

# Zoning Permit

Permit Number ZP-2023-001806

|                                                                     |                              |                          |
|---------------------------------------------------------------------|------------------------------|--------------------------|
| LOCATION OF WORK<br>300-10 W NORRIS ST, Philadelphia, PA 19122-2223 | PERMIT FEE<br>\$2,036.00     | DATE ISSUED<br>4/22/2023 |
|                                                                     | ZBA CALENDAR                 | ZBA DECISION DATE        |
|                                                                     | ZONING DISTRICTS<br>CMX2 RM1 |                          |

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| PERMIT HOLDER<br>REINVEST GROUP LLC | 300-10 W NORRIS ST PHILADELPHIA, PA 19122- |
|-------------------------------------|--------------------------------------------|

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| OWNER CONTACT 1<br>Roman Ovrutsky | 20 Bowman Drive Feasterville PA 19053 |
|-----------------------------------|---------------------------------------|

|                                 |                                       |
|---------------------------------|---------------------------------------|
| OWNER CONTACT 2<br>Ernest Begun | 20 Bowman Drive Feasterville PA 19053 |
|---------------------------------|---------------------------------------|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE ( 45' HIGH)( AS PER TABLE 14-533-3; Maximum Height in the /MIN Overlay District) ROOF DECK ACCESS BY A PILOTHOUSE WITH ELEVEN(11) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.<br>SIZE AND LOCATION AS SHOWN IN THE APPLICATION. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) |
|------------------------------------------------------------------------------------------------------------|



## 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

300-10 W NORRIS ST, Philadelphia, PA 19122-2223

## ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING ( THIRTY-THREE(33) DWELLING UNITS) ( USING MIXED INCOME BONUS AS PER 14-702(7) ) FOR AN ADDITIONAL 11 DWELLING UNITS) (7 units will follow /MIN affordable unit provisions and 3 units will follow MIHB affordable unit ) .

This permit is subject to the following specific conditions.

## CONDITIONS

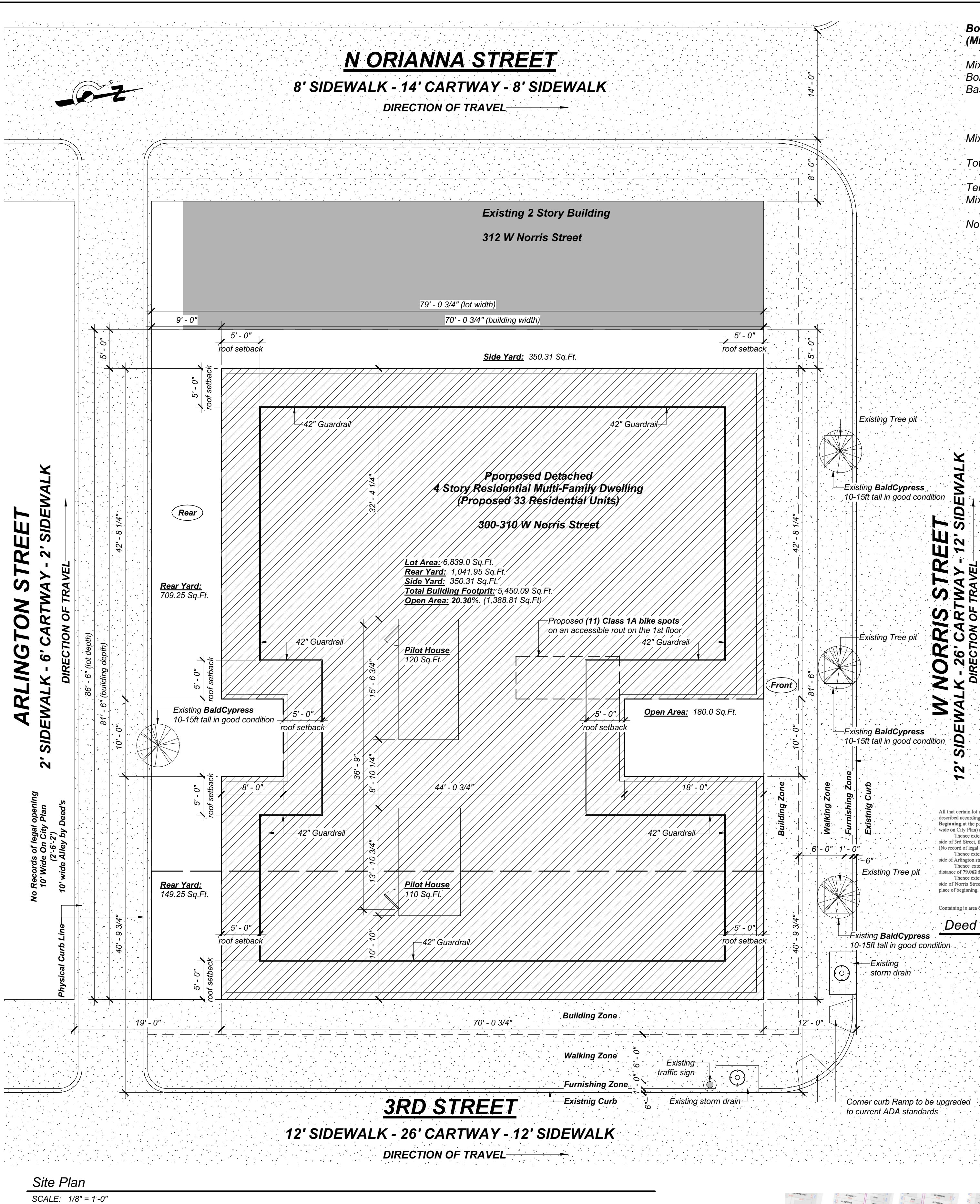
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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](http://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.



