

Zoning Permit

Permit Number ZP-2021-014245

LOCATION OF WORK 6910 RIDGE AVE Parcel A, Philadelphia, PA 19128	PERMIT FEE \$672.00	DATE ISSUED 11/3/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

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 (45' HIGH) WITH GREEN BONUS (14-702(16) (USING 12 DWELLING UNITS) AND USING MODERATE INCOME BONUS (USING 15 AN ADDITIONAL UNITS AND 7' HIGH HEIGHT) AS PER 14-702 (3.1) WITH TWENTY-SIX(26) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. FOR THE CREATION OF THIRTY-FIVE(35) ACCESSORY PARKING SPACES INCLUDING WITH TWO(2) ACCESSIBLE SPACE , THREE(3) ELECTRIC PARKING SPACES AND NINE(9) COMPACT SPACES. 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.

Zoning Permit

Permit Number ZP-2021-014245

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6910 RIDGE AVE Parcel A, Philadelphia, PA 19128

ADDITIONAL USE DETAILS

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

SEVENTY-SEVEN(77) DWELLING UNITS.

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.



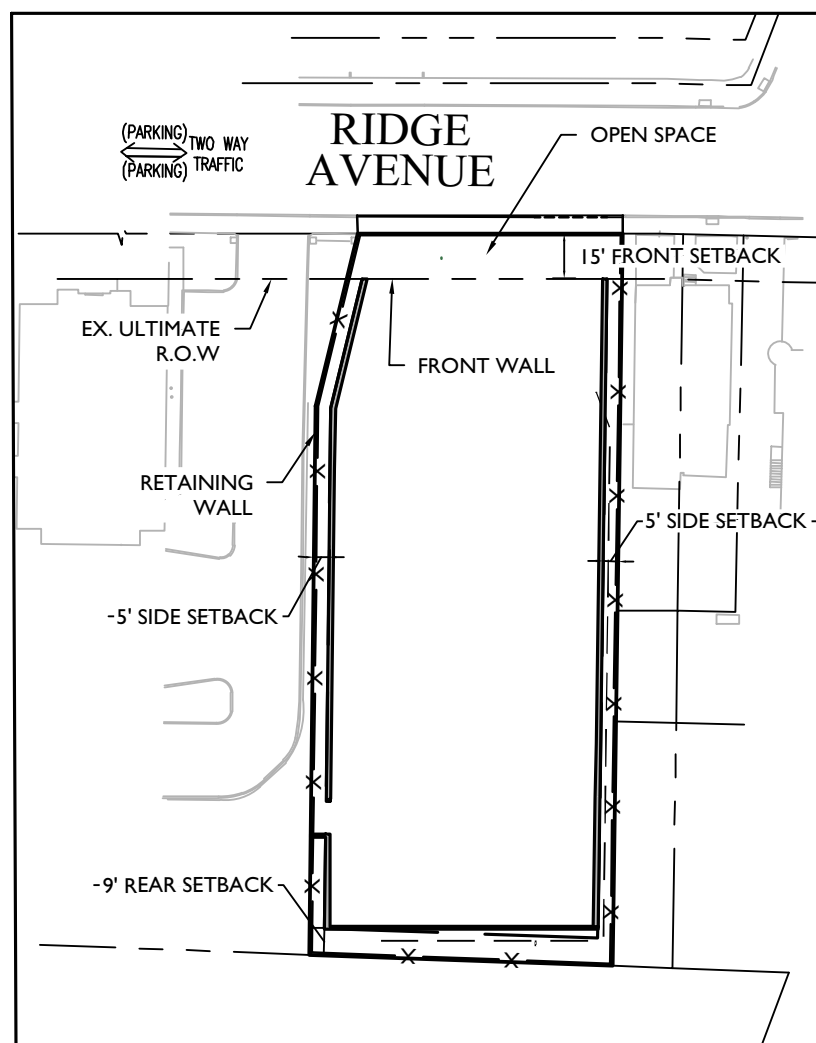
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



