

MIXED USE / MULTI-FAMILY RESIDENTIAL BUILDING
5900-02 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:

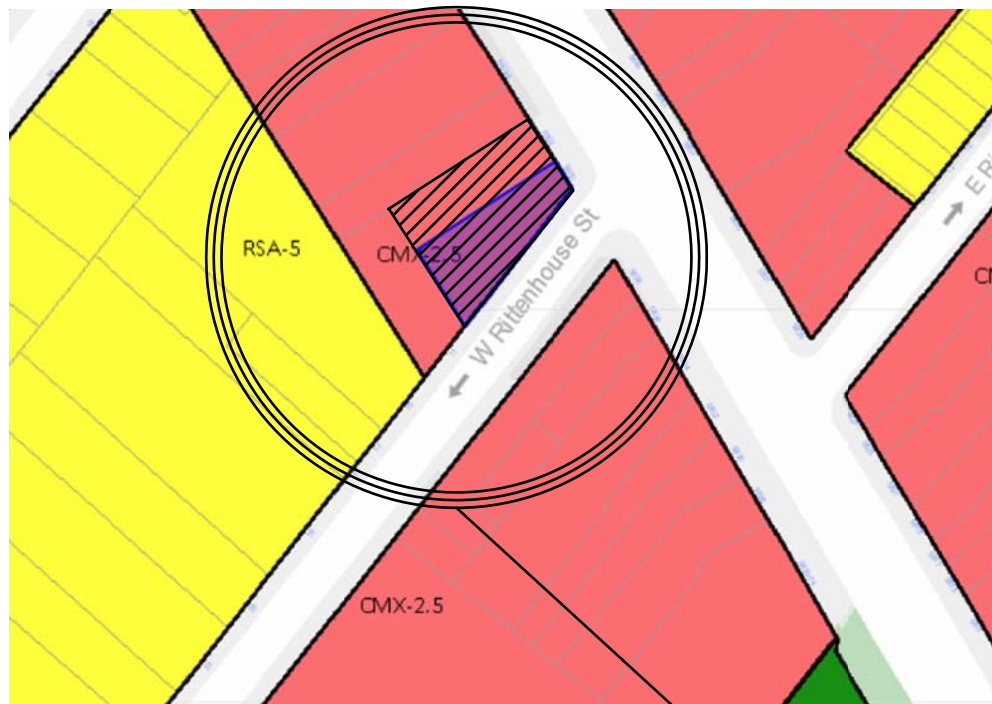
DRAWN BY: LD
CHECKED BY: HK
DATE: 7/16/2020
SCALE: AS NOTED

JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

Z-2



ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 5900-02 GERMANTOWN AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED (EACH LOT)	PROPOSED
PERMITTED USE BY RIGHT	MULTI-FAMILY / MIXED USE	MIXED USE / MULTI-FAMILY (20 UNITS) USING MIXED INCOME HOUSING BONUS 16 UNITS BY RIGHT + 4 BONUS UNITS
LOT WIDTH	16'-0"	39'-4 1/8", VARIES
LOT AREA	N/A	4336 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	897 SQ. FT. = 20.7% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	3439 SQ. FT. = 79.3% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	5'-0"	9'-0"
HEIGHT REGULATIONS	55'-0" (62'-0" MAX w/ MIXED INCOME BONUS)	56'-2" MAX @ REAR GRADE
BIKE PARKING	(1) CLASS 1A SPACE PER EVERY 3 RES. UNITS	7 CLASS 1A SPACES PROVIDED INSIDE



THE UNDERGROUND LIBRARY AND PROTECTION LAW
ACT 19 OF 1974 (AMENDED BY ACT 19 OF 1996
AND ACT 19 OF JANUARY 2005)

SITE SERIAL NO. 20201884012

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM THE CITY OF PHILADELPHIA'S UNDERGROUND
UTILITY MAP (UUM) AND ARE SHOWN FOR INFORMATION ONLY. THE
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PHILADELPHIA'S ACT 19 OF 1974, ALL WORKERS SHALL BE
INFORMED OF THE LOCATION OF ALL UTILITIES AND STRUCTURES
BEFORE ANY EXCAVATION OR CONSTRUCTION WORK IS PERFORMED.
THE CITY OF PHILADELPHIA SHALL NOT BE RESPONSIBLE FOR ANY
DAMAGE TO OR LOSS OF UTILITIES OR STRUCTURES CAUSED BY
ANY WORK DONE IN ACCORDANCE WITH THIS ACT.



