

Zoning Permit

Permit Number ZP-2020-009236

LOCATION OF WORK 3523 HAVERFORD AVE Parcel C, Philadelphia, PA 19104-1910 new construction	PERMIT FEE \$569.00	DATE ISSUED 11/18/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Hyon Kang DBA: KCA Design Associates 6525 Tulip Street Philadelphia, PA 19135USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of an attached structure with roof decks, roof deck access structures, and decks at the 2nd floor front and rear. Size and location as shown on plan.

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)

 **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.

 **Post a copy of this permit in a conspicuous location along each frontage.**

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-009236

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3523 HAVERFORD AVE Parcel C, Philadelphia, PA 19104-1910

ADDITIONAL USE DETAILS

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

For use as a multi-family (nine (9) dwelling units) household living with a vacant commercial space at the 1st floor (use and occupancy permit required). *Mixed Income Housing Bonus Utilized*

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2 DISTRICT SUMMARY FOR PROPERTY 3523-3525 HAVERFORD		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MIXED USE MULTI-FAMILY RESIDENTIAL	MIXED USE MULTI-FAMILY RESIDENTIAL
LOT WIDTH	16'-0"	32'-0"
LOT AREA	1440	3632 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	908 SQ. FT. (25.0%) Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	2724 SQ. FT. (75.0%)
REAR YARD SETBACK	9'-0" MINIMUM REAR YARD	11'-6"
REAR YARD AREA	144 SQ. FT.	368 SQ. FT.
HEIGHT REGULATIONS	38'-0" MAX. + 7'-0" (LOW INCOME BONUS)	42'-0" (NOT TO EXCEED 45'-0")
UNITS	1919 = 3 UNITS 480 EACH ADDITIONAL	6 UNITS 3 UNITS (LOW INCOME DENSITY BONUS) TOTAL 9 UNITS 3 UNITS X \$30,000.00 = \$90,000.00



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 188 IN JANUARY 2005)

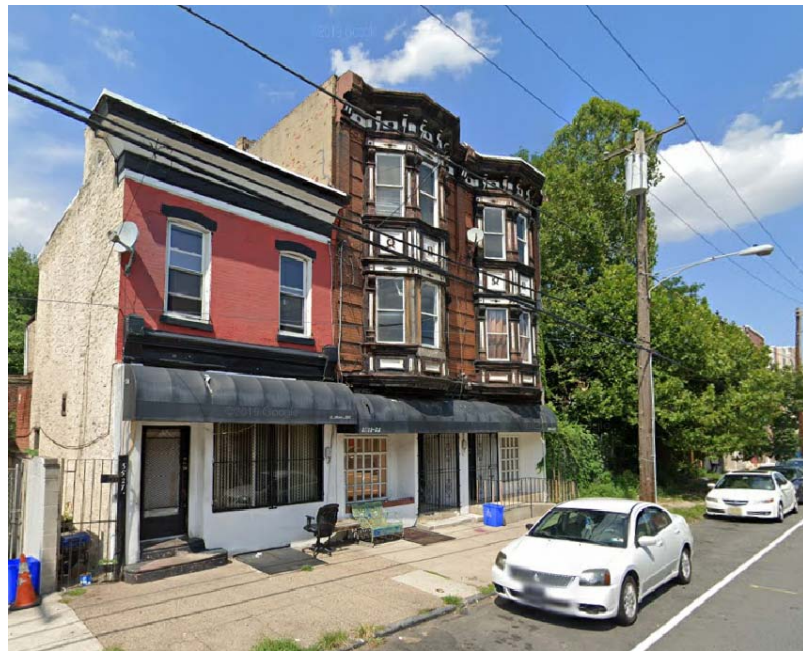
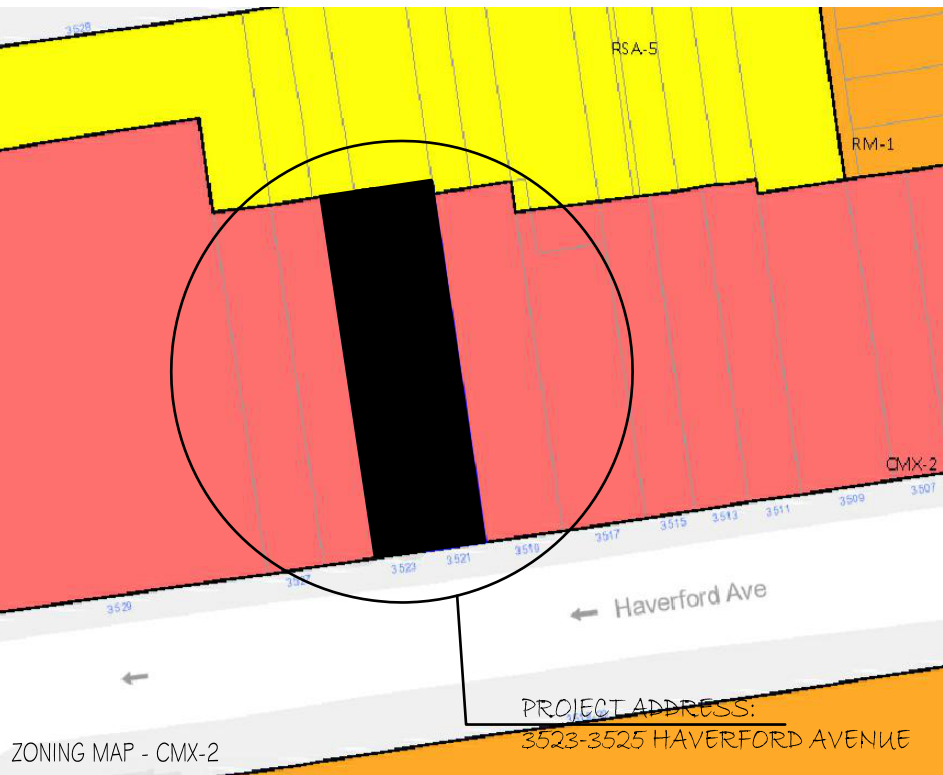
SITE SERIAL NO. 20201264478 — WARD 24

