

LOT SIZE	2,532.00SF
NEW 3 STORY STRUCTURE	2,141.75SF
OPEN SPACE	390.25SF
	15.4%

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

MID-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
January 23, 2024 Ledger No.: _____

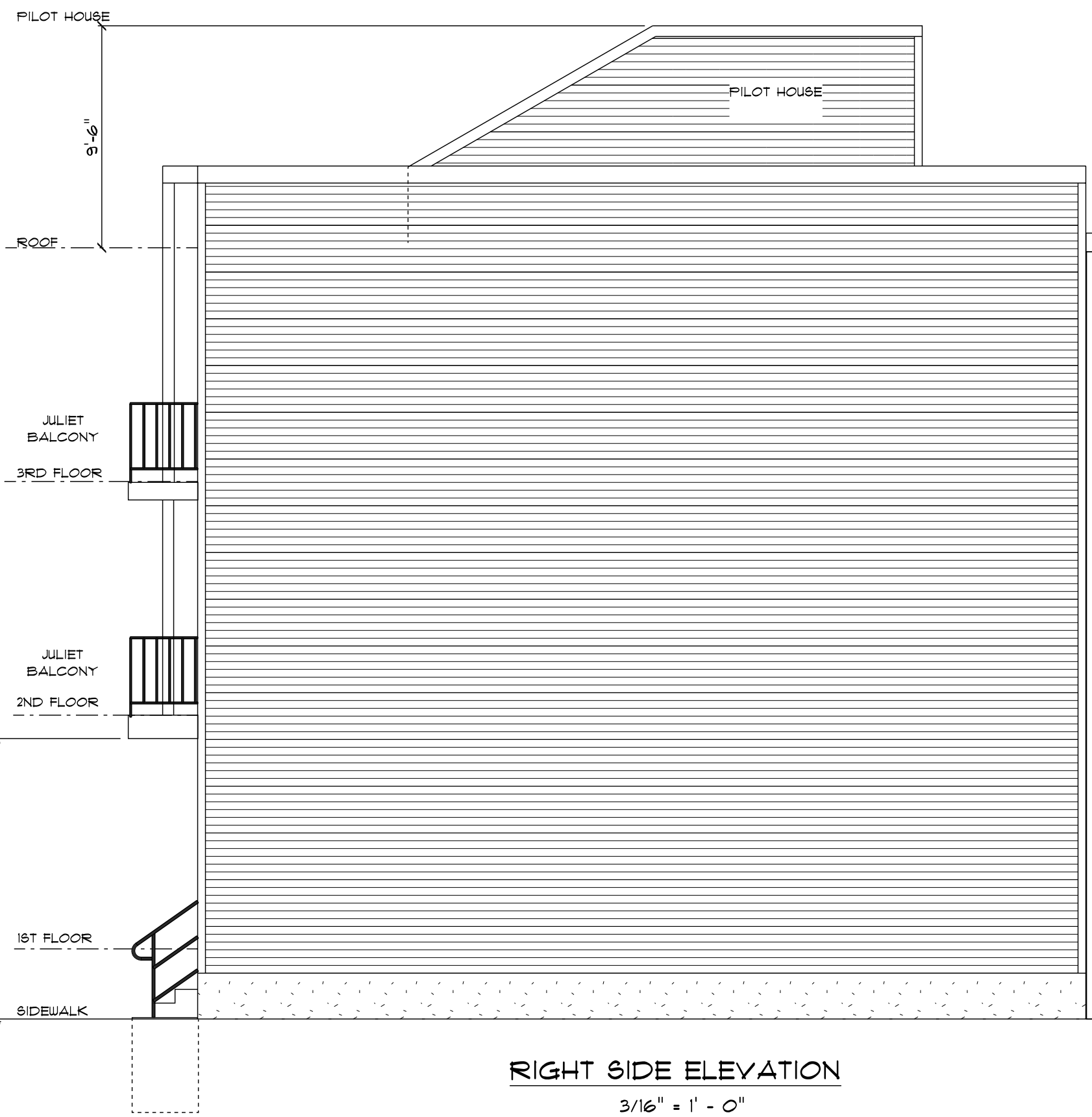
Philadelphia City Planning Commission

[illegible]