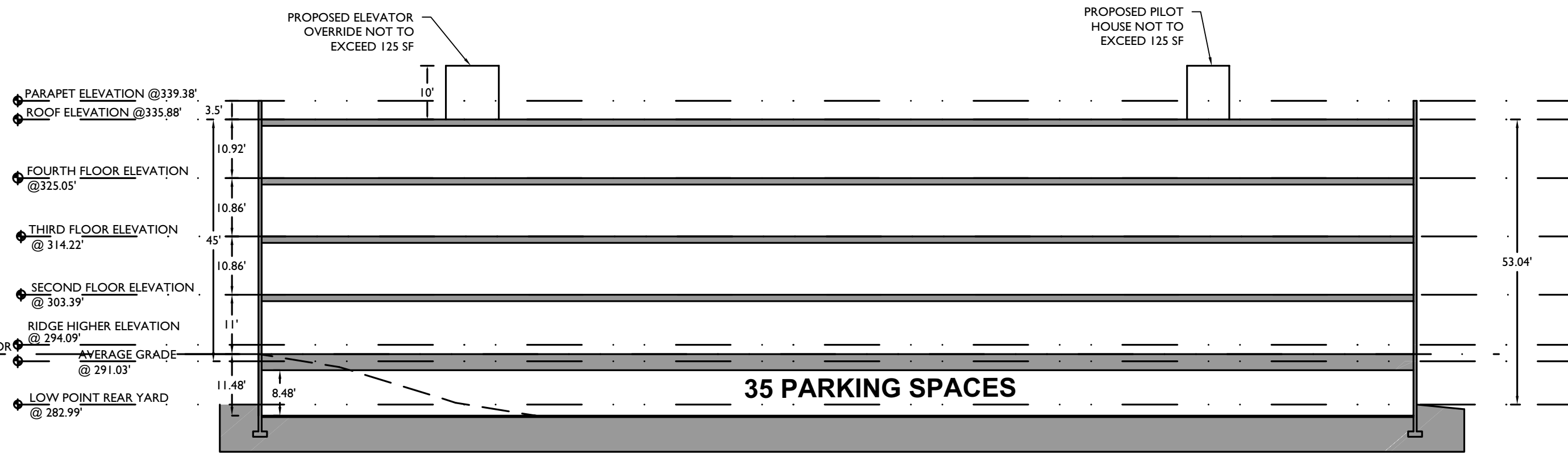
RIDGE AVE VIEW FROM EAST CORNER
NTS



ROOF VIEW FROM NE CORNER
NTS



KEY PLAN
NTS

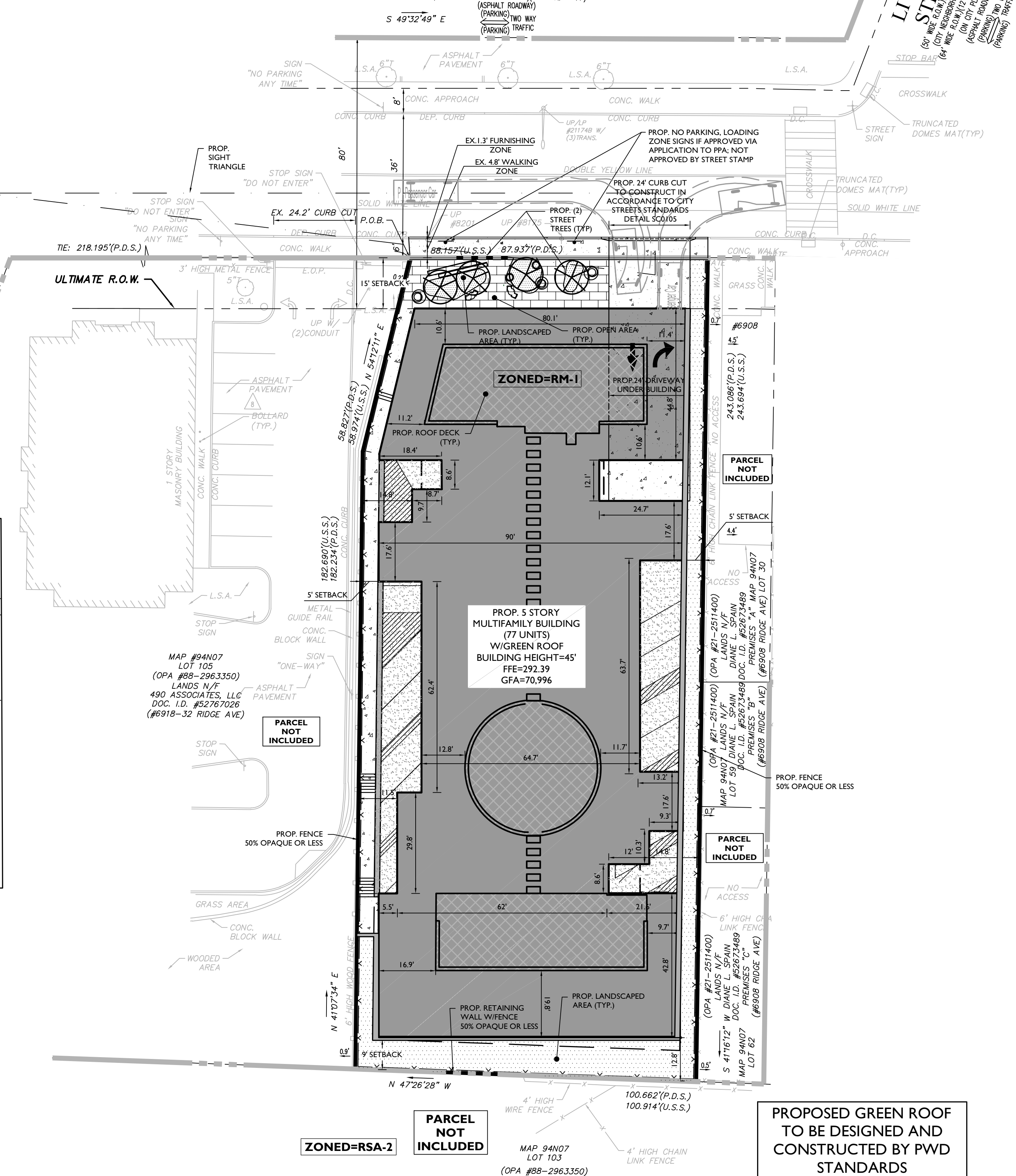


EAST ELEVATION
NTS

RIDGE AVENUE

(50' WIDE R.O.W. (LEGALLY OPENED))
(USDA NATIONAL STREET)
(80' WIDE R.O.W. ON CITY PLAN (4' - 52' - 14'))
(SPATIAL ROOMS)
(PARKING)
(NO WAY TRAFFIC)

ZONED=CA-2



PROPOSED GREEN ROOF
TO BE DESIGNED AND
CONSTRUCTED BY PWD
STANDARDS

ABBREVIATIONS

P.D.S. =	PHILADELPHIA DISTRICT STANDARD	UP =	LIGHT POLE
U.S.S. =	UNITED STATES STANDARD	TBR =	TO BE REMOVED
FF =	FINISH FLOOR	MM =	MANHOLE
UV =	UNKNOWN VALVE	BOL =	BOLLARD
DEP =	DEPRESSED	GR =	GRATE
CL =	CENTER LINE	TR =	TO REMAIN
D.C. =	DEPRESSED CURB	TW =	TOP OF WALL
BC =	BOTTOM OF CURB	BW =	BOTTOM OF WALL
TC =	TOP OF CURB	CP =	CITY PLAN
UP =	UTILITY POLE		

LEGEND

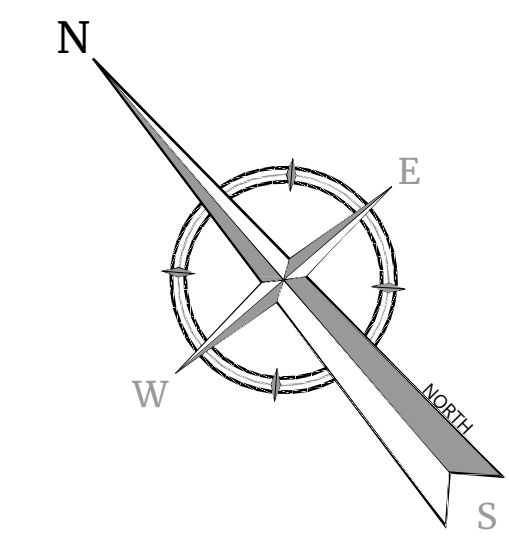
EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY/ ADJACENT PROPERTY LINE	DEPRESSED CURB	DIRECTION OF TRAFFIC FLOW	MANHOLE
PROPERTY LINE	LIMIT OF DISTURBANCE	STREET LIGHT	HYDRANT
FENCE	ZONING BOUNDARY	TREE	WATER VALVE
BUILDING AREA	CONCRETE SIDEWALK	CLEANOUT	GAS VALVE
LANDSCAPE AREA	PAVER AREA	UNKNOWN VALVE	VENT
ROOF DECK		HOUSE TRAP	ROOF DRAIN
		YARD DRAIN	
		TRAFFIC SIGNAL POLE	
		UTILITY POLE	
		UTILITY POLE W/ STREET LIGHT	
		INLET	



SCALE: 1" = 20'

Type of Bonus	Bonus Earned	Bonus Used
Green Roof	25% density or 12 units	12 units
Moderate Income **	25% density or 15 units	15 units
Building Height	7' height	7' height

** INTEND TO MAKE PAYMENT TO CITY IN LIEU OF PROVIDING AFFORDABLE HOUSING ESTIMATED PAYMENT \$479,380.00 (\$20 X 23,969 SF)
GREEN ROOF BONUS CALCULATION: [(1,440 SQ. FT./360 SQ. FT.) + (23,969 SQ. FT. - 1,440 SQ. FT.)/480 SQ. FT.] * 25 = 12 ADDITIONAL UNITS
MODERATE INCOME BONUS CALCULATION: [(1,440 SQ. FT./360 SQ. FT.) + (23,969 SQ. FT. - 1,440 SQ. FT.)/480 SQ. FT.] * 1.25 = 15 ADDITIONAL UNITS



