

Zoning Permit

Permit Number ZP-2021-014293

LOCATION OF WORK 4620 UMBRIA ST, Philadelphia, PA 19127-1913	PERMIT FEE \$827.00	DATE ISSUED 11/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 4620 UMBRIA LLC	755 SUMMIT AVENUE PHILADELPHIA PA 19128
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38' HIGH); ROOF DECK ACCESSED BY A PILOT HOUSE AND ELEVATOR WITH GREEN ROOF (COVERS 60% OF ROOF AREA)(USING GREEN ROOF DENSITY BONUS FOR AN ADDITIONAL THREE(3) UNITS AS PER CODE SECTION (14-702(16) WITH EIGHT(8) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT BASEMENT
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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

4620 UMBRIA ST, Philadelphia, PA 19127-1913

ADDITIONAL USE DETAILS

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

VACANT COMMERCIAL SPACE (GROUND FLOOR FRONTAGE WITHIN 30' OF BUILDING DEPTH FROM THE FRONT BUILDING LINE) (AS PER 14-602(4)(a)[3] WITH FIFTEEN(15) 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.

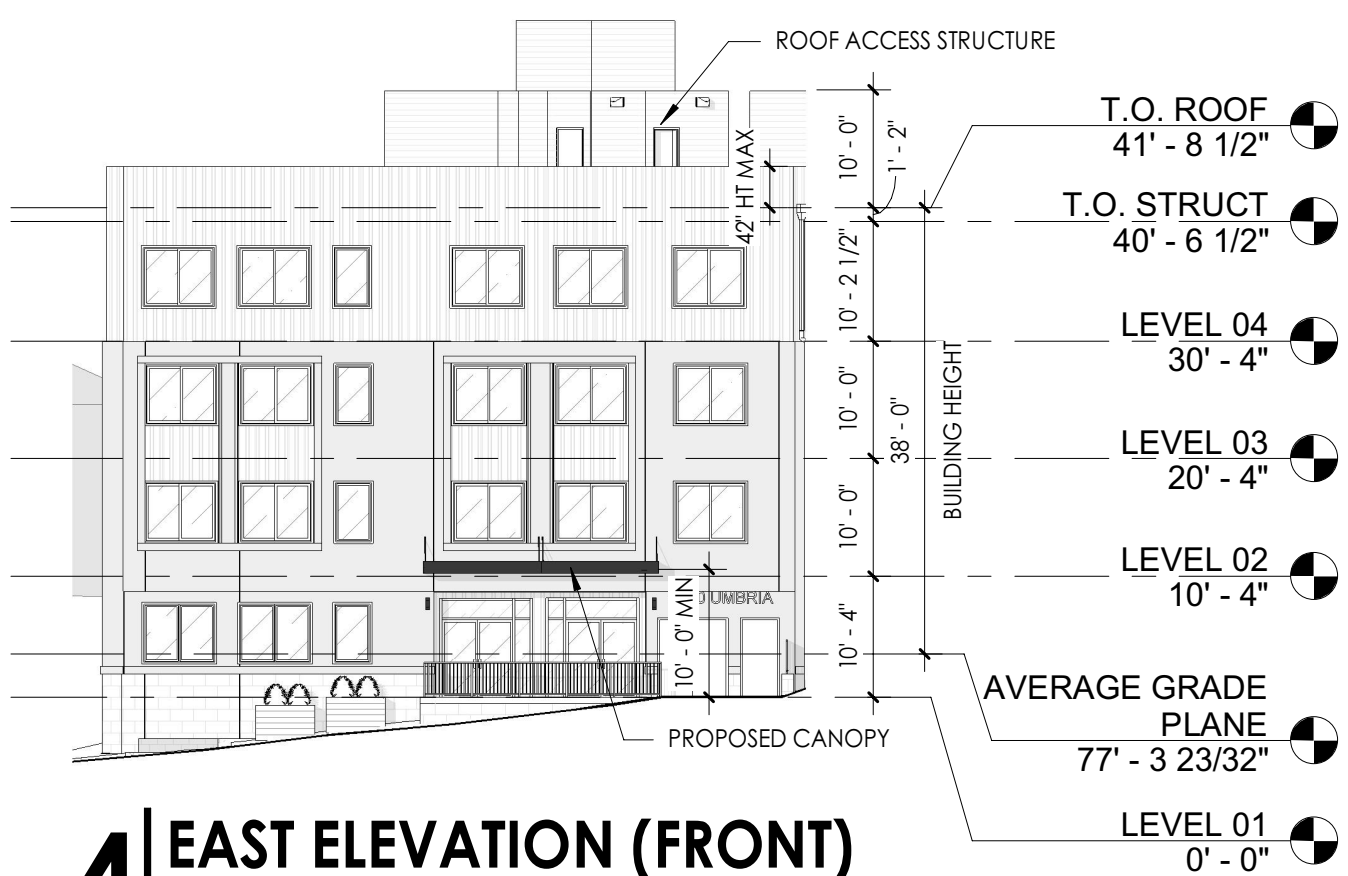
See § 14-303 of the Philadelphia Zoning Code for more information.



