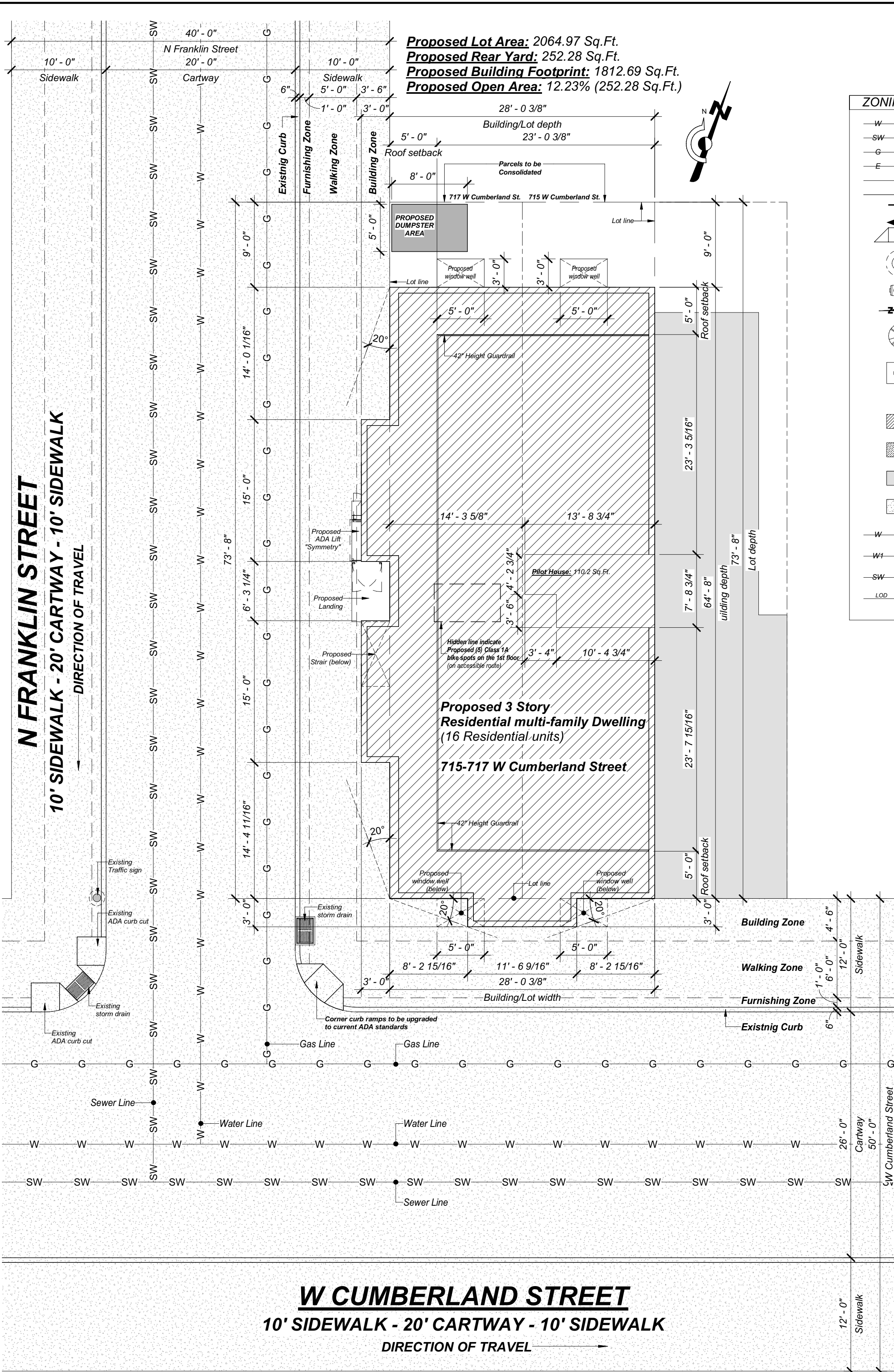




ZONING PLAN ABBREVIATIONS

W	W	WATER LINE
SW	SW	SEWER LINE
G	G	GAS LINE
E	E	ELECTRICAL LINE
		PROPOSED BUILDING LINE
		LOT LINE
		DIRECTION OF TRAFFIC
		CURB CUT (ADA RAMP)
		UTILITY POLE
		FIRE HYDRANT
		NORTH SIGN
		PLANTER (TREE)
		DROP INLET
		TRAFFIC SIGN
		PROPOSED BUILDINGS/ADDITIONS
		EXISTING BUILDINGS
		EXISTING NEIGHBORING BUILDINGS
		ROAD COVER
W	W	PROPOSED DOMESTIC WATER LINE
W1	W1	PROPOSED FIRE SERVICE WATER LINE
SW	SW	PROPOSED SANITARY LINE
LOD	LOD	LIMIT OF DISTURBANCE



Aerial View

PREMISES: I

ALL THAT CERTAIN lot or piece of ground.