**Bonus Summary:**  
(MIN Mixed Income Neighborhoods Overlay District)

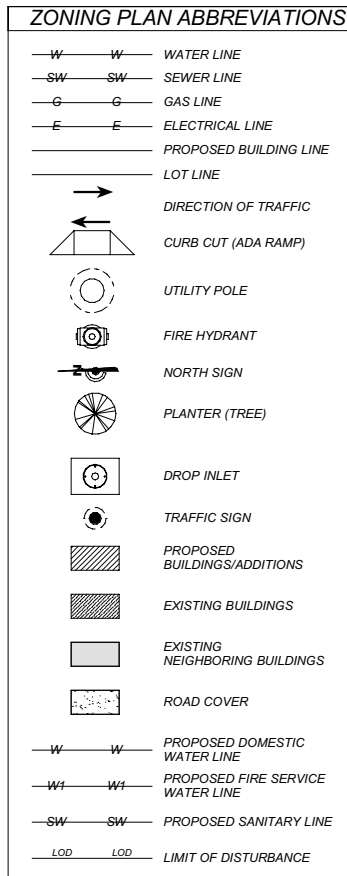
Mixed income bonus calculations:  
Bonus level: low-income  
Base unit calculations: 6,839.0 - 1,440.0 = 5,399.0 (6 Units)  
5,399.0 / 320 = (16 Units)  
**Base Unit Total:** (22 Units)

Mixed-Income Density Bonus (low-income): 22 Units X 0.5 = **11 Units**

Total Unit Count: **33 Units**

Ten (10) units to be reserved as affordable, per MIN and mixed-income housing bonus acknowledgment forms.  
Mixed-Income Bonus will be earned through providing low-income units in compliance with 14-702(7).

Note: Existing trees are being used for tree credits per 14-705(1)(h)



**CMX-2 (1,311.0Sq.Ft./19.17%)**

PREVIOUS DISTRICT NAME - C1 300-310 W NORRIS ST, PHILADELPHIA, PA 19122

**PERMITTED BUILDING TYPE**  
SMALL SCALE NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL MIXED USE

**USES PERMITTED AS OF RIGHT:**

HOUSEHOLD LIVING; PASSIVE RECREATION; FAMILY DAY CARE; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION UTILITIES AND SERVICES; BASIC BUILDING OR TOWER-MOUNTED ANTENNA BUSINESS; PROFESSIONAL OFFICE; MEDICAL, DENTAL, HEALTH CARE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS (EXCEPT DRUGS, PHARMACEUTICALS AND GUNS); FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS, AND CONVENIENCE STORES; WEARING APPAREL AND ACCESSORIES; ANIMAL SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS, ON-PREMISE DRY CLEANING; PERSONAL SERVICES (EXCEPT BODY ART AND FORTUNE TELLING SERVICES); COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM.