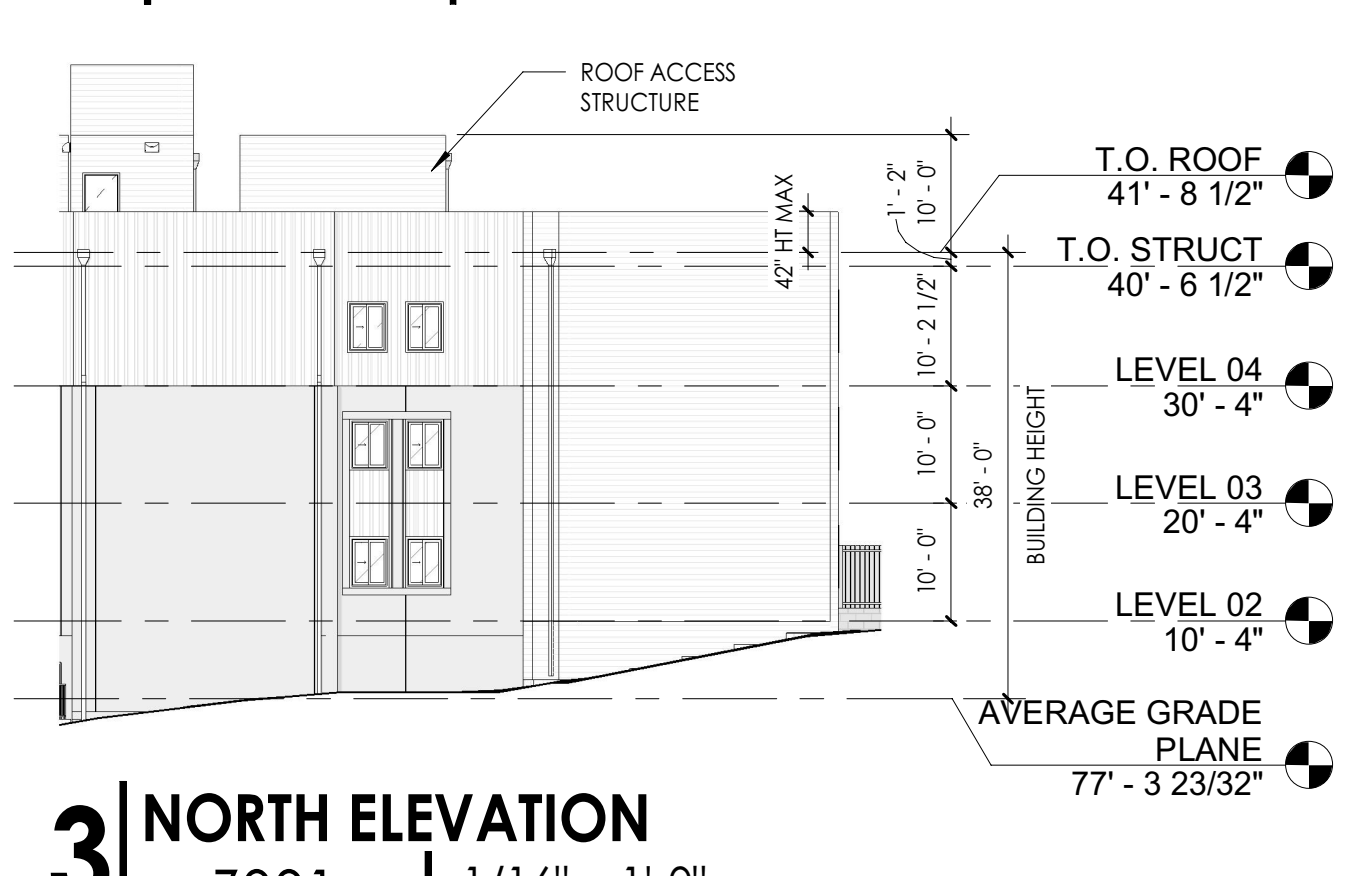
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