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

- ENCROACHMENT ORDINANCE REQUIRED FOR:
- ____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
 - ____ DETAILED REVIEW FOR MINOR SITE PLAN
 - ____ COORDINATED REVIEW FOR MAJOR SITE PLAN:
 - ____ CITY PLAN ACTION
 - ____ OTHER _____

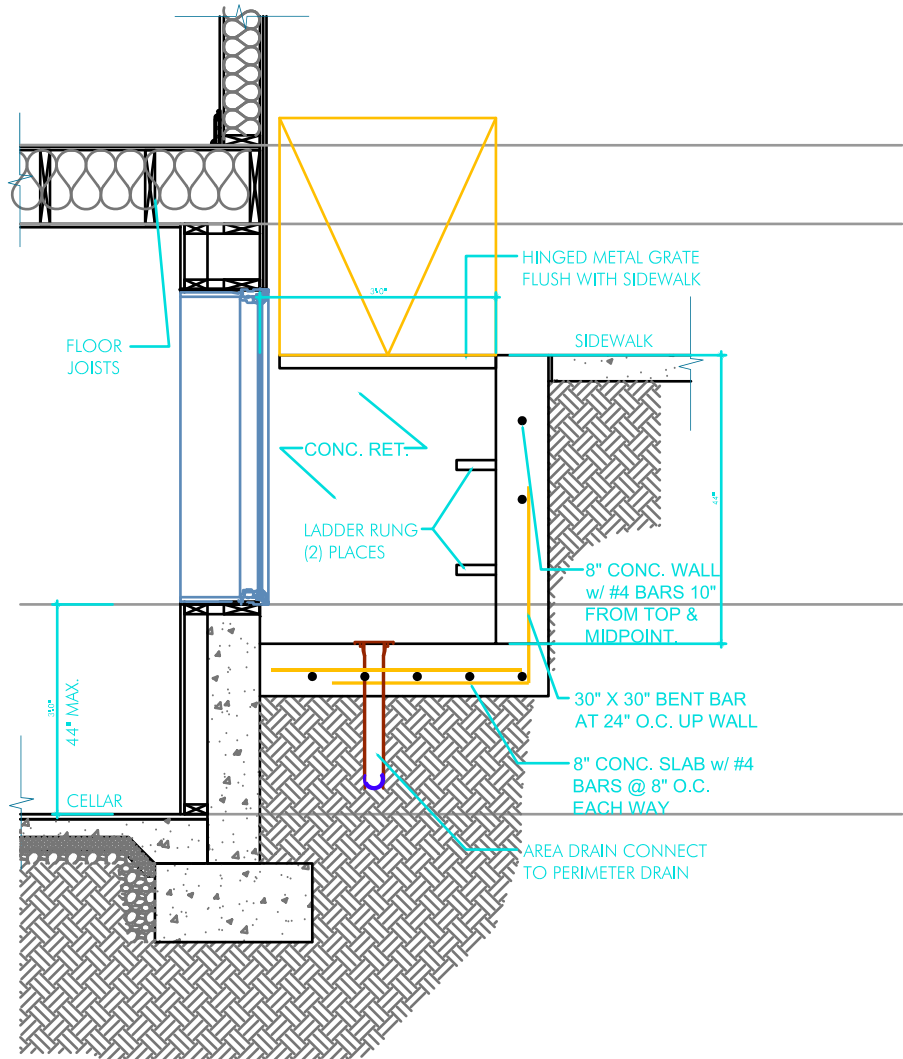
APPLIED ELECTRONICALLY BY STREETS STAFF:
Titus Joy
ON: September 7, 2020
FOR CHIEF HIGHWAY ENGINEER

