

Zoning Permit

Permit Number ZP-2023-013424

LOCATION OF WORK 309 W MOUNT PLEASANT AVE, Philadelphia, PA 19119-2904	PERMIT FEE \$1,218.00	DATE ISSUED 1/30/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER HP MOUNT PLEASANT REALTY LLC	309 W MOUNT PLEASANT AVE PHILADELPHIA, PA 19119-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT AND FOR THE ERECTION OF A DETACHED STRUCTURE WITH PARKING LOT, GREEN ROOF, ROOF DECK, AND THREE (3) ROOF DECK ACCESS STRUCTURES AS SHOWN ON APPLICATION/PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
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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.

Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

309 W MOUNT PLEASANT AVE, Philadelphia, PA 19119-2904

ADDITIONAL USE DETAILS

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

SIXTY-SIX (66) DWELLING UNITS (INCLUDING SEVEN (7) AFFORDABLE DWELLING UNITS) WITH ACCESSORY GYM, STORAGE, COMMON SPACES, PARKING (TWENTY-THREE (23) PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND ONE (1) ELECTRIC VEHICLE SPACE), AND TWENTY-FOUR (24) CLASS 1A BICYCLE PARKING SPACES. FOUR (4) VACANT COMMERCIAL SPACES ON THE FIRST FLOOR (REQUIRED WITHIN 30 FT OF THE FIRST FLOOR FRONTAGE).

SEPARATE USE PERMIT(S) FOR VACANT COMMERCIAL SPACES REQUIRED PRIOR TO ISSUANCE OF A CO *ROOF DECK ONLY FOR USE BY RESIDENTIAL TENANTS*

This permit is subject to the following specific conditions.

CONDITIONS

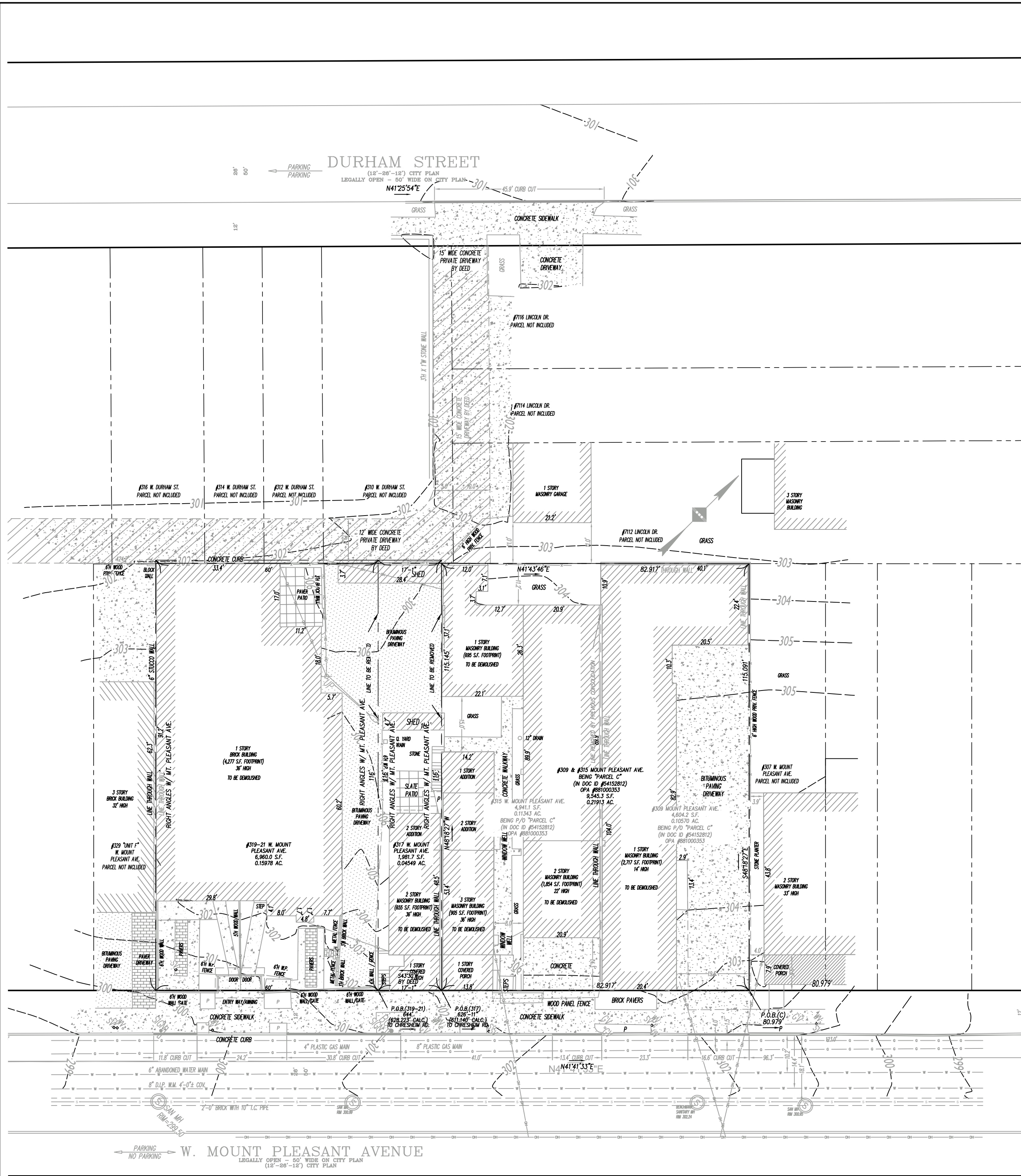
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF RUDY & MARIA BATTLE.
- PARCEL ADDRESS: 309-321 W. MOUNT PLEASANT AVENUE.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2).
- FIELD WORK PERFORMED ON 08/22/2023.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: RUDY & MARIA BATTLE.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 214. BENCHMARK: SAN MH (W. MOUNT PLEASANT AVE.) RIM ELEVATION = 302.24'. (SEE PLAN)
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2023 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