ZONING NOTES

- THIS PLAN REFERENCES:
A. A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976
- ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
SDG 6900 BLOCK RIDGE AVE LLC
#6910-16 RIDGE AVE
MAP #4407, LOTS 29, 30, 31 & 32
CITY AND COUNTY OF PHILADELPHIA, 21ST WARD
COMMONWEALTH OF PENNSYLVANIA
- DATED: 03/24/21
- B. A PLAN PREPARED BY: COLLIER'S ENGINEERING & DESIGN, D.B.A. MASER CONSULTING
2 PENN CENTER, SUITE 222
1500 JPK BOULEVARD
PHILADELPHIA, PA 19102
- ENTITLED: "LOT CONSOLIDATION PLAN"
SDG 6900 BLOCK RIDGE AVE LLC
6910-3912-4914-6916 RIDGE AVENUE
PHILADELPHIA, PA 19128
- DATED: 03/25/21
2. PROJECT LOCATION: 6910, 12, 14, & 16 RIDGE AVE
PHILADELPHIA, PA 19128
3. EQUITABLE OWNER: SDG 6900 BLOCK RIDGE AVE LLC
1835 MARKET STREET, SUITE 425
PHILADELPHIA, PA 19103
4. ZONING DISTRICT: RM-1 (RESIDENTIAL MULTI-FAMILY-1)
PROPOSED USE: SINGLE FAMILY, ATTACHED
MULTI-FAMILY, DETACHED, 77 UNITS (70.9% SF) [10]
OVERLAYS: NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - RIDGE AVENUE - N/A
NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - RIDGE PARK ROXBOROUGH - N/A
- DESCRIPTION REQUIRED PROPOSED
MIN LOT WIDTH (FT) 67.93 FT
MIN LOT AREA (SF) 1,440 SF [1]
MIN OPEN AREA (SF) 25% (INTERMEDIATE) [2]
MAX OCCUPIED AREA (% OF LOT) 75% (INTERMEDIATE)
MIN FRONT YARD BUILDING SETBACK (FT) [5] [6] 0 FT
MIN SIDE YARD BUILDING SETBACK (FT) 2/3 EACH
MIN REAR YARD BUILDING SETBACK (FT) 9 FT [9]
MIN REAR YARD AREA (SF) 144 SF [9]
MAX HEIGHT (FT) 38 FT [5]
MAX FLOOR AREA RATIO (FAR) (%) NO LIMIT
- [1] IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:
(A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND
(B) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT. IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
- [2] IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.
- [3] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
- [4] IN THE RM-1 DISTRICT, FRONT SETBACKS SHALL COMPLY WITH THE FOLLOWING:
(A) ON ANY GIVEN STREET, THE FRONT SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.
(B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.
(C) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701 (1)(D); (4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.
- [5] IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.
- [10] IN THE RM-1 DISTRICT, THE MINIMUM LOT AREA REQUIRED PER DWELLING UNIT IS AS FOLLOWS, PROVIDED THAT, WHENEVER THE CALCULATION OF PERMITTED NUMBER OF DWELLING UNITS RESULTS IN A FRACTION OF A DWELLING UNIT, THEN THE NUMBER OF PERMITTED DWELLING UNITS SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.
(A) A MINIMUM 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE FIRST 1,440 SQ. FT. OF LOT AREA.
(B) A MINIMUM OF 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE LOT AREA IN EXCESS OF 1,440 SQ. FT., PROVIDED THAT, IF THE GREEN ROOF CONDITIONS SET FORTH AT § 14-602(7) ARE MET, THE NUMBER OF UNITS ALLOWED IS 25% GREATER THAN INDICATED BY THE FOREGOING LOT SIZE REQUIREMENTS, APPLIED PRIOR TO THE INCLUSION OF ANY OTHER APPLICABLE INCREASES IN ALLOWABLE UNITS.
- [11] 7 FT BUILDING HEIGHT BONUS FROM MIXED INCOME HOUSING BONUS PER CODE SECTION 14-702(3.1)
- PARKING & LOADING
MIN. PARKING SPACES:
MULTI-FAMILY USE
REQUIRED
PROPOSED
13 SPACES
13 SPACES [12]
[12] SPACES LOCATED IN THE SURFACE PARKING AREA INCLUDES 2 ADA ACCESSIBLE SPACES, 2 ELEC SPACES, 9 COMPACT SPACES
MIN. LOADING SPACES:
RESIDENTIAL USE (8,933 SF) 0 SPACES 0 SPACES
MIN. BICYCLE PARKING SPACES:
MULTI-FAMILY USE 26 CLASS 1A SPACES (1/3 UNITS) 26 SPACES CLASS 1A [13]
[13] 26 BICYCLE SPACES LOCATED IN THE PARKING GARAGE (SEE FLOOR PLANS)
LANDSCAPE
STREET TREES
1. RIDGE AVENUE 2 TREES (88 LF/ 35 LF/TREE) 2 TREES [14]
[14] STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.
5. COLLIER'S ENGINEERING AND DESIGN, INC. COMMERCIAL ACTIVITY LICENSE NUMBER IS 305518.
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PHD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
7. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
8. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
9. PWD ERSA R: F721-RDG-6458-01.
10. THE SITE IS LOCATED WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA. PANEL 86 OF 230 COMMUNITY PANEL NUMBER 4207570084G, AND LAST REVISED JANUARY 17, 2007.
11. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/EQUITABLE OWNER.
12. TRASH PICK-UP WILL BE VIA PUBLIC COLLECTION.
13. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS AND PARKING GARAGE DESIGN.
14. ALL FENCING MUST BE 50% OPAQUE OR LESS.
15. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
16. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

