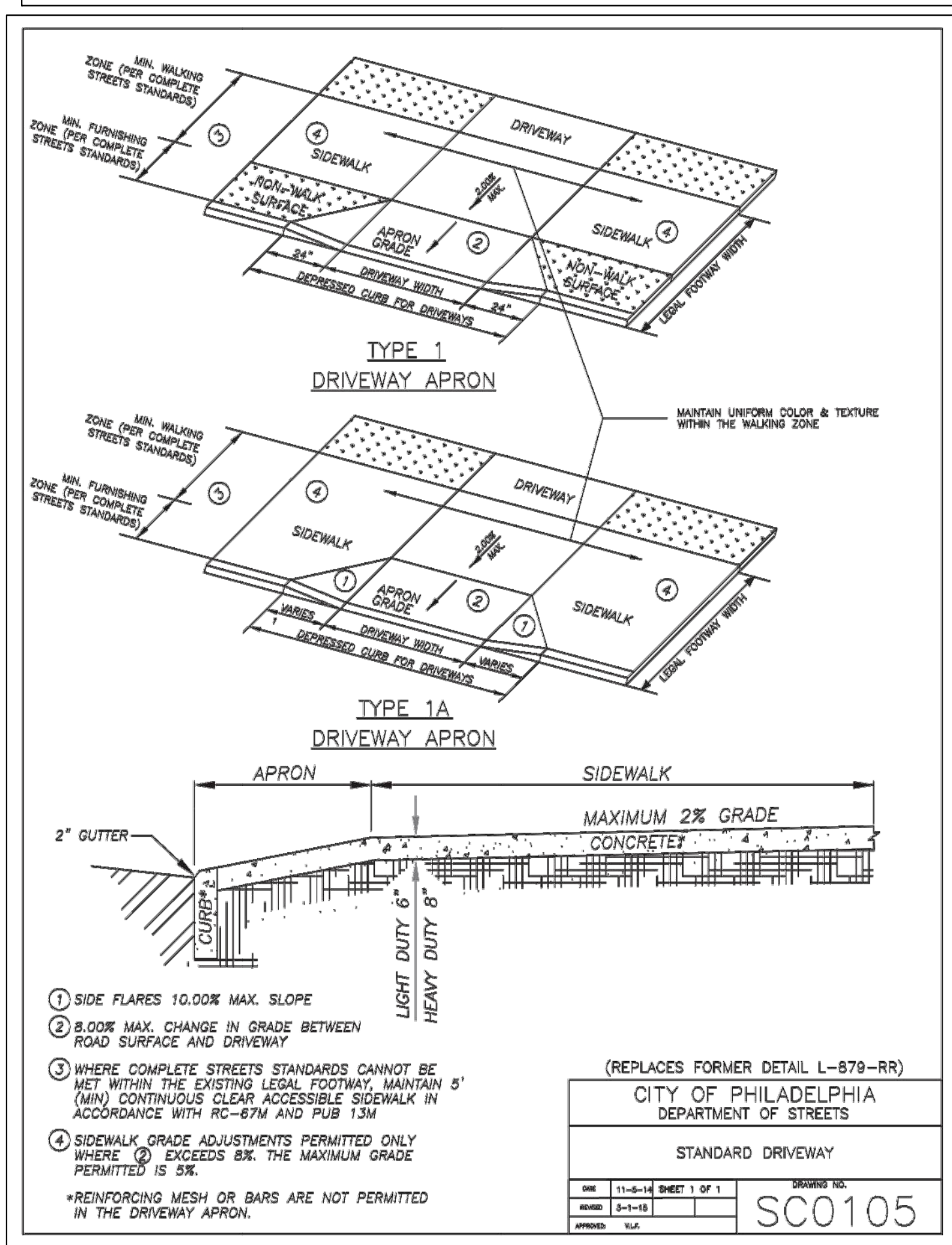