ZONING

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2)

LOT DIMENSIONS

- Maximum Occupied Area
- Lot: Intermediate 75%
 - Corner: 80%

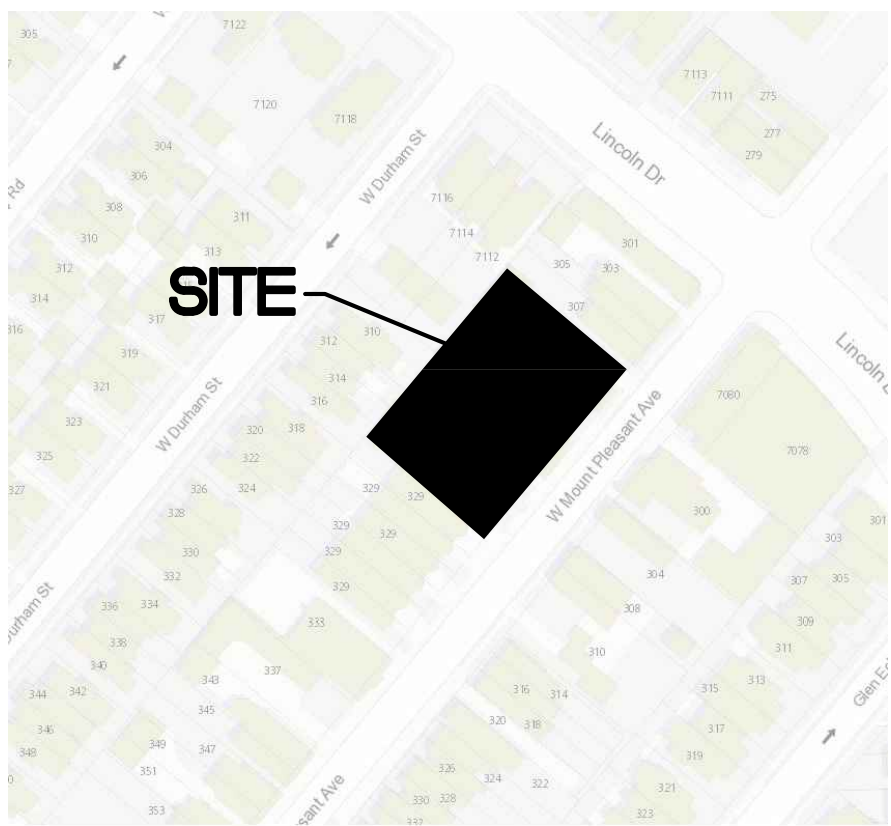
YARDS

- Minimum Front Yard Depth (ft.): N/A
Minimum Side Yard Width (ft.): 5 if used
Minimum Rear Yard Depth (ft.):
 - The greater of 9 or 10% of lot depth

HEIGHT REGULATIONS

- Maximum Height (ft.) - 38 (See Zoning Bonus)
Minimum Cornice Height (ft.) - N/A

