

Zoning Permit

Permit Number ZP-2023-003031

LOCATION OF WORK 8327 RIDGE AVE T-A-92096, Philadelphia, PA 19128	PERMIT FEE \$1,060.00	DATE ISSUED 3/30/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 8327 Ridge LLC	PO Box 430 Bryn Mawr, Pennsylvania 19010
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OWNER CONTACT 1 Eric Marshall	PO Box 430 Bryn Mawr PA 19010
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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 A DETACHED BUILDING WITH A GREEN ROOF (FOR BONUS PURPOSES) AND ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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

8327 RIDGE AVE T-A-92096, Philadelphia, PA 19128

ADDITIONAL USE DETAILS

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

FOR USE AS THIRTY-SIX (36) DWELLING UNITS (UTILIZATION OF GREEN ROOF BONUS) AND GROUND FLOOR SHELL COMMERCIAL SPACE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH SEVENTEEN (17) ACCESSORY GARAGE PARKING SPACES (INCLUDING TWO (2) ACCESSIBLE SPACES AND TWO (2) ELECTRIC VEHICLE SPACES) AND TWELVE (12) BICYCLE PARKING SPACES

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.



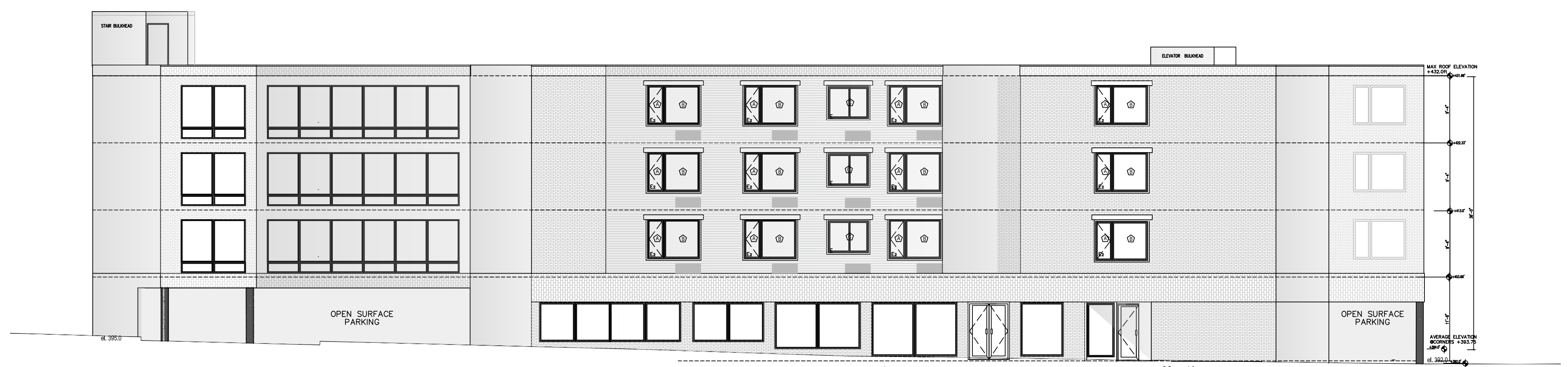
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

