

Zoning Permit

Permit Number ZP-2020-000994

LOCATION OF WORK 1622-40 POINT BREEZE AVE Parcel A, Philadelphia, PA 19145-1335	PERMIT FEE \$1,050.00	DATE ISSUED 3/16/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
Rhett Chiliberti Two Penn Center - Suite 2221500 JKF Boulevard Philadelphia,

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES WITH AN ELEVATOR (FOR ROOF DECK ACCESS AND GREEN ROOF MAINTENANCE), GREEN ROOF (COVERING ATLEAST 60% OF THE ROOFTOP) ABOVE FOURTH FLOOR (SIZE AND LOCATION AS SHOWN ON PLANS)

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.

 **Post a copy of this permit in a conspicuous location along each frontage.**

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

1622-40 POINT BREEZE AVE, Philadelphia, PA 19145-1335

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (57 UNITS) HOUSEHOLD LIVING AND TO INCLUDE NINETEEN (19) ACCESSIBLE BICYCLE PARKING SPACES (UTILIZING MIXED INCOME HOUSING BONUS AND GREEN ROOF BONUS). (IN ACCORDING TO ZONING CODE 14-602 (7), THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION PRIOR TO ISSUE CERTIFICATE OF OCCUPANCY IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS).

This permit is subject to the following specific conditions.

CONDITIONS

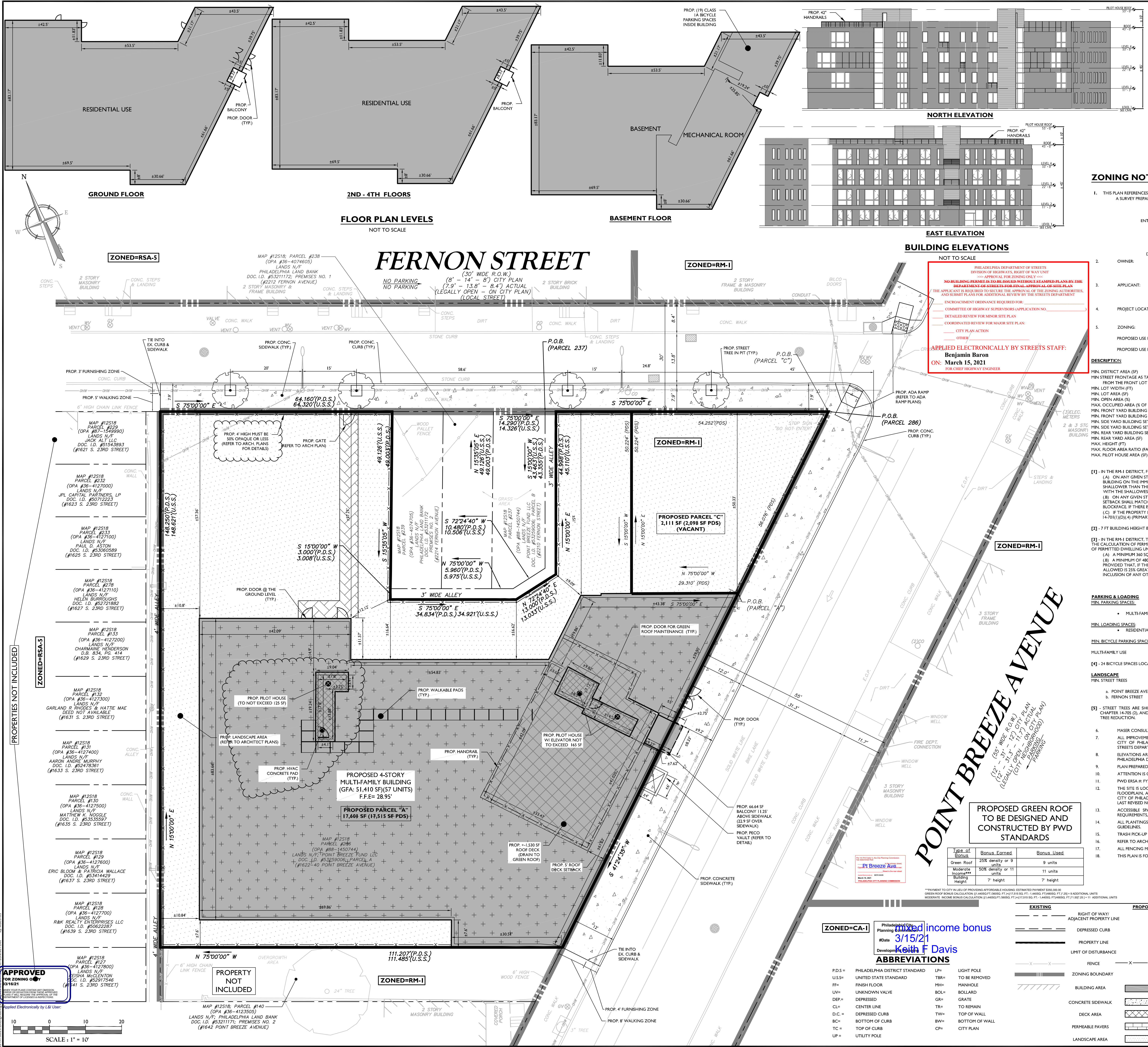
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



