

Zoning Permit

Permit Number ZP-2022-010227

LOCATION OF WORK 7103 WOODLAND AVE T-B-541906, Philadelphia, PA 19142	PERMIT FEE \$1,772.00	DATE ISSUED 9/17/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER H&MCare Inc	4920 BALTIMORE AVE PHILADELPHIA, Pennsylvania 19143
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OWNER CONTACT 1 Hamza Kikula	4920 BALTIMORE AVE PHILADELPHIA PA 19143
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE REMOVAL OF ONE(1) ROOF ACCESS STRUCTURE OF PREVIOUSLY APPROVED STRUCTURE ; FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH NO ROOF DECK. (Penthouse or roof structures for the housing of elevators, stairways) WITH A TOTAL OF NINE (9) SURFACE PARKING SPACES INCLUDING ONE (1) VAN-ACCESSIBLE PARKING. AND TEN (10) TYPE 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE AS PREVIOUSLY APPROVED (SEE APPLICATION# ZP-2022-003380 FOR PREVIOUSLY APPROVED PERMIT)
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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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SIZE AND LOCATION AS SHOWN ON THE PLANS.



APPROVED USE(S)

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

7103 WOODLAND AVE T-B-541906, Philadelphia, PA 19142

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY (22 DWELLING UNITS) WITH SALE OF PHARMACEUTICAL AND URGENT CARE (GROUP PRACTITIONER) ON BASEMENT AND AT FIRST FLOOR. AND BUSINESS AND PROFESSIONAL OFFICE ON THE FOURTH(4TH) FLOORS (Use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground floor area of all buildings on the lot.)* FOR THE REMOVAL OF PILOT HOUSE ON WEST WALL. FOR THE ADDITION OF ELEVATOR OVERRUNS FOR ROOF ACCESS. REMOVAL OF ROOF GUARDRAIL, UPDATE TO ENTRY RAMP ON 71ST ST FACADE . AND ADDITION OF AWNING TO WOODLAND AVE.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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.

