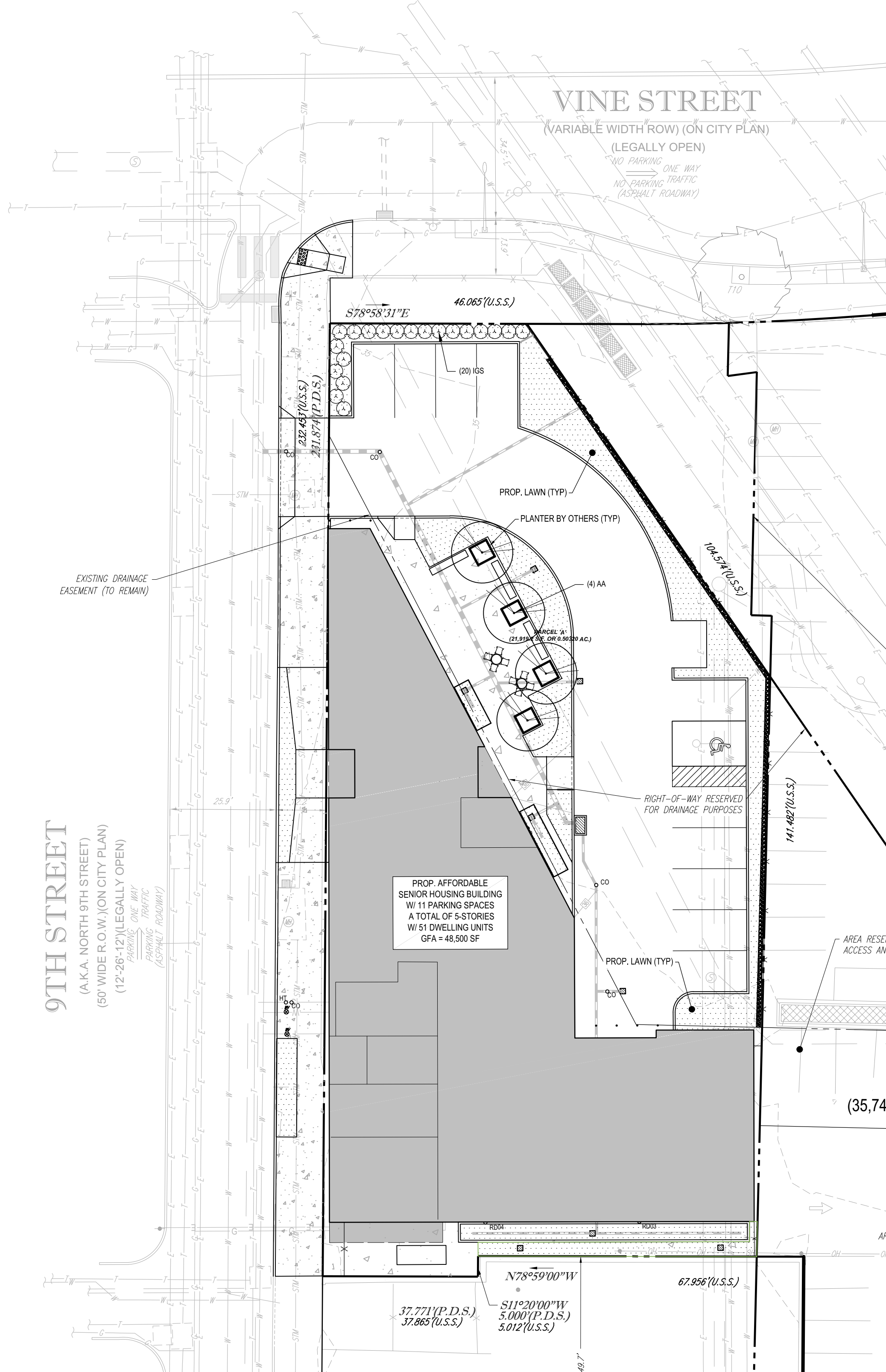




GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.
3. PLANTERS AND OTHER HARDSCAPE ELEMENTS AND FURNISHINGS BY OTHERS.

