

Zoning Permit

Permit Number ZP-2023-012142

LOCATION OF WORK 3615 SEARS ST T-A-91977, Philadelphia, PA 19146	PERMIT FEE \$986.00	DATE ISSUED 11/24/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER Elysium Investment Group	22 Bowman Avenue Feasterville, , Pennsylvania 19053
---	---

OWNER CONTACT 1 Roman Ovrutsky	22 Bowman Avenue, Feasterville, PA 19053
-----------------------------------	--

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH BALCONIES, AND PILOT HOUSE FOR MAINTENANCE USE ONLY. SIZE AND LOCATION AS SHOWN IN 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.
- 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-2023-012142

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3615 SEARS ST T-A-91977, Philadelphia, PA 19146

ADDITIONAL USE DETAILS

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

ELEVEN (11) DWELLING UNITS **MIXED INCOME BONUS (MODERATE INCOME UNITS) USED**

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.

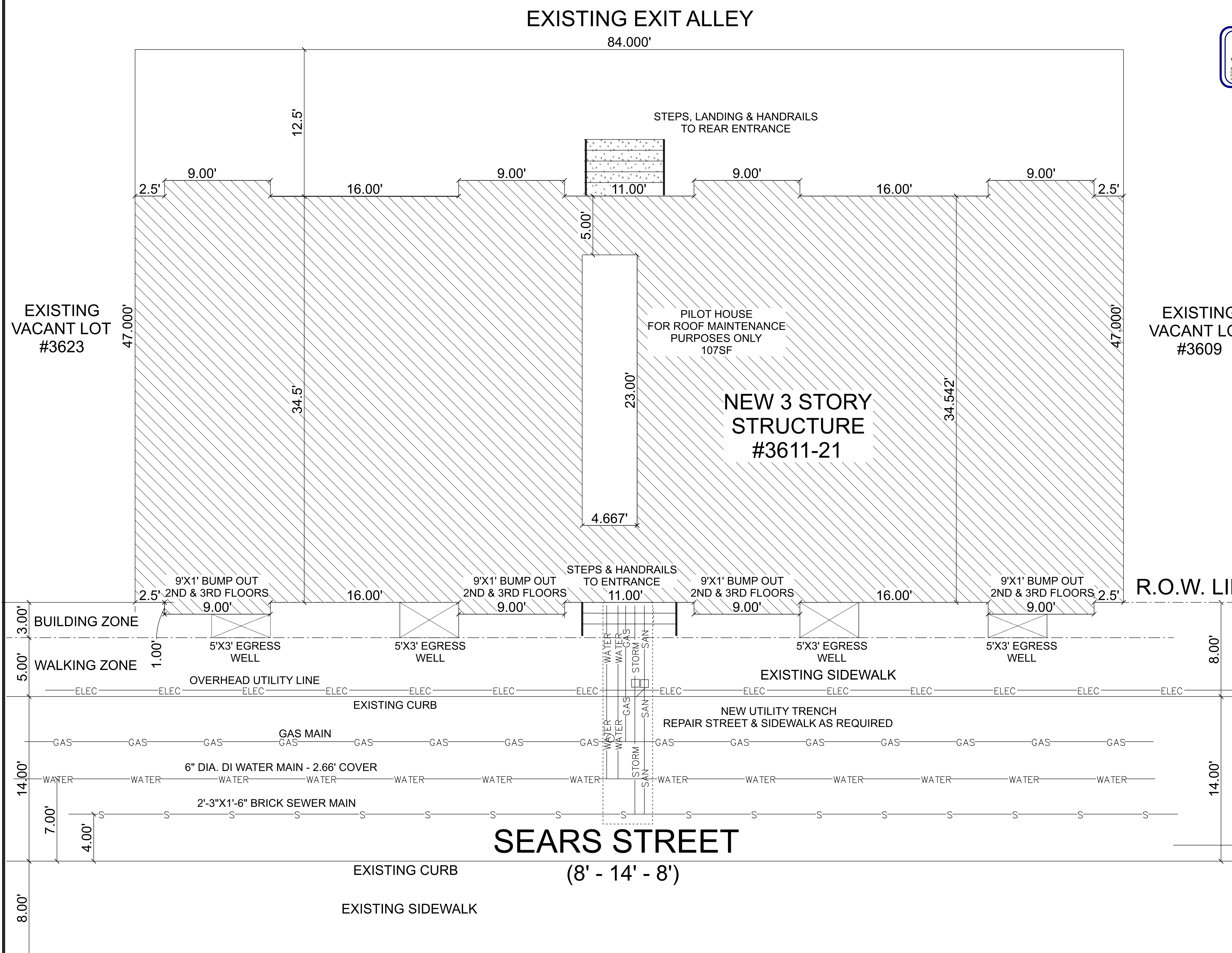
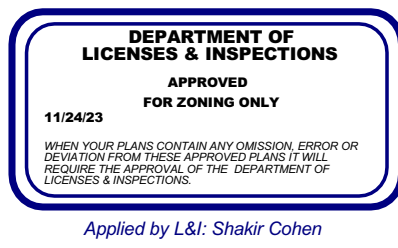
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