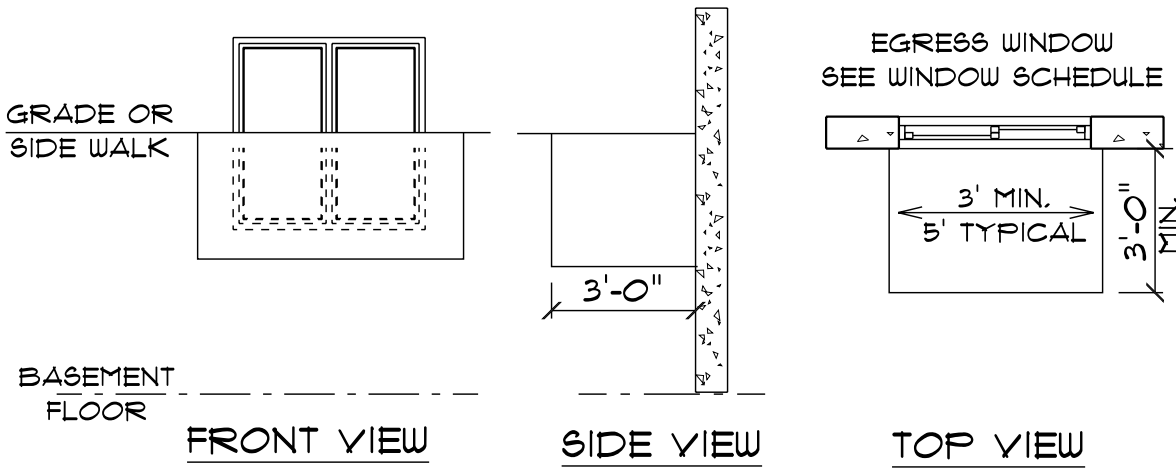
A map of the area around 2732 Manton St. The map shows a grid of streets including Grays Ferry Ave, Ellsworth St, Annin St, Manton St, and others. A red pin is placed on Manton St at the address 2732. To the left of the pin, there is a green rectangular area labeled 'Megan's' and a blue rectangular area labeled 'Megan's'. The map also shows a large parking lot to the left of the green area. The street names are labeled in a sans-serif font. The map is oriented with North at the top.



FRONT ELEVATION
3/16" = 1' - 0"

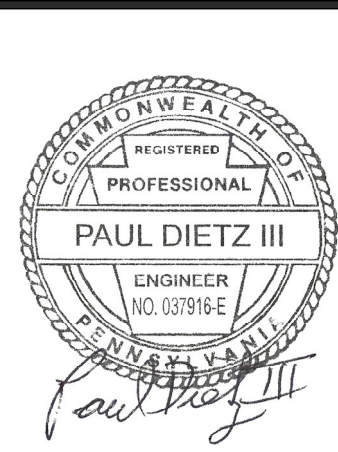


RIGHT SIDE ELEVATION



EMERGENCY EGRESS WINDOW WELL PER R310.2
 PROVIDE DRAIN TO STORM WATER
 MAIN AND REMOVABLE METAL GRATE
 ON SIDEWALK

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.



PAUL DIETZ, III, P.E.

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

NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS
ON THE EXISTING VACANT LOT

2732 MANTON STREET
PHILADELPHIA, PA

PLANS, SPECIFICATIONS, SECTION

DRAWN BY: E.S./R.A.

