

Zoning Permit

Permit Number ZP-2022-012971

LOCATION OF WORK 504-08 WOOD ST, Philadelphia, PA 19106	PERMIT FEE \$1,722.00	DATE ISSUED 1/25/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3, CMX3, CMX3, CMX3, CMX3, CMX3	

PERMIT HOLDER WOOD ST ASSOC LP	642 N BROAD ST PHILADELPHIA PA 19130
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OWNER CONTACT 1 Jenn Patrino	1357 Ridge Ave, Suite 100
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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 ERECTION OF AN ATTACHED STRUCTURE (NTE 65' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE . FOR THE CREATION OF SIXTEEN(16) INTERIOR ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE, TWO(2) RESERVOIR SPACES, ONE(1) AUTO-SHARE PARKING SPACE AND TWENTY-FIVE (25) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE IN BIKE STORAGE ROOM. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

312 N 5TH ST, Philadelphia, PA 19106-1001
313 N RANDOLPH ST, Philadelphia, PA 19106
314 N 5TH ST, Philadelphia, PA 19106-1001
315 N RANDOLPH ST, Philadelphia, PA 19106
316 N 5TH ST, Philadelphia, PA 19106-1001
317 N RANDOLPH ST, Philadelphia, PA 19106
318 N 5TH ST, Philadelphia, PA 19106-1001
504-08 WOOD ST, Philadelphia, PA 19106

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (74 DWELLING UNITS) FROM FIRST(1ST) FLOOR THROUGH SIXTH(6TH) FLOORS.

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.

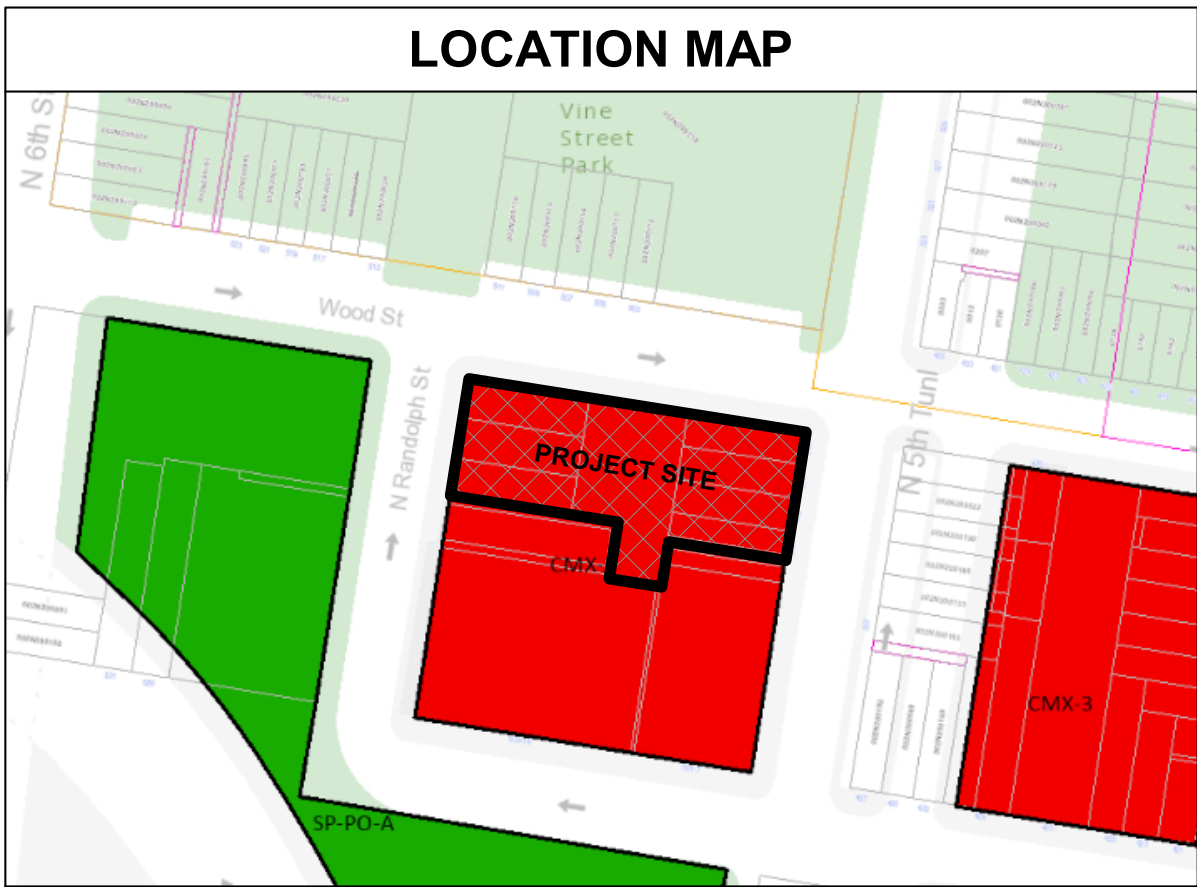
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