NEW 3 STORY MULTIFAMILY BUILDING - 11 UNITS
ON THE EXISTING VACANT LOT
3611 - 21 SEARS STREET, PHILADELPHIA, PA



EXISTING VACANT LOT #3609



FRONT ELEVATION
1/4" = 1' - 0"

ZONE	RM-1
FRONT YARD	N/A
REAR YARD	> 9' OR 10%
SIDE YARDS	5'
MIN. OPEN AREA	25%
MAXIMUM HEIGHT	38'

PROPOSED SITE PLAN

1" = 5'

LOT SIZE	3,948.0SF
NEW 3 STORY STRUCTURE	2,946.0SF
OPEN SPACE	1,022.0SF
	25.3%

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: KEITH DAVIS
November 14, 2023

Ledger No.: _____

Philadelphia City Planning Commission

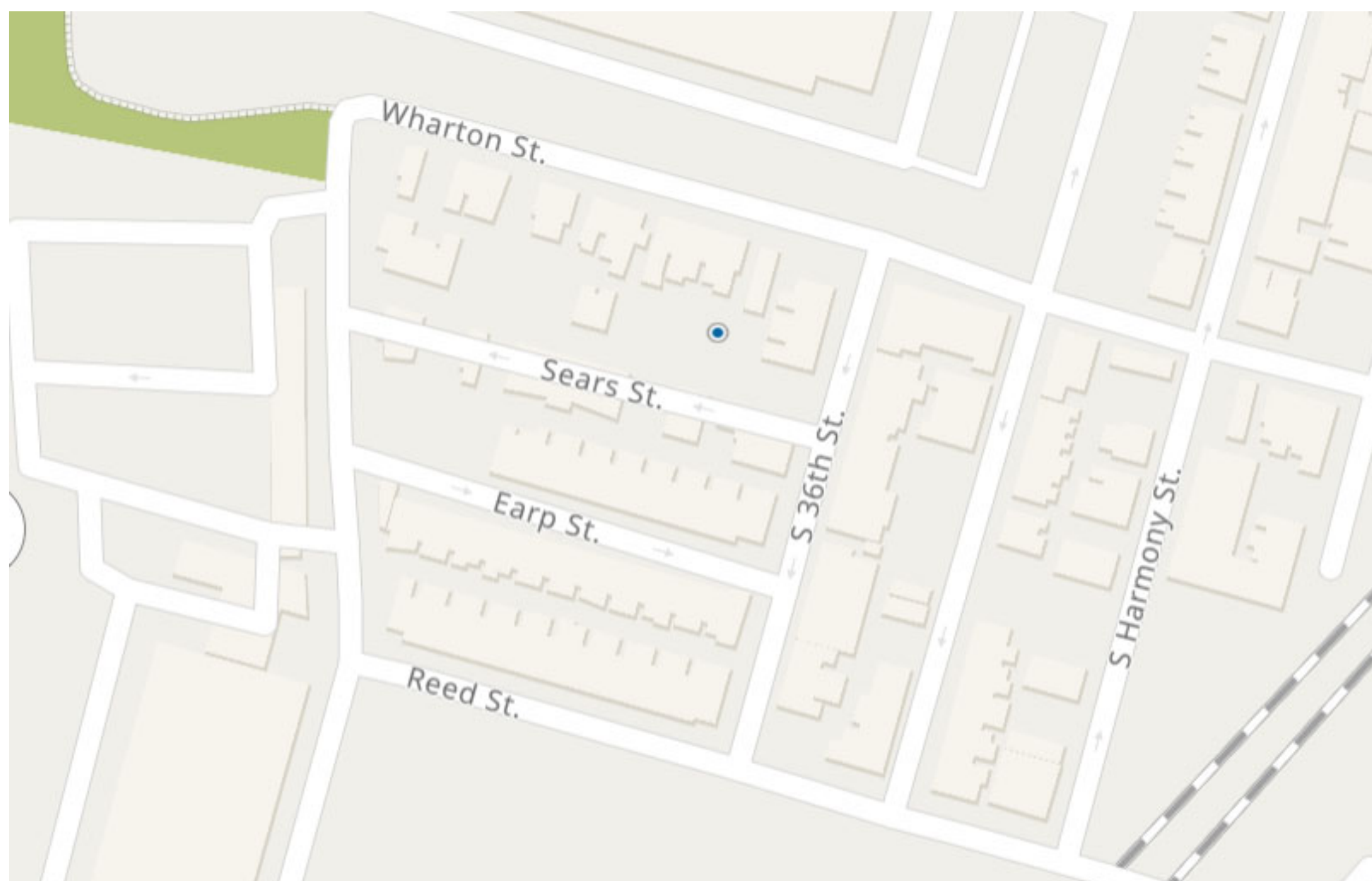
ALLOWABLE RENTAL UNITS - 4 PER FIRST 1,440SF OF LOT AREA
3,948SF LOT AREA - 1,440SF = 2,508SF REMAINING LOT AREA
2,580SF/480SF 5 ADDITIONAL UNITS
9 TOTAL UNITS PER ZONING FOR THE RM-1 DISTRICT

