

Zoning Permit

Permit Number ZP-2021-010829

LOCATION OF WORK 2011 EASTBURN AVE, Philadelphia, PA 19138-2618	PERMIT FEE \$847.00	DATE ISSUED 10/6/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2011-21 EASTBURN AVENUE ASSOCIATES LLC	2011 EASTBURN AVE PHILADELPHIA, PA 19138-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT APPLICATION IS FOR A NEW CONSTRUCTION OF AN DETACHED BUILDING WITH ROOF DECK AND ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS PER APPROVED PLAN. **AMENDMENT 1/2/2024 TO REMOVE THE ROOF DECK AND PILOT HOUSE WITH MODERATE INCOME BONUS.**
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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)
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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.

Zoning Permit

Permit Number ZP-2021-010829

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2011 EASTBURN AVE, Philadelphia, PA 19138-2618

ADDITIONAL USE DETAILS

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

43 DWELLING UNITS WITH 26 ACCESSORY PARKING SPACES (SEE ZP-2021-003051 FOR CITY PLANNING APPROVAL)

This permit is subject to the following specific conditions.

CONDITIONS

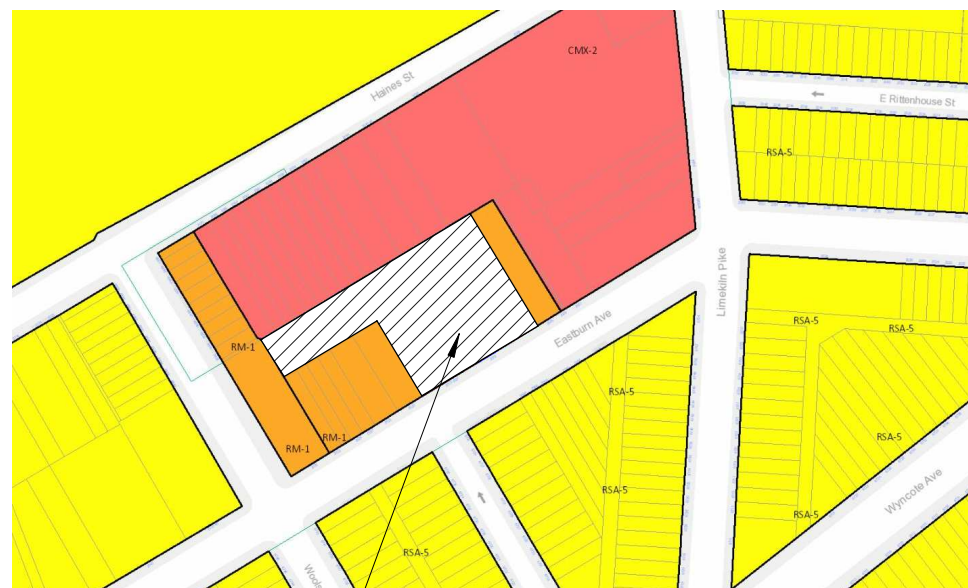
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



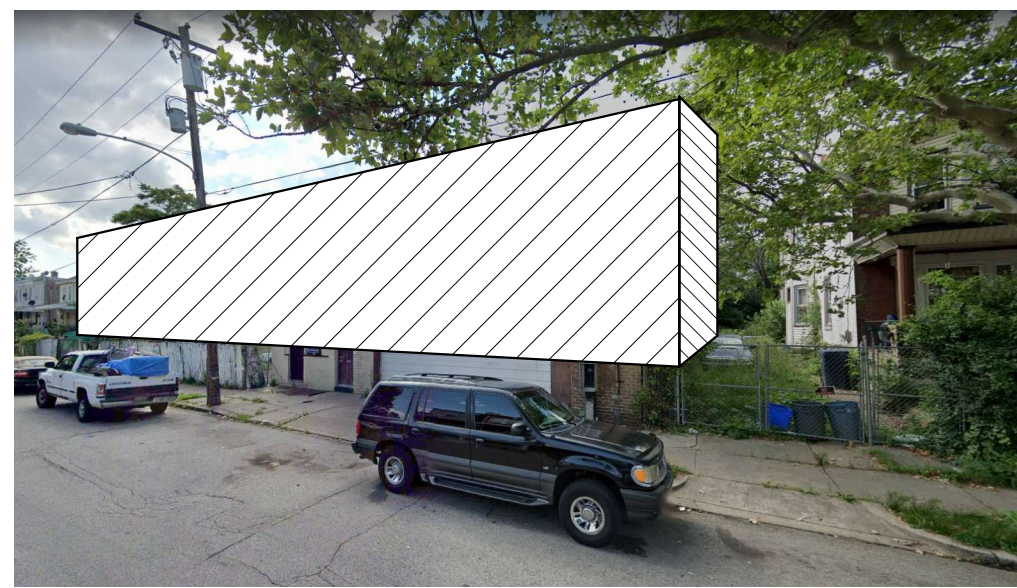
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



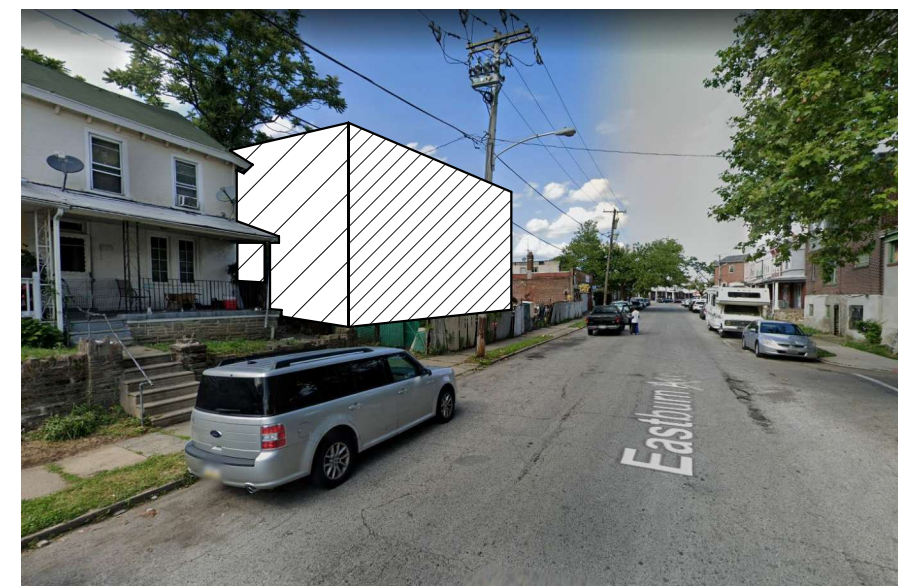
Z-ZONING MAP
PROJECT LOCATION



Z-VICINITY MAP
PROJECT LOCATION



SITE PHOTO



SITE PHOTO

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 225'	NO
MINIMUM LOT AREA: 1,440 SQ FT	LOT AREA: 27,385 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 23%; CORNER LOT 20%	OPEN AREA: 15,656 SF (57%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 15'-0"	NO
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD. MULTI-FAM. DETACHED: 5 FT. PER SIDE YARD OR 8 FT. CORNER LOT. MULTI-FAM SEMI-DETACHED: 12 FT.	SIDE YARD WIDTH: 7'-4 1/4"	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 9'-2"	NO
MAXIMUM HEIGHT: 38'-0" + 7'-0" MODERATE INCOME BONUS = 45'-0"	HEIGHT: 45'-0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 33'-9"	NO
PARKING: 0 REQUIRED	26	NO
BIKE PARKING: 15 REQUIRED	15	NO
STREET TREES: 5 REQUIRED	5	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULTI-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER; FAMILY
DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES;
TRANSFER STATION; COMMUNITY GARDEN; MARKET OR
COMMUNITY-SUPPORTED FARM

DESCRIPTION -
PROPOSED 4 STORY RESIDENTIAL STRUCTURE, CONSISTING OF 26 SURFACE PARKING SPACES, AND
43 RESIDENTIAL UNITS. THE MIXED INCOME BONUS WILL BE UTILIZED TO GAIN 5'-3 3/8". IN ORDER
TO UTILIZE THE MIXED INCOME BONUS, 5 UNITS WILL BE DEDICATED AS MODERATE INCOME UNITS
MEETING 60% AMI.