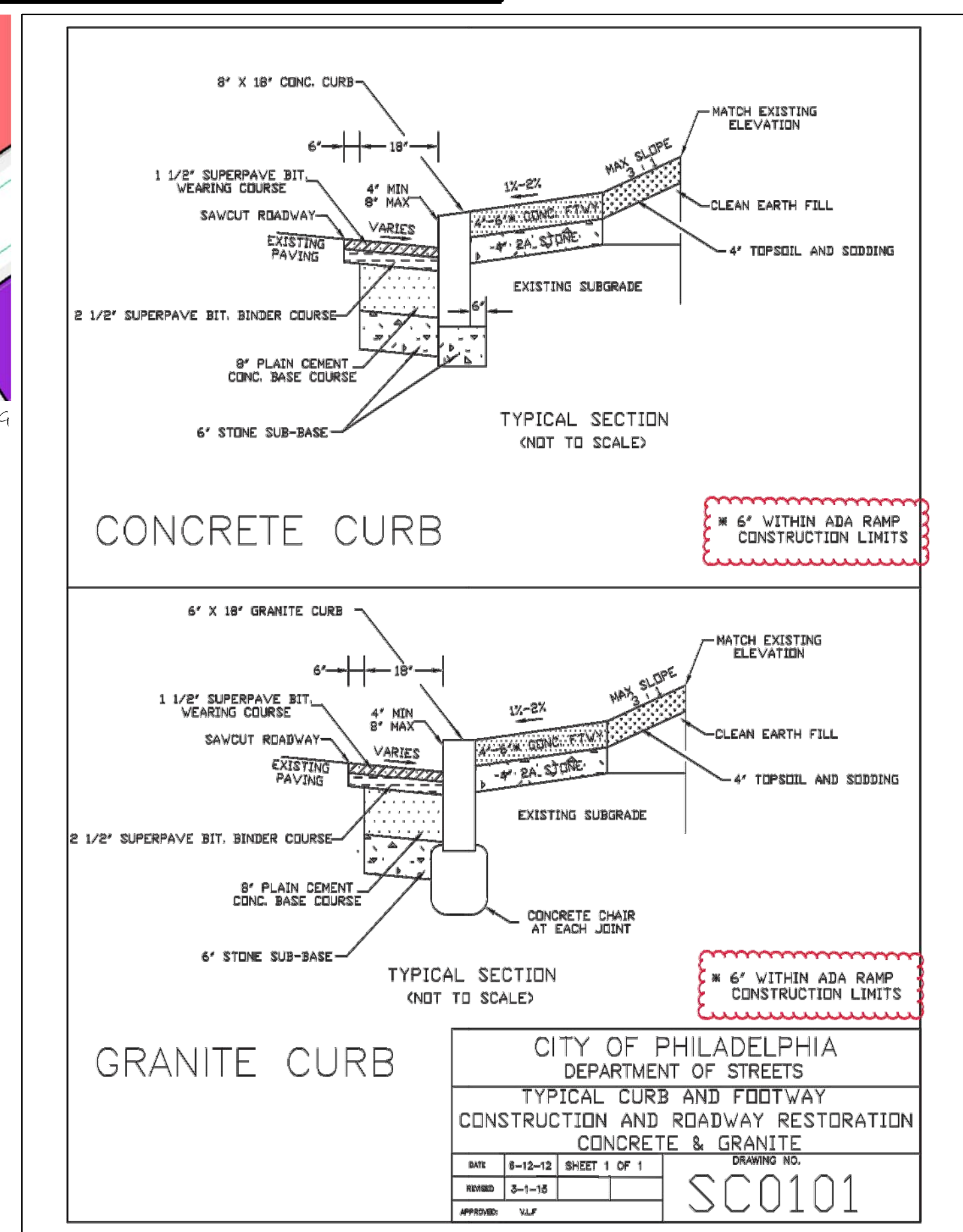
PROJECT