**APPROVED
FOR ZONING ONLY
12/11/20**

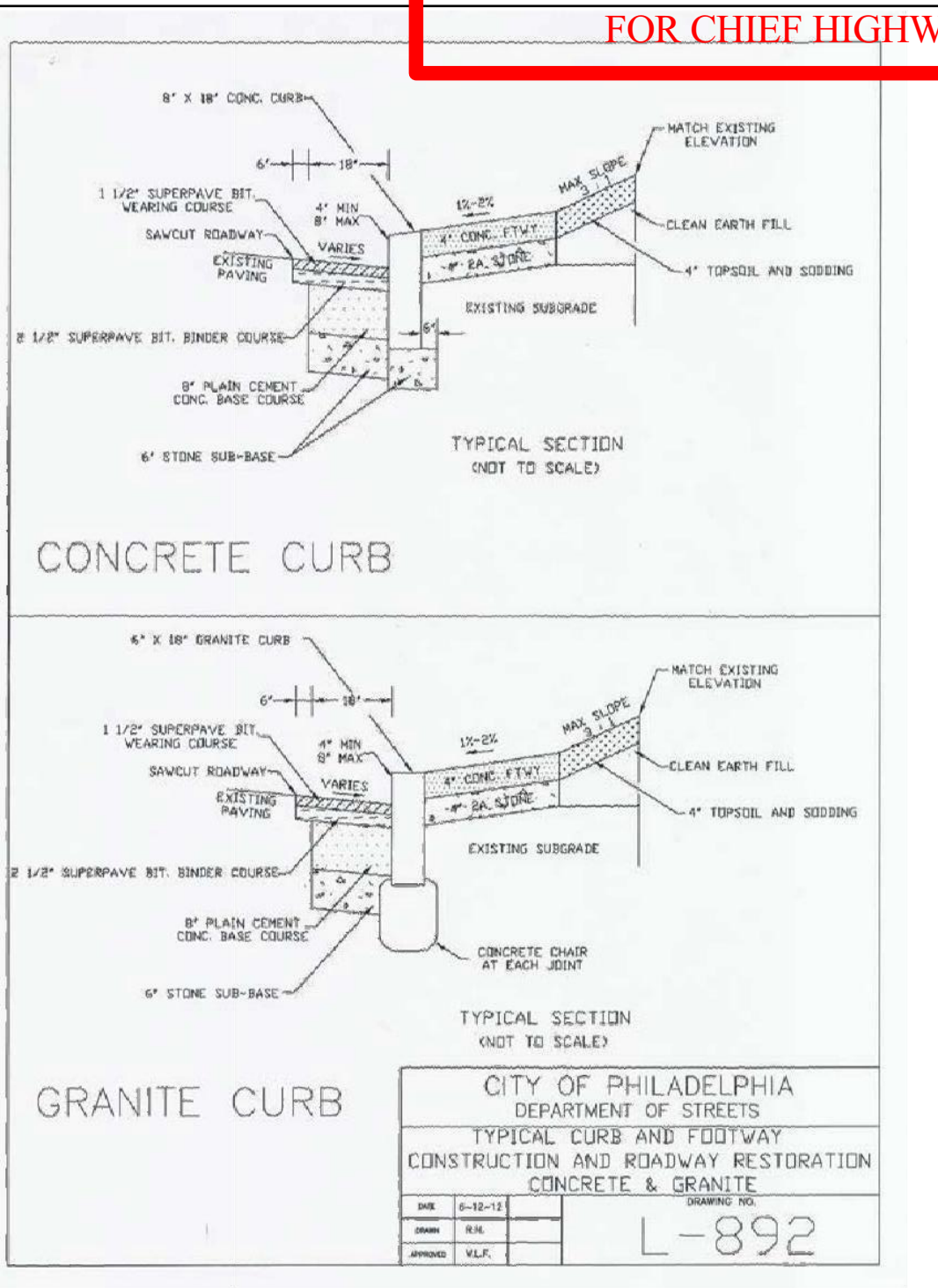
WORK ON OTHER PROJECTS AND APPROVALS
DO NOT CONSTITUTE AN ENDORSEMENT OF
THESE PLANS OR THE PROJECTS OR THE
COMPETENCE OF THE DESIGNER.