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF
1996 AND ACT 188 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM, 1-800-242-1778, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

**Philadelphia City
Planning Commission**

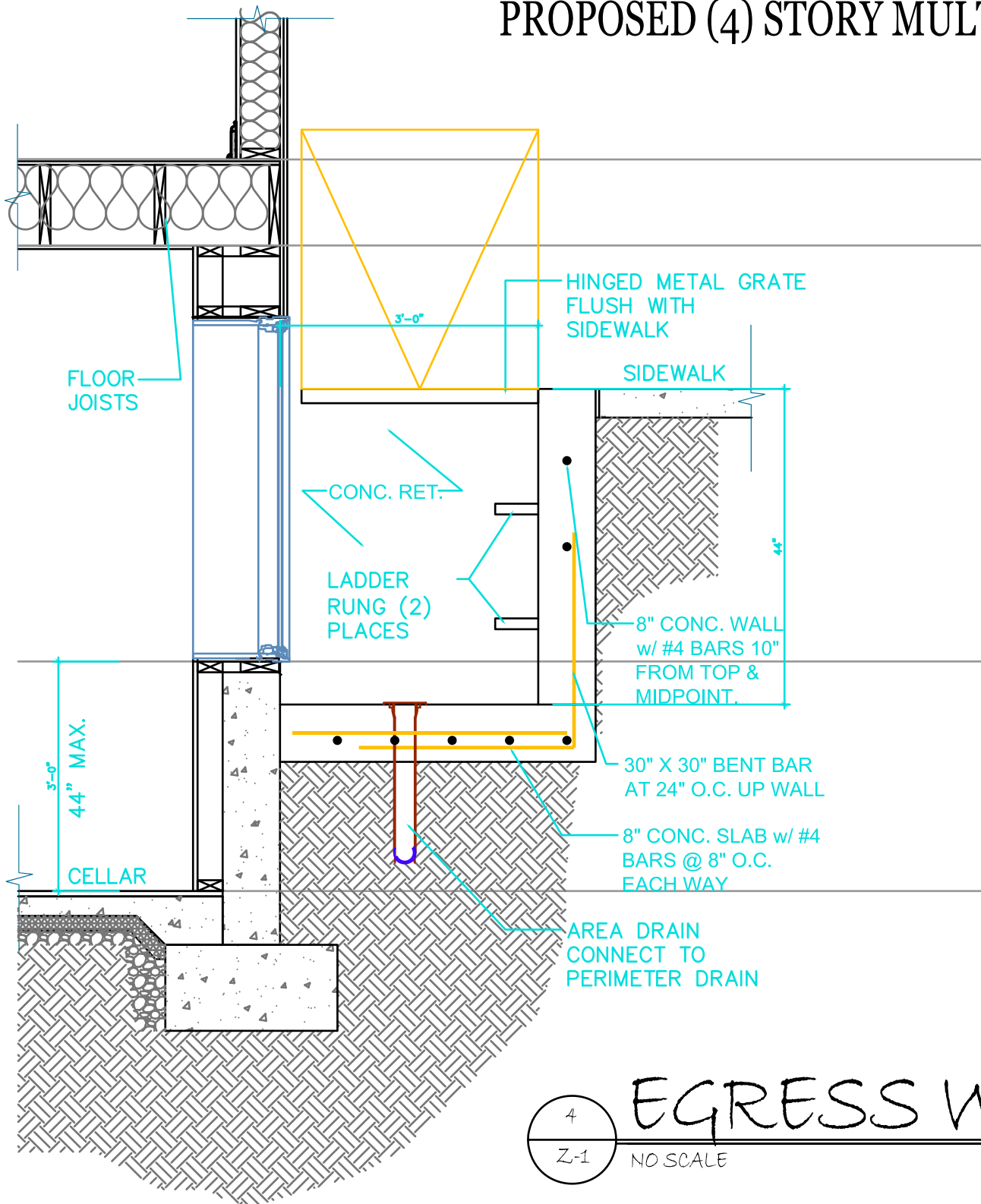
Mixed Income Bonus
#Date 10/21/2020
Keith F Davis