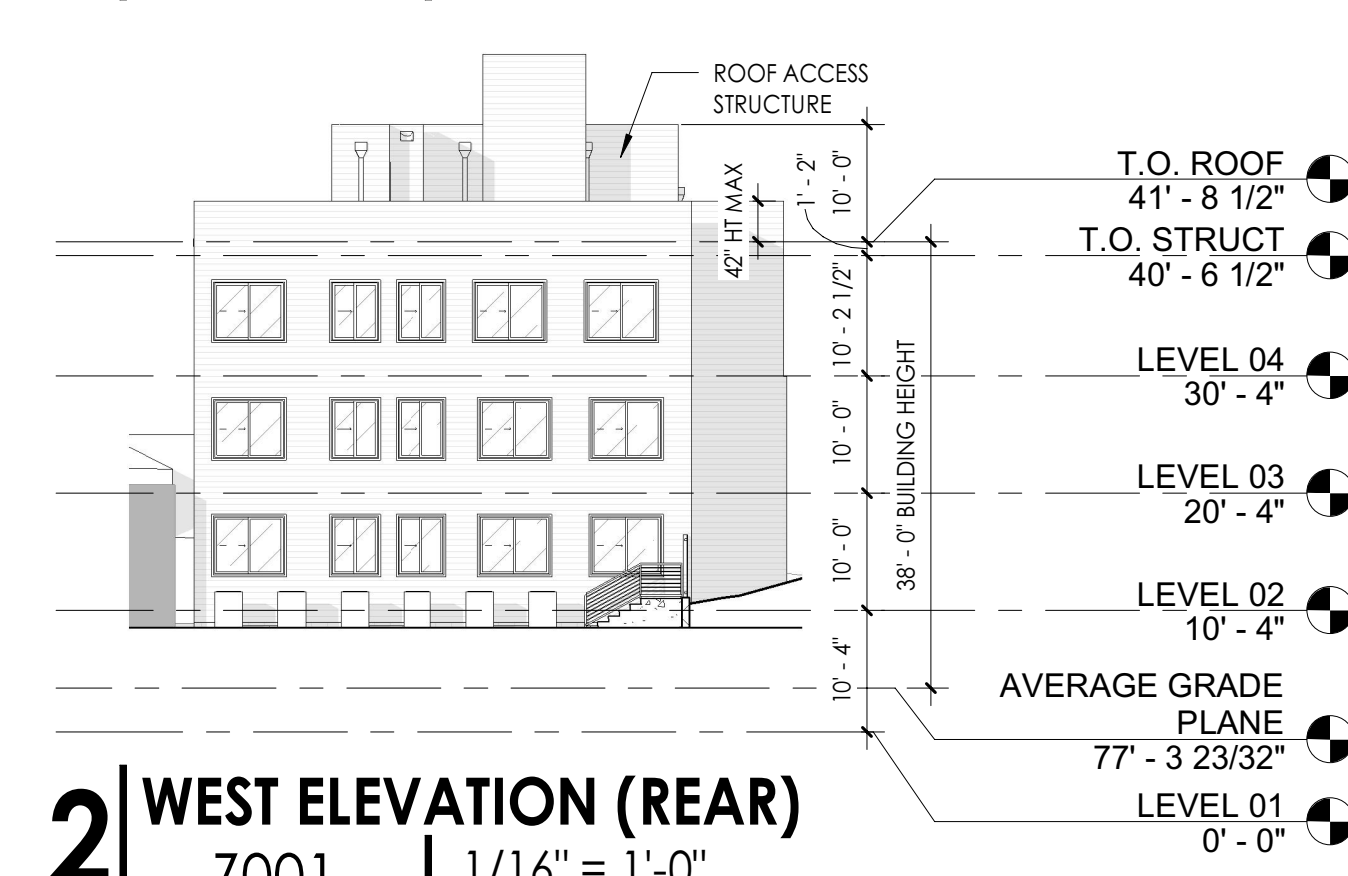
5 | SOUTH ELEVATION
Z001 | 1/16" = 1'-0"