LOCATION MAP

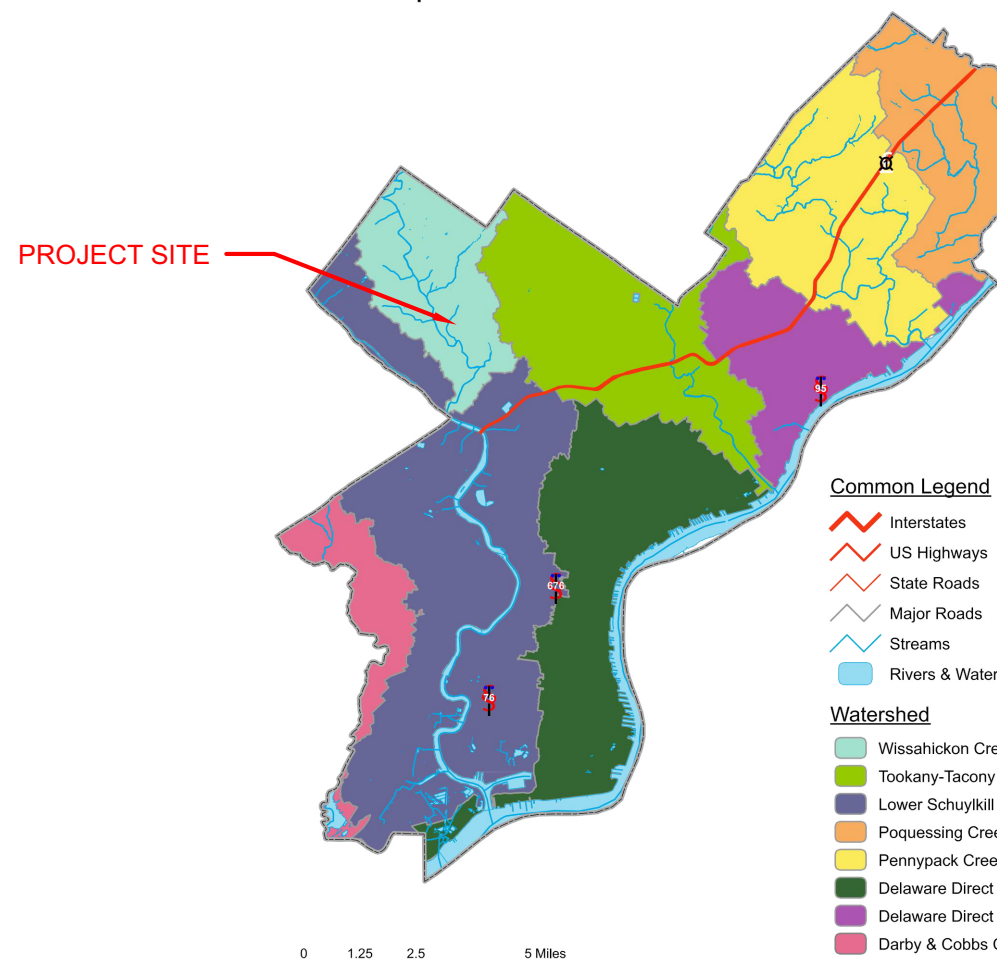


LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- B BOLLARD
- S SIGN
- TS TRAFFIC SIGN
- A FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- UP UTILITY POLE
- LP LIGHT POLE
- SAN MH SANITARY MAN HOLE
- EXISTING CONTOUR

LOCATION / WATERSHED MAP

Philadelphia Watersheds



Know what's below.
Call 8-1-1 before you dig.
SERIAL NO: 20200162166-000

Pennsylvania 811

FY23-WMTP-7207-01

EXISTING CONDITIONS & DEMOLITION PLAN



PAUL N. LONIE

PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

309-21 W MT PLEASANT AVE
9TH WARD PHILADELPHIA, PA 19119

AQUA ECONOMICS

1391 WALTON ROAD

BLUE BELL, PA 19422

(267) 885-9875

PAUL@AQUAECONOMICS.COM

Owner(s)
HP MOUNT PLEASANT REALTY LLC
PO BOX 265
ROOSEVELT, NJ 08555
MIKE SCHULTZ
MIKE.SCHULTZ42@GMAIL.COM
732-439-9202

Municipality
PHILADELPHIA

County
PHILADELPHIA

State
PA

Drawn
KL

Scale
1" = 20'

Ckd
PL

Date
1-8-2024

File
309 W MT PLEASANT AVE

Drawing
Sheet 1 of 2

EXISTING PARCEL AREA

ADDRESS	SQ. FT.	ACRES	OPA#	REGISTRY#	REGISTERED OWNERS	DOC ID	RECORDING DATE
309 W MOUNT PLEASANT AVE	9,545.3	0.21913	881000353	126N230028	HP MOUNT PLEASANT REALTY LLC	54152812	02/24/2023
315 W MOUNT PLEASANT AVE				126N230039	HP MOUNT PLEASANT REALTY LLC		
317 W MOUNT PLEASANT AVE	1,981.7	0.10570	092005600	126N230052	MARIA & RUDY BATTLE	50325859	09/19/2001
319-21 W MOUNT PLEASANT AVE	6,960.0	0.15978	092005700	126N230044	BATTLE RUDY; PAJIL-BATTLE MARIA	52098556	07/29/2009