**LOT DIMENSIONS**

MIN. LOT WIDTH (Ft.) 86 Ft. 6 Inch.

MIN. LOT AREA (Sq. Ft.) Lot 6,839.0 SF/ CMX-2 Lot 1,311.0 SF

MAX. OPEN AREA (% of lot) INTERMEDIATE: 25%; CORNER: 20% **11.38%** (149.25 Sq. Ft.)

**FRONT SETBACK**

MINIMUM (FT)

**MINIMUM SIDE YARD WIDTH (6) AS SET FORTH IN 14-701**

DETACHED, INTERMEDIATE (Ft.) 5 Ft. EACH, IF USED

DETACHED, CORNER (Ft.) 5 Ft., IF USED

SEMI-DETACHED (Ft.) 5 Ft., IF USED

ATTACHED (Ft.)

**REAR YARD**

MIN. DEPTH (Ft.) THE GREATER OF 9 FT OR 10% OF LOT DEPTH 9 Ft. 0 Inch

**HEIGHT**

MAXIMUM (Ft.) 45 Ft.

**OPEN SPACE SQUARE FOOTAGE**

REAR YARD (Sq. Ft.) 149.25 Sq. Ft.

SIDE YARD (Sq. Ft.)

FRONT YARD (Sq. Ft.)