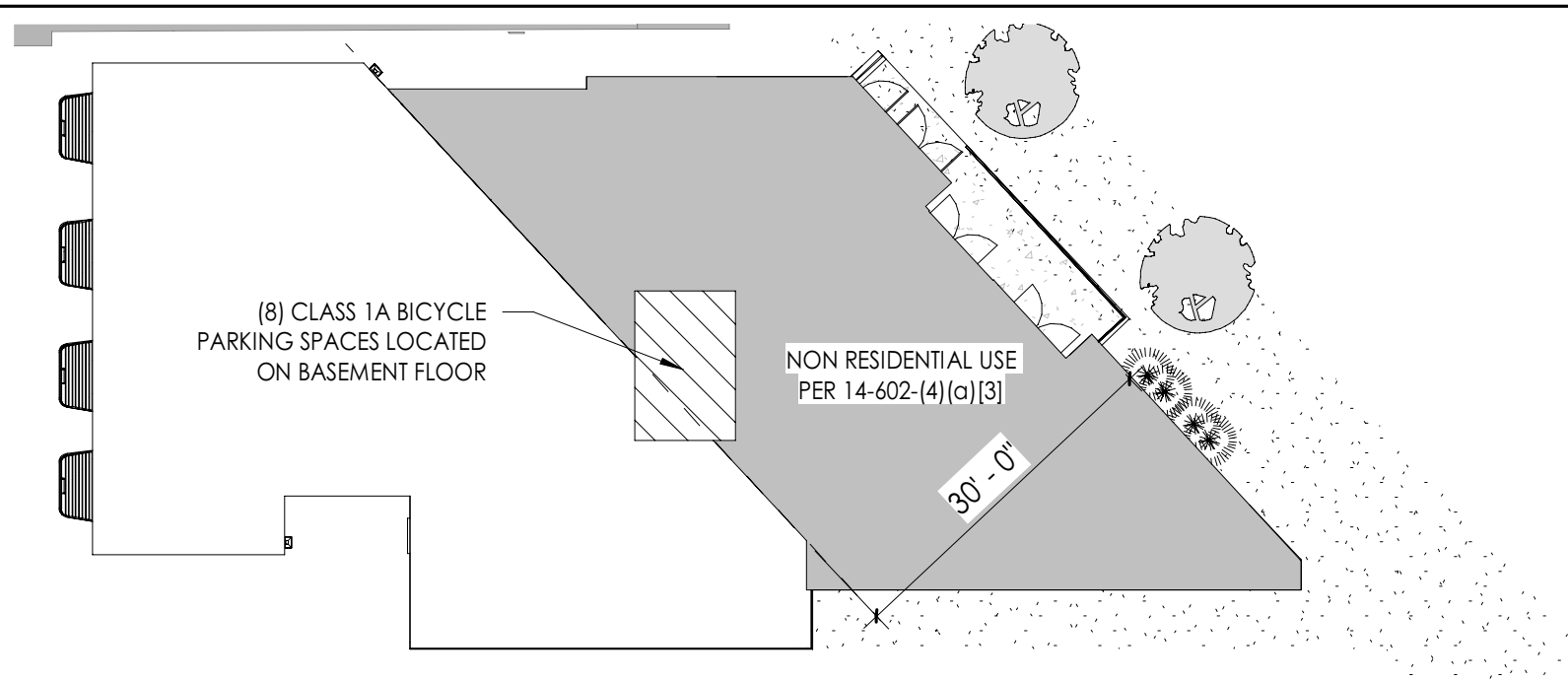
4 | EAST ELEVATION (FRONT)
Z001 | 1/16" = 1'-0"