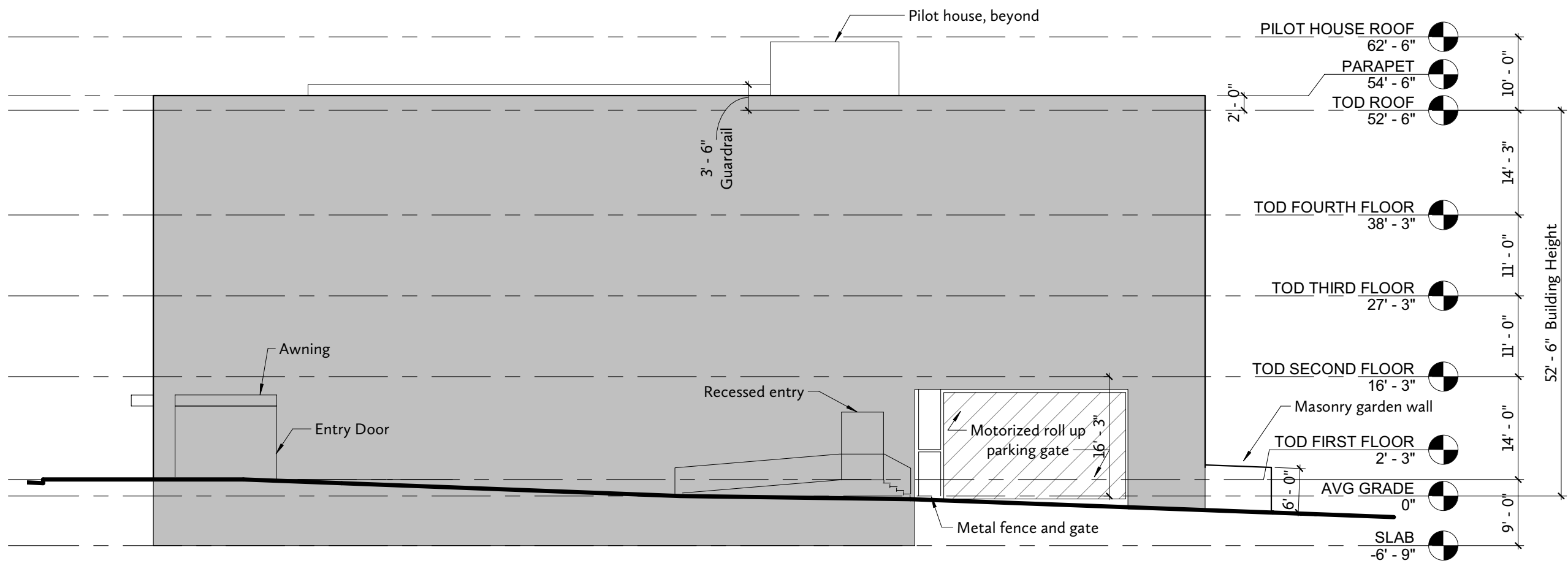
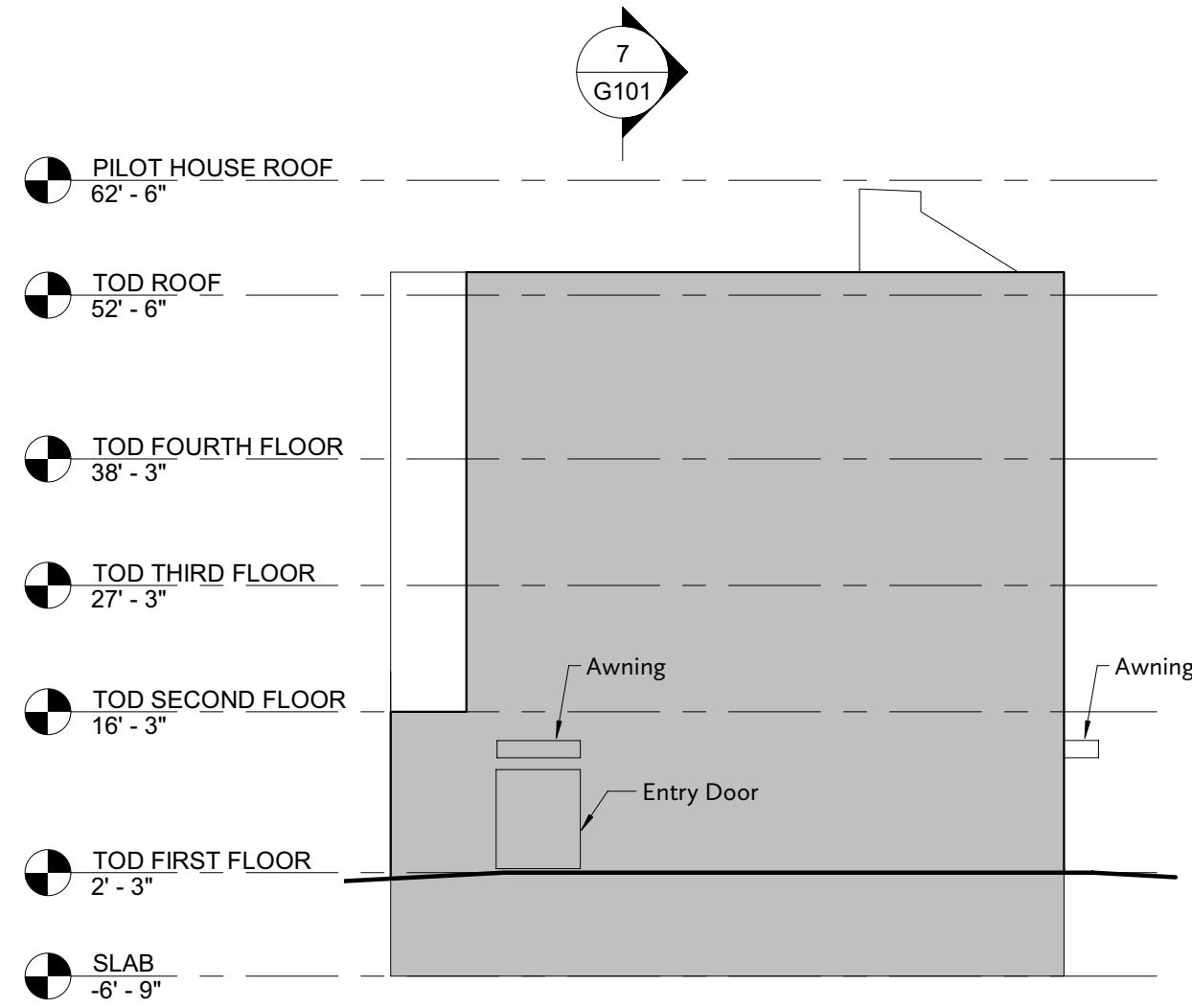