SITUATE on the Northern side of Cumberland Street at the distance of 14 feet 3/8ths inches Eastwardly from the Easterly side of Franklin Street in the 37th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Cumberland Street 14 feet and extending of that width in length or depth Northwardly at right angles with the said Cumberland Street 73 feet 8 inches.

PREMISES: II

ALL THAT CERTAIN lot or piece of ground.

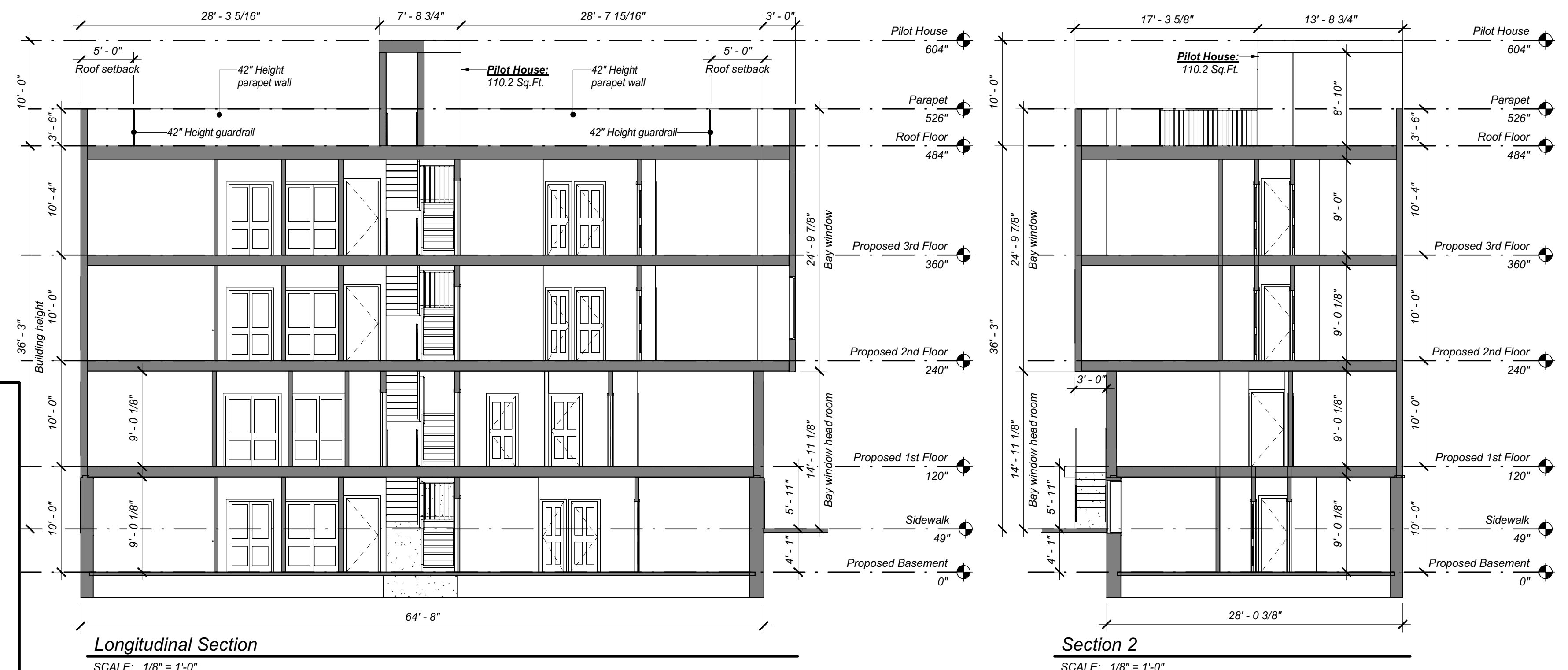
SITUATE on the Northeast corner of Cumberland Street and Franklin Street in the 37th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Cumberland Street 14 feet 3/8ths inches and extending of that width in length or depth Northward between lines parallel with the said Franklin Street, the West line thereof extending along the East side of said Franklin Street.