PROPOSED CONSOLIDATION AREA

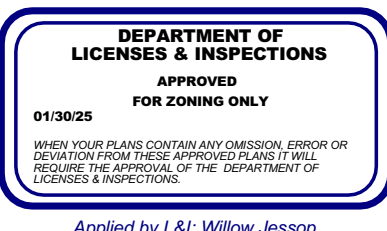
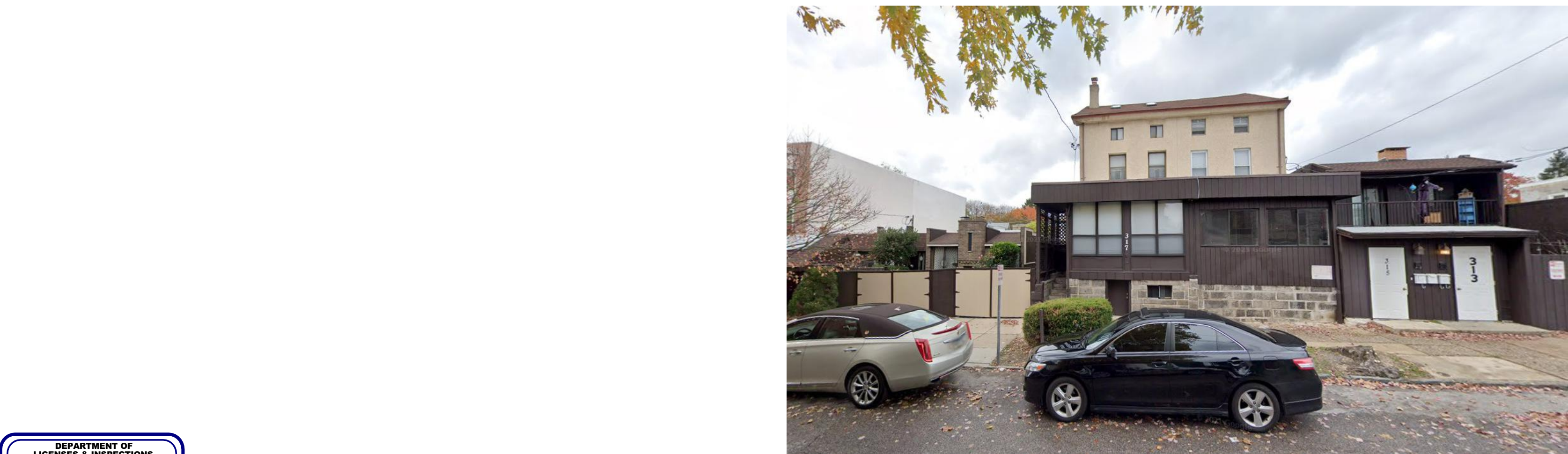