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

PROJECT

Mixed Use Development 7101 Woodland Avenue Philadelphia PA 19142

PROJECT

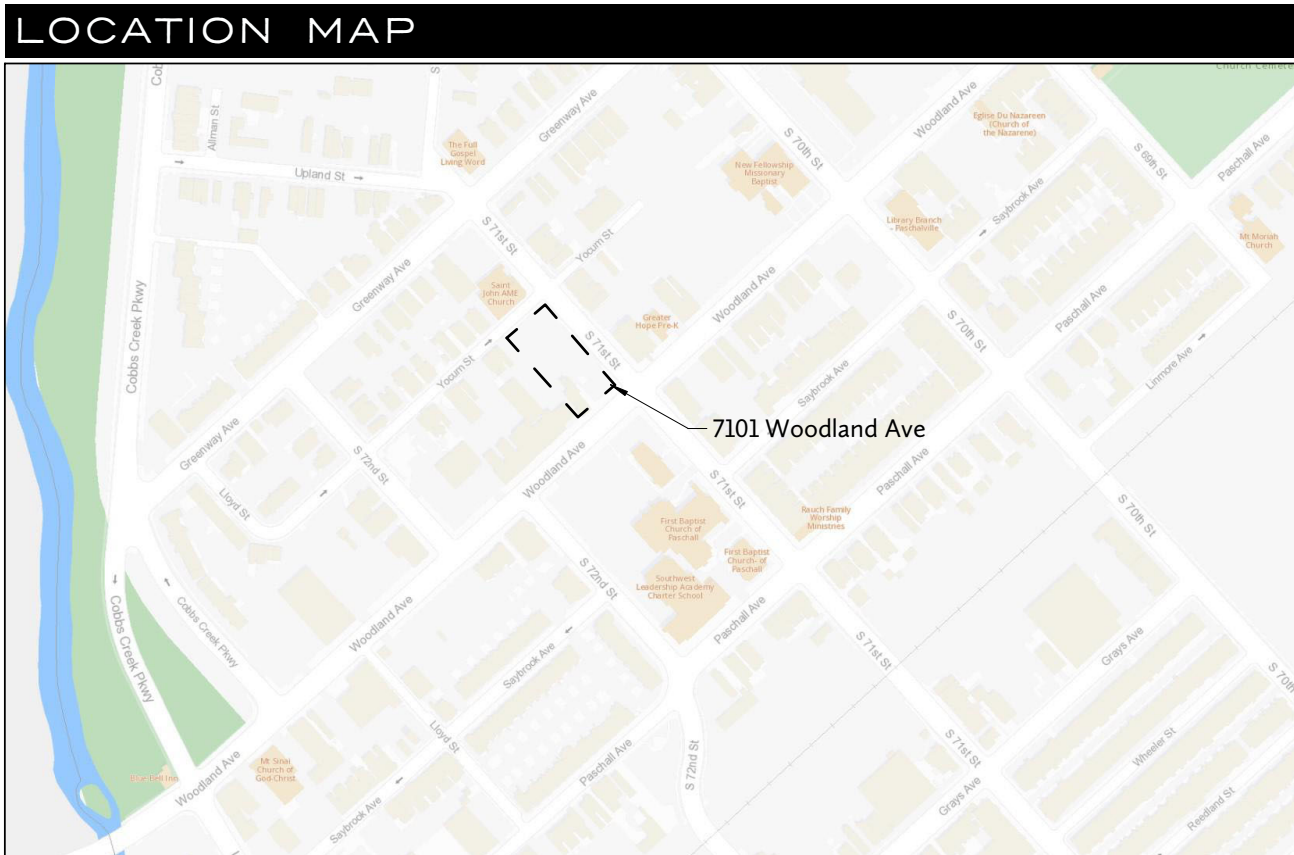


PROJECT SUMMARY: 7101 WOODLAND AVE

For the erection of a new four story mixed use building with accessory surface parking at rear.
Uses to include Group practitioner urgent care facility and pharmacy at ground floor and basement, Multifamily residential with eleven (11) residences on the second floor, eleven (11) residences on the third floor, and business/ office space on the fourth floor.

Zoning: IRMX	Lot Area: 10998.80 SF (0.2525 Acre)	Use: Mixed-Use (Commercial + Multifamily)
DIMENSIONAL STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
Lot Area	10998.8 SF (100%)	10998.80 SF (100%)
Open Area	2199.76 SF (20%)	2874.80 SF (26.14%)
Building Area	8799.04 SF (80%)	8124.00 SF (73.86%)
Rear Yard	9'-0" Min.	9'-0"
Height	60' Max.	52'-6"
Dwelling Units	Unlimited	22 Dwelling units on floors 2 and 3
Parking	3:10 residences 8 Required	9 Provided: 4516 sf
Parking Landscaping	10% of parking area	10.89% (492 sf)
Ground Floor Use	60% non-residential (min)	87.75% non-residential
BICYCLE PARKING STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
Multi-Family	1 per 3 dwelling units	22 / 3 = 8
Other Uses	7,501 - 20,000 GSF = 2	14,200 GSF = 2
TOTAL = 8 required, 10 Provided		