Deed



Street Views



Longitudinal Section

PROPERTY SCHEDULE

Parcel No.	Address	Area	Proposed
371383401/371383301	715-717 W Cumberland Street	2065 SF	2064.97 SF

RM-1

PREVIOUS DISTRICT NAME - R/8/9/10/10B/18/19

715-717 W Cumberland, Philadelphia, PA 19133

PERMITTED BUILDING TYPE

DETACHED, SEMI-DETACHED, ATTACHED

USES PERMITTED AS OF RIGHT:

SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY, PASSIVE RECREATION, FAMILY DAY CARE, RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET OR COMMUNITY-SUPPORTED FARM

REQUIRED	PROPOSED
MIN. LOT WIDTH (Ft.)	16 Ft.
MIN. LOT AREA (Sq. Ft.)	1440 Sq. Ft.
MIN. OPEN AREA (% of lot)	INTERMEDIATE: 25%, CORNER: 20%

FRONT SETBACK

MINIMUM (Ft.)

BASED ON SETBACK OF ABUTTING LOTS

MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701

DETACHED, INTERMEDIATE (Ft.)

2/5 each

SINGLE OR TWO-FAMILY DETACHED, CORNER (Ft.)

5 Ft.

MULTI-FAMILY DETACHED, CORNER (Ft.)

8 Ft.

SINGLE OR TWO-FAMILY SEMI-DETACHED (Ft.)

5 Ft.

MULTI-FAMILY SEMI-DETACHED (Ft.)

12 Ft.

ATTACHED (Ft.)

MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701

INTERMEDIATE (Ft.)

2/12 each

CORNER (Ft.)

12 Ft.

REAR YARD

MIN. DEPTH (Ft.)

9 Ft.

9 Ft. 0 inch.

HEIGHT

MAXIMUM (FT)

38 Ft.

38 Ft. 0 Inch.

OPEN SPACE SQUARE FOOTAGE

REAR YARD (Sq. Ft.)

144 Sq. Ft.

252.28 Sq.Ft.

SIDE YARD (Sq. Ft.)

FRONT YARD (Sq. Ft.)

BUILDING FOOTPRINT (Sq. Ft.)

1,812.69 Sq.Ft.

BUILDING USE

UNIT QTY

NOTES

MULTI-FAMILY RESIDENTIAL

16 RESIDENTIAL UNITS

(5) CLASS 1A BIKE SPOTS

Haverford Square Designs

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: Plans@HaverfordSq.com

FRANCESCO ZAMPETTI AIA RA013093X

Owner:

715 W Cumberland, LLC

ISSUED BY:

HAVERFORD SQUARE DESIGNS

FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO

CHECK (X) ONE BOX ONLY

APPROVED AS IS

APPROVED AS NOTED

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

REV. 0 INITIAL PERMIT SUBMISSION FEBRUARY 21, 2022

REV. 1 INITIAL PERMIT SUBMISSION MARCH 4, 2022

REV. 2 INITIAL PERMIT SUBMISSION MAY 16, 2022

Project Name:

715-717 W Cumberland St,
Philadelphia, PA 19133

Drawing Name:

Zoning Plan.

Project number

715-717 W Cumberland Street

Date

5/18/2022 12:55:52 PM

Drawn by

Alexandr Stratila

Checked by

Sheet Number:

Z-1

Scale

As indicated

1 Site Plan
Z-1 SCALE: 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
12/03/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, ERROR OR INACCURACY FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF CITY ENGINEERING AND INSPECTIONS.

Applied Electronically by L&I User

Zoning Permit

Permit Number ZP-2022-013513

LOCATION OF WORK 715 W CUMBERLAND ST T-C-126169, Philadelphia, PA 19133	PERMIT FEE \$672.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS RM1 CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38' HIGH); ROOF DECK AND ACCESSED BY A PILOTHOUSES WITH FIVE (5) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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)
CALENDAR NUMBER; MI-2022-003750With proviso: "Per amended refusal dated 9/20/22.



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-2022-013513

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

715 W CUMBERLAND ST T-C-126169, Philadelphia, PA 19133

ADDITIONAL USE DETAILS

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

FOR A MULTIFAMILY HOUSEHOLD LIVING (16 DWELLING UNITS)

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.