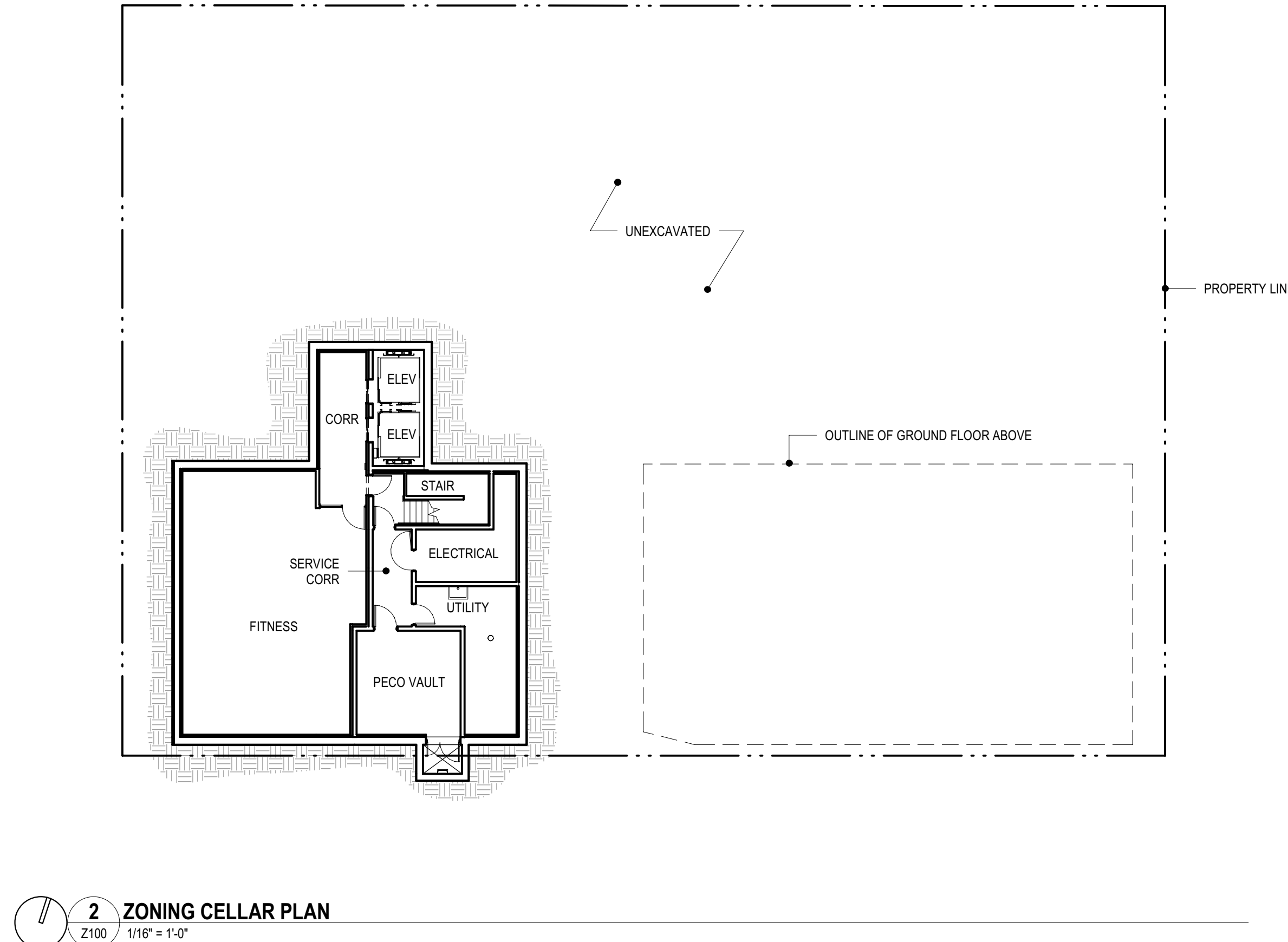
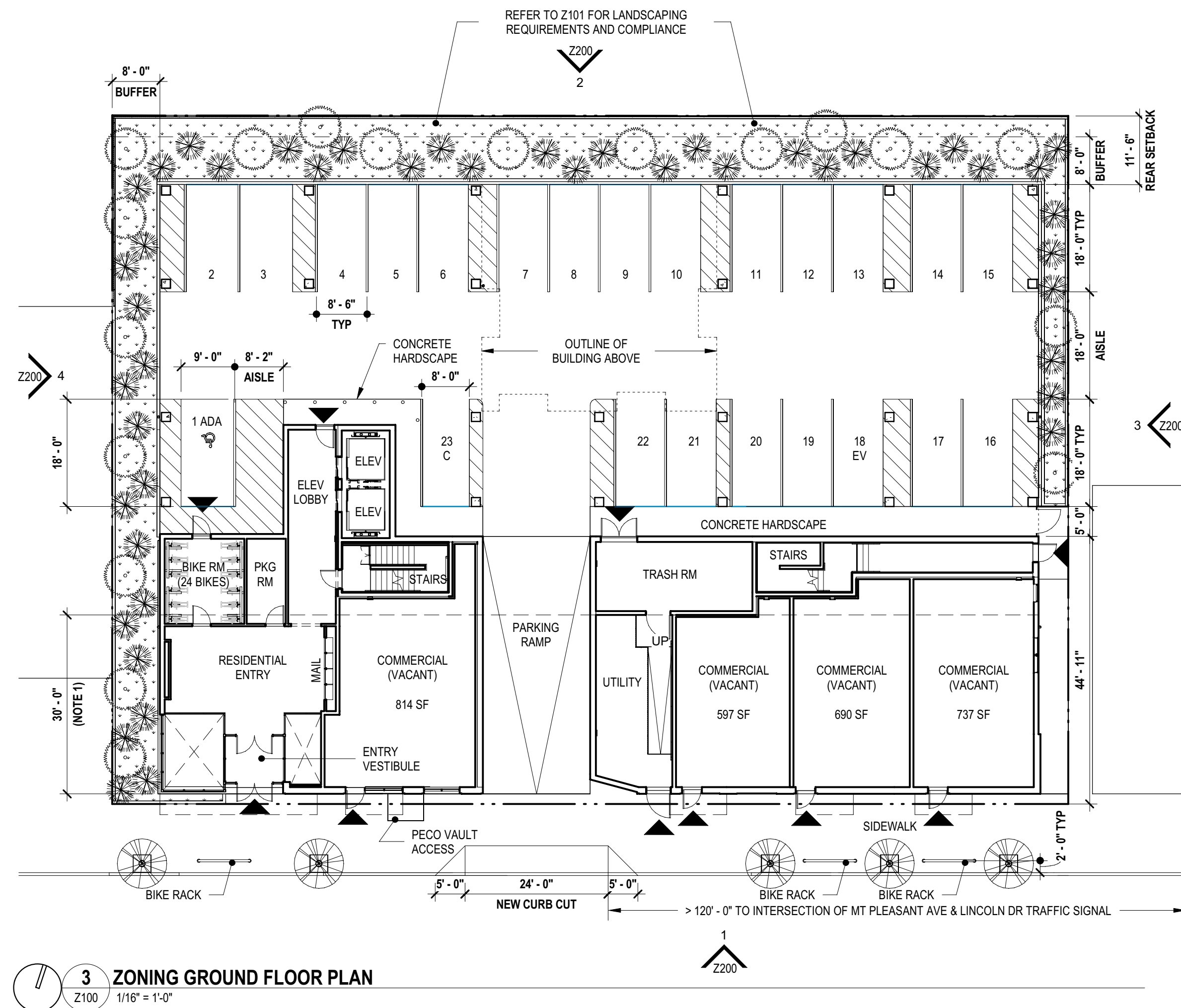
PREMISES	SQ. FT.	ACRES
"A"	18,422.9	0.42293