3 | NORTH ELEVATION
Z001 | 1/16" = 1'-0"



2 | WEST ELEVATION (REAR)
Z001 | 1/16" = 1'-0"



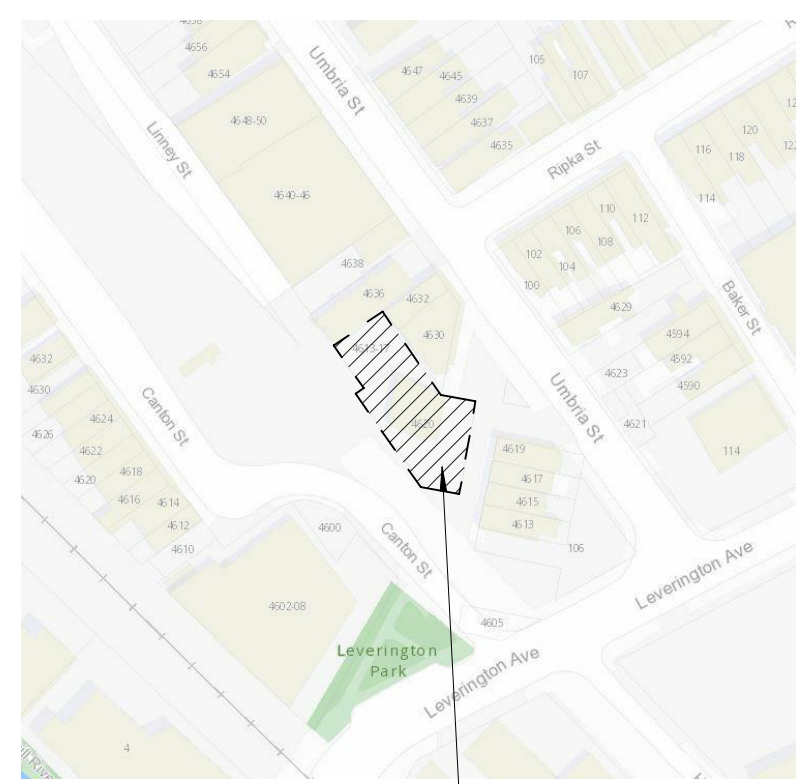
6 | LEVEL 01 - FLOOR PLAN
Z001 | 1/16" = 1'-0"



SITE PHOTO 1



SITE PHOTO 2



VICINITY MAP



ZONING MAP

AVERAGE GRADE PLANE	
MARK	ELEVATION
A	75.20'
B	69'
C	83'
D	82.04'
AGP	77.31'

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MAX OCCUPIED AREA: INTERMEDIATE: 75%, CORNER: 80%	OCCUPIED AREA: 3917 SQ FT (62%)	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: 0' - 0"	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: 5' - 1"	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 9' - 7"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38' - 0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: 0' - 0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 5'-0"	SET BACK: 5' - 1"	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 8 REQUIRED	8	NO
STREET TREES: 2 REQUIRED	2	NO