Development Planning



PROPOSED MIXED USE / MULTI-FAMILY RESIDENCE

3523-3525 HAVERFORD AVENUE, PHILADELPHIA, PENNSYLVANIA
PROPOSED (4) STORY MULTI-FAMILY FAMILY RESIDENCE



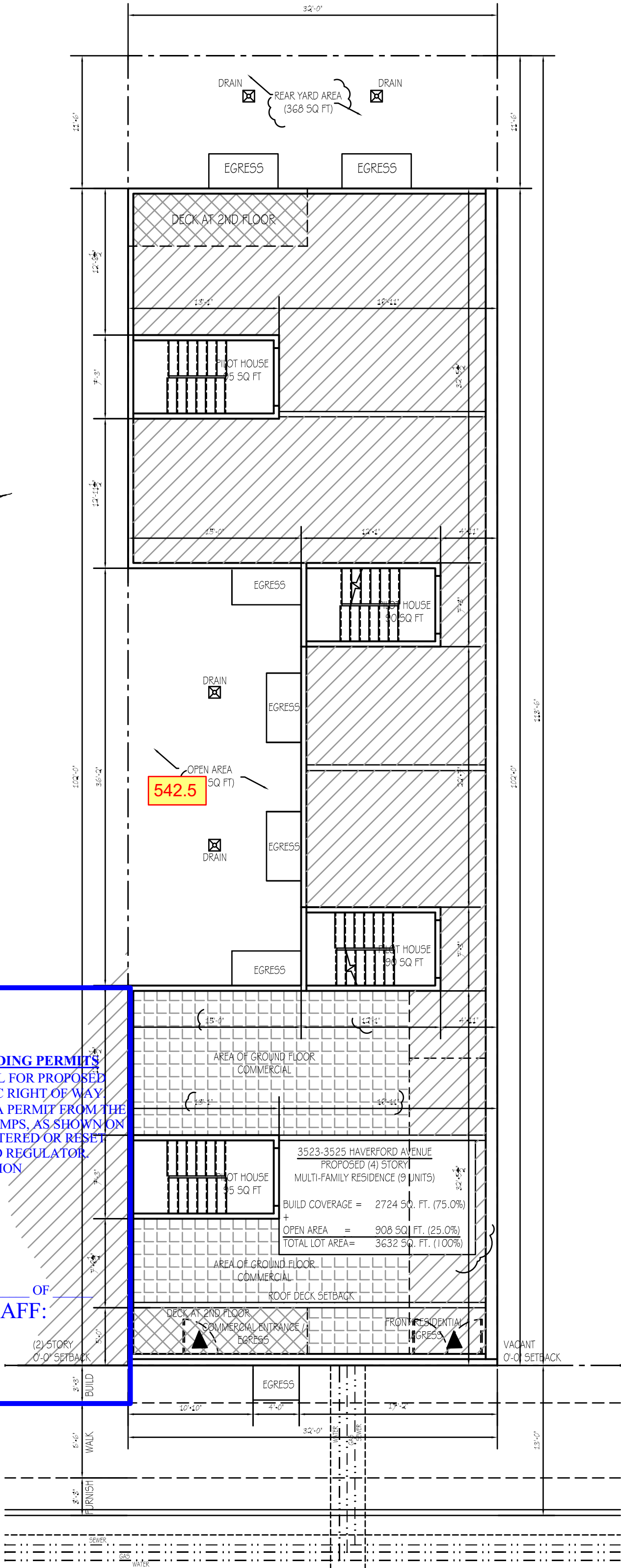
EGRESS WELL
Z-1 NO SCALE



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> FINAL APPROVAL OF SITE PLAN <<<
THESE PLANS MAY BE USED TO OBTAIN ZONING AND BUILDING PERMITS
THIS APPROVAL IS NOT A PERMIT, AND DOES NOT INCLUDE APPROVAL FOR PROPOSED
UNDERGROUND UTILITIES OR ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY
NO PHYSICAL CHANGES TO THE RIGHT OF WAY WILL OCCUR WITHOUT A PERMIT FROM THE
HIGHWAY DISTRICT ENGINEER, AND APPROVAL FOR ALL ADA CURB RAMPS, AS SHOWN ON
THESE PLANS (AND AS APPLICABLE). LINE AND GRADE FOR NEW, ALTERED OR RESET
CURBS MUST BE OBTAINED FROM THE DISTRICT SURVEYOR AND REGULATOR.
SHOULD THESE PLANS CONTAIN AN ERROR OR OMISSION,
OUR APPROVAL WILL BE NULL & VOID.

____ DRIVEWAYS
____ COMPLETE STREETS POLICY (TO BE POSTED WITHIN 60 DAYS)
____ OTHER _____

PLAN # _____ OF _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Jeanien Wilson