DWG. TITLE

REVISIONS:
RFI COMMENTS
10.3.21 rfi comments
11.8.2021 REV
2.9.2022 REVISIONS (RCO)
pilot house revision

DRAWN BY: LD
CHECKED BY: HK
DATE: 5/25/2021
SCALE: AS NOTED

JOB NO:	2151-61 E ALBERT
FILE:	2151-61 E ALBERT

$$Z^{-1}$$


APPROVED

Revised plans, 3 pages, approved
by ZBA 3/30/22.
Sharon Suleta
Sharon Suleta, Esq.

 **ZONING PLAN**
SCALE: 3/16" = 1'-0"



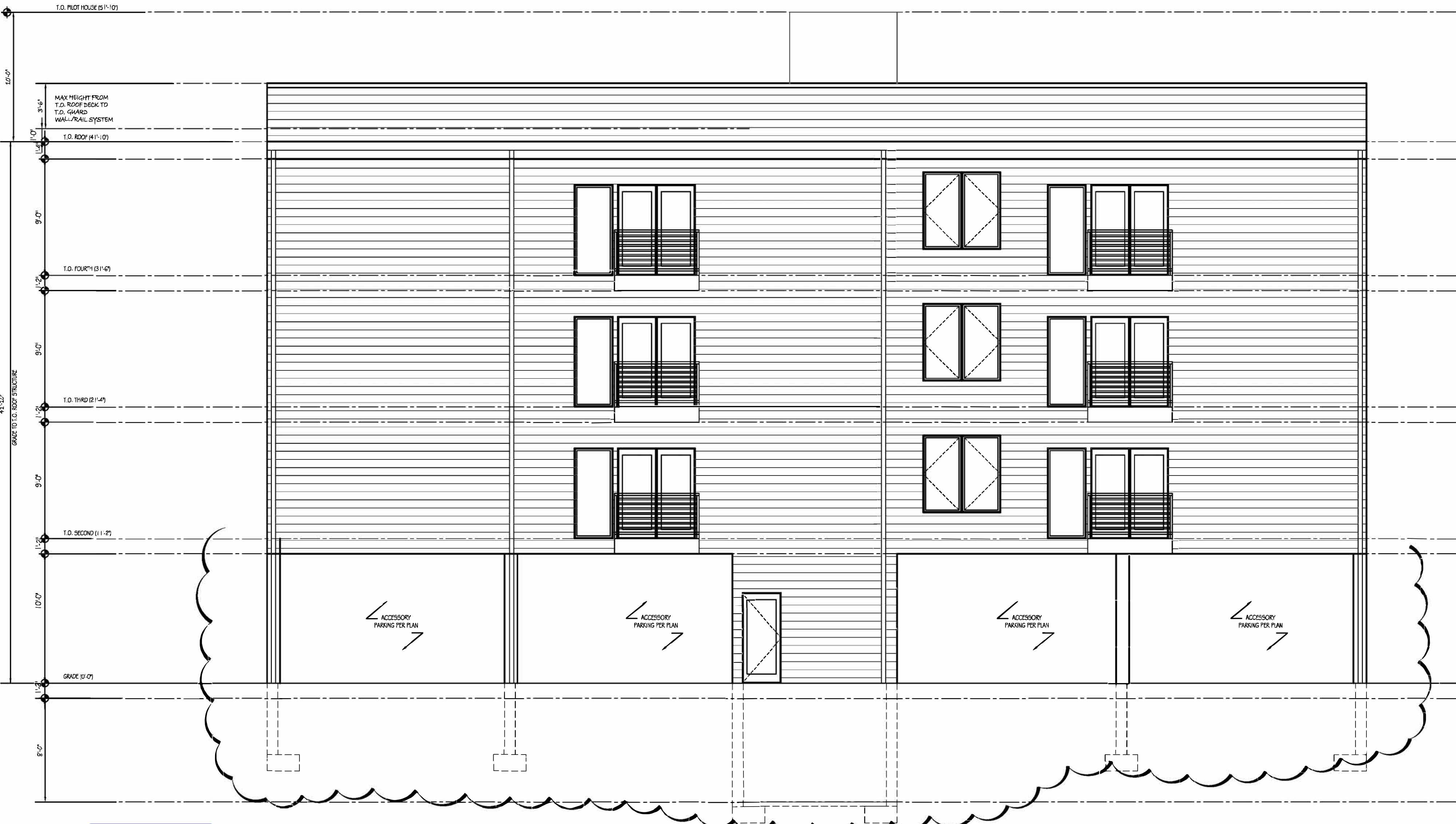
E. TRENTON STREET ELEVATION

3/16" = 1'-0"



ALBERT STREET ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



E. TUCKER STREET ELEVATION

3/16" = 1'-0"



APPROVED

Revised plans, 3 pages, approved
by ZBA 3/24/22.
Sharon Suleta
Sharon Suleta, Esq.