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE SUBJECT PARCELS AS SHOWN HEREON INTO ONE LOT. 309 MOUNT PLEASANT AND 315 MOUNT PLEASANT CONSOLIDATED BY PLAN DATED 3/9/2020 AND APPROVED BY THE SURVEY DISTRICT OF PHILADELPHIA (NEW OPA #881000353) RECORDED IN DEED DOC #54152812, DATED 2/24/2023. ALL PARCEL INFORMATION SHOWN IS AS LISTED IN CITY RECORDS AS OF THE DATE OF THIS PLAN.

DEPARTMENT OF SURVEY
LICENSES & INSPECTIONS
APPROVED FOR ZONING ONLY

01/28/25
WHEN ANY PLAN CONTAINS ANY MENTION, ERROR OR DISCREPANCY, THE SURVEYOR SHALL BE RESPONSIBLE FOR CORRECTING THE PLAN. THE SURVEYOR SHALL BE RESPONSIBLE FOR CORRECTING THE PLAN.

Applied by L&L Willow Jessop



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

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: MEG CAVANAGH
December 5, 2024
Ledge No: **E-6214**
Philadelphia City Planning Commission

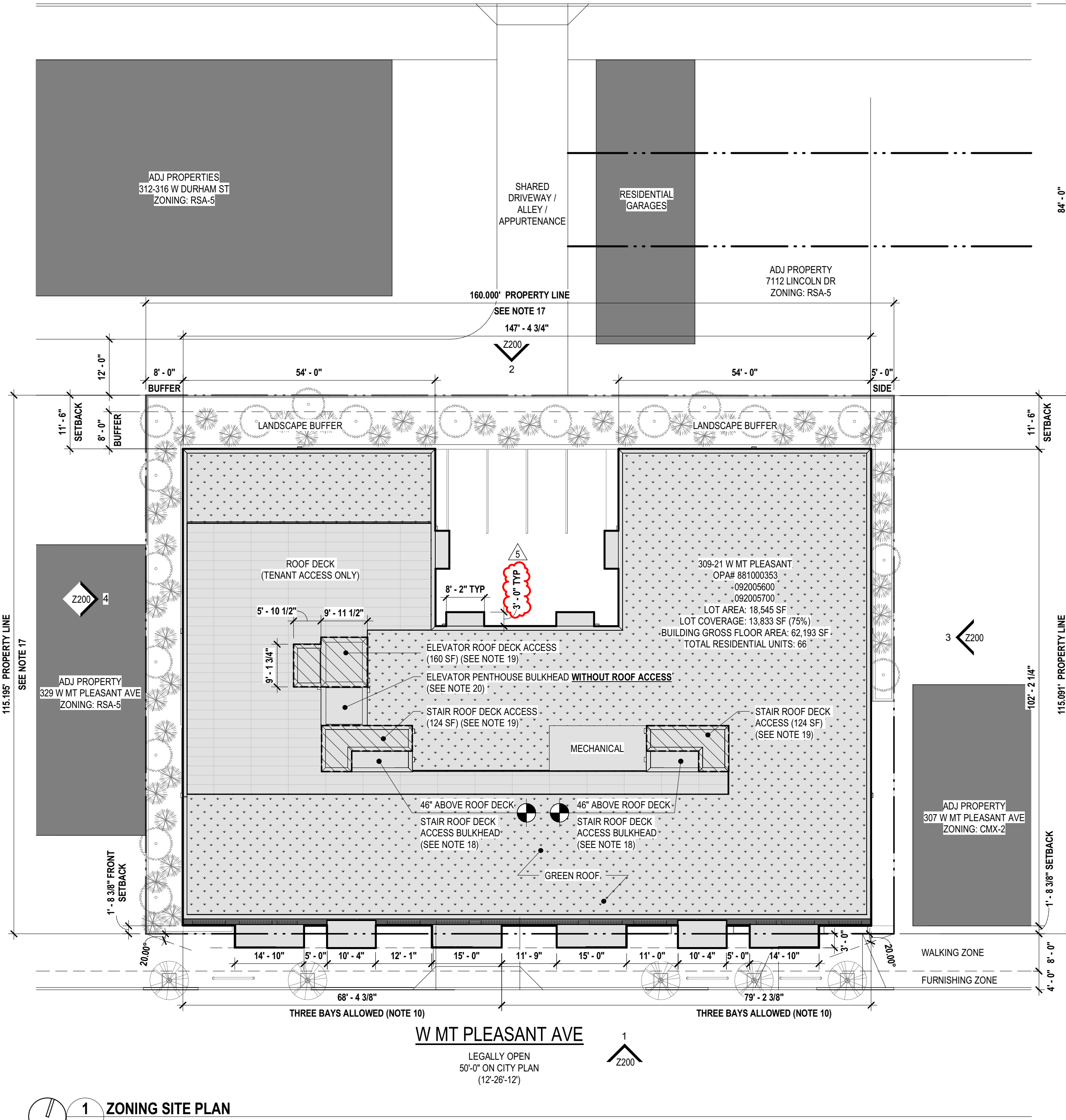
In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the

WISSAHICKON WATERSHED OVERLAY DISTRICT

IMPROVED COVERAGE CATEGORY: **5**

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

Applied Electronically By: MEG CAVANAGH
December 5, 2024
Ledge No: **E-6214**
Philadelphia City Planning Commission



ZONING SUMMARY		
LOT INFORMATION		
LOT ADDRESS(ES):	309- 21 W MT PLEASANT, PHILADELPHIA, PA, 19119	
LOT AREA(S):	18,545 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT(S):	OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION, WWO WISSAHICKON WATERSHED OVERLAY, EDO EIGHTH DISTRICT OVERLAY	
FRONTAGES:	FRONT: W MT PLEASANT AVE (PRIMARY) SIDE: CMX-2 (EAST) & RSA-5 (WEST) REAR: RSA-5	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	FLOOR	USE
	CELLAR	MULTI-FAMILY BOH, MECHANICAL, GYM
	GROUND	MULTIFAMILY LOBBY & BOH, SURFACE PARKING, VACANT COMMERCIAL
	2ND THRU 5TH	MULTI-FAMILY UNITS
DISTRICT & LOT DIMENSIONS		
MIN LOT WIDTH (FT)	ALLOWED / REQUIRED	PROPOSED
MIN LOT AREA (SF)	N/A	N/A
MAX OCCUPIED AREA (% OF LOT)	75%	75%
MAX OCCUPIED AREA (SF)	13,908 SF	13,833 SF
MAX FAR (% OF LOT)	N/A	N/A
MAX UNITS ALLOWED	66 (Note 2)	66
GROSS FLOOR AREA (GSF)		
GROUND LEVEL	5,821 GSF	
SECOND LEVEL	13,565 GSF	
THIRD LEVEL	13,678 GSF	
FOURTH LEVEL	13,678 GSF	
FIFTH LEVEL	13,497 GSF	
ROOF	408 GSF	
TOTAL	60,747 GSF	
YARDS		
MIN FRONT YARD DEPTH (FT)	1'- 8 1/2" (Note 4)	1'- 8 1/2"
MIN SIDE YARD WIDTH, EACH (FT)	5'- 0", IF USED	5'- 0"
MIN REAR YARD DEPTH (FT)	11'- 6" (Note 3)	11'- 6"
HEIGHT		
MAX HEIGHT (FT)	45'- 0" (Note 5)	45'- 0" (Note 5)
OFF STREET PARKING & LOADING REQUIREMENTS		
TOTAL CAR PARKING SPACES	0 (Note 6)	23
ACCESSIBLE SPACES	1 (Note 6)	1 (VAN)
EV SPACES	1 (Note 6)	1
LOADING SPACES	0 (Note 7)	0
CLASS 1A BICYCLE SPACES	22 (Note 8)	24
ROOF DECK REQUIREMENTS (Note 9)		
ROOF DECK	ALLOWED	PROVIDED
ACCESS STRUCTURE	2 STAIRS & 2 ELEVATORS	COMPLIES
ENCROACHMENTS		
BAY WINDOWS (Note 10)	PERMITTED	PROVIDED
LANDSCAPING REQUIREMENTS		
STREET TREES	5 (Note 11)	5
PARKING SCREENING (ABUTS RES)	REQUIRED	PROVIDED (Note 12)
INT PARKING LANDSCAPING	REQUIRED	PROVIDED (Note 13)
LANDSCAPE BUFFER BTWN LOTS	REQUIRED	PROVIDED (Note 14)
YARD TREES	REQUIRED	PROVIDED (Note 15)