MIXED INCOME BONUS (25% FOR MODERATE INCOME) 2 ADDITIONAL UNITS ALLOWED

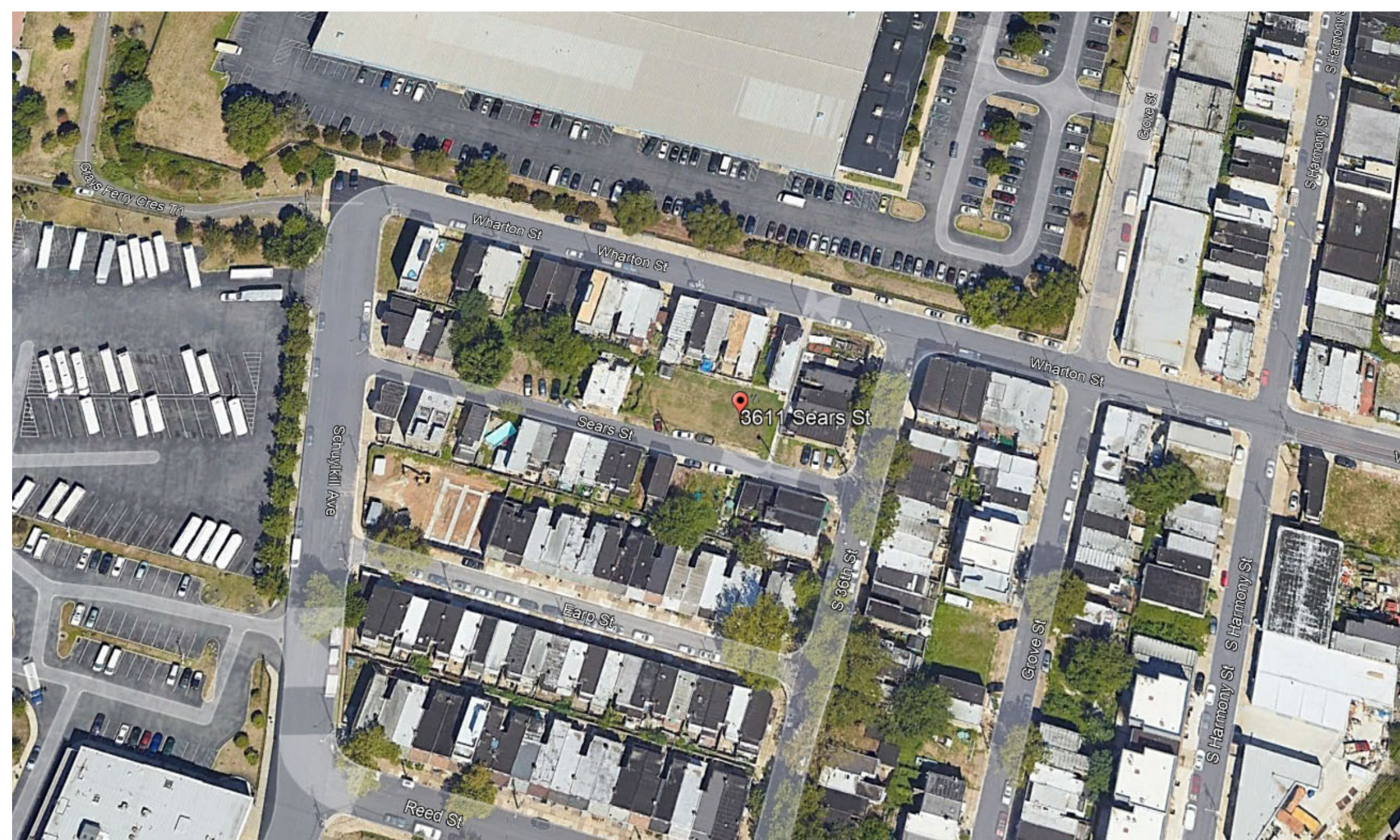
2 EXTRA UNITS PROPOSED

11 TOTAL RENTAL UNITS PROPOSED WITH 2 UNITS DESIGNATED AS MODERATE INCOME RENTAL UNITS (10%) ON SECOND FLOOR - UNITS #5 AND #7