Colliers
Engineering & Design
www.colliersengineering.com
Copyright © 2021 Colliers Engineering & Design. All rights reserved. This drawing and all the information contained herein is submitted to use only by the party for whom the services were rendered and is to remain confidential. This drawing may not be copied, reprinted, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.
Doing Business as: MASER CONSULTING
PROTECT YOURSELF
Call before you dig.
811
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/01/21	MAB	1	04/01/21	MAB
2	05/11/21	NYC	2	05/11/21	NYC
3	06/01/21	MAB	3	06/01/21	MAB
4	07/06/21	MAB	4	07/06/21	MAB
5	08/16/21	MAB	5	08/16/21	MAB
6	09/02/21	MAB	6	09/02/21	MAB

NOT APPROVED FOR CONSTRUCTION
Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLANS
FOR
SDG 6900 BLOCK
RIDGE AVE, LLC
DEVELOPMENT:
MULTI-FAMILY
DEVELOPMENT
LOCATION:
6910-16 RIDGE AVENUE
PHILADELPHIA, PA 19128
PHILADELPHIA
2 Penn Center, Suite 222
1500 JPK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

DATE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	4/16/2021	LAG	MB
PROJECT NUMBER	21000721A	DRAWING NAME	C-LAY1
SHEET TITLE	ZONING PLAN		
SHEET NUMBER	1 of 2		