Note 20: Per Table 14-701-6 Exceptions to Dimensional Standards: Commercial, Industrial, and Special Purpose districts, when attached to principal building: Permitted uses for the housing of elevators, stairways, tanks, ventilating fans, heating and cooling towers, or similar equipment required to operate and maintain the building.

Per §14-202(4)(b)(4): Gross Floor Area Measurement Excludes: Attic space, basement bulkheads, and penthouse space used exclusively for elevators or mechanical equipment, and other mechanical equipment areas with a structural headroom of less than 7' 1/2" feet.

This elevator does not access the roof. It is essential for the building to function and the penthouse roof will be held tight to the required overrun by the elevator manufacturer, approximately 5'-0" above the adjacent roof surface.

Note 21: Per §14-803(5)(a): Interior Parking Landscape Requirements Interior landscaped area shall be calculated as a minimum of 10% of the parking area, including parking spaces, driveways, and off-street loading.

Interior landscaped area shall not include area required for a perimeter screening and shall be dispersed on the side. Landscape islands shall have a minimum width of 8ft and minimum area of 100sf.

1,390 sf of exposed parking x .1 = 139 sf of landscaping required. 264 sf provided.

Plantings shall be provided at one shade tree, three shrubs, and 15 perennials or ground cover per 200sf of landscaped area.

264sf / 200 = 1.32 = 2 tree, 6 shrubs, and 30 perennials / ground cover required

Note 22: Per §14-803(4)(a)(1): Parking Design Standards - Design Requirements for Surface Parking Lots - Grades All surface parking spaces shall be situated on ground that does not contain any grades in excess of ten percent (10%).

All parking spaces comply.