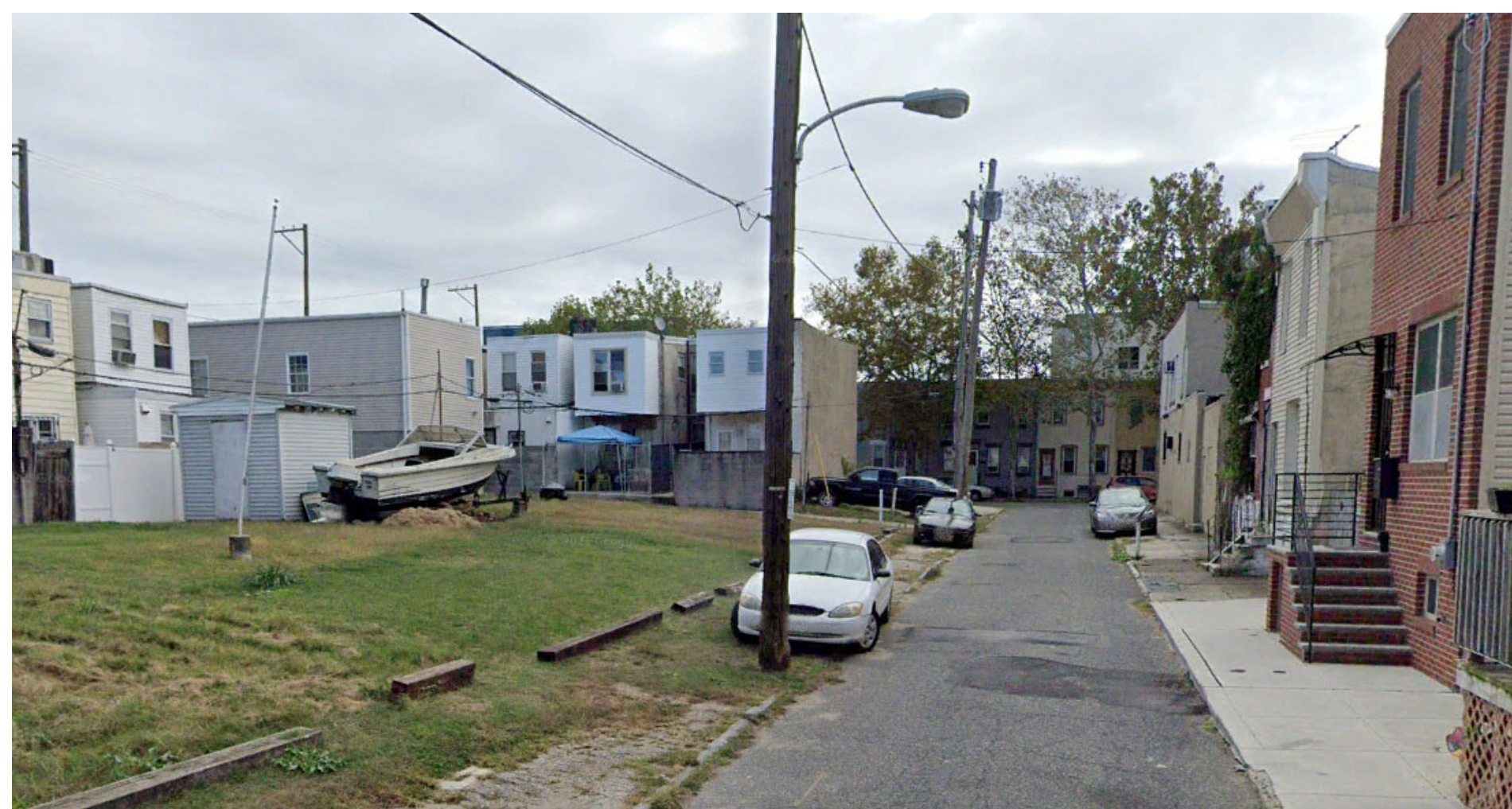
Unit Affordability
At least 10% of all dwelling units, rounded up to the nearest whole number if a fraction, must be affordable as defined in the Zoning Code. A household is every person who lives or intends to live in the unit, regardless of age, dependency status, or relationship. The imputed household size to determine maximum monthly costs is 1.5 people per each bedroom in the unit and 1 person for studios and efficiencies. Area Median Income (AMI) is as reported by the U.S. Department of Housing and Urban Development for the Philadelphia Metropolitan Statistical Area. AMI is adjusted for actual household size to determine eligible occupancy.