Port Royal
Apartments

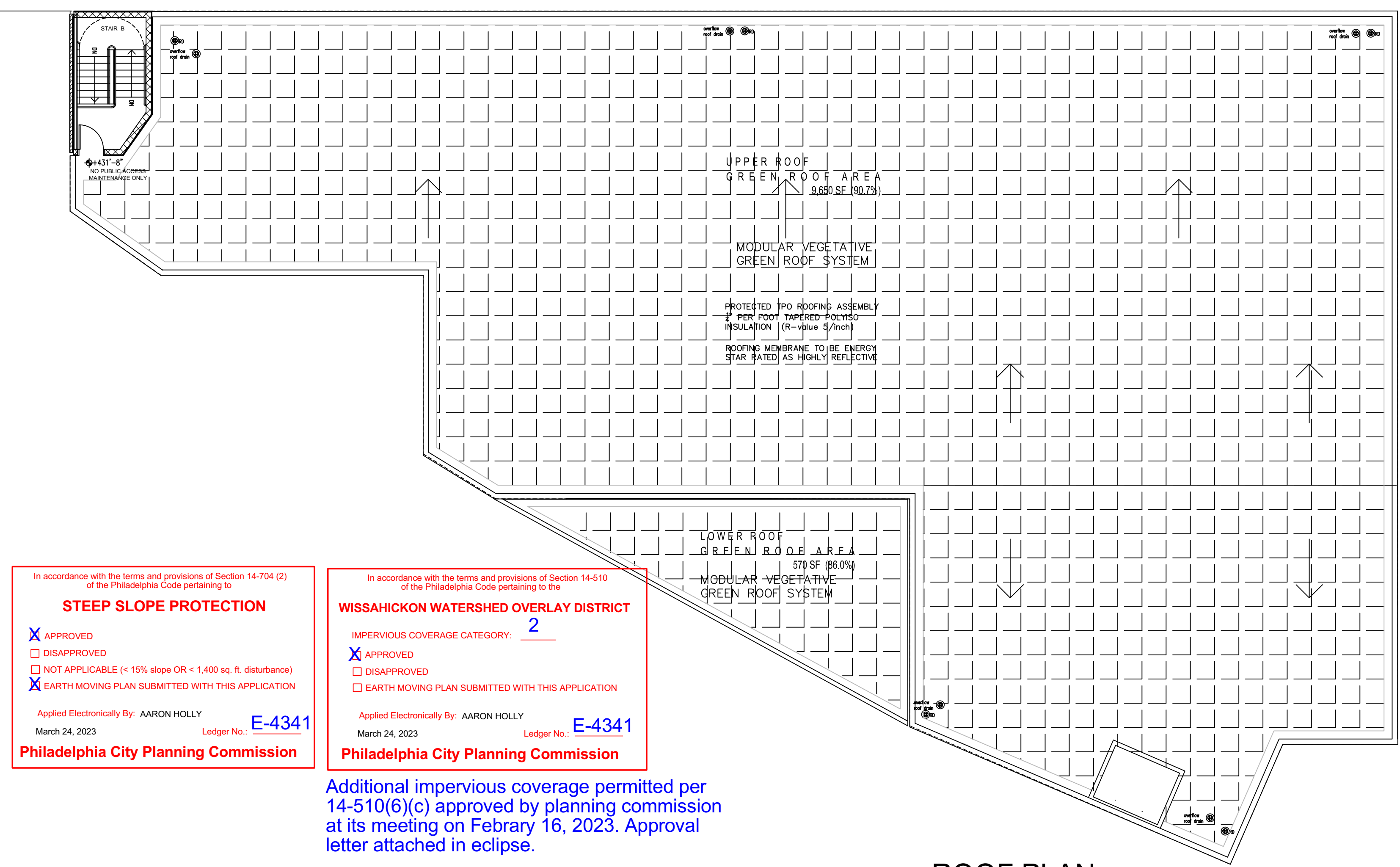
8327 Ridge Avenue
Philadelphia, PA



EAST REAR ELEVATION



RIDGE AVENUE
FRONT ELEVATION



ROOF PLAN

In accordance with the terms and provisions of Section 14-704 (2) of the Philadelphia Code pertaining to:

STEEP SLOPE PROTECTION

☒ APPROVED
☐ DISAPPROVED
☐ NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)
☒ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: AARON HOLLY
March 24, 2023 Ledger No.: **E-4341**
Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the:

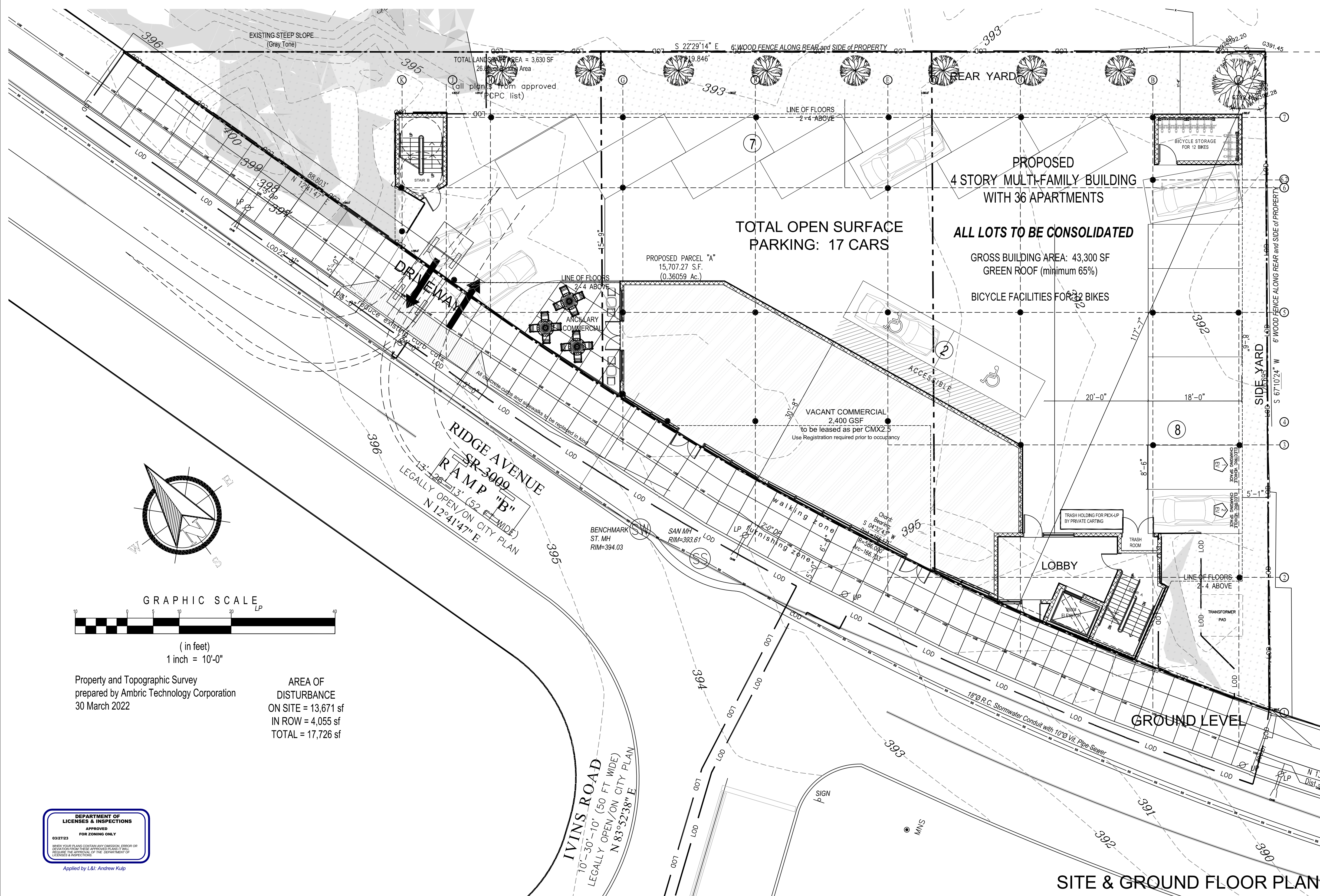
WISSAHICKON WATERSHED OVERLAY DISTRICT

IMPERVIOUS COVERAGE CATEGORY: **2**

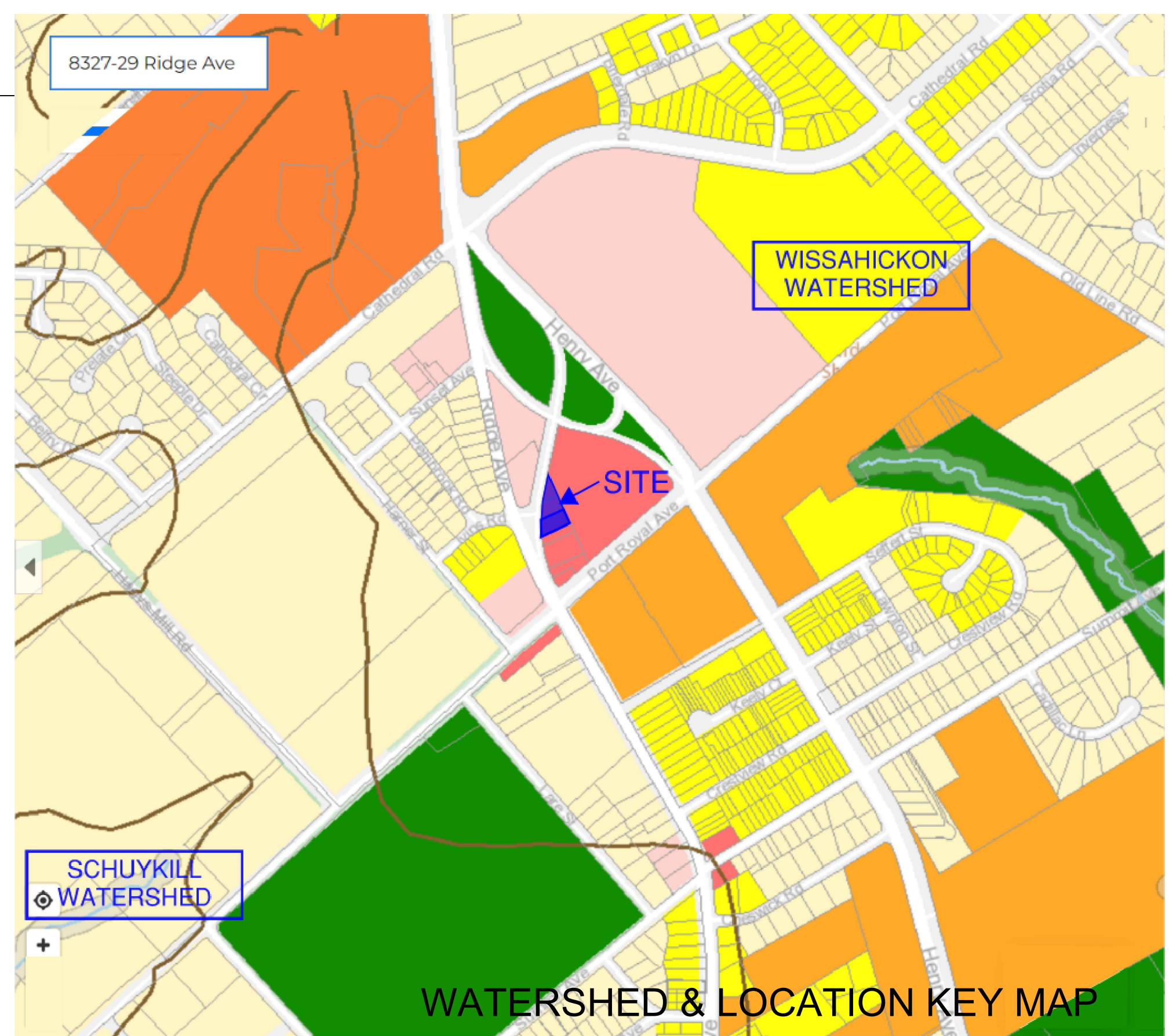
☒ APPROVED
☐ DISAPPROVED
☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

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Additional impervious coverage permitted per 14-510(6)(c) approved by planning commission at its meeting on February 16, 2023. Approval letter attached in eclipse.



SITE & GROUND FLOOR PLAN



WATERSHED & LOCATION KEY MAP

ZONING SUMMARY		
CMX-2, NEIGHBORHOOD COMMERCIAL / MIXED USE		
ZONE REGULATIONS	REQUIRED	PROPOSED
Maximum Occupied Area (% of lot)	Intermediate: 75% Corner: 80%	Intermediate: 11,780 sf maximum 10,638 sf = 67.7%
Minimum Front Yard Depth (ft)	N/A	None
Minimum Side Yard Width (ft) each side	5 ft if used	5 ft where used
Minimum Rear Yard Depth (ft)	The greater of 9 ft or 10% of lot depth = 11'-8" ft	Lot depth = 117.75' Rear Yard = 11'-8" ft
Maximum Height (ft)	38 ft	38 ft
Maximum Floor Area (%)	N/A	N/A
Maximum Dwelling Units	Height <40ft Lot Area = 15,202 sf 480 sf = 32.7 DUs Green Roof Density Bonus: 1.25 = 40 DUs	36 D.U.
Required Non-Residential Use	Commercial along Ridge Avenue	Commercial Use along ground floor frontage.
Parking	N/A	17 spaces
Bicycles	1 per 3 DU's = 12	12 bikes



24 MARCH 2023
10 MARCH 2023
6 JAN 2023
14 JUNE 2022
7 JUNE 2022
25 MAY 2022
Revised 26 APRIL 2022

ZONING
PLAN

Scale: 1" = 10'
Date: 19 APRIL 2022

Z1