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CONSTRUCTION OF A 28 UNIT APARTMENT BUILDING WITH VACANT GROUND FLOOR COMMERCIAL SPACE

1533-35 RIDGE AVENUE

PHILADELPHIA, PA 19130

ZONING SUBMISSION

AUGUST 7, 2020

OPA# 885134504

GENERAL NOTES

OWNER:
CRCP 1533-35 RIDGE LLC
225 E 95TH ST 21J
NEW YORK NY
10128

ARCHITECT:
CANNOdesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075

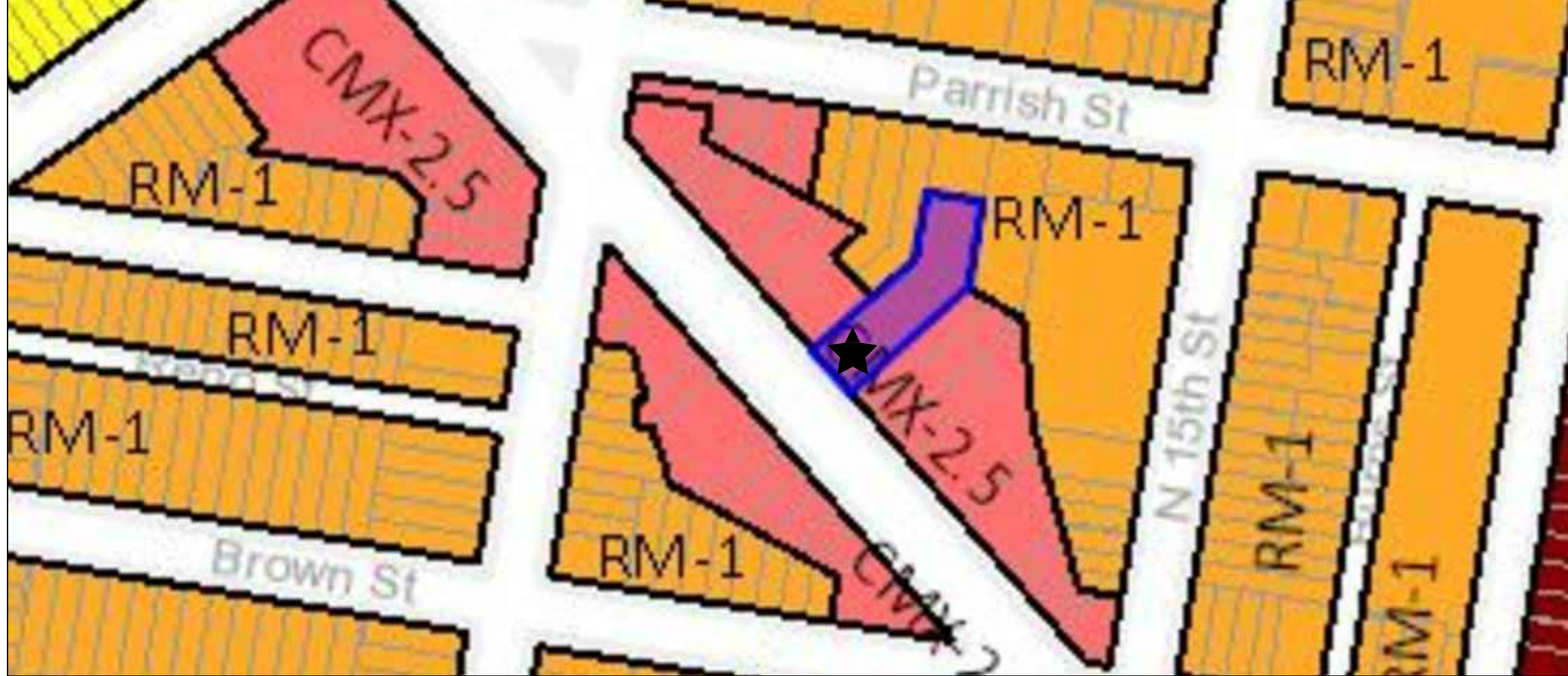
ZONING SUMMARY: 1533-35 RIDGE AVENUE				
		CMX-2.5	PROPOSED	CONFORMING / NON CONFORMING
MIN. LOT AREA	SF	N/A	6,380 SF	CONFORMING
MAX. OCCU. AREA	%	75%	74.9% (4,784.8 SF)	CONFORMING
BLDG SET-BACK	FT	0 FT	N/A	CONFORMING
SIDE YARD(S)	FT	5FT IF USED	5'-0" NW BOUNDARY 5'-0" SE BOUNDARY, WHERE USED	CONFORMING
REAR YARD	FT	10% (638.0 SF)	10.001% (638.1 SF)	CONFORMING
MAX. HEIGHT	FT	55'-0"	55'-0"	CONFORMING
BIKE PARKING		10	10 CLASS 1A	CONFORMING
AUTO PARKING		0	0	CONFORMING
GREEN ROOF DENSITY BONUS PER 14-602-2[8]*				
TOTAL ROOF SURFACE		-	4,476.65 SF	CONFORMING
TOTAL GREEN ROOF		MIN. 60%	2,715 SF / 60.64%	CONFORMING