**BUILDING FOOTPRINT (Sq. Ft.)** 1,161.87 Sq. Ft.

**BUILDING USE**

**UNIT QTY** PROPOSED 33 RESIDENTIAL UNITS

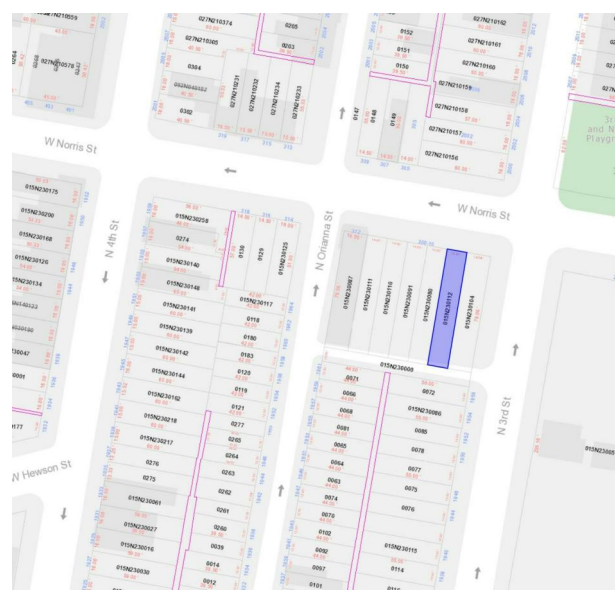
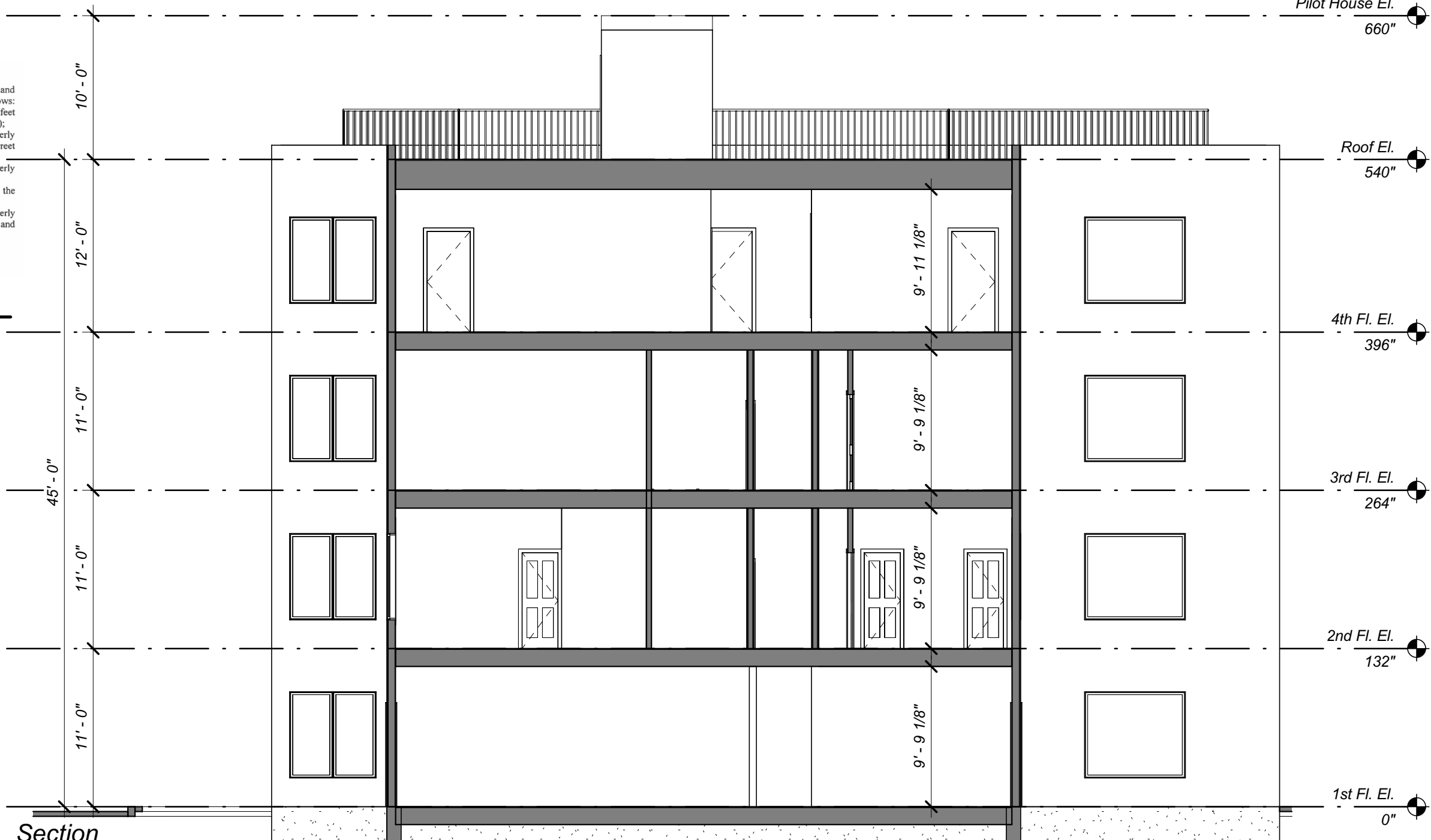
**NOTES**

MULTI-FAMILY RESIDENTIAL

Deed

All that certain lot or piece of ground, situate in the 18<sup>th</sup> Ward of the City of Philadelphia and described according to a Lot Consolidation Plan made by Urban Land Surveying LLC as follows: Beginning at the point of intersection of the southerly side of Norris Street (legally open 50 feet wide on City Plan) and the westerly side of 3rd Street (legally open 60 feet wide on City Plan); Thence extending south 11 degrees 21 minutes 09 seconds west, along the said westerly side of 3rd Street, the distance of 79.602 feet to a point on the southerly side of Arlington Street (No record of legal opening, 10' wide on City Plan); Thence extending north 78 degrees 39 minutes 06 seconds west, along the said southerly side of Arlington Street, the distance of 86.500 feet to a point; Thence extending north 13 degrees 31 minutes 09 seconds east, through a wall, the distance of 79.602 feet to a point on the said southerly side of Norris Street; Thence extending north 78 degrees 39 minutes 06 seconds east, along the said southerly side of Norris Street, the distance of 86.500 feet to a point, being the first mentioned point and place of beginning.