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CLIENT
ALLEN BOROVICH
834 N. 4TH STREET, SUITE 1
215.400.2635

STRUCTURAL ENGINEERING CONSULTANT
ALFA ENGINEERING
1444 S. 13TH STREET
PHILADELPHIA, PA 19147

BUILDING GROSS SQUARE FOOTAGE	
LEVEL 01	9,010 GSF
LEVEL 02	11,738 GSF
LEVEL 03	11,738 GSF
LEVEL 04	11,738 GSF
ROOF	113 GSF
TOTAL	44,337 GSF

NOTE: PER PHILADELPHIA ZONING CODE, OPEN AIR PARKING IS
NOT TO INCLUDED IN GROSS BUILDING AREA CALCULATIONS
WHEN MORE THAN ONE SIDE THAT IS NOT THE ENTRY IS OPEN



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

In accordance with the terms and provisions of Section 14-702 (7)
of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

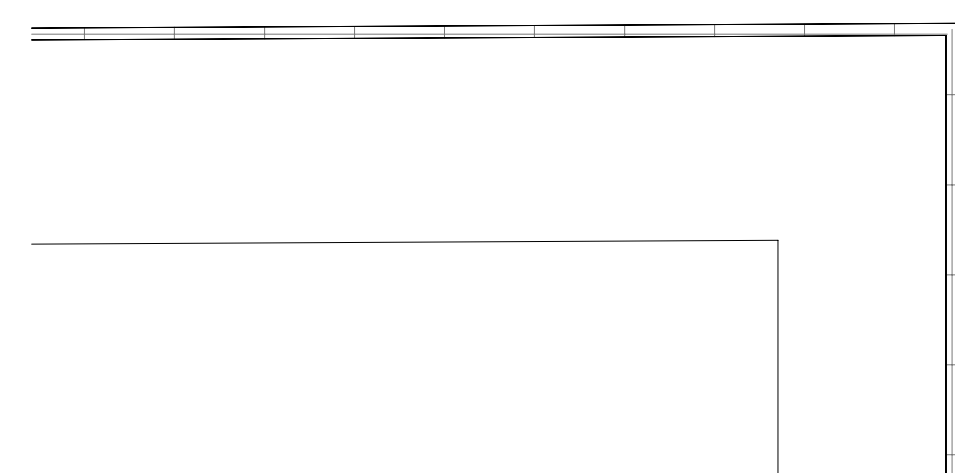
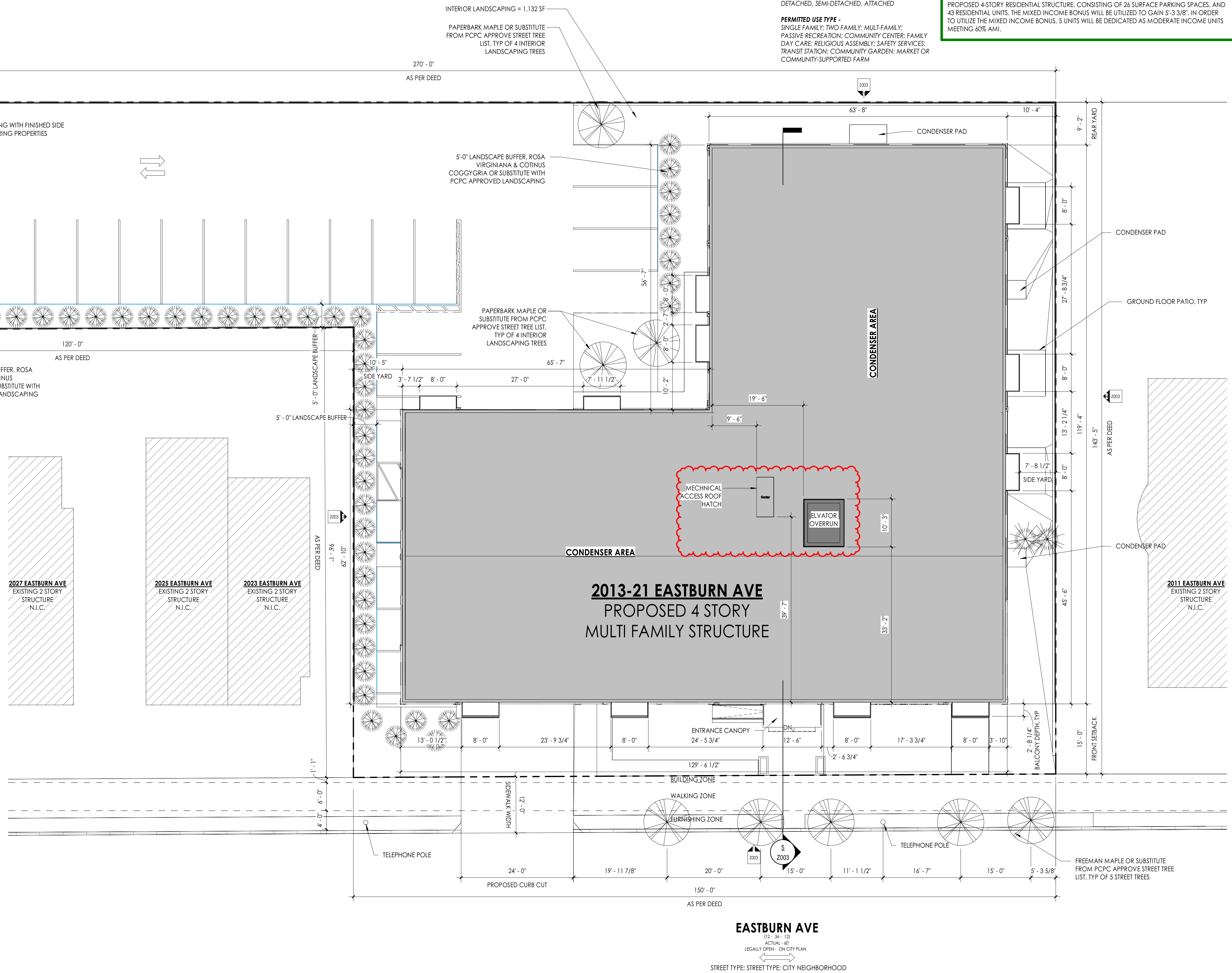
The applicant has submitted a complete form
acknowledging an understanding of the requirements
of Section 14-702 of the Philadelphia Code.