STREET TREE REQUIREMENTS					
	FRONTAGE LENGTH	# OF TREES REQUIRED (1 PER 35')	# OF TREES PROPOSED	PROPOSED NEW TREE SPECIES	NOTES
WOOD STREET	171'-4"	5	4	CERCIS CANADENSIS	(3) EXISTING TREES TO BE PRESERVED AND USED. (1) PROPOSED NEW TREE FOR A TOTAL OF (4) TREES. DUE TO EXISTING UTILITIES AND NEW CURB CUT, ONLY (4) TOTAL STREET TREES CAN BE INSTALLED IN ACCORDANCE WITH STREETS DEPT PLANTING DIAGRAM FZ0102
5TH STREET	66'-7"	2	2	GINKGO BILOBA "PRINCETON SENTRY"	
RANDOLPH ST	61'-4"	2	0	N/A	DUE TO EXISTING UTILITIES AND NEW CURB CUT, NO STREET TREES CAN BE INSTALLED IN ACCORDANCE WITH STREETS DEPT PLANTING DIAGRAM FZ0102



ZONING SUMMARY				
		CMX-3 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA	SF	N/A	11,493.2SF	-
OCCUPIED AREA (MAX) (% OF LOT AREA)	%	9,194.4SF (80% MAX)	9,192SF (79.9%)	CONFORMING
OPEN AREA (MAX) (% OF LOT AREA)	%	2,298.8SF (20% MIN)	2,301.2SF (20.1%)	CONFORMING
FRONT YARD DEPTH (MIN)	FT	N/A	0'	CONFORMING
SIDE YARD WIDTH (MIN)	FT	N/A (1)	0'	CONFORMING
REAR YARD DEPTH (MIN)	FT	N/A	0'	CONFORMING
BUILDING HEIGHT (MAX)	FT	65'-0" (2)	65'-0"	CONFORMING
FLOOR AREA (MAX) (% OF LOT AREA)	FT	500	440	CONFORMING
PARKING SPACE (MIN)	#	16 (3)	16 (3)	CONFORMING
BICYCLE PARKING (MIN)	#	25 (4)	25 (5)	CONFORMING
RESIDENTIAL UNITS	#	N/A	74	CONFORMING

(1) Per 14-701-1 (1) (d) (2), When a property is bounded by three or more streets, the remaining lot line shall be considered a rear. The rear yard requirements of the zoning district shall apply to that lot line, except a rear yard is not required for attached buildings or semi-detached buildings but the requirements for lot coverage and open space remain the same. The side yard requirements of the zoning district shall not apply.

(2) Per 14-502 (3) (h), the maximum height within the Central Old City Residential Area shall be 65 ft.