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



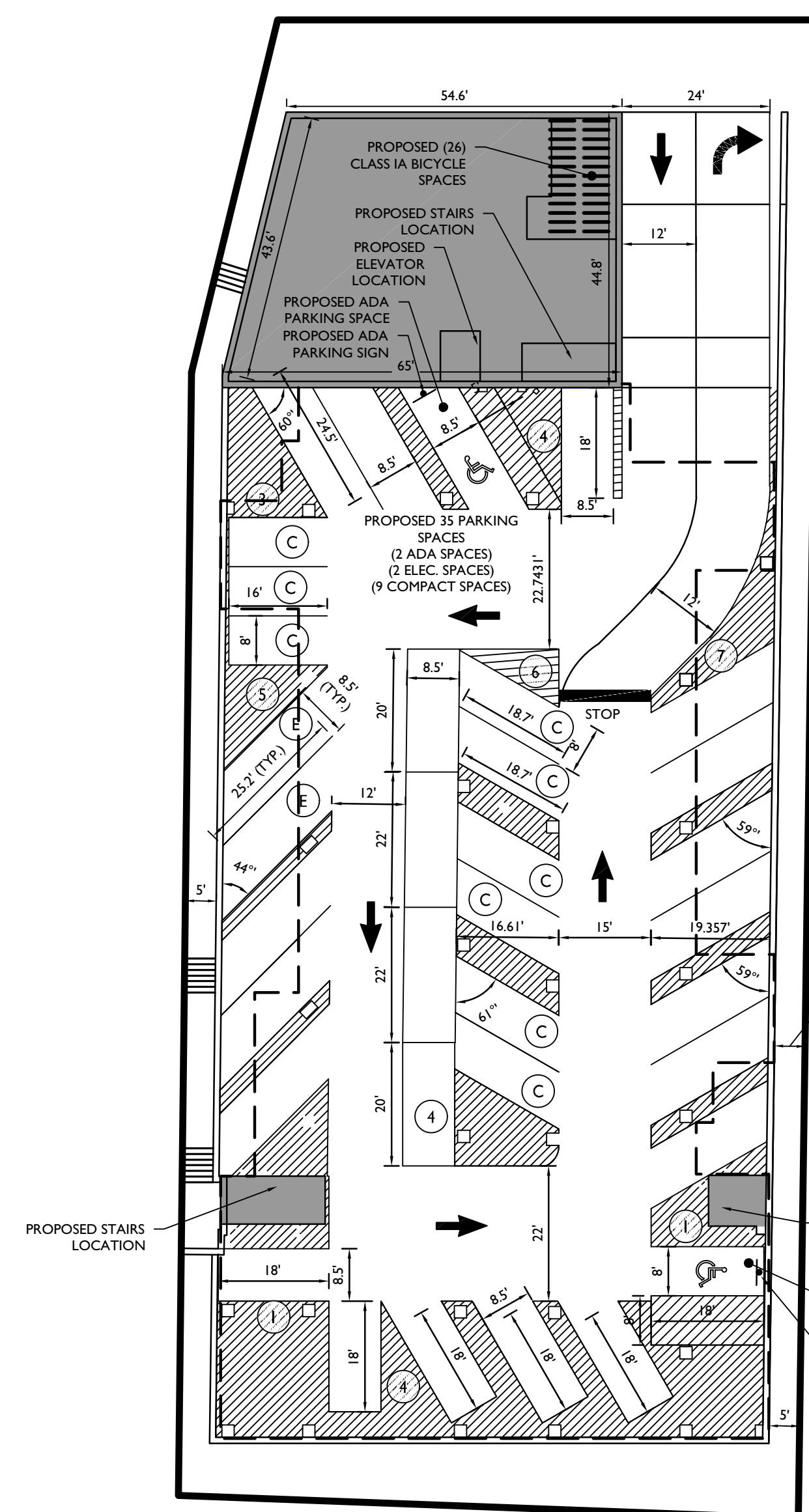