ZONING NOTES

1. THIS PLAN REFERENCES:
A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976
- ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
#1622-40 POINT BREEZE AVENUE AND #2210 FERNON STREET
MAP #12518, PARCELS #237 & 296
CITY & COUNCIL OF PHILADELPHIA, 36TH WARD
COMMONWEALTH OF PENNSYLVANIA
2. OWNER: DATED: 11/13/2019
1622 POINT BREEZE AVE, LLC
1936 WASHINGTON AVE
PHILADELPHIA, PA 19146
3. APPLICANT: 1622 POINT BREEZE AVE, LLC
1936 WASHINGTON AVE
PHILADELPHIA, PA 19146
4. PROJECT LOCATION: 1622-40 POINT BREEZE AVENUE
PHILADELPHIA, PA 19145
5. ZONING: RM-1 (RESIDENTIAL MULTI-FAMILY-1)
PROPOSED USE PARCEL "A": MULTI-FAMILY (57 UNITS: 51 ADO SF) [3]
PROPOSED USE PARCEL "C": VACANT

DESCRIPTION	REQUIRED	PROPOSED PARCEL "A"	PROPOSED PARCEL "C"
MIN. DISTRICT AREA (SF)	N/A	N/A	N/A
MIN. STREET FRONTAGE AS TAKEN FROM THE FRONT LOT (FT)	N/A	N/A	N/A
MIN. LOT WIDTH (FT)	16 FT	96.49 FT	N/A
MIN. LOT AREA (SF)	1,440 SF	17,601 SF (17,515 P.D.S.)	2,111 SF (2,098 P.D.S.)
MIN. OPEN AREA (SF)	20% (CORNER); 25% (INTER)	58% (10,241 SF)	N/A
MAX. OCCUPIED AREA (% OF LOT)	80% (CORNER)	58% (10,241 SF)	N/A
MIN. FRONT YARD BUILDING SETBACK (FT)	0 FT [1]	0 FT	N/A
MIN. FRONT YARD BUILDING SETBACK (FT)	N/A [1]	N/A	N/A
MIN. SIDE YARD BUILDING SETBACK (FT)	8 FT TOTAL (MULTI-FAM); CORNER	0 FT	N/A
MIN. SIDE YARD BUILDING SETBACK (FT)	5 FT TOTAL (DETACHED)	0 FT	N/A
MIN. REAR YARD BUILDING SETBACK (FT)	9 FT	10.34 FT	N/A
MIN. REAR YARD AREA (SF)	144 SF	1,642 SF	N/A
MAX. HEIGHT (FT)	45 FT (38 FT + 7 FT BONUS) [2]	45 FT	N/A
MAX. FLOOR AREA RATIO (FAR) (%)	NO LIMIT	N/A	N/A
MAX. PILOT HOUSE AREA (SF)	125 SF (165 SF WITH ELEVATOR)	125 SF & 165 SF	N/A

- [1] - 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(d)(4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.
- [2] - 7 FT BUILDING HEIGHT BONUS FROM MIXED INCOME HOUSING BONUS PER CODE SECTION 14-702(i.1)
- [3] - 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 OF 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(2) 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.