Applied Electronically By: NINA SOLOMONIC

December 26, 2024

Ledger No.: E-6266

Philadelphia City Planning Commission

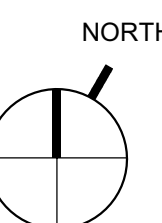
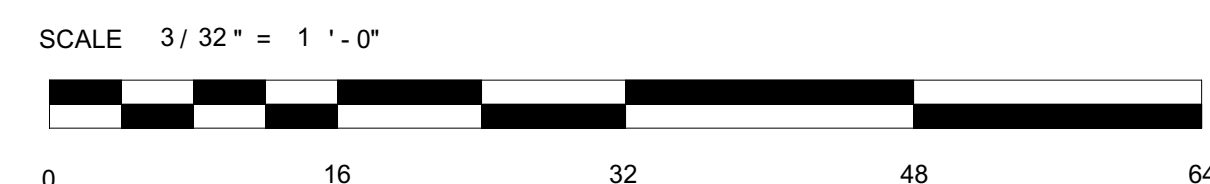


N WOODSTOCK ST

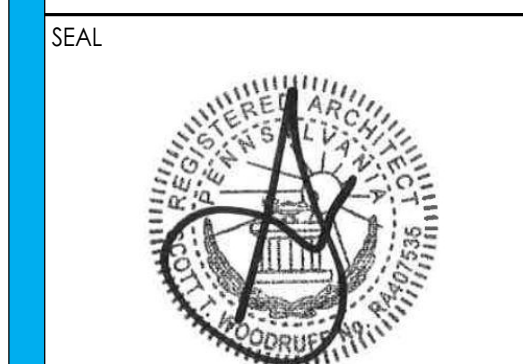
LEGALLY OPEN ON CITY PLAN

STREET TYPE: STREET TYPE: LOCAL

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



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ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF
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DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENDZ
ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
PHILADELPHIA PA 19138

7	ZONING AMENDMENT 01 REV 01	TK	SW	2024/12/17
5	ZONING AMENDMENT 01	LU	SW	2024/10/17
	ZONING REV 04	TK	CC	04/14/2021
	ZONING REV 02	TK	CC	04/27/2021
	ISSUE FOR ZONING	TK	CC	03/22/2021
SUBMISSIONS & REVISIONS		BY	APPRO	YYYY.MM.DD

PROJECT
2013-21 EASTBURN AVE

SHEET TITLE
ZONING PLAN

PROJECT NO
20081105

REVISION
7

SCALE
As indicated

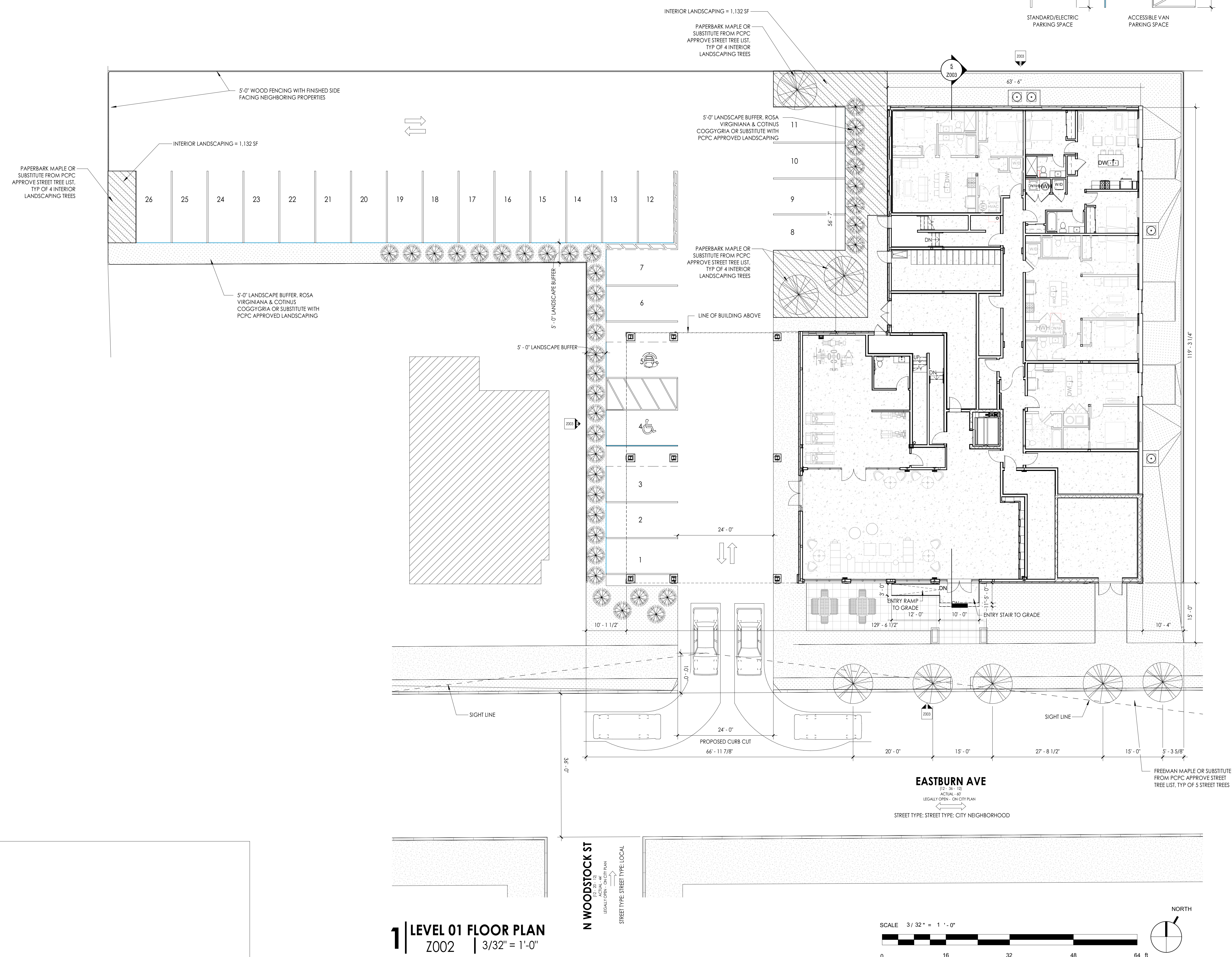
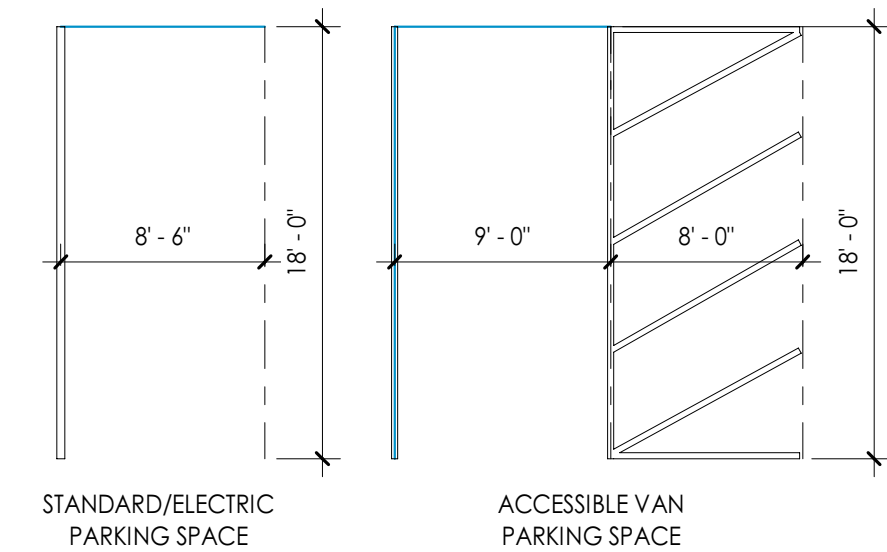
Z001