PROPOSED MULTI-FAMILY BUILDING
2151-61 E. ALBERT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT

ZONING PLAN & ELEVATIONS

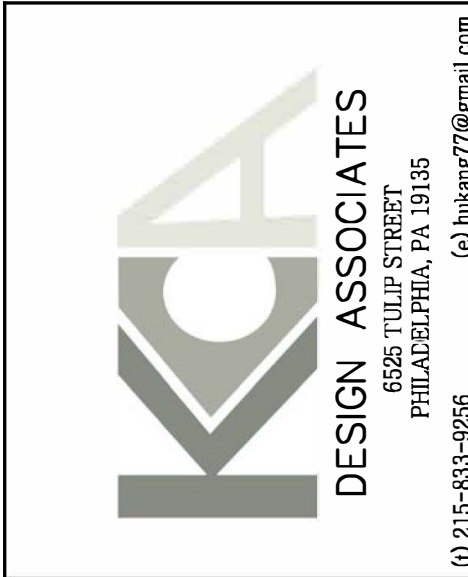
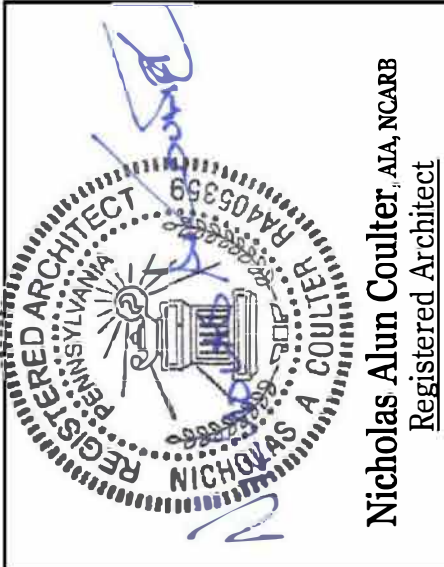
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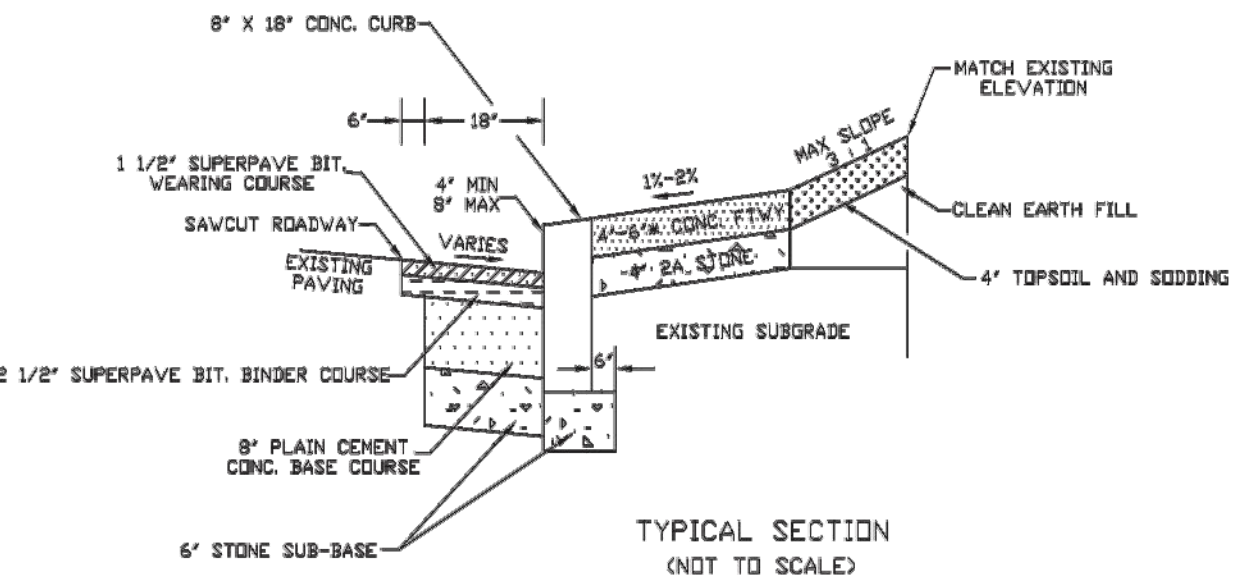
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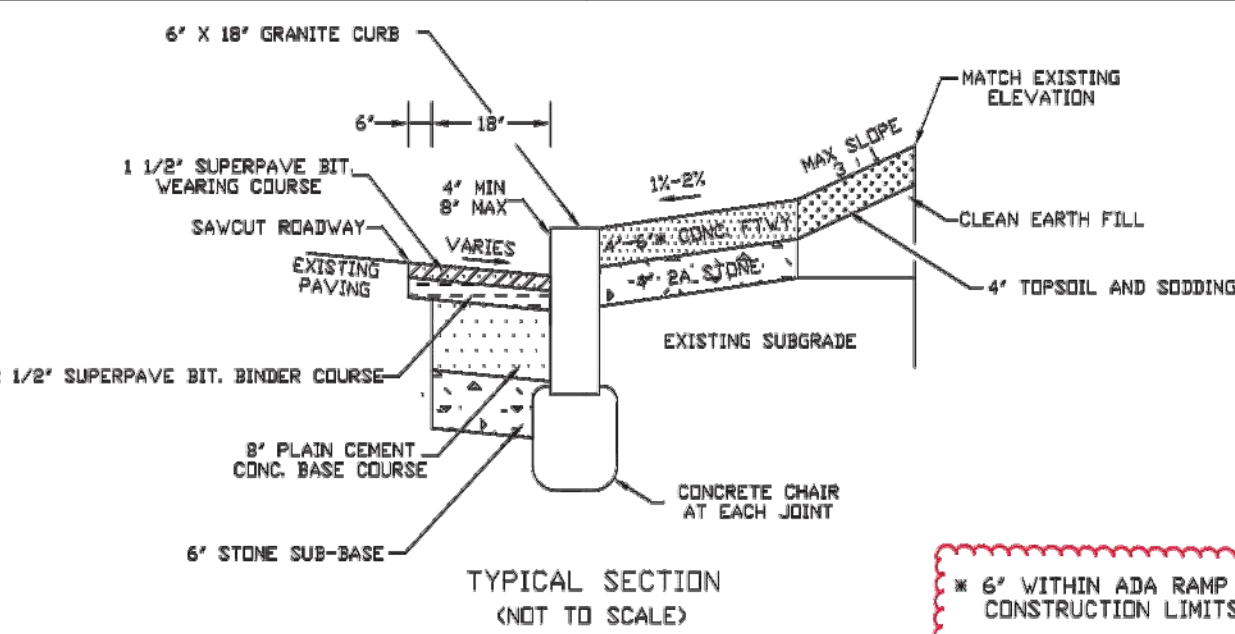
Z-2