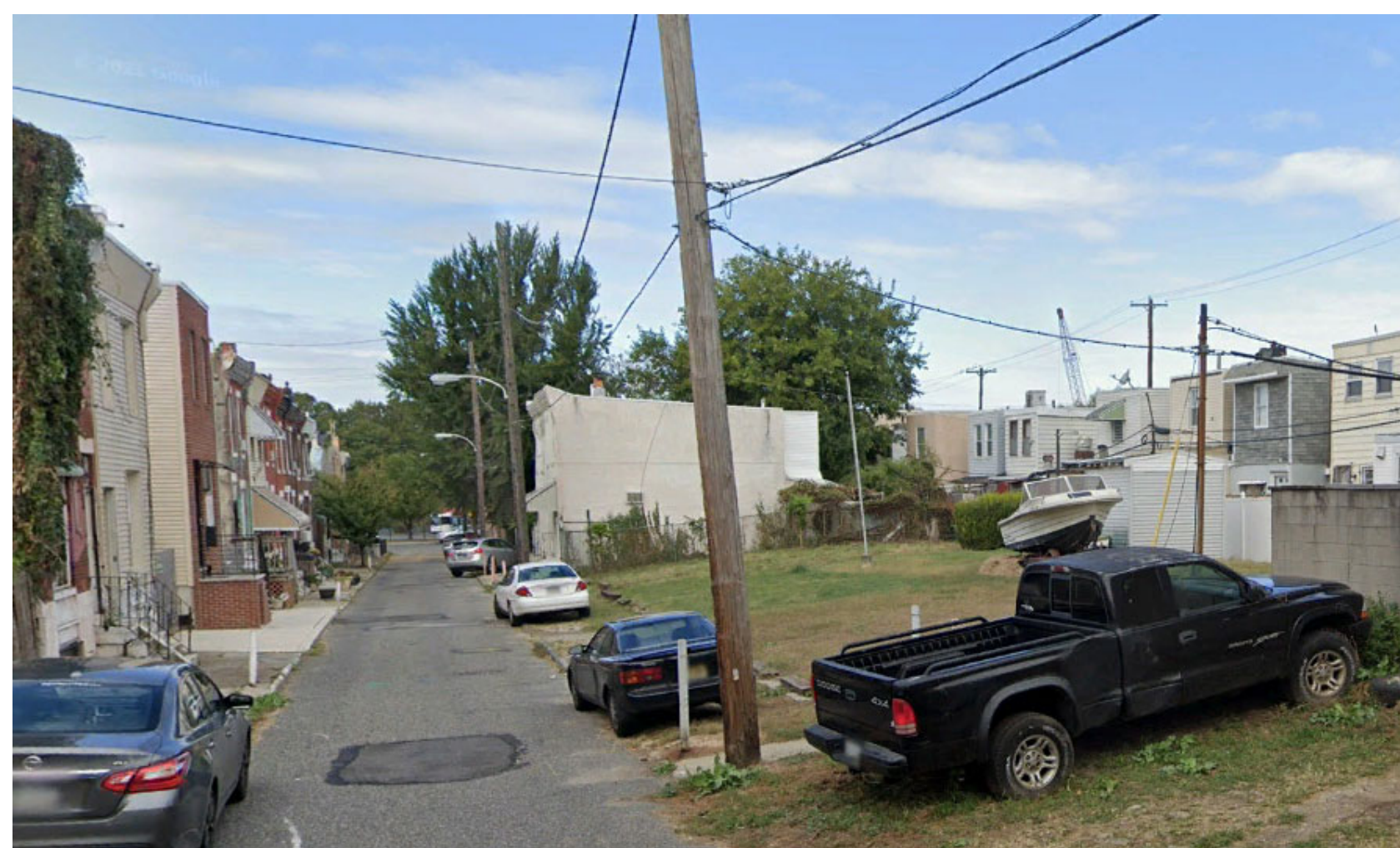
LOCATION MAP



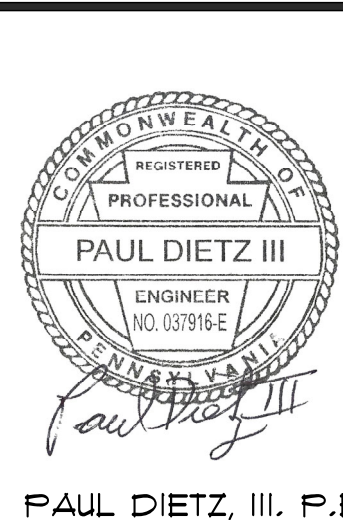