INTERIOR PARKING LOT LANDSCAPE AREA CALCULATIONS:

MINIMUM 10% OF INTERIOR SURFACE PARKING:
7,600 SF PROPOSED INTERIOR SURFACE PARKING
760 SF LANDSCAPE AREA REQUIRED
830 SF LANDSCAPE AREA PROVIDED (10.9%)

LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:

14-603.1(b)(6) & 14-803.5
Landscaping / Screening
☒ APPROVED
☐ DISAPPROVED
☐ WAIVED

Applied Electronically by: **MATT WYSONG**
January 27, 2022

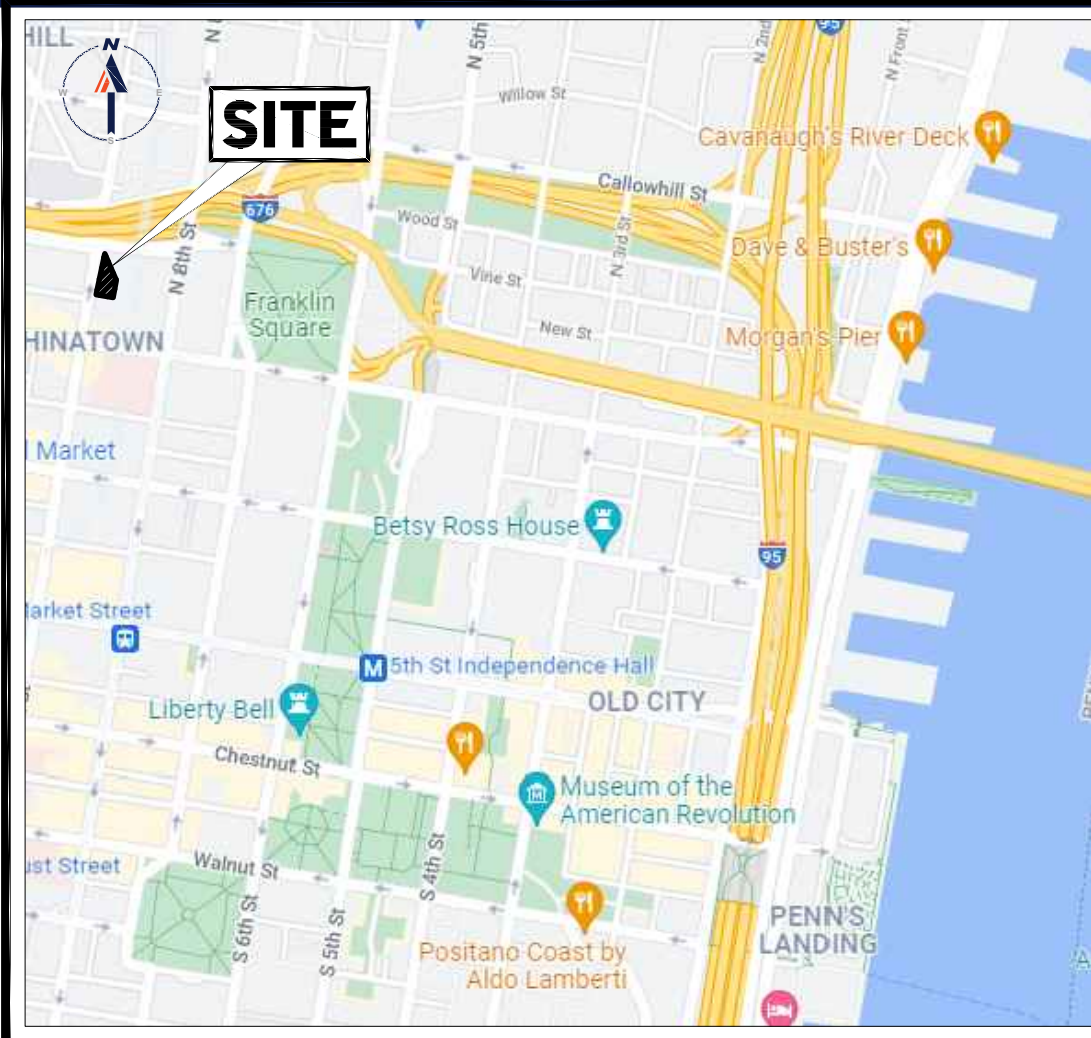
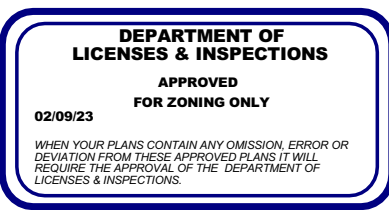
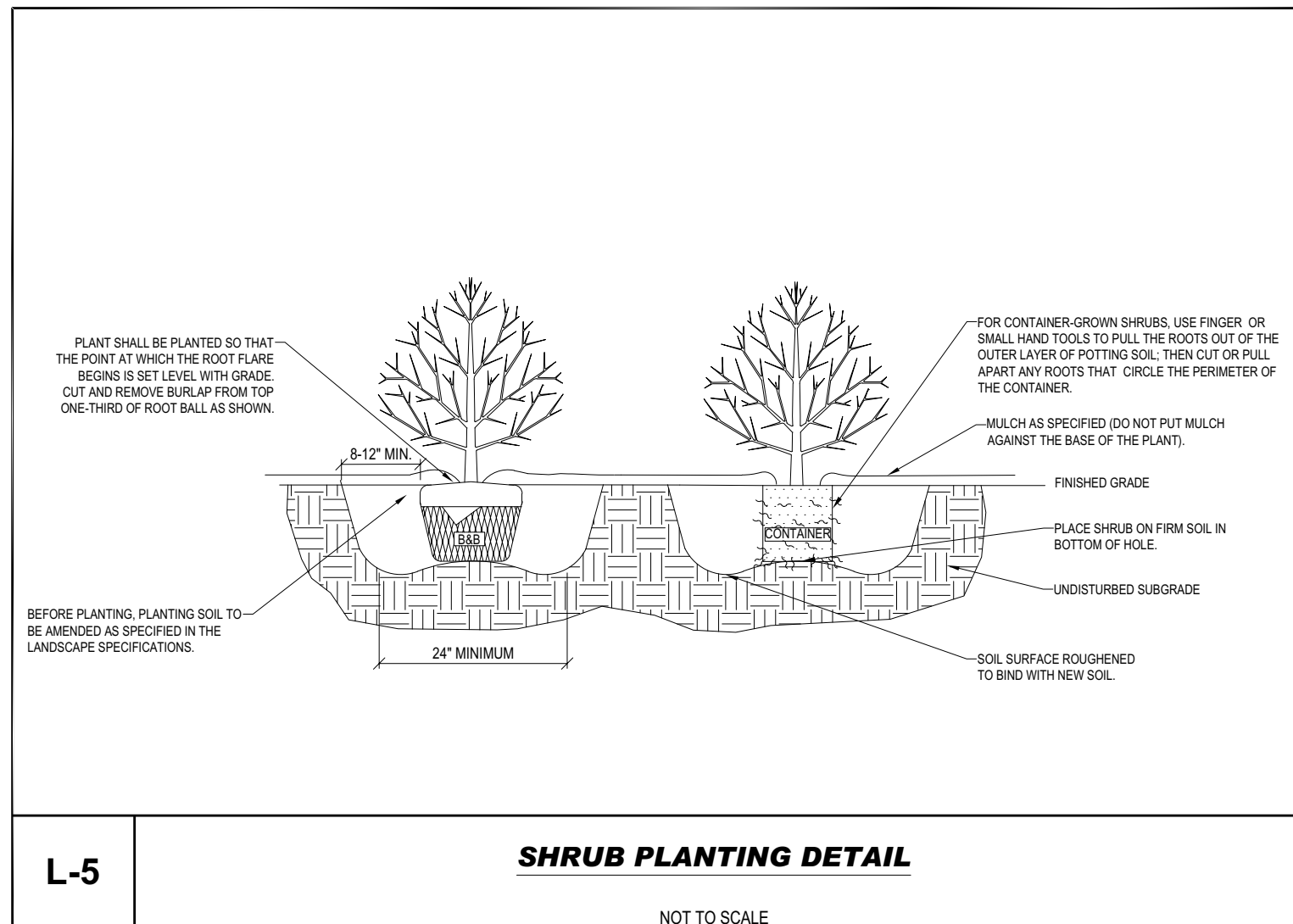
PHILADELPHIA CITY PLANNING COMMISSION