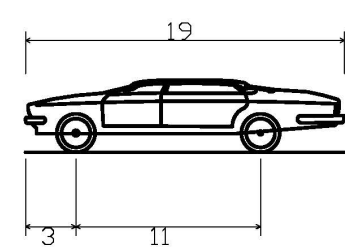
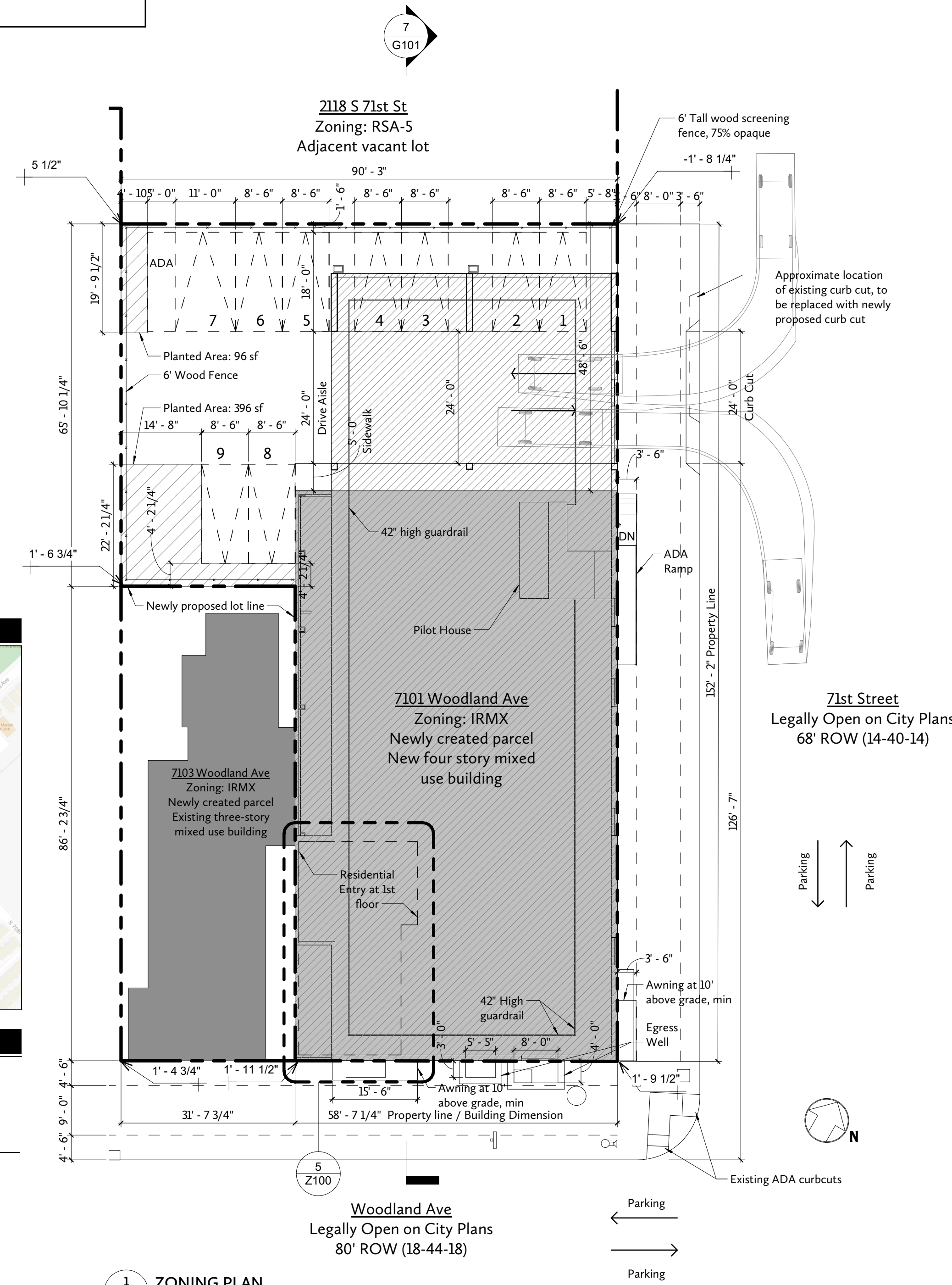
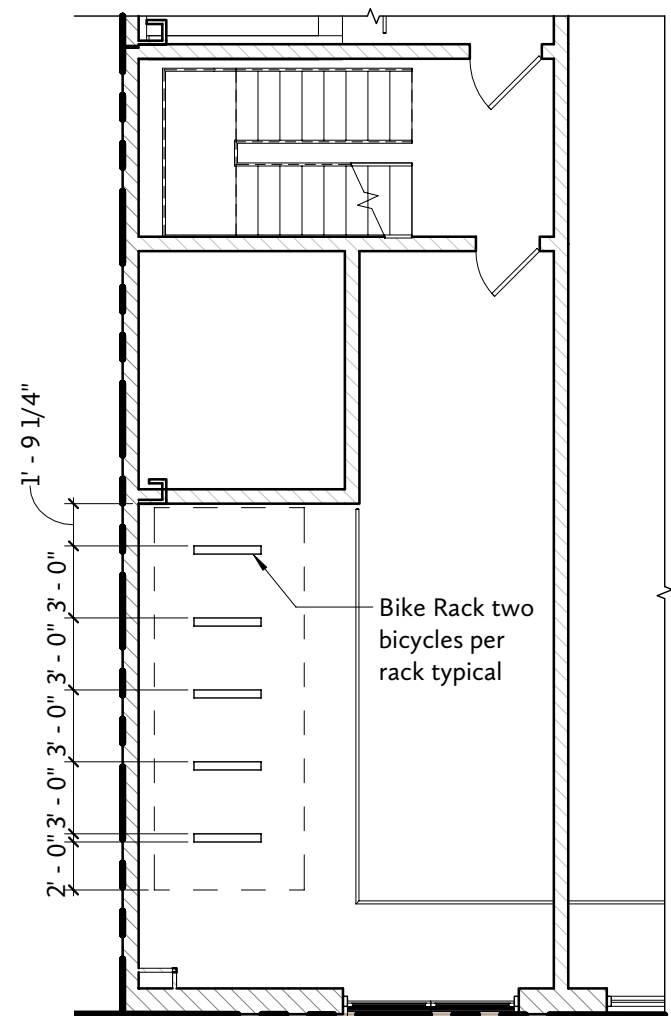
- The property owner accepts responsibility for the removing of any abandoned bicycles, bicycle locks or chains on a regular basis, and keeping said area in a neat and clean condition. They further accept they will perform routine inspection of bicycle rack(s) and keep them in good visual condition.
- Corporate logos contained within the design of the bicycle rack are prohibited from installation without City Council Ordinance
- Bicycle racks fabricated in a one-off fashion require approval of the Philadelphia Art Commission prior to obtaining Streets Department approval.
- Bicycle racks must enable the bicycle frame and one wheel to be locked to the bicycle rack with a standard "U Lock."
- Bicycle rack frames will be resistant to destruction, cutting, disassembly, etc. with standard hand-held tools, and will be coated with a non-rusting coating material.
- Bicycle racks must be surface bolted to a concrete substrate using at least 4 anchor bolts per 42" of linear space if not free-standing.
- Bicycle rack placements should never reduce the walking zone to less than 6 feet.
- Approval for all other encroachments, street furniture, driveways, and parking lot layouts must be obtained by the Streets Department Right of Way Unit by a separate application.