ON: November 5, 2020
FOR CHIEF HIGHWAY ENGINEER



HAVERFORD AVENUE
LEGALLY OPEN ON CITY PLAN
60'-0" WIDE ON CITY PLAN
(13'-34'-13")

**APPROVED
FOR ZONING ONLY
11/18/20**

WHEN YOUR PLANS CONTAIN ANY CHANGES TO
THOSE PREVIOUSLY SUBMITTED TO THE
DEPARTMENT OF LICENSING & INSPECTION,
YOU MUST OBTAIN APPROVAL FROM THESE AGENCIES
BEFORE PROCEEDING WITH CONSTRUCTION.

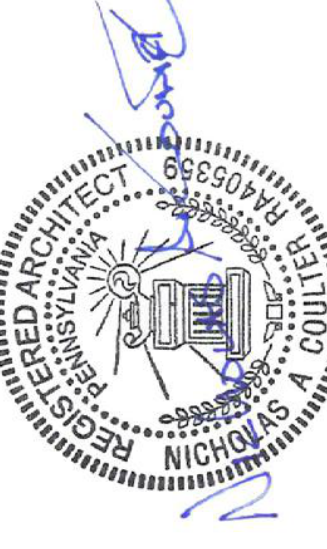
Applied Electronically by L&I User:

1 FRONT ELEV.
Z-1 SCALE: 3/16"=1'-0"

2 REAR ELEV.
Z-1 SCALE: 3/16"=1'-0"

3 ZONING PLAN
Z-1 SCALE: 1/8"=1'-0"

KCA
DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
(T) 215-833-9256 (e) hukun77@gmail.com



Nicholas Altieri
Altieri Outlier, AIA, NCARB
Registered Architect
State of Pennsylvania - License # RA405359

PROJECT
PROPOSED MUTLI FAMILY RESIDENCE
3523-3525 LANCASTER AVENUE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
RFI 1
RFI 2

DRAWN BY: HK
CHECKED BY: HK
DATE: 10/15/2019
SCALE: AS NOTED

JOB No: 3523-3525 LANCA
FILE: 3523-3525 LANCA

Z-1