PARKING LEGEND		
	REQUIRED	PROVIDED
RESIDENTIAL UNITS		43
PARKING		
RESIDENTIAL PARKING	0	26
STANDARD	0	23
ADA	2	2
ELECTRIC	1	1

CLIENT
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STRUCTURAL ENGINEERING CONSULTANT

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1444 S. 13TH STREET
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PHILADELPHIA PA 19138

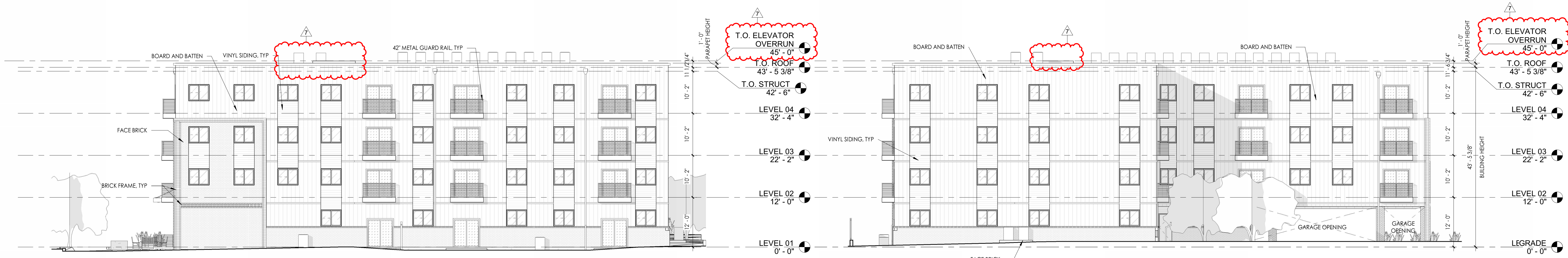
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PROJECT
2013-21 EASTBURN AVE