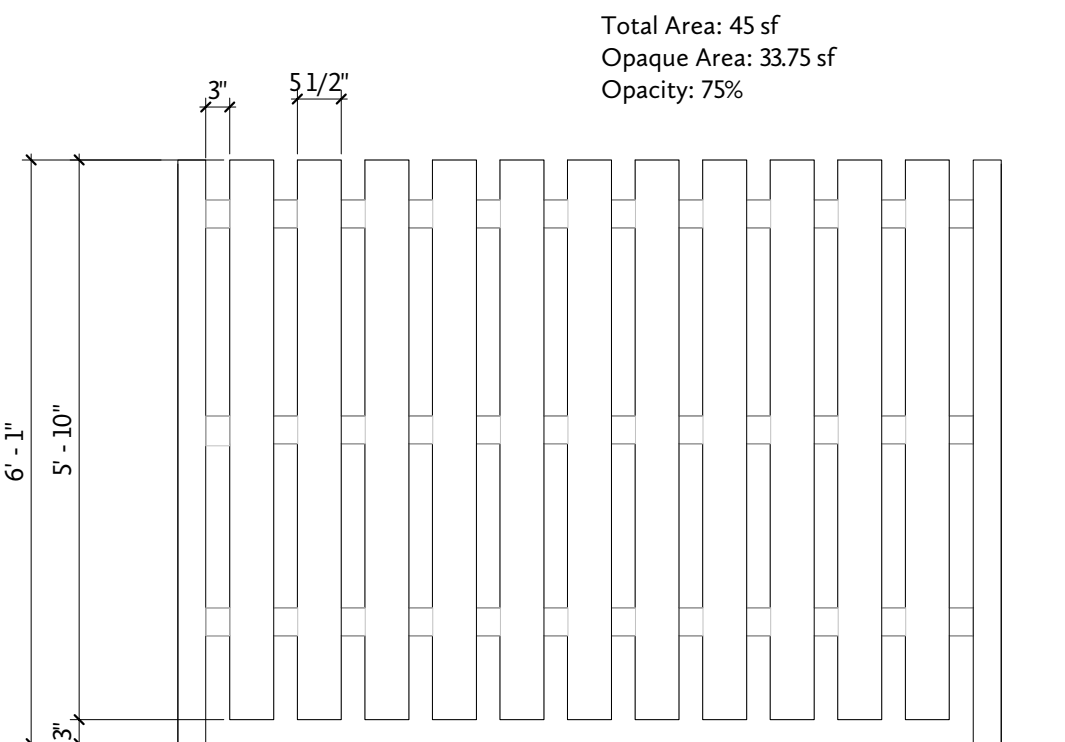
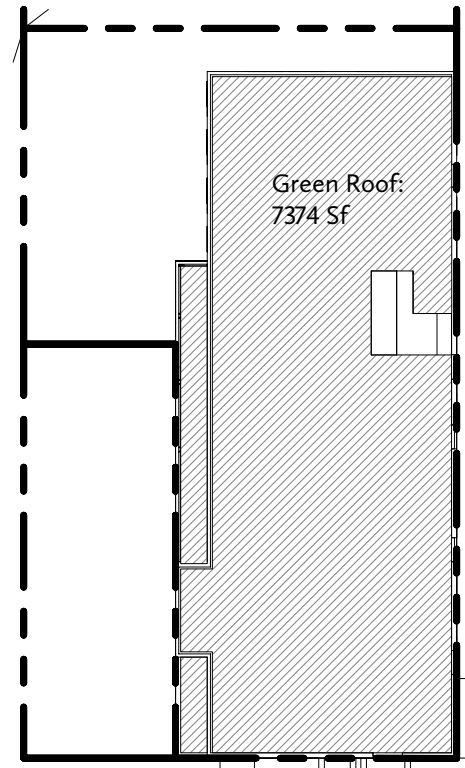
SITE EXCAVATION