NOTES	
Note 1: Per §14-602(4)(a)(3): A use other than residential or parking must occupy 100% of the primary frontage for 30ft of building depth.	This is accomplished in our plan with retail and residential entry spaces.
Note 2: Per §14-602(4)(a)(2): A minimum of 480 SF of lot area is required per unit, rounded down.	Maximum units allowed = 18,545 SF / 480 SF per unit = 38.63 = 38 units
Per §14-702(16)(4): A green roof covering at least 60% of the building's rooftop shall allow a dwelling unit bonus up to 25%.	13,600 sf (roof area) x .6 = 8,160 sf required 5,432 sf green roof provided
Per §14-702(7)(b): A 50% increase in the number of dwelling units is allowed if at least 10% of low-income units are provided on-site.	Green Roof Bonus = 38 units x .25 = 9.5 = 9 units Low-Income Bonus = 38 units x .5 = 19 = 19 units
Total allowable units = 39 + 9 + 19 = 66 units allowed 66 units x 1 = 6.6 units = 7 units shall be maintained as low-income affordable	
Note 3: Per Table 14-701-3: Minimum rear yard depth shall be the greater of 9 FT or 10% of the lot depth, whichever is greater.	115' - 4 1/2" (lot depth) x .1 = 11.5 FT = 11' - 6" Minimum
Note 4: Per §14-701(1)(c): Here any block frontage on one side of a street is divided into two or more districts, no structure shall be erected nearer to the street line than is permitted under the regulations for the district that covers the largest percentage of the street frontage on that block face.	W Mt Pleasant Ave is governed by the adjacent RSA-5 frontage requirements.
Per §14-701(2)(b)(5)(a): The front setback shall be no less than the distance between the front facade and the front line of the principal building on the immediately adjacent lot or on such street with the lesser distance between its facade and its front lot line.	
Our minimum front setback aligns with the adjacent property on 307 W Mt Pleasant Ave.	
Note 5: Per Table 14-701-3: The base maximum height for CMX-2 shall be 38' - 0".	
Per §14-702(2)(1)(c): Projects that include affordable housing on-site per §14-702(7)(b) shall be allowed a height bonus of 7' - 0".	
38' - 0" (base height) + 7' - 0" (bonus height) = 45' - 0" (allowable height) Grade at four principal corners = 300.64', 302.82', 305', 305' Average Ground Level = 303.38' (absolute elevation) = 2' - 8 3/4" (relative elevation)	
Note 6: Per Table 14-802-2: 0 parking spaces are required for Multi-Family and Retail in CMX-2 district.	
Per Table 14-802-4: 1 accessible space is required when 6 to 25 total spaces are provided	
Per Table 14-803-3: 1 EV space is required when 20 to 29 total spaces are provided	
Per Table 14-803(2)(c): 0 reservoir spaces are required in CMX-2 districts.	
Note 7: Per Table 14-806-1: 0 loading spaces are required for Residential Use below 100,000 SF and 0 loading spaces are required for Retail Use below 20,000 SF. Both uses for this project are below the threshold for off-street loading.	
Note 8: Per Table 14-804-1: Multifamily residential requires 1 Class 1A Bicycle space per every 3 dwelling units.	66 units / 3 = 22 = 22 Class 1A bicycle parking spaces required.
Note 9: Per §14-604(5): Roof decks are permitted for residential use in all zoning districts. The required setback is greater than 5' - 0" from the front building line. Roof decks and their associated railings are considered permanent appearances and are excluded from building height limitations.	
CMX-2 limits roof deck access structures to 125 ft for stairs and 165 ft for elevators. The roof deck access structure may not exceed 10' - 0" in height above the roof deck.	
Per Table 14-701-6: Penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional height standards.	
Note 10: Per §11-603(4): Bay windows are permitted as long as they do not extend more than 3ft beyond the street line, are not less than 10ft above the sidewalk, have a frontage greater than 15ft, no more than four for 68 ft of frontage, are no closer than 5ft between each other, and do not encroach within a 20 degree angle at the intersection of property corners.	
Note 11: Per §14-705(2)(c)(2)(a): At least one street tree per 35ft of linear frontage shall be provided.	160'-0" frontage / 35 = 4.6 = 5 street trees required.
Note 12: Per §14-803(5)(c): Perimeter Screening from Adjacent Residential Zoning District A minimum 8ft wide buffer shall be provided at where a parking lot abuts a Residential Zoning District and shall consist of one shade tree per 20 linear feet and four shrubs per 20 linear feet, and a minimum 5ft high opaque wall, fence, or berm.	
A minimum of 50% of the required buffer trees shall be evergreen.	
138'-6" frontage / 20 = 7 = 4x = 7 trees and 28 shrubs required.	
Note 13: Per §14-803(5)(e)(6): Required perimeter and interior landscaped areas shall maximize effective stormwater management by incorporating any one of the following: (a) A bioretention system that is designed in accordance with the Philadelphia Stormwater Management Guidance Manual; or (b) Curbs at the edge of the required perimeter and interior landscaped areas to protect the plants, with planted areas installed at a lower grade than the parking lot pavement, and curbing shall have openings allowing drainage from the pavement to enter and percolate through the landscaped areas.	
Per §14-803(5)(e)(6)(b): 6" concrete curbing provided at perimeter of landscaping with the exception of where an exterior wall already occurs along the perimeter. Weep holes to be provided 48" OC where curb is adj. to parking areas for drainage.	
Note 14: Per §14-705(1)(d): Landscape Buffering Between Different Zoning Districts Required at rear and West side yard to due adjacent RSA-5 property. Not required at East side yard due to CMX-2 zoning.	
A minimum 8ft wide buffer shall be provided, shall consist of one shade tree and three shrubs per 20 linear feet, and shall include a 6ft high fence or wall where not abutting an adjacent building.	
A minimum of 50% of the required buffer trees shall be evergreen.	
262' - 9 1/4" x 1/20 = 13.1 = 14 shade trees required (14 Provided) 262' - 9 1/4" x 3/20 = 39.4 = 40 shrubs required (40 Provided)	
Note 15: Per §14-705(1)(e): Yard Tree Requirements 1 tree required per 1,600sf of open area, not including driveway access, parking, or landscape buffers	2,592 sf of open area / 1,600 sf = 1.62 = 2 yard trees required.
Note 16: Project has been designed to comply with all applicable provisions of §14-703.	
Note 17: All boundary dimensions shown on plan are Philadelphia District Standard, the legal standard of measure within the City of Philadelphia. Philadelphia District Standard distances to be used for title purposes only. Physical measurements show are in United States Standard Measure.	
Note 18: Per §14-604(5)(b): A roof deck and associated railings and fencing is considered a permitted appearance and is not subject to the building height limitations of the subject zoning district, provided that no part of the deck surface extends more than 45" above a plane that is midway between the lowest and the height points of the roof surface supporting the rooftop deck.	T.O. stair roof deck access bulkhead = 46" above roof surface plane.
Note 19: Per §14-604(5)(c)(2): Except in the RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and RMX districts, the roof deck access structure may not exceed 125 sq ft in area, however roof deck access structures that also contain an elevator are permitted an additional 40 sq ft in area.	Stair Roof Deck Access: 124 SF each (x 125 SF each) Elevator Roof Deck Access: 160 SF (x 165 SF)



Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP- 2 | 0 | | | - | | | | | | |

Address

Specific Location or Additional Parcels

Applicant Name

Applicant's Relationship to property:

☐

Property Owner

☐

Tenant

☐

Equitable Owner

☐

Licensed Professional or Tradesperson

Date of Notification to PCPC: / /

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name

Email Address

Phone Number

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s):

Affects property in a residential district, as defined by §14-304(5)(b)(2)

☐

Yes

☐

No

Application includes new construction or an expansion that creates _____ square footage of new GFA.

Application includes new construction or an expansion that creates _____ additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit?

☐

Yes

☐

No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR?

☐

Yes

☐

No

If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:



**Plan Review Results
(cont'd)**

Provide details regarding the
outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.