Applied Electronically by L&J User:

MODERATE INCOME BONUS PAYMENT CALCULATION
4 ADDITIONAL UNITS EARNED x
\$25,000.00 PER BONUS UNIT = \$100,000.00
GREATER THAN DOLLAR/ SQ. FTG. CALC.
4336 S.F. TOTAL LOT AREA x \$20.00 PER S.F. = \$86,720.00
7'-0" HEIGHT BONUS EARNED, 1'-2" ACTUALLY USED



EGRESS WELL
NO SCALE

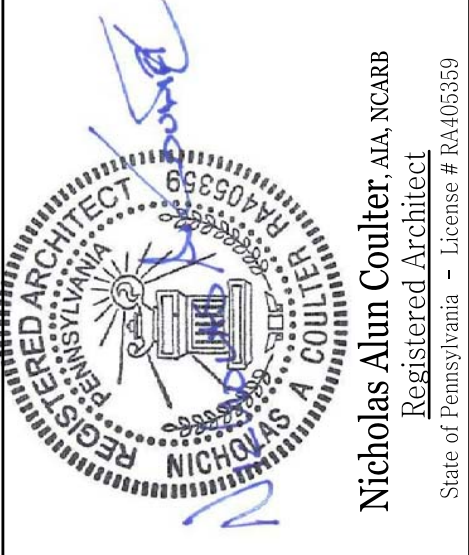
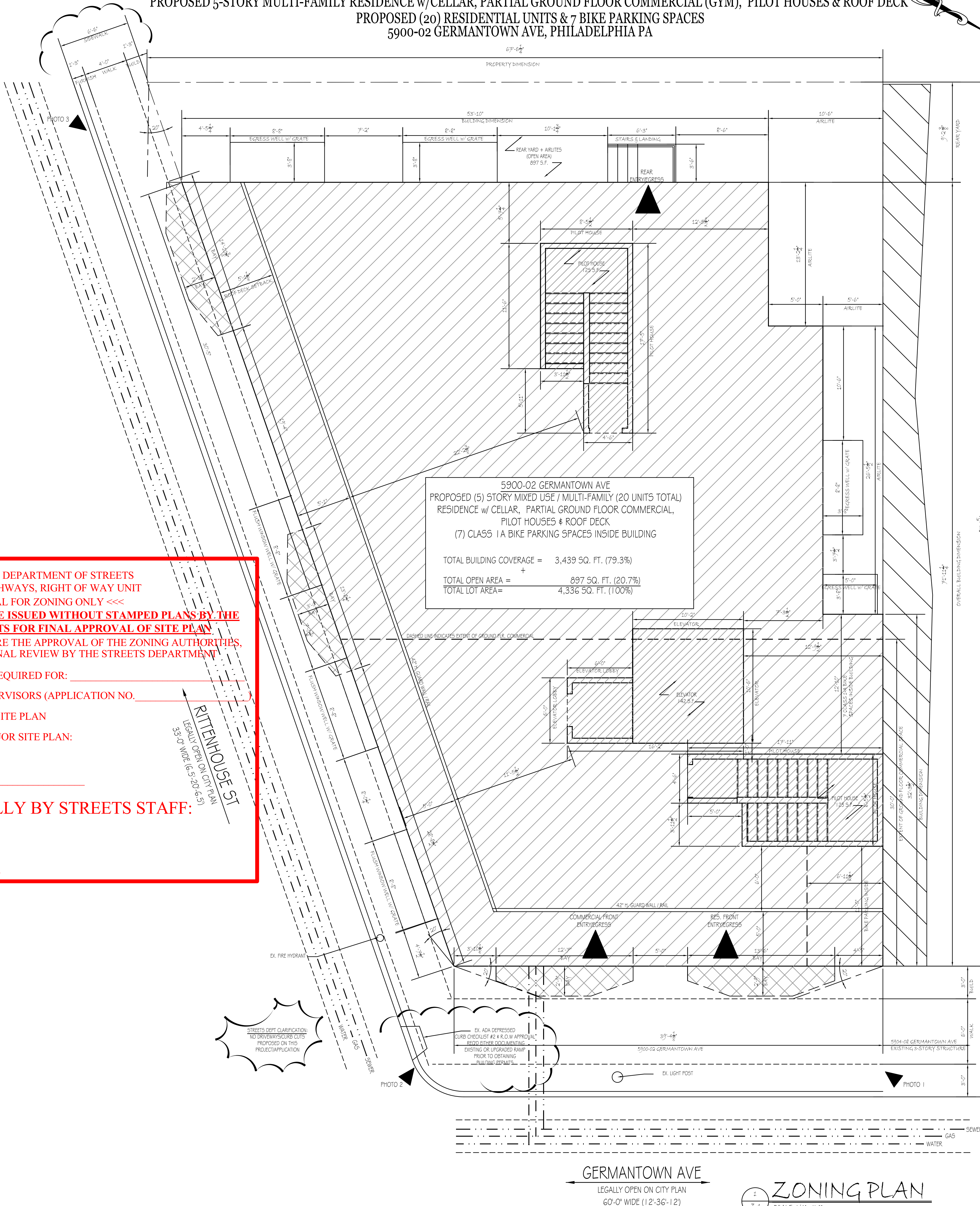