DATE: DECEMBER 28, 2023

REV

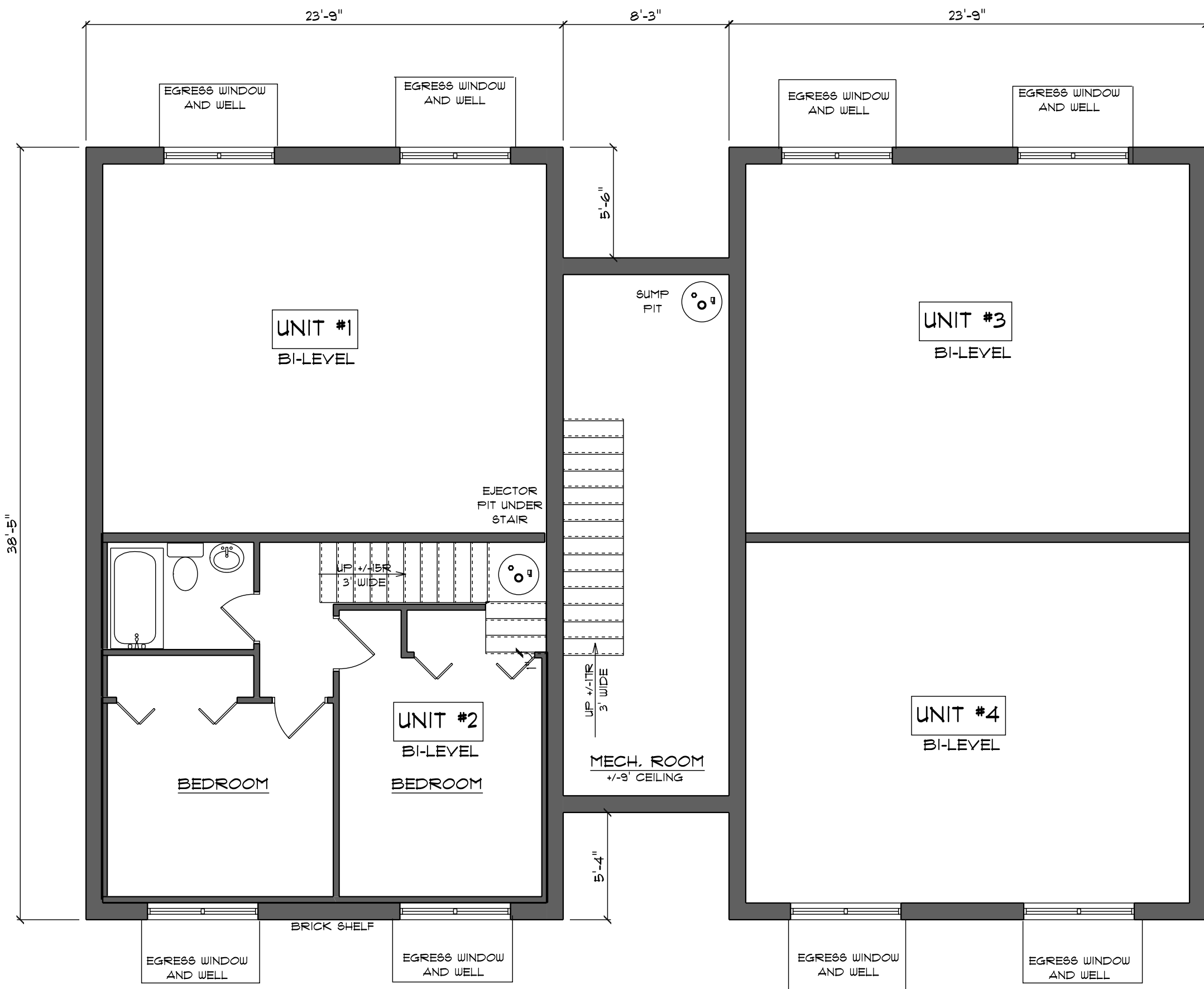
DRAWING NUMBER