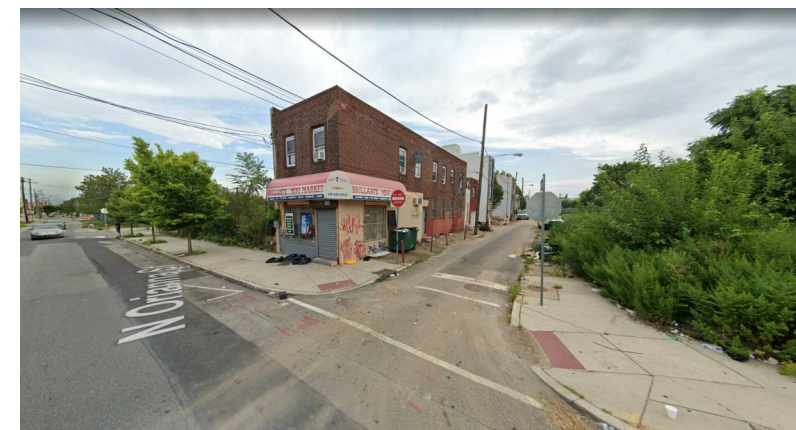
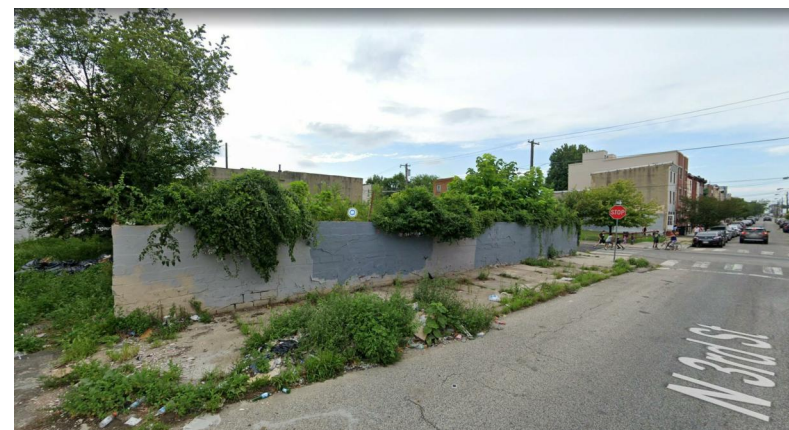
Containing in area 6,839 square feet. 0.15700 acres



Aerial View



Street Views



| PROPERTY SCHEDULE |                         |         |           |
|-------------------|-------------------------|---------|-----------|
| Parcel No.        | Address                 | Area    | Proposed  |
| 885188140         | 300-310 W Norris Street | 6839 SF | 6839.0 SF |

|                                                                                                                                                                                                                                |                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>RM-1 (5,528.0Sq.Ft./80.83%)</b>                                                                                                                                                                                             | 300-310 W NORRIS ST, PHILADELPHIA, PA 19122 |
| PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19                                                                                                                                                                                     |                                             |
| <b>PERMITTED BUILDING TYPE</b><br>DETACHED; SEMI-DETACHED; ATTACHED                                                                                                                                                            |                                             |
| <b>USES PERMITTED AS OF RIGHT:</b><br>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                            |
|---------------------------|--------------------------------|-------------------------------------|
| <b>LOT DIMENSIONS</b>     |                                |                                     |
| MIN. LOT WIDTH (Ft.)      | 16 Ft.                         | 79 Ft. 3/4 Inch.                    |
| MIN. LOT AREA (Sq. Ft.)   | 1440 Sq. Ft.                   | Lot 6,839.0 SF/ RM-1 Lot 5,528.0 SF |
| MIN. OPEN AREA (% of lot) | INTERMEDIATE: 25%; CORNER: 20% | <b>22.42%</b> (1,239.56 Sq. Ft.)    |