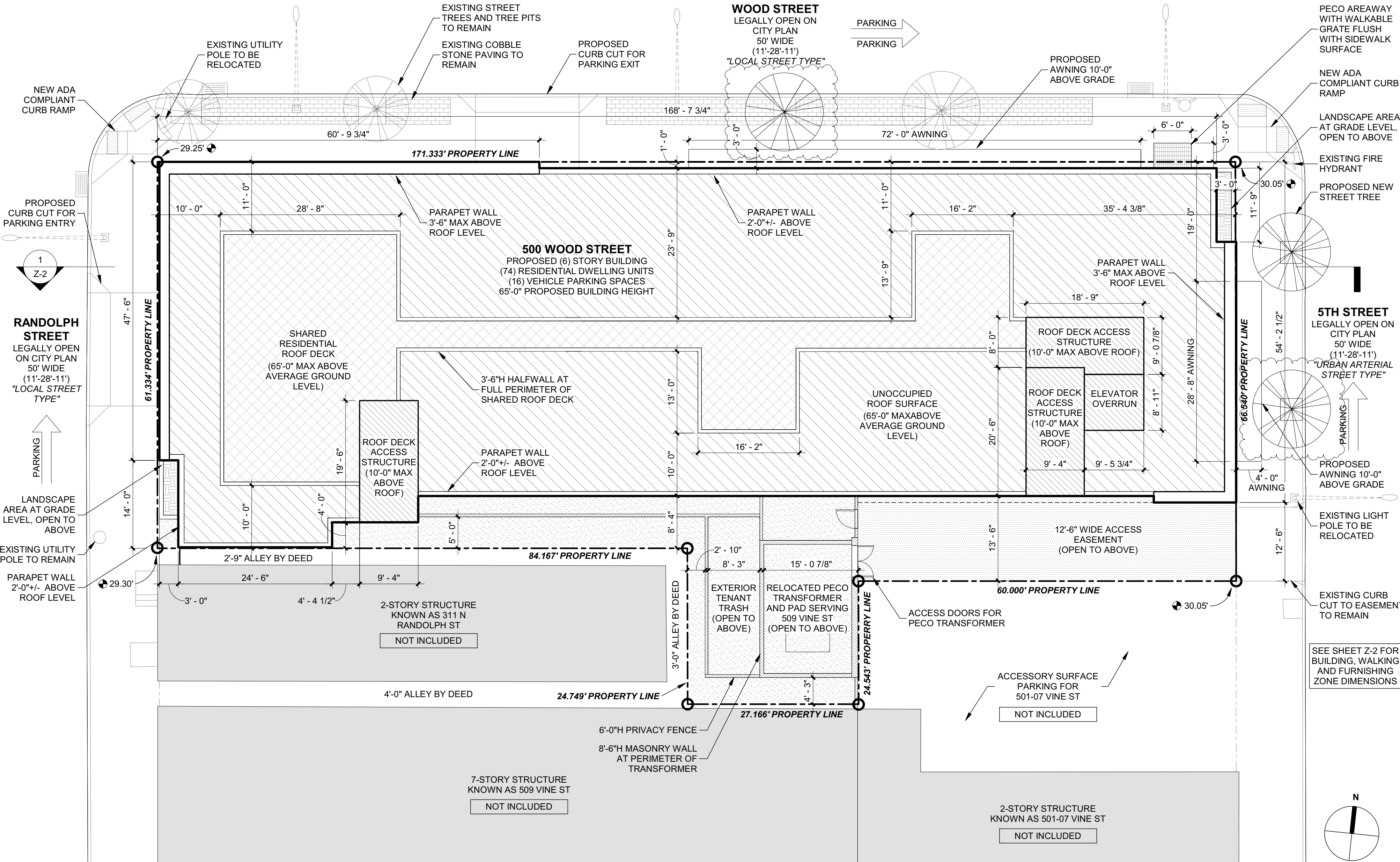
(3) Refer to sheet Z-2 for parking space calculations and plan layouts.

(4) Per Table 14-804-1, Bicycle parking required 1 per every 3 dwelling units or fraction thereof. 1/3 of 74 dwelling units is 25 required bicycle parking spaces.

(5) All bicycle parking spaces to be Class 1A. Per 14-804 (2), All required bicycle parking on the lot shall be located along an accessible route as defined by the Philadelphia Building Code. Accessible routes shall be provided between the required on-lot bicycle parking and any public bicycle lanes, paths, or routes on adjacent streets.

AREA SUMMARY & FLOOR AREA RATIO CALCULATIONS				
ALLOWABLE FAR GSF, BEFORE EXCLUSIONS		(11,492SF x 500%)	=	57,460GSF
PROPOSED FAR GSF, PER BELOW CHART			=	50,515GSF
	FAR COMPLIANT GSF	FAR EXCLUDED GSF	PROPOSED USE	
CELLAR	-	3,870GSF	CLASS 1A BICYCLE PARKING, TENANT GYM, DOG WASH, TENANT STORAGE, BUILDING MECHANICALS & UTILITIES	
FIRST FLOOR	3,940GSF	5,230GSF	(4) RESIDENTIAL DWELLING UNITS, (16) SURFACE PARKING SPACES, RESIDENTIAL LOBBY, BUILDING TRASH ROOM, MAIL ROOM	
SECOND FLOOR	9,192GSF	-	(14) RESIDENTIAL DWELLING UNITS	
THIRD FLOOR	9,192GSF	-	(14) RESIDENTIAL DWELLING UNITS	
FOURTH FLOOR	9,192GSF	-	(14) RESIDENTIAL DWELLING UNITS	
FIFTH FLOOR	9,192GSF	-	(14) RESIDENTIAL DWELLING UNITS	
SIXTH FLOOR	9,192GSF	-	(14) RESIDENTIAL DWELLING UNITS	
ROOF	615GSF	2,640	SHARED RESIDENTIAL ROOF DECK, ROOF DECK ACCESS STRUCTURES, MECHANICAL UNITS	
TOTALS	50,515GSF	11,740GSF	(74) RESIDENTIAL DWELLING UNITS	