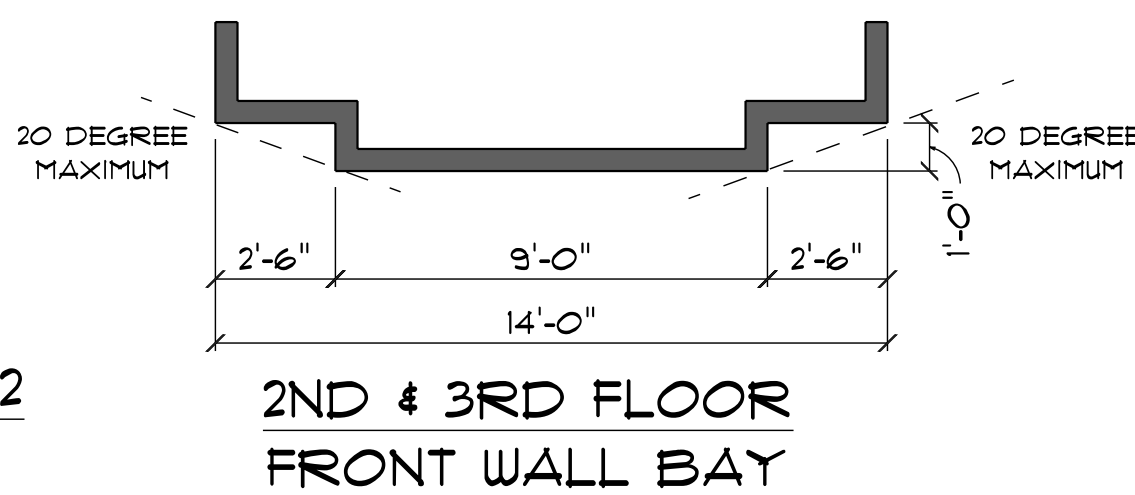
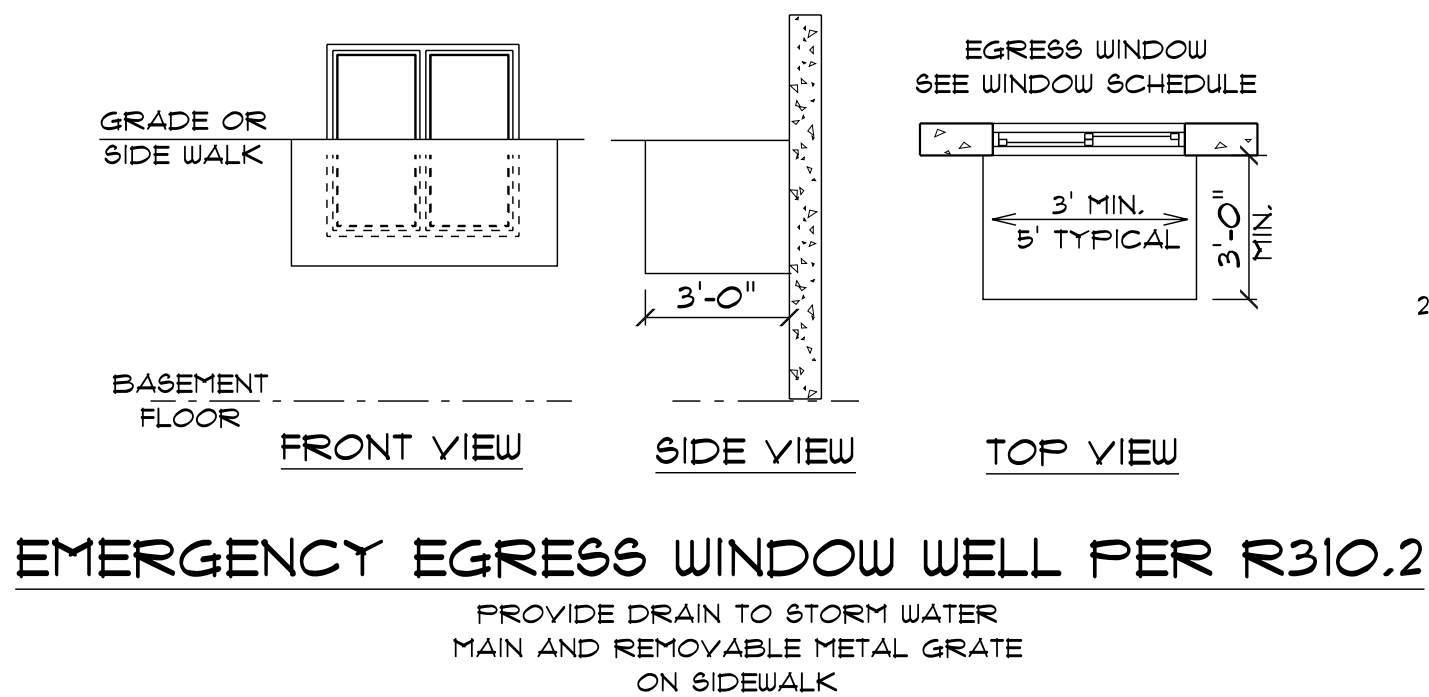
AERIAL VIEW