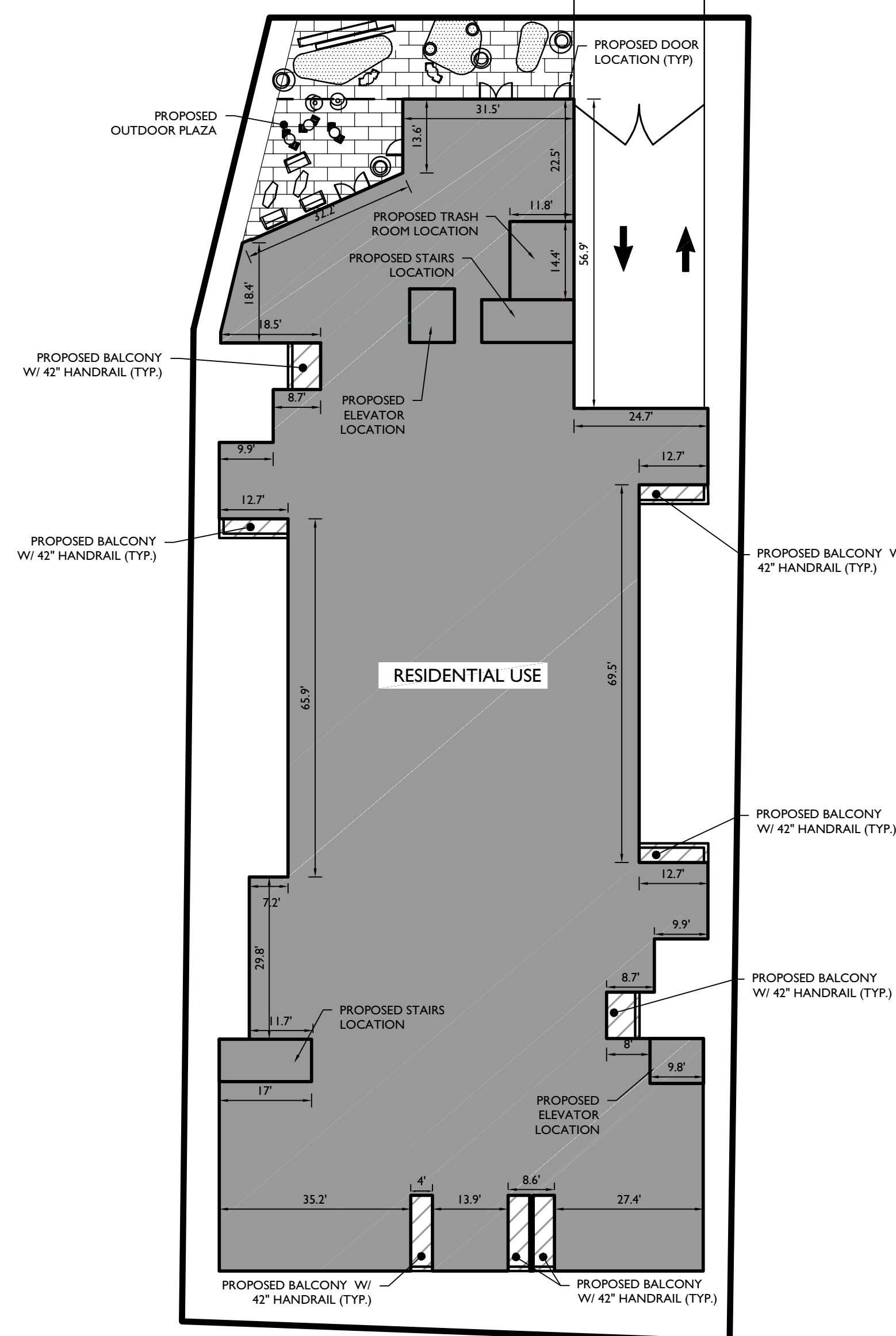
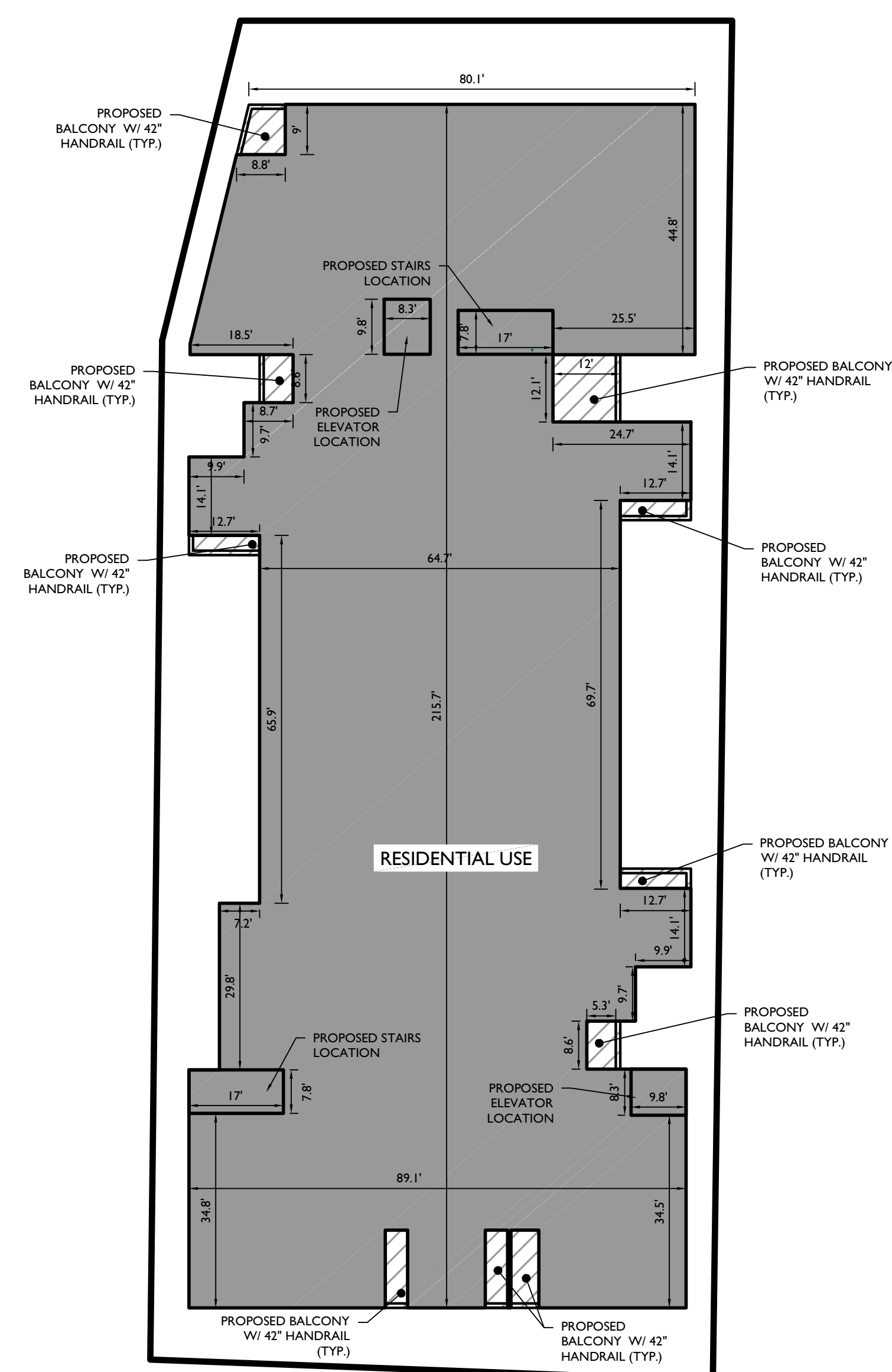