SHEET TITLE

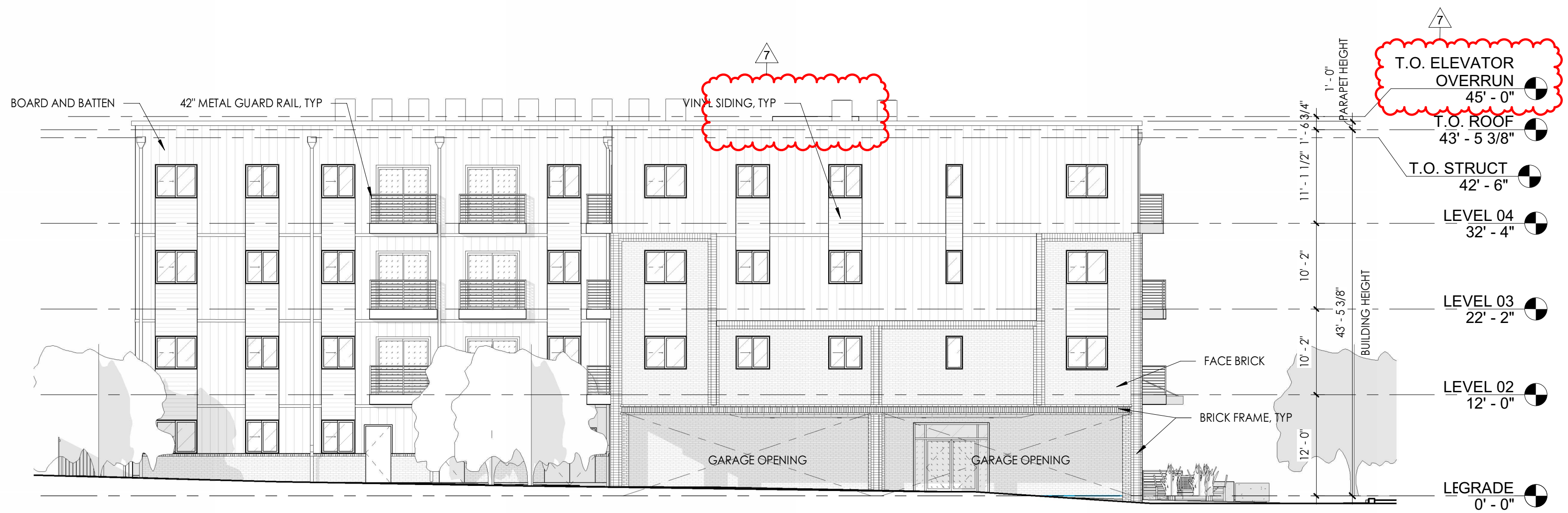
ZONING PLAN

PROJECT NO 20081105	DRAWING NO
REVISION 5	Z002
SCALE As indicated	

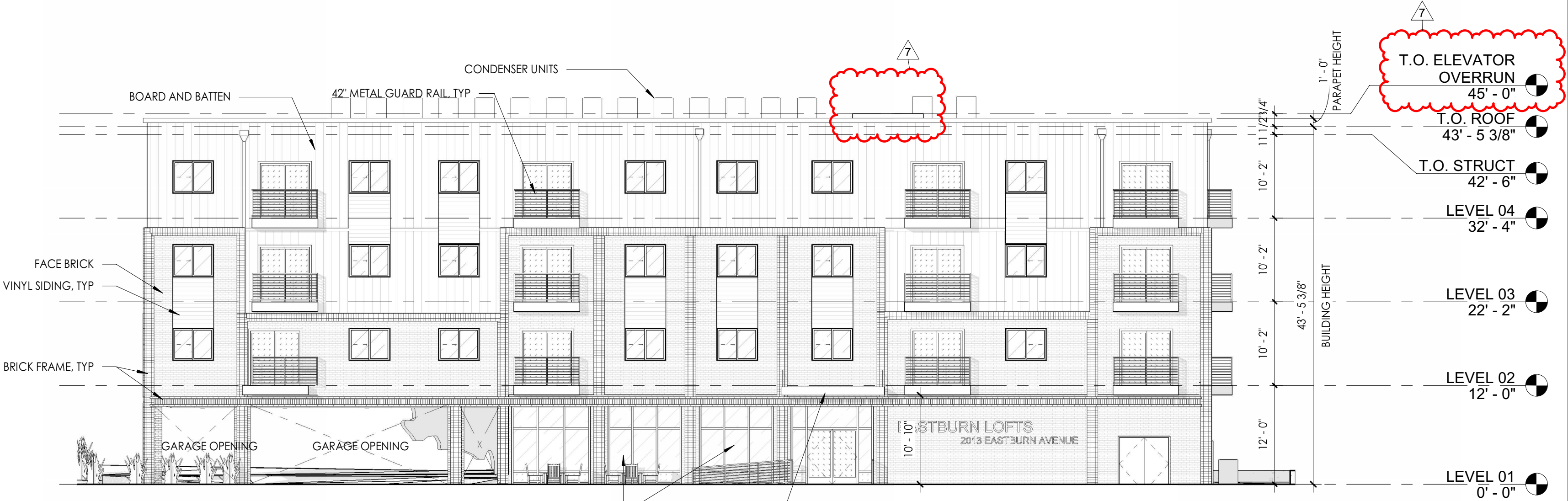


3 NORTH ELEVATION - ZONING
Z003 | 3/32" = 1'-0"

4 EAST ELEVATION - ZONING
Z003 | 3/32" = 1'-0"

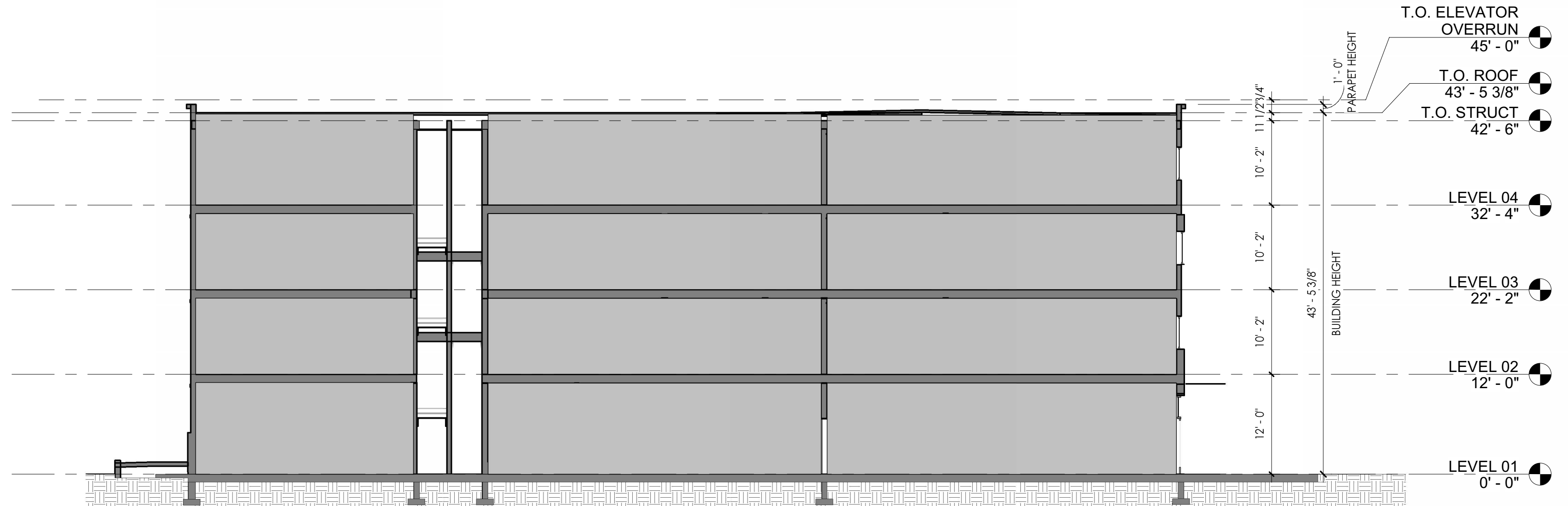


2 WEST ELEVATION - ZONING
Z003 | 3/32" = 1'-0"

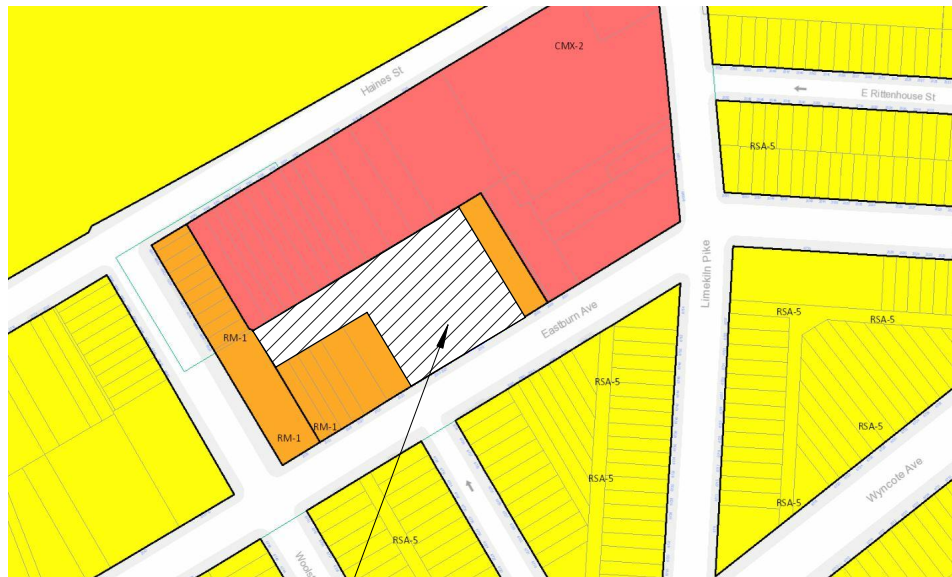


1 SOUTH ELEVATION (EASTBURN AVE) - ZONING
Z003 | 3/32" = 1'-0"

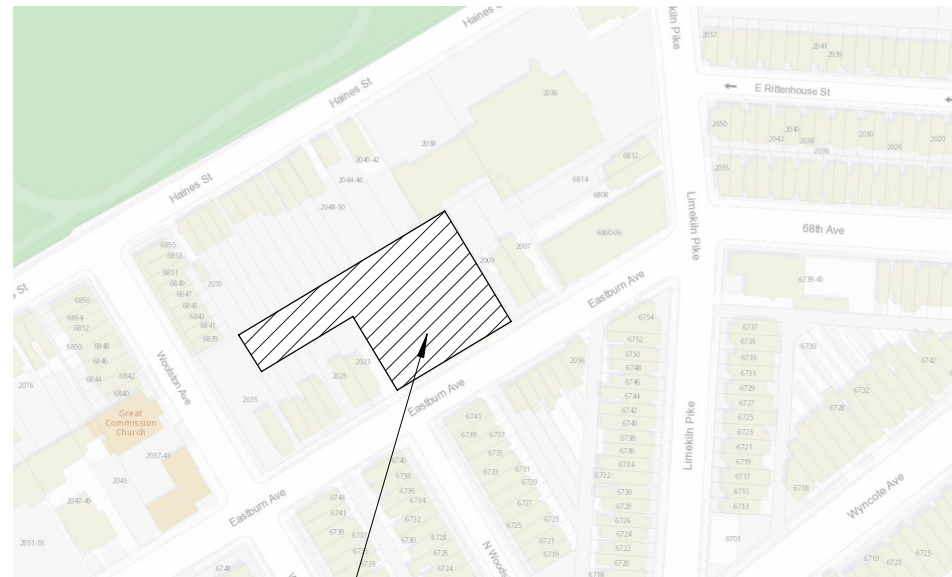
STREET FRONTAGE FACADE MATERIAL PERCENTAGE	
MATERIAL	PERCENTAGE USED ON FACADE
BRICK	57%
COMPOSITE METAL PANEL	43%