PROPOSED MIXED USE / MULTI-FAMILY RESIDENCES

PROPOSED 5-STORY MULTI-FAMILY RESIDENCE w/CELLAR, PARTIAL GROUND FLOOR COMMERCIAL (GYM), PILOT HOUSES & ROOF DECK

PROPOSED (20) RESIDENTIAL UNITS & 7 BIKE PARKING SPACES

5900-02 GERMANTOWN AVE, PHILADELPHIA PA



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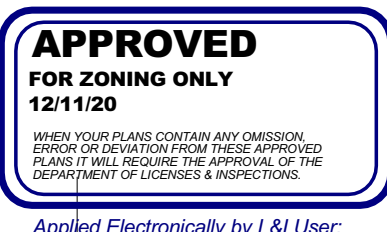
REVISIONS:

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SCALE: AS NOTED

JOB No: 5900-02 GTOWN
FILE: 5900-02 GTOWN

Z-1

ZONING PLAN
SCALE: 1/4"=1'-0"



Applied Electronically by L&L User:



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PHILADELPHIA, PENNSYLVANIA

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Z-3



Zoning Permit

Permit Number ZP-2020-010018

LOCATION OF WORK 5900 GERMANTOWN AVE Parcel C, Philadelphia, PA 19144-2110	PERMIT FEE \$879.00	DATE ISSUED 12/14/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER

APPLICANT
Logan Dry DBA: KCA Design Associates 6525 Tulip Street Philadelphia, PA 19135 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE(MAX. HEIGHT 56'2") (7' HEIGHT BONUS USING MIXED INCOME HOUSING BONUS); ROOF DECK ACCESSED BY A PILOTHOUSE . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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-2020-010018

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5900 GERMANTOWN AVE Parcel C, Philadelphia, PA 19144-2110

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR FRONT (COMMERCIAL SPACE MUST BE 30 FT OF BUILDING DEPTH, MEASURED FROM THE FRONT BUILDING LINE) IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING(20 DWELLING UNITS) (FOUR(4) ADDITIONAL UNITS USING MIXED INCOME HOUSING BONUS AS PER CODE SECTION 14-702 (7)) WITH SEVEN(7) CLASS 1A BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

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.