PA One call system must be notified minimum of 72 hours prior to beginning excavation.
It is the sole responsibility of the General Contractor to contact PA One Call, and Special Inspections engineer(s) prior to, during and upon completion of all excavation and foundation activities.

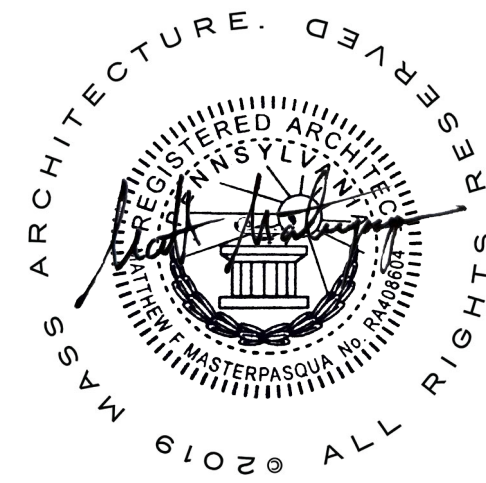
PA ONE-CALL No.: 2022 062 3372 CONTACT: 811 / 1800 248 1786



P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 4.300ft
Min Body Ground Clearance 1.115ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°



APPROVED
FOR ZONING ONLY
08/17/22
WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, DESIGN OR ERROR, YOU MUST OBTAIN THESE APPROVED PLANS. IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User



3427 D ST #121
PHILADELPHIA
PA 19134
MassArchStudio.com
215.399.0400

PHILADELPHIA
MASS
ARCHITECTURE
STUDIO, LLC

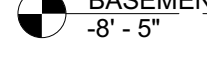
Mixed Use Development
7101 Woodland Avenue
Philadelphia PA 19142

REVISIONS	DATE
1	08/2/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWING TITLE
ZONING

DRAWING NUMBER
Z100

PROCT



2 71st STREET ZONING ELEVATION
Z100 1/16" = 1'-0"

Drawing Number 2100