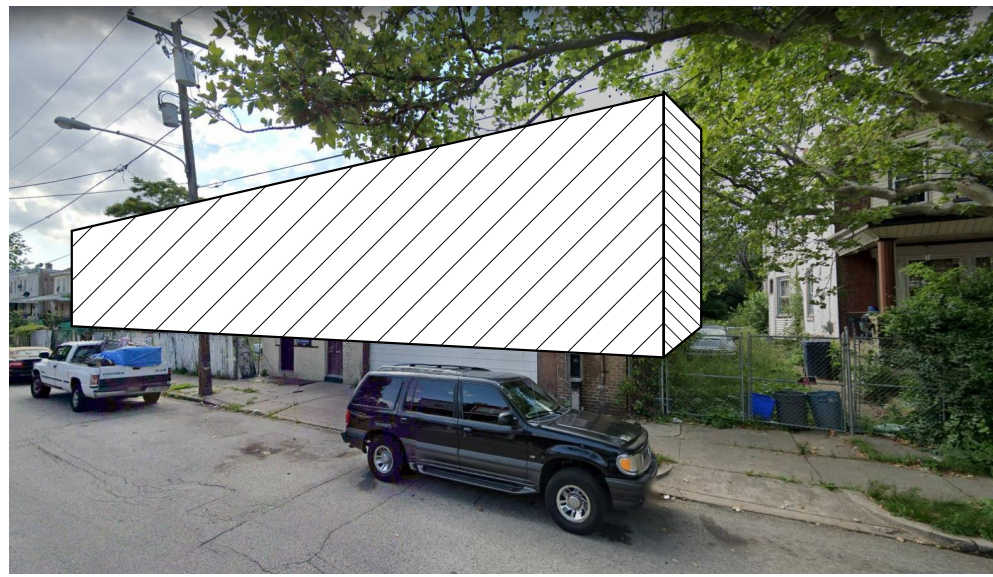
5 BUILDING SECTION 02
Z003 | 3/32" = 1'-0"



PROJECT LOCATION
Z-ZONING MAP



PROJECT LOCATION
Z-VICINITY MAP



SITE PHOTO



SITE PHOTO

ZONING INFORMATION RM-1

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 22'-5"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 27,385 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 16,455 SF (57%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 15'-0"	NO
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD. MULTI-FAM. DETACHED: 5 FT. PER SIDE YARD OR 8 FT. CORNER LOT. MULTI-FAM SEMI-DETACHED: 12 FT.	SIDE YARD WIDTH: 7' - 4 1/4"	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 9'-1"	NO
MAXIMUM HEIGHT: 38'-0" + 7'-0" MODERATE INCOME BONUS = 45'-0"	HEIGHT: 43'-5 3/8"	NO
MINIMUM SET BACK OF STORES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 33'-9"	NO
PARKING: 0 REQUIRED	26	NO
BKE PARKING: 15 REQUIRED	15	NO
STREET TREES: 5 REQUIRED	5	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY, TWO FAMILY, MULT-FAMILY,
PASSIVE RECREATION, COMMUNITY CENTER, FAMILY
DAY CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES,
TRANSIT STATION, COMMUNITY GARDEN, MARKET OR
COMMUNITY-SUPPORTED FARM

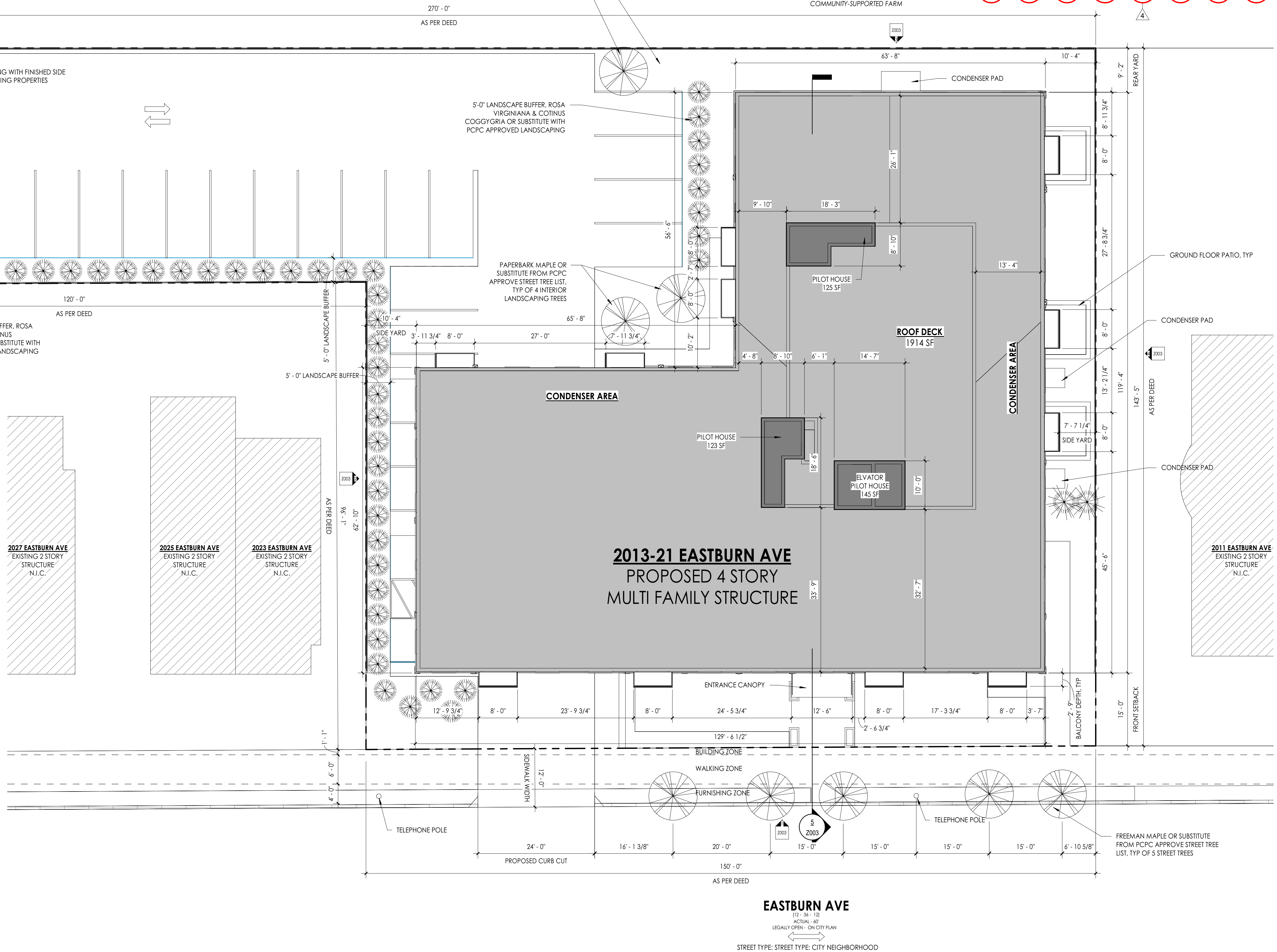
DESCRIPTION -
PROPOSED 4-STORY RESIDENTIAL STRUCTURE, CONSISTING OF 26 SURFACE PARKING SPACES, AND
45 RESIDENTIAL UNITS, ROOF DECK AND ACCESS STRUCTURE PROPOSED WITHIN SCOPE. THE MIXED
INCOME BONUS WILL BE UTILIZED TO GAIN 5'-3 3/8" IN ORDER TO UTILIZE THE MIXED INCOME
BONUS A PAYMENT OF \$547,700 CALCULATED USING THE FOLLOWING EQUATION WILL BE PAID.
27,385(LOT AREA) x \$20 = \$547,700.