GREEN ROOF COMPLYING WITH SECTION 14-602.7 OF THE PHILADELPHIA ZONING CODE.

Provided that if the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (a) and (b), above, shall not apply.

Proposed design contains a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth.

AVERAGE GRADE PLANE CALCULATION	
NE CORNER	78.18
NW CORNER	77.95
SE CORNER	74.97
SW CORNER	75.35
AVG. GRADE PLANE: 76.61	



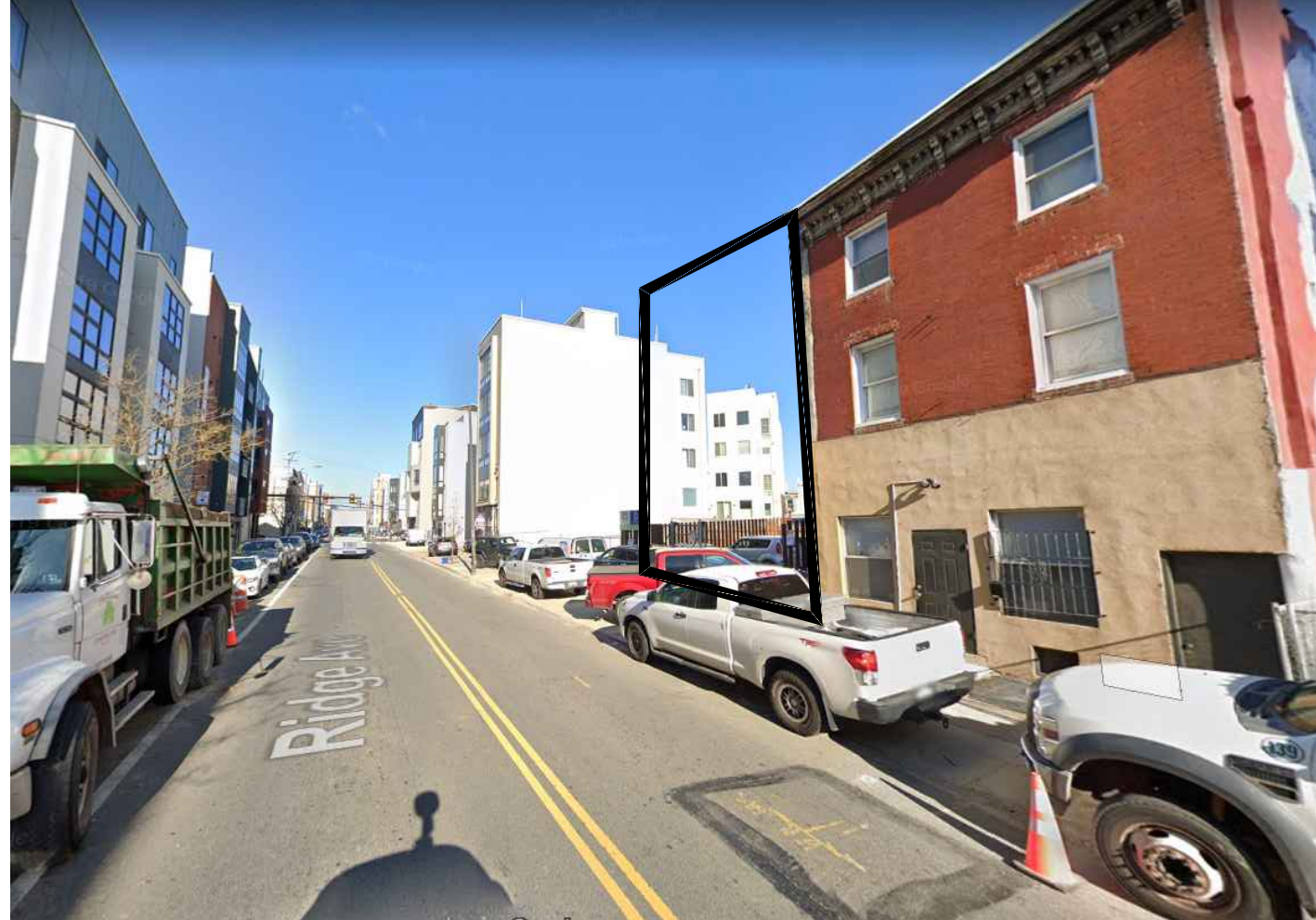
H7 ZONING MAP

F1 ZONING ANALYSIS

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 SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

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: September 21, 2020
FOR CHIEF HIGHWAY ENGINEER



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE- STOP CALL.