AVERAGE GROUND LEVEL CALCULATION	
	ELEVATION ABOVE SEA LEVEL
NORTHEAST CORNER	30.05'
SOUTHEAST CORNER	30.05'
SOUTHWEST CORNER	29.30'
NORTHWEST CORNER	29.25'
AVERAGE GROUND LEVEL	29.75' OR 29'-9"



1 Z-1 ZONING - SITE PLAN
3/32" = 1'-0"

SYMBOLS LEGEND

	SHARED RESIDENTIAL ROOF DECK		GRADE, OPEN TO ABOVE		PRIVACY FENCE
	FINISH ROOF SURFACE		ACCESS EASEMENT, OPEN TO ABOVE		PROPERTY LINE
	ROOF DECK ACCESS STRUCTURE		LANDSCAPE AREA, OPEN TO ABOVE		SPOT ELEVATION
	ROOF DECK ACCESS STRUCTURE				

CITY DEPARTMENT APPROVAL STAMPS

APPROVED FOR ZONING ONLY 01/05/23

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, DESIGN OR CONSTRUCTION ERRORS, THESE APPROVED PLANS WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

OWNER
TIER VIEW DEVELOPMENT
1357 RIDGE AVE, SUITE 100
PHILADELPHIA, PA 19123
TEL: (445) 228-9447

ARCHITECT
CANNO DESIGN LLC
109 S 13TH ST, 2ND FLOOR
PHILADELPHIA, PA 19107
TEL: (215) 977-7075

CIVIL ENGINEER
COLLIERS
1500 JFK BLVD, SUITE 222
PHILADELPHIA, PA 19102
TEL: (877) 627-3772

ZONING RESPONSE 12/29/22
ZONING SUBMISSION 11/18/22

No: SUBMISSION/REVISION DATE

500 WOOD ST
WOOD, RANDOLPH & 5TH ST
PHILADELPHIA, PA 19160

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title
ZONING PLAN & SUMMARY

Date: December 29th, 2022
Drawn By: SSS
Checked By: CJY
Scale: As indicated

Z-1
Drawing No.

REQUIRED PARKING SPACE CALCULATION

The number of parking spaces required by Table 14-802-2 Required Parking in Commercial Districts is 3/10s the total dwelling unit count

3/10 x 74 Units = 22.2 required parking spaces.

Per 14-202 (12.1) (b). If the calculation results in a fraction less than one-half, the fractional portion of the requirement or maximum shall be ignored. Therefore the required number of parking spaces is 22.

AUTO-SHARE REDUCTION
Per 14-802-6 (b) Auto-Share Parking Spaces, for each parking space reserved for auto-share parking, off-street parking can be reduced by four spaces. The total reduction can not exceed 40% of the total spaces before reduction.

This project proposes (1) auto-share space for a reduction of (4) spaces (18.1% reduction).

22 Parking Spaces - 4 spaces = 18 required parking spaces.

BICYCLE PARKING REDUCTION
Per 14-802-6 (e) Provision of Bicycle Parking, for every five Class 1 bicycle parking spaces that are provided on a lot, the number of required off-street automobile parking spaces may be reduced by one space, up to a maximum reduction of 10% of the required automobile parking spaces.

This project proposes a minimum of (10) min bicycle parking spaces for a total reduction of (1.8) bicycle parking spaces or 10%.

18 Parking Spaces - 1.8 spaces = 16.2 required parking spaces.

Per 14-202 (12.1) (b). If the calculation results in a fraction less than one-half, the fractional portion of the requirement or maximum shall be ignored. Therefore the required number of parking spaces is 16.

PARKING SPACE BREAKDOWN

ACCESSIBLE PARKING (VA)
Per Table 14-802-4, the minimum number of accessible parking spaces is (1) one. Per 14-802 (9) (a), at least (1) one accessible parking space is required to be van accessible.