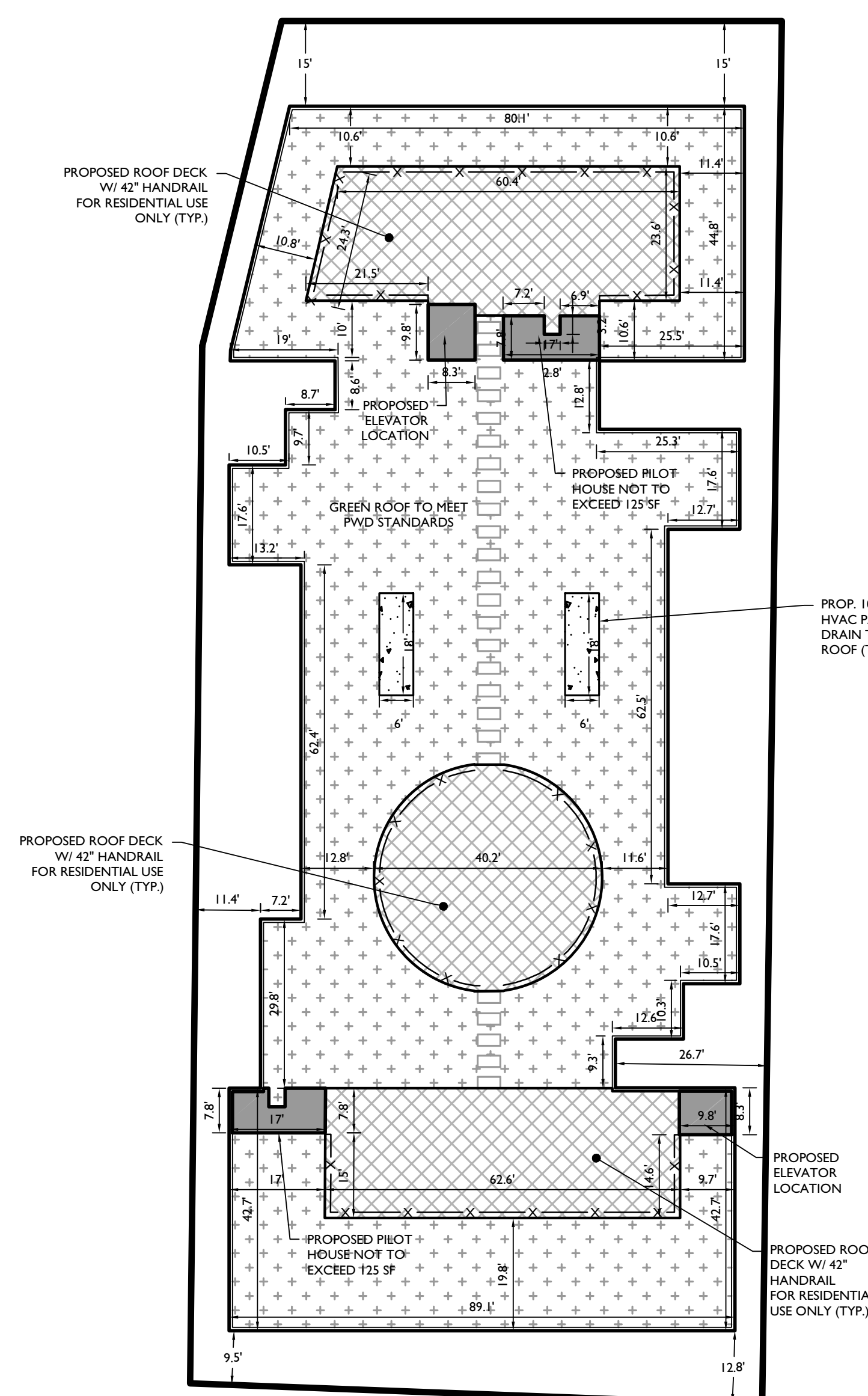
Approved Electronically by L&L User:

RIDGE AVENUE

RIDGE AVENUE

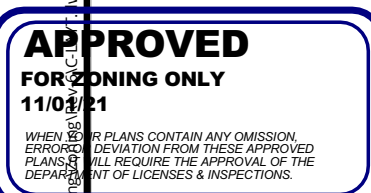
RIDGE AVENUE

RIDGE AVENUE

SURFACE PARKING
NTSFIRST FLOOR
NTSSECOND TO FORTH FLOOR
NTSROOF PLAN
NTS

LEGEND

PARKING COUNT	(#)
ELECTRIC CAR SPACE	(E)
COMPACT CAR SPACE	(C)
GREEN ROOF	(G)
ROOF DECK	(R)
BALCONIES	(B)
BUILDING AREA	(A)
HANDRAILS	(X)



Approved Electronically by L&L User.

NOT APPROVED FOR
CONSTRUCTION

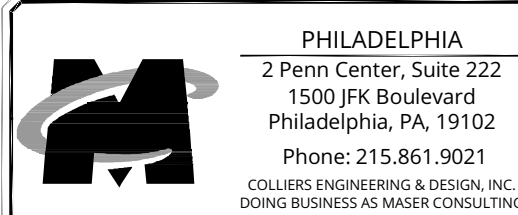
Rhett N. Chilberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLANS

FOR
SDG 6900 BLOCK
RIDGE AVE, LLC

DEVELOPMENT:
MULTI-FAMILY
DEVELOPMENT

LOCATION:
6910-16 RIDGE AVENUE
PHILADELPHIA, PA 19128



SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	4/16/2021	LAG	MB
PROJECT NUMBER	21000721A	DRAWING NAME	C-LAYT

SHEET TITLE:
ZONING FLOOR PLATES

SHEET NUMBER:
2 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.