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-702.6(c)(2)(4) STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH OF IMPROVEMENTS ALONG 9TH STREET = 208 LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 208 / 35 = 5.9 OR 6 STREET TREES PROVIDED: NONE (NO STREET TREES PERMITTED PER DEPARTMENT OF STREETS STREET TREE PLANTING DIAGRAM F20120)	COMPLIES
14-803.5(i)(6) PARKING LOT SCREENING	(1) PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 5 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (a) TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE	LENGTH OF IMPROVEMENTS ALONG VINE STREET = 484 LF REQUIRED: 484 / 35 = 13.8 OR 14 STREET TREES PROVIDED: NONE (NO STREET TREES PERMITTED PER DEPARTMENT OF STREETS STREET TREE PLANTING DIAGRAM F20120)	COMPLIES
14-803.5(i)(6)(5) PARKING LOT LANDSCAPING	(b) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET ONE TREE SHALL BE PLANTED PER 300 S.F. OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF THE REQUIRED TREES SHALL INCLUDE DECIDUOUS SHADE TREES.	LENGTH OF PROPOSED PARKING LOT ALONG 9TH STREET = 184 LF REQUIRED: 184 / 35 = 5.2 OR 5 SHRUBS PROVIDED: 18 / 25 = 0.7 OR 1 TREE LENGTH OF PROPOSED PARKING LOT ALONG VINE STREET = 484 LF REQUIRED: 484 / 35 = 13.8 OR 14 SHRUBS PROVIDED: 18 / 25 = 0.7 OR 1 TREE TOTAL REQUIRED INTERIOR PARKING LOT LANDSCAPE AREA = 760 SF REQUIRED: 760 / 100 = 7.6 OR 8 TREES PROVIDED: 4 AA (4 TREES PROVIDED IN PLANTERS WITHIN PWD ROW EASEMENT FOR DRAINAGE)	COMPLIES

PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AA	4	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	1.5" CAL	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGS	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK INSBERRY	24-30"	CONTAINER



LOCATION MAP
1" = 1,000'



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/1/2021	PER ARCHITECT COMMENTS	MPD
2	12/23/21	REV PER ZONING COMMENTS	KRT



YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
www.811.pa.gov
#20172458236

PWD TRACKING # FY22-THAN-6671-01
ECLIPSE ZONING # ZP-2021-007621

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP213008
DRAWN BY: CM
CHECKED BY: SHP
DATE: 10/18/21
CAD I.D.:

PROJECT:

ZONING PLAN

PROPOSED AFFORDABLE
SENIOR HOUSING
DEVELOPMENT

217-53 NORTH 9TH STREET
CITY AND COUNTY OF
PHILADELPHIA, PENNSYLVANIA
19107

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

Z-102

REVISION 2 - 12/23/21

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2021-015505	Zoning District(s): CMX4	Date of Refusal: 9/29/2022
Address/Location: 217-53 N 9TH ST, Philadelphia, PA 19107-1832		Page Number Page 1 of 1
Applicant Name: Peter Kelsen, Esq. DBA: Blank Rome LLP	Applicant Address: 130 N 18th Street, One Logan Square, Philadelphia, PA 19103	

Application for:

For the erection of a detached structure, size and location as shown on plan/application. For use as Multi-Family Household Living (Fifty-One (51) Dwelling Units; Affordable Senior Housing units only), with nine (9) accessory surface parking spaces (including one (1) van-accessible space), two (2) non-accessory surface parking spaces reserved for residents of 241 N 10TH ST as per ZP-2021-007621, and six (6) Class 1A bicycle parking spaces located along an accessible route; no signs on this permit.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-2	Uses Allowed in Commercial Districts	The proposed use of Non-Accessory Surface Parking is expressly prohibited within the CMX-4 Commercial District.
Table 14-802-2	Required Parking in Commercial Districts	The minimum number of parking spaces for a Multi-Family Household Living use with fifty-one (51) dwelling units with a reduced-needs population (residents must be 60 years of age or older) and when providing at least five (5) Class 1A parking spaces is ten (10) accessory parking spaces; whereas only nine (9) of the total eleven (11) parking spaces are available to residents, with two (2) spaces reserved as off-site parking for residents of 241 N 10TH ST as per ZP-2021-007621.

TWO (2) USE REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Requires **Civic Design Review** as per PZC Table 14-304-2 for Case 2. Notification sent to PCPC and applicant the same day as refusal.

Parcel Owner:

PHILADELPHIA REDEVELOPMENT AUTHORITY
1234 MARKET ST 16TH FLOOR
PHILADELPHIA, PA 19107



MATTHEW WOJCIK
PLANS EXAMINER

9/29/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Zoning Permit

Permit Number ZP-2021-015505

LOCATION OF WORK 217-53 N 9TH ST, Philadelphia, PA 19107-1832 SWC N 9TH ST AND VINE ST	PERMIT FEE \$2,927.00	DATE ISSUED 1/18/2023
	ZBA CALENDAR MI-2022-005932	ZBA DECISION DATE 1/18/2023
	ZONING DISTRICTS CMX4	

PERMIT HOLDER PHILADELPHIA REDEVELOPMENT, AUTHORITY	1234 MARKET ST 16TH FLR PHILADELPHIA PA 19107
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON PLAN/APPLICATION.

APPROVED USE(S) Parking, Non-Accessory - Surface Parking; Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) CAL# MI-2022-005932 GRANTED; NO PROVISOS



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-2021-015505

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

217-53 N 9TH ST, Philadelphia, PA 19107-1832

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FIFTY-ONE (51) DWELLING UNITS; AFFORDABLE SENIOR HOUSING UNITS ONLY), WITH NINE (9) ACCESSORY SURFACE PARKING SPACES (INCLUDING ONE (1) VAN-ACCESSIBLE SPACE), TWO (2) NON-ACCESSORY SURFACE PARKING SPACES RESERVED FOR RESIDENTS OF 241 N 10TH ST AS PER ZP-2021-007621, AND SIX (6) CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; NO SIGNS ON THIS PERMIT.

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.