ELECTRIC VEHICLE PARKING (E)
Per 14-803 (6) and Table 14-803-3, electrical vehicle parking is required when the total number of off-street parking spaces are (20) or more. This project proposed no electrical vehicle parking spaces.

COMPACT PARKING SPACES (C)
Per Table 14-803-1 Table Note #4, compact spaces are allowed when the total off-street parking spaces are (25) or more. This project proposed no compact parking spaces.

RESERVOIR SPACES (R)
Per 14-803-1 (c) and Table 14-803-2, all parking garages in CMX-3 districts are required to have reservoir spaces. This project proposes (2) reservoir spaces.

PARKING SPACE COUNTS
(14) Regular Parking Spaces
(0) Electric Vehicle Parking Spaces (E)
(0) Compact Parking Spaces (C)
(1) Auto-Share Parking Space (A-S)
(1) Van Accessible Parking Spaces (VA)
(16) Total Parking Spaces + (2) Reservoir Spaces

MINIMUM PARKING SPACE DIMENSIONS
"Regular" 8'-6"W x 18'-0"D
"Compact" 8'-0"W x 16'-0"D
"Van Accessible" 8'-0"W x 18'-0"D Parking Space
8'-0"W x 18'-0"D Access Aisle
"Reservoir" 7'-0"W x 15'-0"D