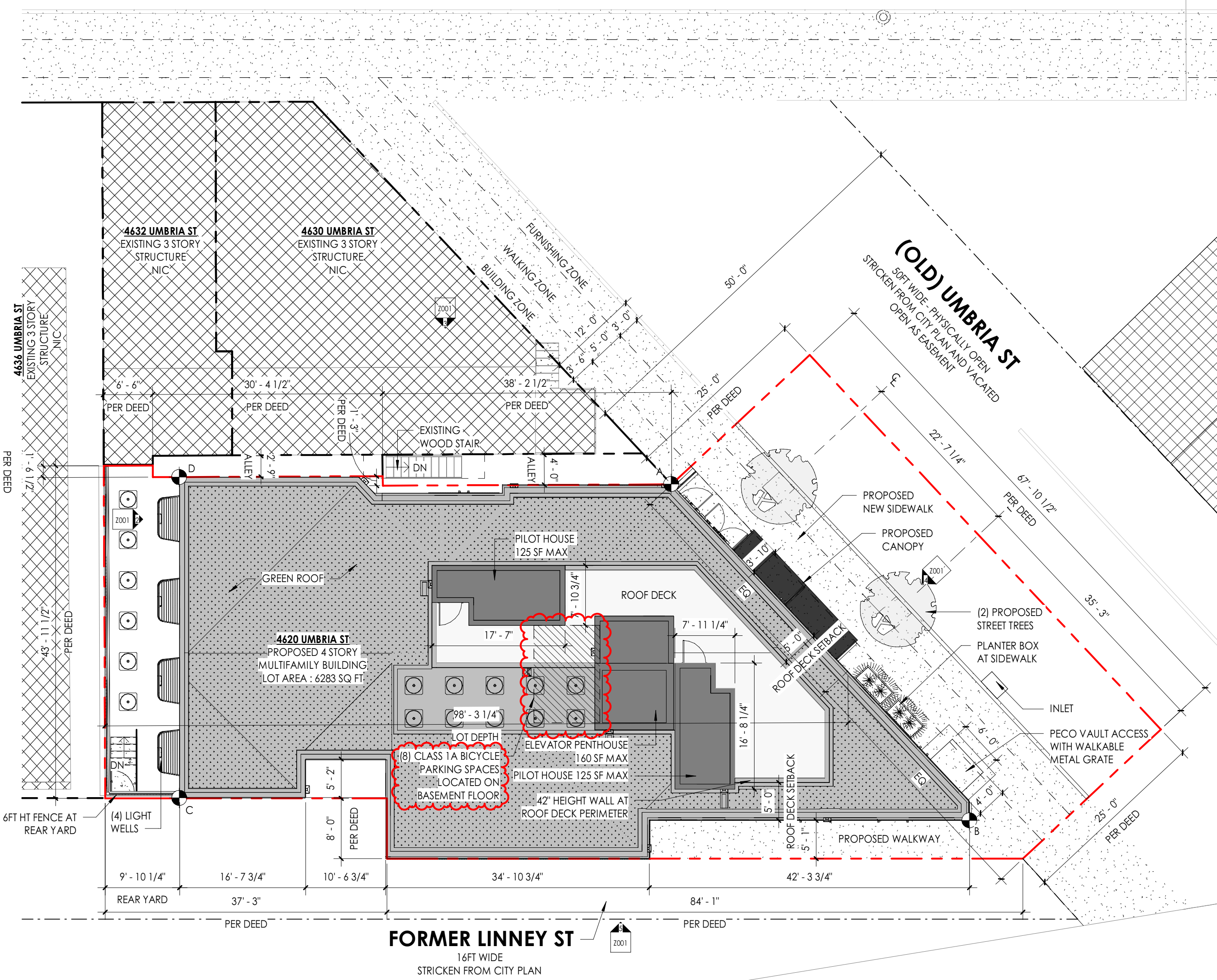
PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL OFFICE; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA 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 -
PROPOSED 4 STORY RESIDENTIAL STRUCTURE WITH UTILITIES IN BASEMENT AND 8 BIKE PARKING SPACES. GROUND LEVEL WILL CONSIST OF LOUNGE/LOBBY, VACANT COMMERCIAL SPACE, TRASH AND 3 RESIDENTIAL UNITS. FLOORS 2-4 WILL CONSIST OF 4 RESIDENTIAL UNITS FOR A TOTAL OF 15 RESIDENTIAL UNITS. ROOF DECK ACCESS STRUCTURE (ONE ELEVATOR AND TWO STAIR ACCESS) WITHIN SCOPE. GREEN ROOF DENSITY BONUS IN USE. 4620 UMBRIA ST AND 4613-17 LINNEY ST ARE PROPOSED TO BE CONSOLIDATED INTO 1 LOT.