VIEW EAST



VIEW WEST



Here's The Plan, LLC
541 Street Road, 2nd floor, Southampton, PA 18966
Office: 215-355-1262 herestheplanllc@gmail.com

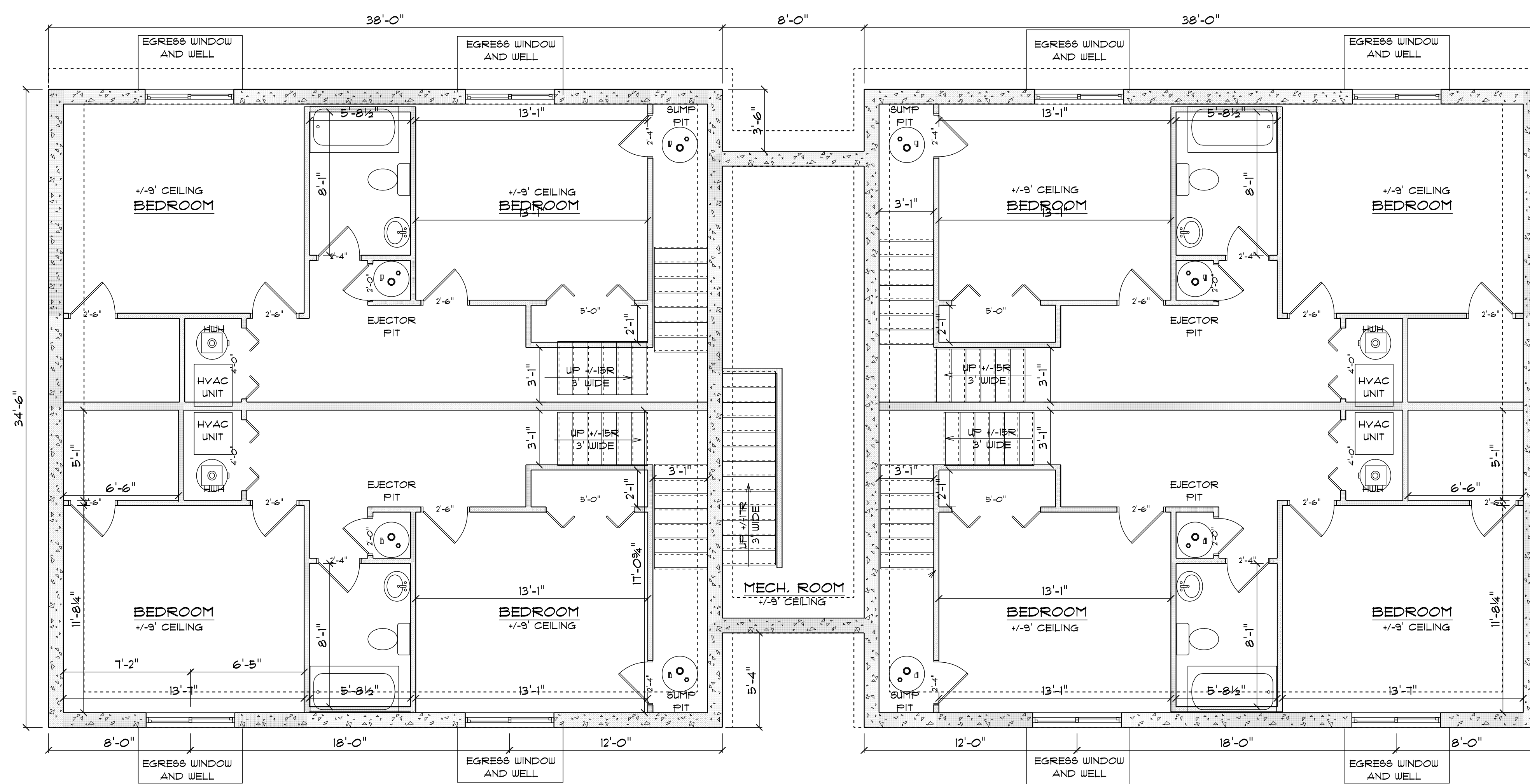
NEW 3 STORY MULTI-FAMILY BUILDING - 11 UNITS
ON THE EXISTING VACANT LOT

3611 - 21 SEARS STREET
PHILADELPHIA, PA

PLANS, SPECIFICATIONS, SECTION

DRAWN BY: E.S./R.A.
DATE: SEPTEMBER 15, 2023
REV. DRAWING NUMBER

21 of 3



The floor plan illustrates a symmetrical four-unit residential building. Each unit is equipped with a living area, kitchen, bedroom, and bathroom. The layout includes a central staircase and a common outdoor area with steps, handrails, and a landing to grade. Dimensions are provided for all rooms and overall building measurements.

Overall Dimensions:

- Overall Width: 38'-0"
- Overall Depth: 34'-6"

Unit Details:

- Unit #1 (Top Left):** Living Area (9' Ceiling), Kitchen (9' Ceiling), Bedroom (9' Ceiling), Bathroom (5'-5 1/4" x 8'-1").
- Unit #2 (Bottom Left):** Living Area (9' Ceiling), Kitchen (9' Ceiling), Bedroom (9' Ceiling), Bathroom (5'-5 1/4" x 8'-1").
- Unit #3 (Top Right):** Living Area (9' Ceiling), Kitchen (9' Ceiling), Bedroom (9' Ceiling), Bathroom (5'-5 1/4" x 8'-1").
- Unit #4 (Bottom Right):** Living Area (9' Ceiling), Kitchen (9' Ceiling), Bedroom (9' Ceiling), Bathroom (5'-5 1/4" x 8'-1").

Other Features:

- Stairs:** Located in the center of the building, with dimensions for each flight.
- Hallways:** Connecting the units and the central stairs.
- Outdoor Area:** Steps, handrails, and landing to grade, located between the units.

UNIT #5

- BEDROOM: 9' CEILING
- DINING: 9' CEILING
- LIVING AREA: 9' CEILING
- KITCHEN: 9' CEILING
- BATHROOM: 8'-1" x 5'-3 1/2"
- BALCONY: 2'-6" x 9'-0"
- STACKE W/D: 2'-1" x 4'-0"
- HVAC UNIT: 2'-8" x 2'-8"

UNIT #3

- BEDROOM: 9' CEILING
- DINING: 9' CEILING
- LIVING AREA: 9' CEILING
- KITCHEN: 9' CEILING
- BATHROOM: 8'-1" x 5'-3 1/2"
- BALCONY: 2'-6" x 9'-0"
- STACKE W/D: 2'-1" x 4'-0"
- HVAC UNIT: 2'-8" x 2'-8"

UNIT #7

- BEDROOM: 9' CEILING
- DINING: 9' CEILING
- LIVING AREA: 9' CEILING
- KITCHEN: 9' CEILING
- BATHROOM: 8'-1" x 5'-3 1/2"
- BALCONY: 2'-6" x 9'-0"
- STACKE W/D: 2'-1" x 4'-0"
- HVAC UNIT: 2'-8" x 2'-8"

UNIT #8

- BEDROOM: 9' CEILING
- DINING: 9' CEILING
- LIVING AREA: 9' CEILING
- KITCHEN: 9' CEILING
- BATHROOM: 8'-1" x 5'-3 1/2"
- BALCONY: 2'-6" x 9'-0"
- STACKE W/D: 2'-1" x 4'-0"
- HVAC UNIT: 2'-8" x 2'-8"

Overall Dimensions:

- Overall Width: 2'-6" + 9'-0" + 8'-0" + 8'-0" + 9'-0" + 11'-0" + 9'-0" + 8'-0" + 8'-0" + 9'-0" + 2'-6" = 74'-0"
- Overall Depth: 11'-0" + 1'-0" = 12'-0"

Unit #9

- Bedroom: 9' Ceiling
- Dining: 9' Ceiling
- Living Area: 9' Ceiling
- Kitchen: 9' Ceiling
- Bathroom: 9' Ceiling
- Balcony: 9'-0"

Unit #10

- Bedroom: 9' Ceiling
- Dining: 9' Ceiling
- Living Area: 9' Ceiling
- Kitchen: 9' Ceiling
- Bathroom: 9' Ceiling
- Balcony: 9'-0"

Unit #11

- Bedroom: 9' Ceiling
- Dining: 9' Ceiling
- Living Area: 9' Ceiling
- Kitchen: 9' Ceiling
- Bathroom: 9' Ceiling
- Balcony: 9'-0"

Overall Dimensions:

- Overall Width: 34'-6"
- Overall Depth: 11'-0"

Notes:

- 9' CEILING
- 10'-0" CEILING
- 11'-0" CEILING
- 12'-0" CEILING
- 13'-0" CEILING
- 14'-0" CEILING
- 15'-0" CEILING
- 16'-0" CEILING
- 17'-0" CEILING
- 18'-0" CEILING
- 19'-0" CEILING
- 20'-0" CEILING
- 21'-0" CEILING
- 22'-0" CEILING
- 23'-0" CEILING
- 24'-0" CEILING
- 25'-0" CEILING
- 26'-0" CEILING
- 27'-0" CEILING
- 28'-0" CEILING
- 29'-0" CEILING
- 30'-0" CEILING
- 31'-0" CEILING
- 32'-0" CEILING
- 33'-0" CEILING
- 34'-0" CEILING
- 35'-0" CEILING
- 36'-0" CEILING
- 37'-0" CEILING
- 38'-0" CEILING
- 39'-0" CEILING
- 40'-0" CEILING
- 41'-0" CEILING
- 42'-0" CEILING
- 43'-0" CEILING
- 44'-0" CEILING
- 45'-0" CEILING
- 46'-0" CEILING
- 47'-0" CEILING
- 48'-0" CEILING
- 49'-0" CEILING
- 50'-0" CEILING
- 51'-0" CEILING
- 52'-0" CEILING
- 53'-0" CEILING
- 54'-0" CEILING
- 55'-0" CEILING
- 56'-0" CEILING
- 57'-0" CEILING
- 58'-0" CEILING
- 59'-0" CEILING
- 60'-0" CEILING
- 61'-0" CEILING
- 62'-0" CEILING
- 63'-0" CEILING
- 64'-0" CEILING
- 65'-0" CEILING
- 66'-0" CEILING
- 67'-0" CEILING
- 68'-0" CEILING
- 69'-0" CEILING
- 70'-0" CEILING
- 71'-0" CEILING
- 72'-0" CEILING
- 73'-0" CEILING
- 74'-0" CEILING
- 75'-0" CEILING
- 76'-0" CEILING
- 77'-0" CEILING
- 78'-0" CEILING
- 79'-0" CEILING
- 80'-0" CEILING
- 81'-0" CEILING
- 82'-0" CEILING
- 83'-0" CEILING
- 84'-0" CEILING
- 85'-0" CEILING
- 86'-0" CEILING
- 87'-0" CEILING
- 88'-0" CEILING
- 89'-0" CEILING
- 90'-0" CEILING
- 91'-0" CEILING
- 92'-0" CEILING
- 93'-0" CEILING
- 94'-0" CEILING
- 95'-0" CEILING
- 96'-0" CEILING
- 97'-0" CEILING
- 98'-0" CEILING
- 99'-0" CEILING
- 100'-0" CEILING

UNIT 1	Bi-level 3 bedrooms	2 baths
UNIT 2	Bi-level 3 bedrooms	2 baths
UNIT 3	Bi-level 3 bedrooms	2 baths
UNIT 4	Bi-level 3 bedrooms	2 baths
UNIT 5	1 bedroom - affordable	1 bath
UNIT 6	1 bedroom	1 bath
UNIT 7	1 bedroom - affordable	1 bath
UNIT 8	1 bedroom	1 bath
UNIT 9	1 bedroom	1 bath
UNIT 10	1 bedroom	1 bath
UNIT 11	4 bedrooms	2 baths

 PAUL DIETZ III ENGINEER NO. 12795 <i>Paul Dietz III</i> PAUL DIETZ III, P.E.	<i>Here's The Plan, LLC</i> 541 Street Road, 2nd floor, Southampton, PA 18966 Office: 215-355-1262 herestheplanllc@gmail.com	
	NEW 3 STORY MULTI-FAMILY LOTING - 11 UNITS ON THE EXISTING VACANT LOT	
	3611 - 21 BEARS STREET PHILADELPHIA, PA	DRAWN BY: E.S./R.A. DATE: SEPTEMBER 18, 2023
PLANS, SPECIFICATIONS, SECTION		REV. _____ DRAWING NUMBER _____