CONCRETE CURB

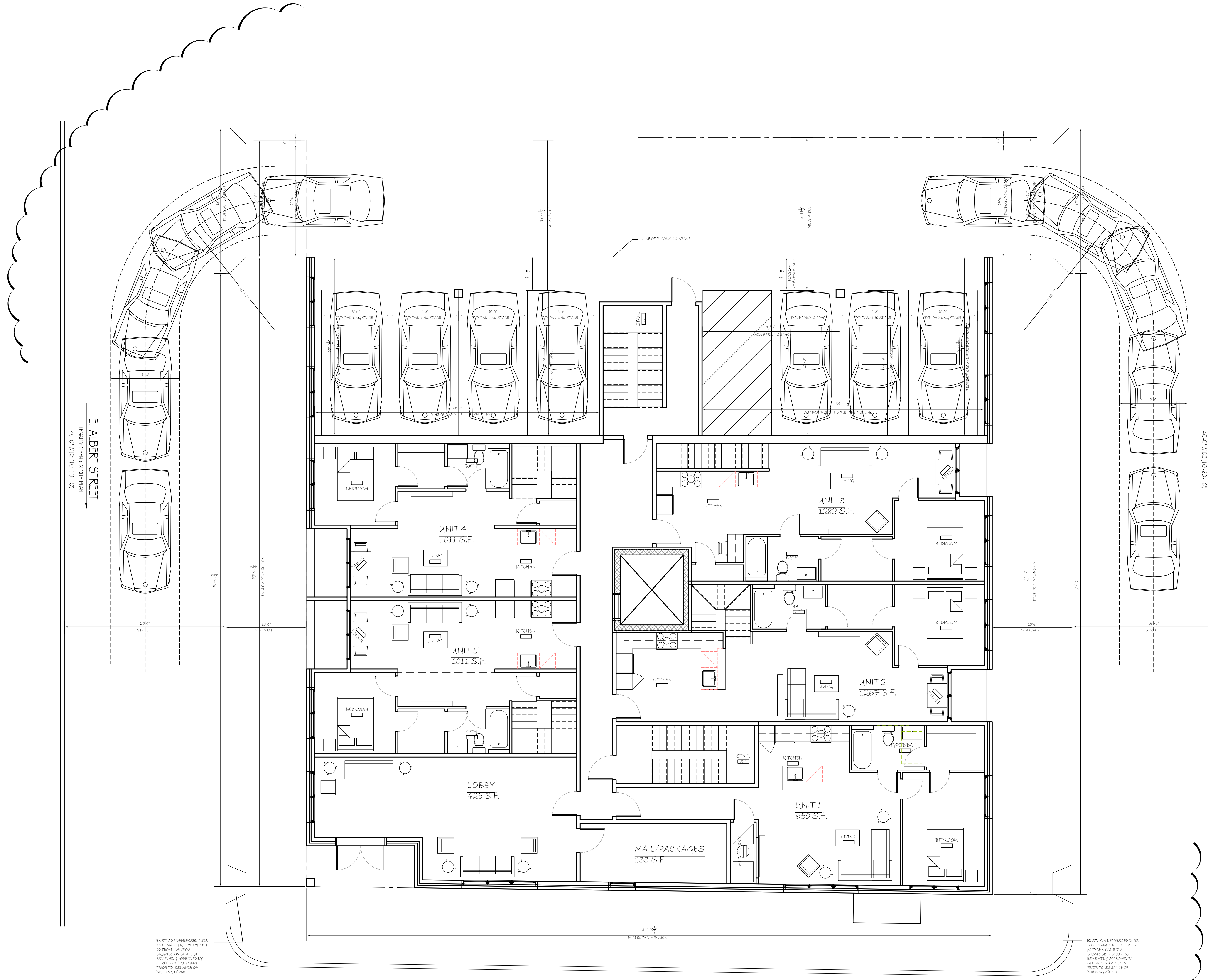