BUILDING GROSS SQUARE FOOTAGE	
LEVEL 01	9,010 GSF
LEVEL 02	11,738 GSF
LEVEL 03	11,738 GSF
LEVEL 04	11,738 GSF
ROOF	471 GSF
TOTAL	44,695 GSF

NOTE: PER PHILADELPHIA ZONING CODE, OPEN AIR PARKING IS
NOT TO INCLUDED IN GROSS BUILDING AREA CALCULATIONS
WHEN MORE THAN ONE SIDE THAT IS NOT THE ENTRY IS OPEN



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)



Applied Electronically by L&L User.



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MONTCLAIR, NJ 07042 1 | 973.299.1777

CLIENT
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STRUCTURAL ENGINEERING CONSULTANT

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SEAL

PROJECT ADDRESS
2013-21 EASTBURN AVE, PHILADELPHIA
PA 19138

4	ZONING REV 04	TK	CC	06/14/2021
3	ZONING REV 02	TK	CC	04/27/2021
1	ISSUE FOR ZONING	TK	CC	03/22/2021
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
2013-21 EASTBURN AVE

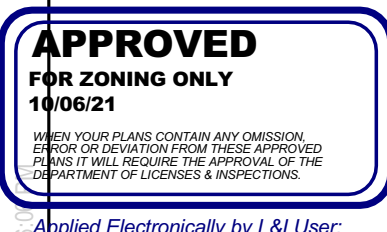
SHEET TITLE
ZONING PLAN

PROJECT NO 20081105 DRAWING NO

REVISION 4

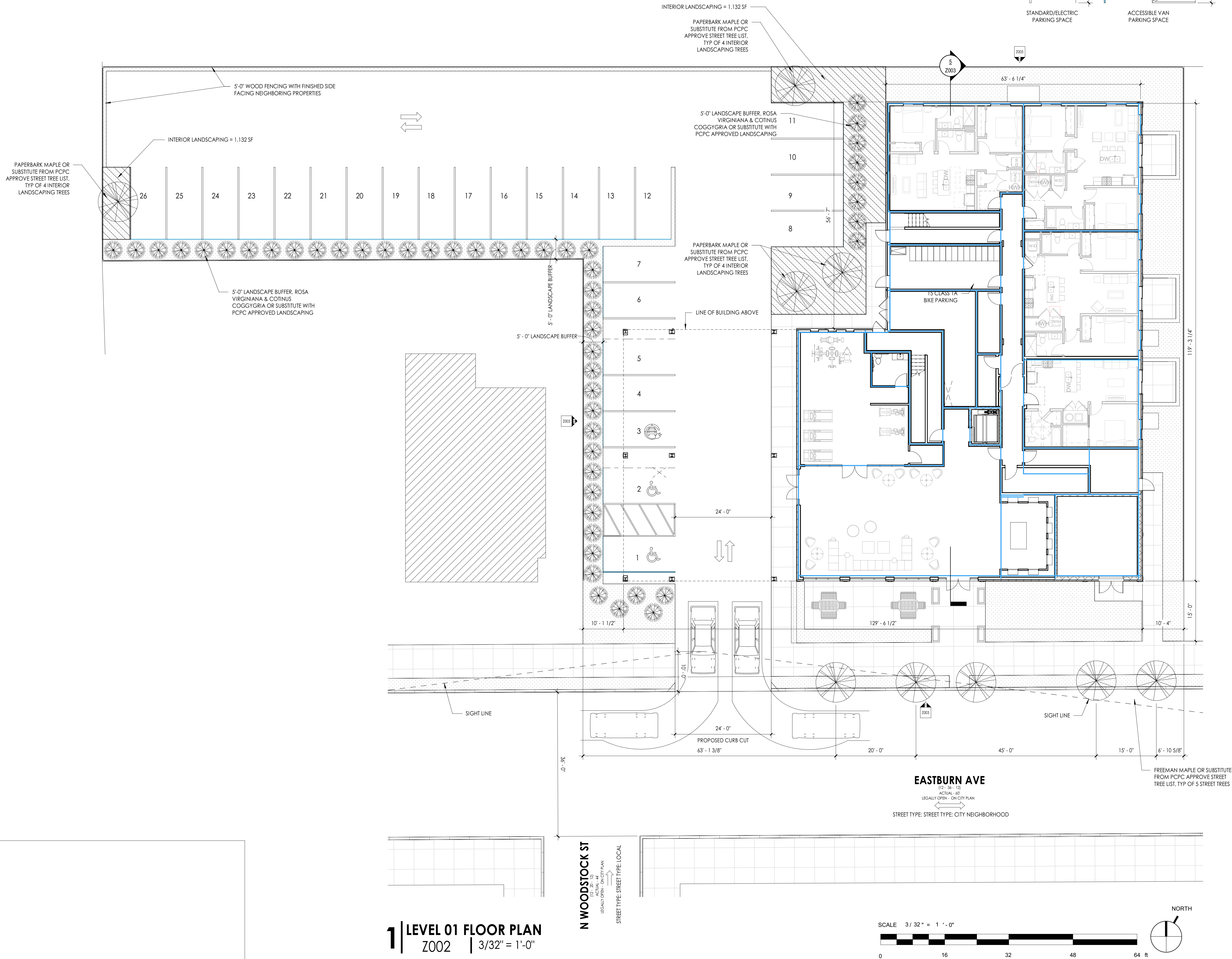
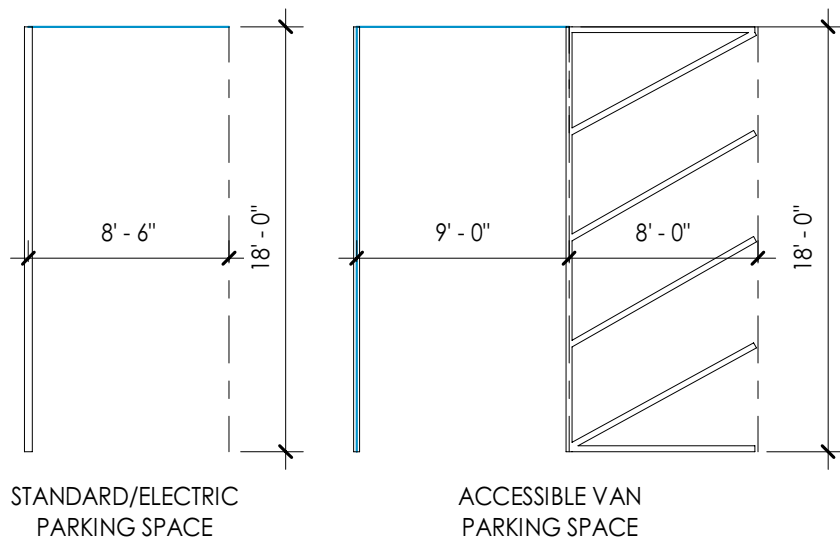
SCALE As indicated