POCS SERIAL NO.
20200153220

1	ZONING RESPONSE	2020.09.17
	ZONING SUBMISSION	2020.08.07
No.	REVISIONS/SUBMISSIONS	Date

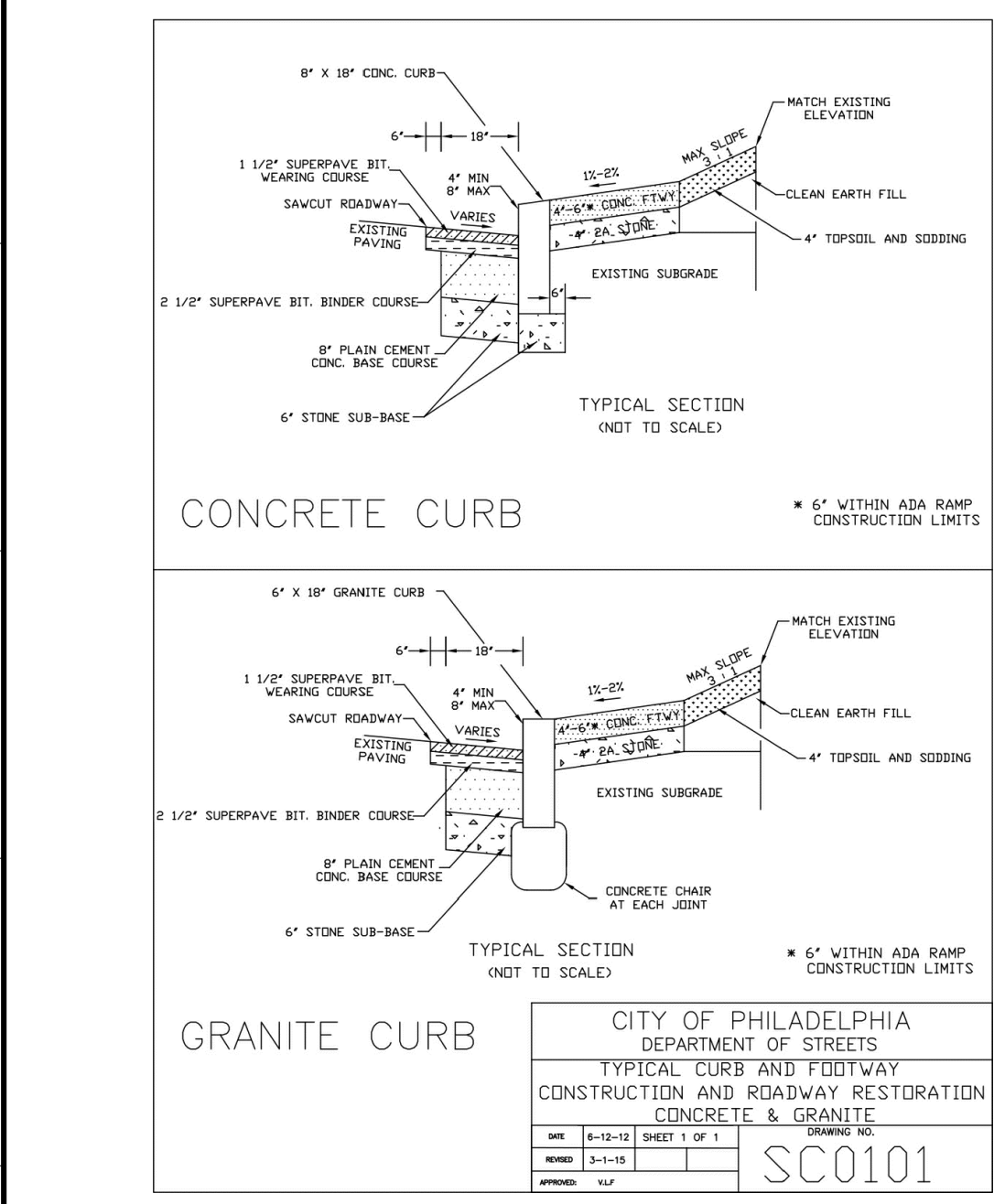
KHOSLA RIDGE
1533-35 RIDGE AVENUE
Philadelphia, PA

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Seal
Drawn
Checked
Reviewed
Date
Scale

Project No.
CAD File No.
Drawing No.
Z-1



CURB CUT DETAILS INTENTIONALLY OMITTED; THIS PROJECT DOES NOT PROPOSE A CURB CUT

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
TYPICAL CURB AND ROADWAY
CONSTRUCTION AND ROADWAY RESTORATION
CONCRETE & GRANITE
DATE: 8-10-20 SHEET 1 OF 1
DRAWN BY: [signature]
CHECKED BY: [signature]
APPROVED BY: [signature]
SC0101

APPROVED
FOR ZONING ONLY
12/04/20

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY OR CONFLICT WITH THE CITY OF PHILADELPHIA ZONING ORDINANCES, THE CITY ENGINEER'S OFFICE SHALL BE THE FINAL AUTHORITY.

Applied Electronically by L&I User:

A1 CURB AND DRIVEWAY DETAILS

A7 EXISTING SITE IMAGES – RIDGE AVE. LOOKING SOUTH

Zoning Permit

Permit Number ZP-2020-004915

LOCATION OF WORK 1533 RIDGE AVE, Philadelphia, PA 19130-2212 1533-35 RIDGE AVENUE	PERMIT FEE \$879.00	DATE ISSUED 12/4/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER CRCP 1533-35 RIDGE LLC	225 E 95TH ST 21J NEW YORK NY 10128
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APPLICANT Nicole Cabezas DBA: CANNO DESIGN	109 S. 13th Street2nd FloorPhiladelphia, PA 19107USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION)

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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.



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-2020-004915

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1533 RIDGE AVE, Philadelphia, PA 19130-2212

ADDITIONAL USE DETAILS

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

VACANT GROUND FLOOR , 28 DWELLING UNITS WITH CLASS 1A BICYCLE STORAGE FOR A MINIMUM OF (10) BICYCLES LOCATED ON THE GROUND FLOOR.

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.