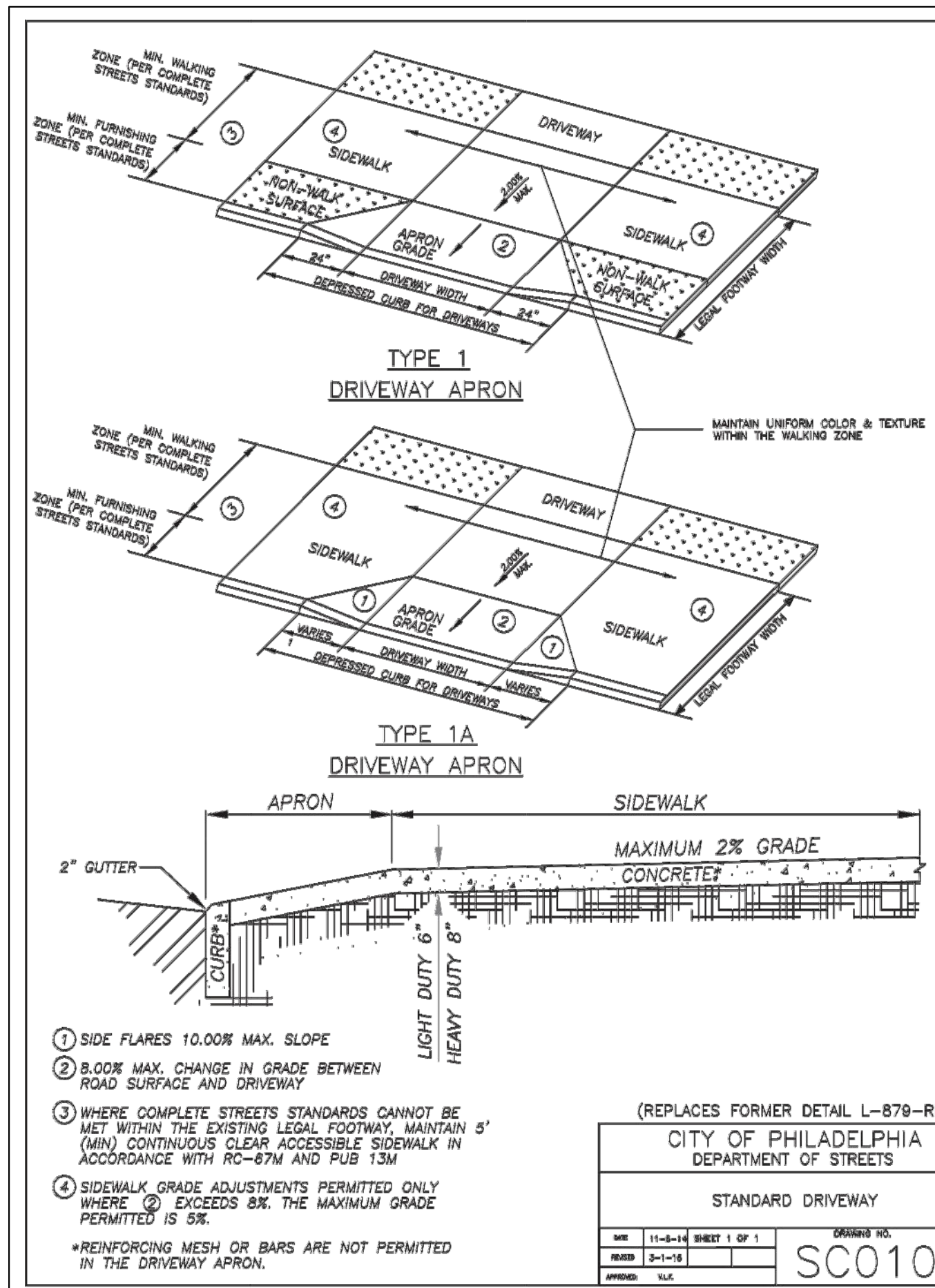
6' WITHIN ADA RAMP CONSTRUCTION LIMITS