PARKING & LOADING	REQUIRED	PROPOSED	PROPOSED
MIN. PARKING SPACES	0 SPACES	0 SPACES	N/A
• MULTI-FAMILY USE	0 SPACES	0 SPACES	N/A
• RESIDENTIAL USE	0 SPACES	0 SPACES	N/A

MIN. LOADING SPACES:
• RESIDENTIAL USE: 0 SPACES
• MULTI-FAMILY USE: 19 CLASS 1A SPACES (1/3 UNITS) 19 SPACES [4]
[4] - 24 BICYCLE SPACES LOCATED IN THE BUILDING

LANDSCAPE	MIN. STREET TREES
a. POINT BREEZE AVENUE	5 TREES (166 LF / 35 LF/TREE)
b. FERNON STREET	4 TREES (140 LF / 35 LF/TREE)

- [5] - STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND SHALL 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.
6. MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 305518.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
8. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
9. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/OWNER.
10. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
11. PWD ERS #: FY20-FRAM-5813-01
12. 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 191 OF 230 COMMUNITY PANEL NUMBER 12075/0191H, AND LAST REVISED NOVEMBER 18, 2015.
13. ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
14. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (C.P.C.) AND PWD GUIDELINES.
15. TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
16. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
17. ALL FENCING MUST BE 50% OPAQUE OR LESS.
18. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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	GAS VALVE	CLEANOUT
DECK AREA	PERMEABLE PAVERS	UNKNOWN VALVE	VENT
LANDSCAPE AREA		HOUSE TRAP	ROOF DRAIN
		YARD DRAIN	TRAFFIC SIGNAL POLE
		UTILITY POLE W/ STREET LIGHT	UTILITY POLE
		INLET	

mixed income bonus
3/15/21
Keith F Davis
ABBREVIATIONS

P.D.S. = PHILADELPHIA DISTRICT STANDARD
U.S.S. = UNITED STATES STANDARD
FF = FINISH FLOOR
UV = UNKNOWN VALVE
DIP = DEPRESSED
CL = CENTER LINE
D.C. = DEPRESSED CURB
BC = BOTTOM OF CURB
TC = TOP OF CURB
UP = UTILITY POLE

LP = LIGHT POLE
TB = TO BE REMOVED
MH = MANHOLE
BOL = BOLLARD
CR = CRATE
TR = TO REMAIN
TW = TOP OF WALL
BW = BOTTOM OF WALL
CP = CITY PLAN

APPROVED FOR ZONING ONLY
3/16/21
Applied Electronically by L&L User.

SCALE: 1" = 10'

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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS
2	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS
3	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS
4	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS
5	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS
6	03/16/21	MVC	MVC	03/16/21	REVISION PER CLIENT COMMENTS

RHETT N. CHILIBERTI
PHILADELPHIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE7158

ZONING PLAN
FOR
1622 POINT BREEZE AVE LLC

PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATION:
1622-40 POINT BREEZE AVE. PHILADELPHIA, PA 19145

Colliers
Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 222
1500 Park Boulevard
Philadelphia, PA, 19102
Phone: 215.861.3621
COLLIERS ENGINEERING & DESIGN, INC. SOME BUSINESSES AS MASER CONSULTING.

SCALE: AS SHOWN 12/11/19 DRAWN BY: EHD CHECKED BY: RNC
PROJECT NUMBER: 19002927A DRAWING NAME: C-LAY1
SHEET TITLE:
SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.