2001



LANDSCAPE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
5	ACER X FREEMANII	FREEMAN MAPLE	40'-60'	2"-3"	8&8	FULL HEAD, SINGLE LEADER
4	ACER GRiseum	PAPERBARK MAPLE	20'-30'	2"-3"	8&8	FULL HEAD, SINGLE LEADER
51	ROSA VIRGINIANA & COTINUS COGGYGRIA	WILD ROSE & SMOKEBUSH	4'-6"	-	3 GAL	FULL WELL BRANCHED
PARKING LANDSCAPE & SCREENING NOTES						
INTERIOR LANDSCAPING REQUIREMENT: 9,121 SF OPEN PARKING AREA X 10% = 912 SF						
INTERIOR LANDSCAPING PROVIDED: 1,132 SF						
INTERIOR LANDSCAPING TREES PROVIDED: 1 PER EVERY 300 SF OF INTERIOR LANDSCAPING = 4						
1. HERBACEOUS PLANTS OR LAWN INSTALLED IN THE REQUIRED LANDSCAPED AREA SHALL BE FROM THE LIST OF APPROPRIATE PLANTINGS PER SECTION 14-705 OF THE PHILADELPHIA ZONING CODE.						
2. TREES INSTALLED IN THE REQUIRED LANDSCAPE AREA SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.						
3. THE BUFFER AREA SHALL CONSIST OF NATURAL PLANT MATERIALS SUCH AS LAWN, HERBACEOUS PLANTS, SHRUBS, AND TREES, AND SHALL NOT SOUTAIN IMPERVIOUS MATERIALS. AT LEAST 15 FT OF SPACE MUST BE PROVIDED BETWEEN TREE TRUNKS. SHRUBS SHALL HAVE A MATURE HEIGHT OF AT LEAST FIVE FT.						

PARKING LEGEND		
	REQUIRED	PROVIDED
RESIDENTIAL UNITS		43
PARKING		
RESIDENTIAL PARKING	0	26
STANDARD	0	23
ADA	2	2
ELECTRIC	1	1



1 | LEVEL 01 FLOOR PLAN
Z002 | 3/32" = 1'-0"



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SEAL

PROJECT ADDRESS
2013-21 EASTBURN AVE, PHILADELPHIA
PA 19138

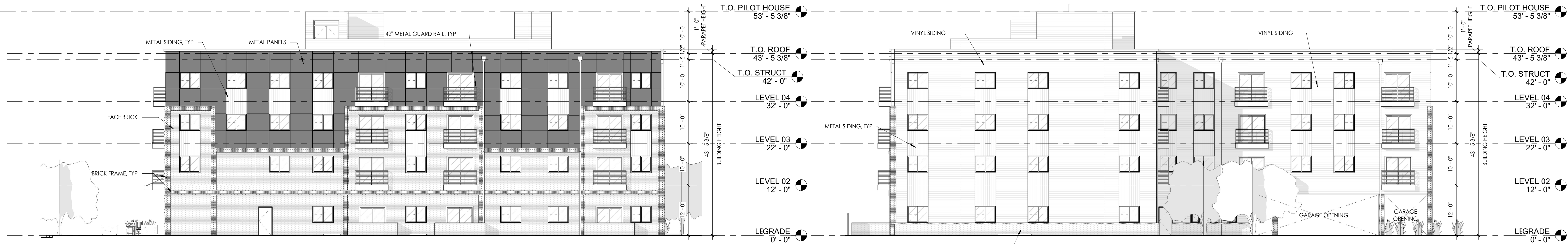
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1	ISSUE FOR ZONING	TK	CC	03/22/2021
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
2013-21 EASTBURN AVE

SHEET TITLE
ZONING PLAN

PROJECT NO 20081105	DRAWING NO
REVISION 3	
SCALE As indicated	

2002



4 | EAST ELEVATION - ZONING
Z003 | 3/32" = 1'-0"

3 | NORTH ELEVATION - ZONING
Z003 | 3/32" = 1'-0"

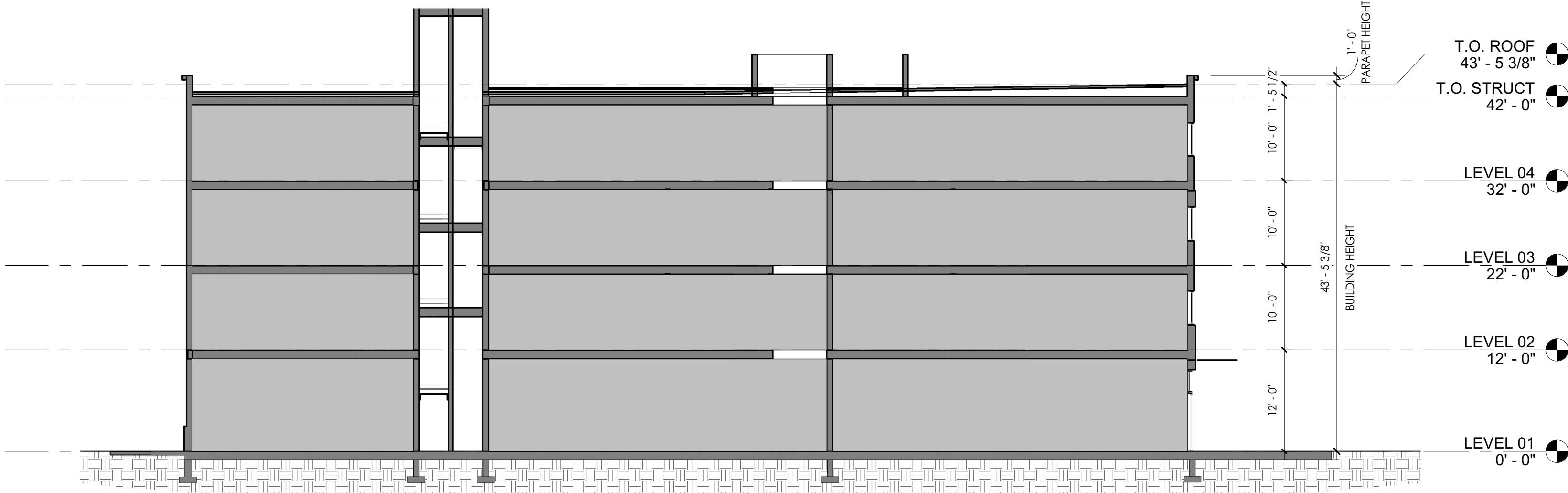


2 | WEST ELEVATION - ZONING
Z003 | 3/32" = 1'-0"



1 | SOUTH ELEVATION (EASTBURN AVE) - ZONING
Z003 | 3/32" = 1'-0"

STREET FRONTAGE FACADE MATERIAL PERCENTAGE	
MATERIAL	PERCENTAGE USED ON FACADE
BRICK	57%
COMPOSITE METAL PANEL	43%



5 | BUILDING SECTION 02
Z003 | 3/32" = 1'-0"

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SEAL

PROJECT ADDRESS
2013-21 EASTBURN AVE, PHILADELPHIA
PA 19138

J. ZONING REV 02 TK CC 04/27/2021
1. ISSUE FOR ZONING TK CC 03/22/2021
SUBMISSIONS & REVISIONS BY APPD YYYY.MM.DD

PROJECT
2013-21 EASTBURN AVE

SHEET TITLE
ZONING PLAN

PROJECT NO. 20081105 DRAWING NO.

REVISION
3

SCALE
3/32" = 1'-0"