GRANITE CURB

6' WITHIN ADA RAMP CONSTRUCTION LIMITS

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
TYPICAL CURB AND FOOTWAY
CONSTRUCTION AND ROADWAY RESTORATION
CONCRETE & GRANITE
DWG. NO. 6-10-12 SHEET 1 OF 1
REVISION 3-1-13
APPROVED L&I
DRAWING NO. SC0101

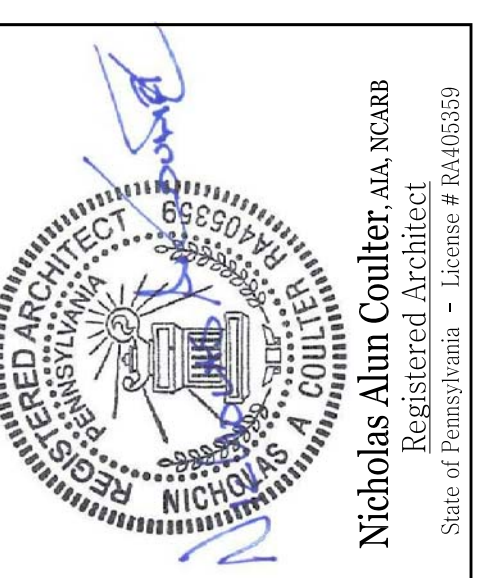


PARKING PLAN

SCALE: 3/16"=1'-0"

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PROPOSED MULTI-FAMILY BUILDING
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PHILADELPHIA, PENNSYLVANIA

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FILE: 2151-61 E ALBERT

Z-3