ZONING RESPONSE 12/29/22
ZONING SUBMISSION 11/18/22

No: SUBMISSION/REVISION DATE

500 WOOD ST
WOOD, RANDOLPH & 5TH ST
PHILADELPHIA, PA 19160

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

ZONING PLANS & SECTION

Date: December 29th, 2022

Drawn By: SSS

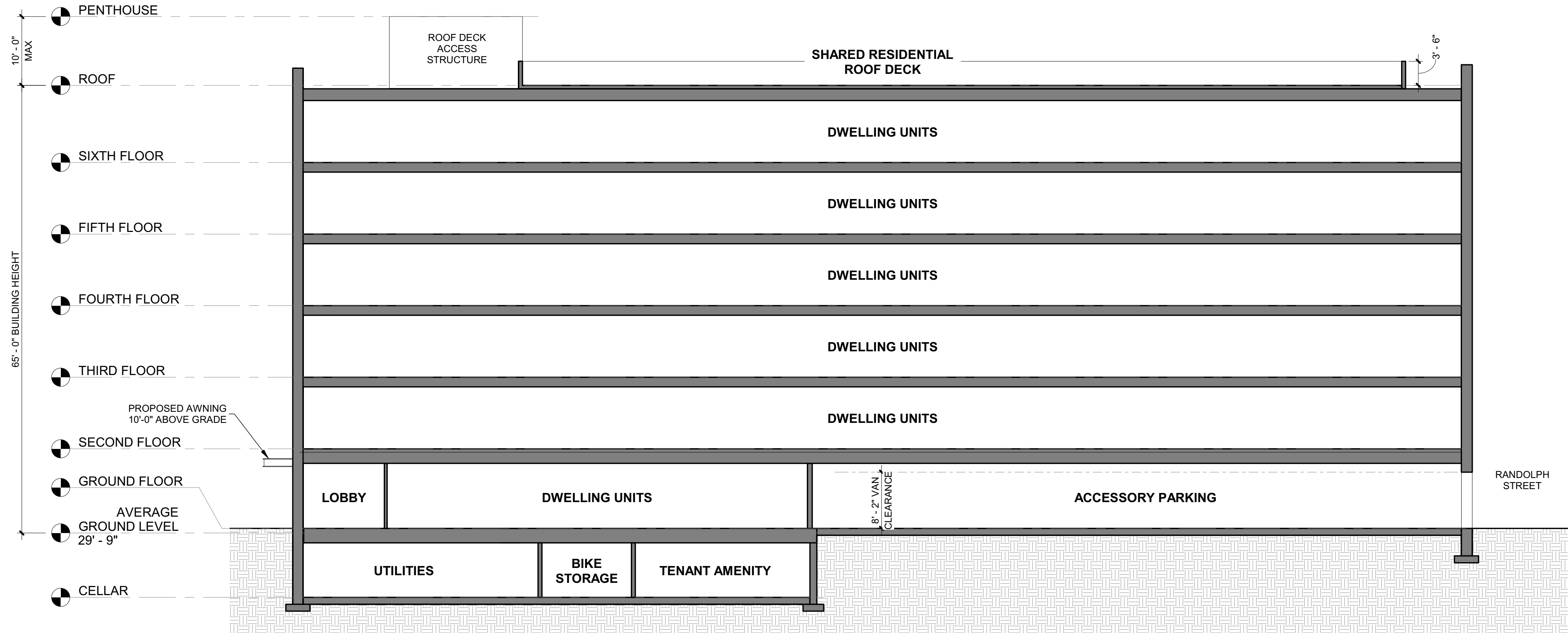