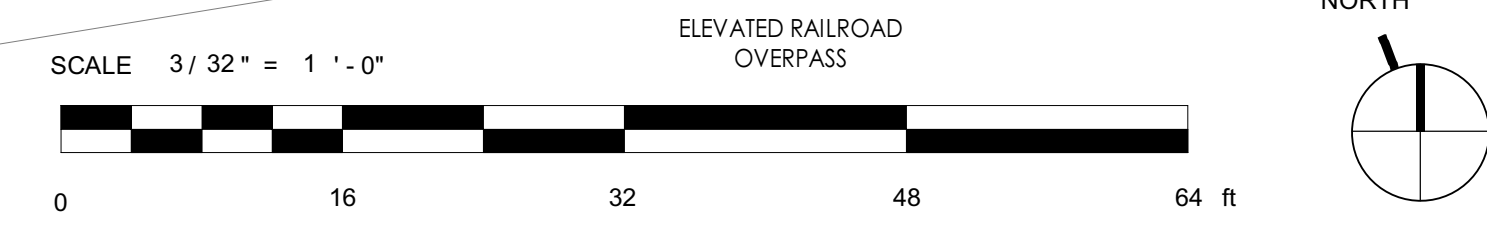
BONUS INFORMATION:	
DENSITY BONUS CALCULATION:	
BASE UNITS: 13 (13.089 UNITS ROUNDED DOWN)	
GREEN ROOF DENSITY BONUS	
+25% DENSITY BONUS: 3 UNITS (3.26 UNITS ROUNDED DOWN)	
TOTAL: 16 UNITS (15 UNITS PROPOSED)	
GREEN ROOF: (MINIMUM 60% ROOF SURFACE)	
ROOF SURFACE: 3855 SQ FT	
GREEN SURFACE: 2423 SQ FT. AND 63% GREEN SURFACE	



UMBRIA ST
(12' - 26' - 12")
ACTUAL: 92'
LEGALLY OPEN - ON CITY PLAN
150' WIDE ON CITY PLAN



1 | ZONING PLAN
Z001 | 3/32" = 1'-0"



DESIGNBLENDZ ARCHITECTURE, LLP
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CLIENT
KAHUL MIR

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1444 S. 13TH STREET
PHILADELPHIA, PA 19147

MEP ENGINEERING CONSULTANT

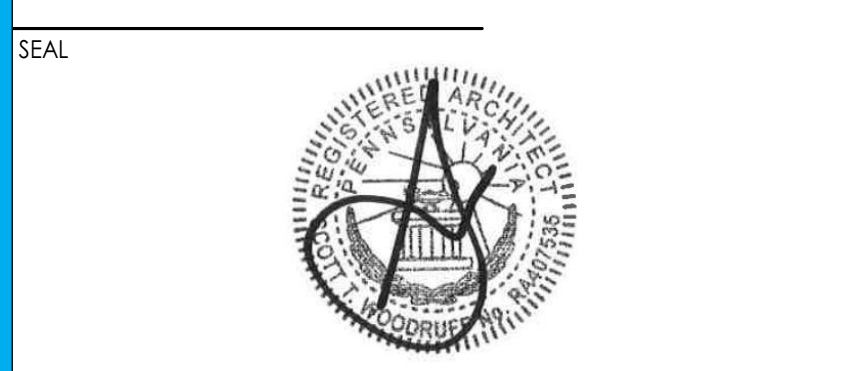
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PROJECT ADDRESS

4620 UMBRIA STREET, PHILADELPHIA PA 19127

REVISION	MO	CC	2021.08.25
REVISION	MO	MO	2021.07.22
REVISION	MO	CC	2021.07.14
ISSUE FOR ZONING	MO	CC	2021.06.29
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
4620 UMBRIA ST

SHEET TITLE
ZONING PLAN

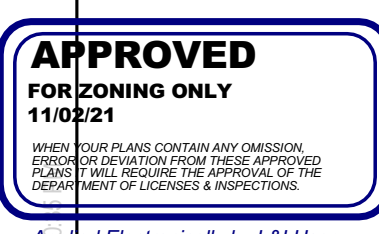
PROJECT NO
21074105

DRAWING NO

REVISION

SCALE
As indicated

Z001



Applied Electronically by L&J User.