|                      |                                   |  |
|----------------------|-----------------------------------|--|
| <b>FRONT SETBACK</b> | BASED ON SETBACK OF ABUTTING LOTS |  |
| MINIMUM (Ft.)        |                                   |  |

|                                                                                       |          |  |
|---------------------------------------------------------------------------------------|----------|--|
| <b>MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701</b> |          |  |
| 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.)                                                                        |          |  |

|                                                                                         |           |  |
|-----------------------------------------------------------------------------------------|-----------|--|
| <b>MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701</b> |           |  |
| INTERMEDIATE (Ft.)                                                                      | 2/12 each |  |
| CORNER (Ft.)                                                                            | 12 Ft.    |  |

|                  |       |               |
|------------------|-------|---------------|
| <b>REAR YARD</b> |       |               |
| MIN. DEPTH (Ft.) | 9 Ft. | 9 Ft. 0 Inch. |

|               |        |                |
|---------------|--------|----------------|
| <b>HEIGHT</b> |        |                |
| MAXIMUM (Ft.) | 45 Ft. | 45 Ft. 0 Inch. |

|                                  |             |                |
|----------------------------------|-------------|----------------|
| <b>OPEN SPACE SQUARE FOOTAGE</b> |             |                |
| REAR YARD (Sq. Ft.)              | 144 Sq. Ft. | 709.25 Sq. Ft. |
| SIDE YARD (Sq. Ft.)              |             | 350.31 Sq. Ft. |
| FRONT YARD (Sq. Ft.)             |             |                |

|                                     |  |                  |
|-------------------------------------|--|------------------|
| <b>BUILDING FOOTPRINT (Sq. Ft.)</b> |  |                  |
|                                     |  | 4,288.22 Sq. Ft. |

|                          |                               |                                                        |
|--------------------------|-------------------------------|--------------------------------------------------------|
| <b>BUILDING USE</b>      | <b>UNIT QTY</b>               | <b>NOTES</b>                                           |
| MULTI-FAMILY RESIDENTIAL | PROPOSED 33 RESIDENTIAL UNITS | <b>MIN MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT</b> |

|                               |        |                                                     |
|-------------------------------|--------|-----------------------------------------------------|
| <b>YARD TREE REQUIREMENTS</b> | 1 TREE | Existing BaldCypress 10-15ft tall in good condition |
|-------------------------------|--------|-----------------------------------------------------|



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

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

EMAIL: Plans@HaverfordSq.com

Owner:

**REINVEST GROUP LLC**



Know what's below.  
Call before you dig.



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 6, 2023 |
| REV. 1 | INITIAL PERMIT SUBMISSION | MARCH 17, 2023   |
| REV. 2 | INITIAL PERMIT SUBMISSION | MARCH 21, 2023   |
| REV. 3 | INITIAL PERMIT SUBMISSION | MARCH 24, 2023   |

Project Name:

**300-310 W Norris Street,  
Philadelphia, PA 19122**

Drawing Name:

**Zoning Plan.**

Project number 300-310 W Norris Street

Date 3/27/2023 11:18:27 AM

Drawn by Alexandr Stratila

Checked by

Sheet Number:

**Z-1**

Scale As indicated

Site Plan

SCALE: 1/8" = 1'-0"

**APPROVED**  
FOR ZONING ONLY  
04/21/23

WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS  
OR ERRORS, YOU WILL BE RESPONSIBLE FOR THE  
PLANS. IT WILL REQUIRE THE APPROVAL OF THE  
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

In accordance with the terms and provisions of Sections  
14-603 (16) (b), 14-702 (1), and 14-602 (5) of the Philadelphia Code pertaining to

**LANDSCAPE AND TREES**

ON-SITE & PARKING LOT

☒ APPROVED

☐ DISAPPROVED

☐ WAIVED

☐ IN-LIEU FEE \$

WIRELESS TOWERS

☐ APPROVED

☐ DISAPPROVED

Applied Electronically By: AARON HOLLY

April 18, 2023

Leidger No. E-4354

Philadelphia City Planning Commission