Checked By: CJY

Scale: As indicated

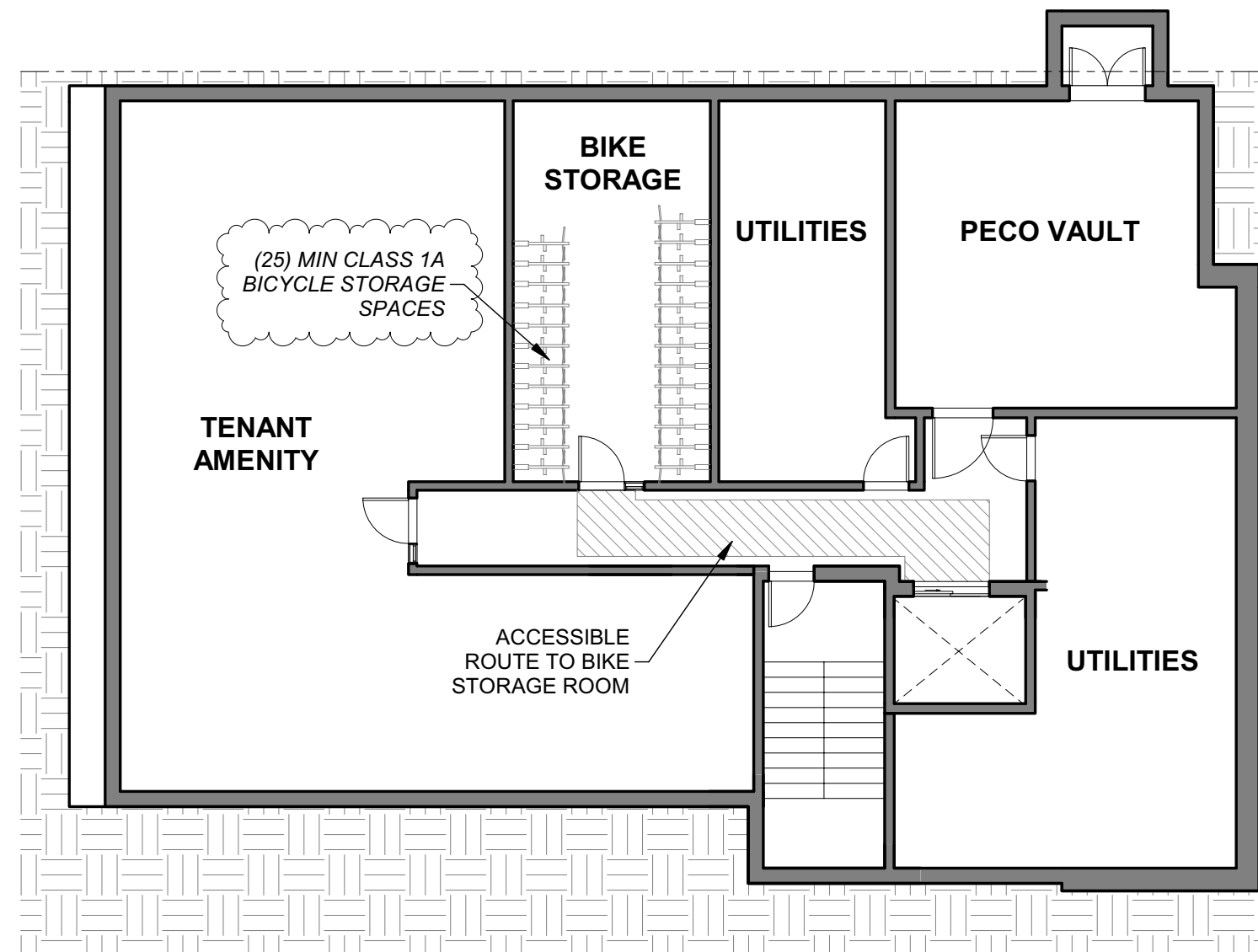


Z-2

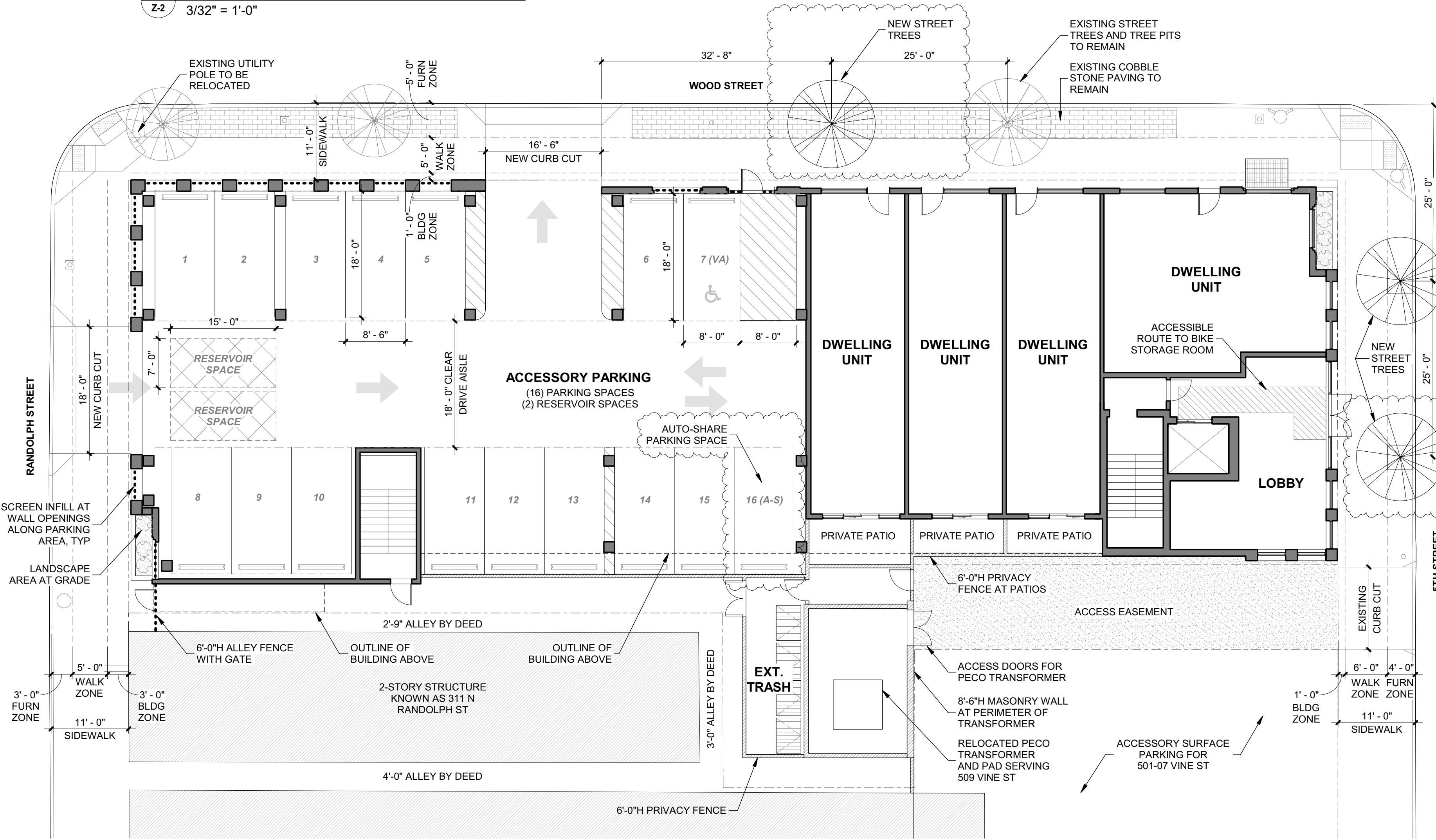
Seal Drawing No.



1 ZONING - BUILDING SECTION
3/32" = 1'-0"



3 ZONING - CELLAR PLAN
3/32" = 1'-0"



2 ZONING - GROUND FLOOR PLAN
3/32" = 1'-0"