Z1 of 2



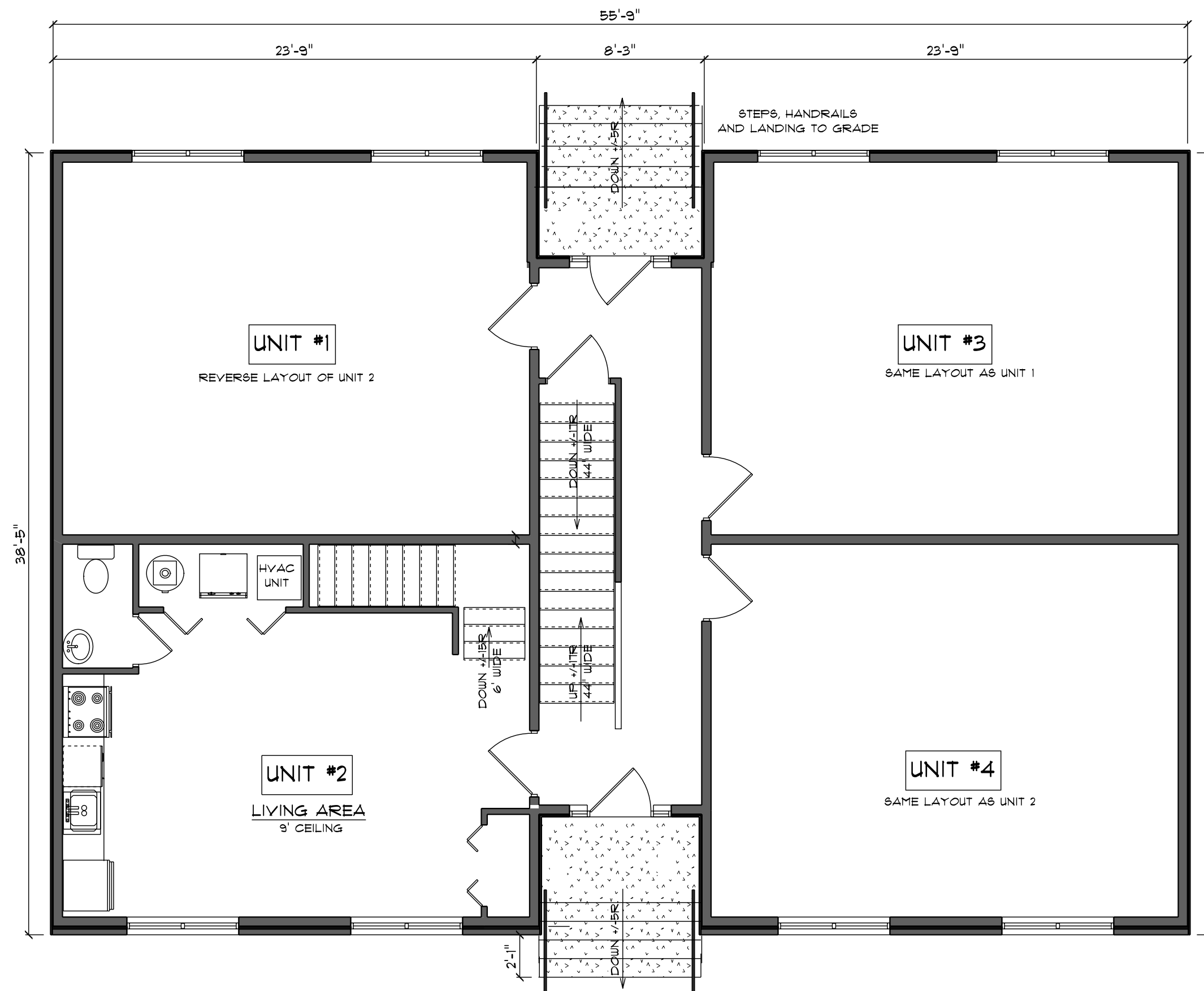
VIEW EAST



VIEW WEST

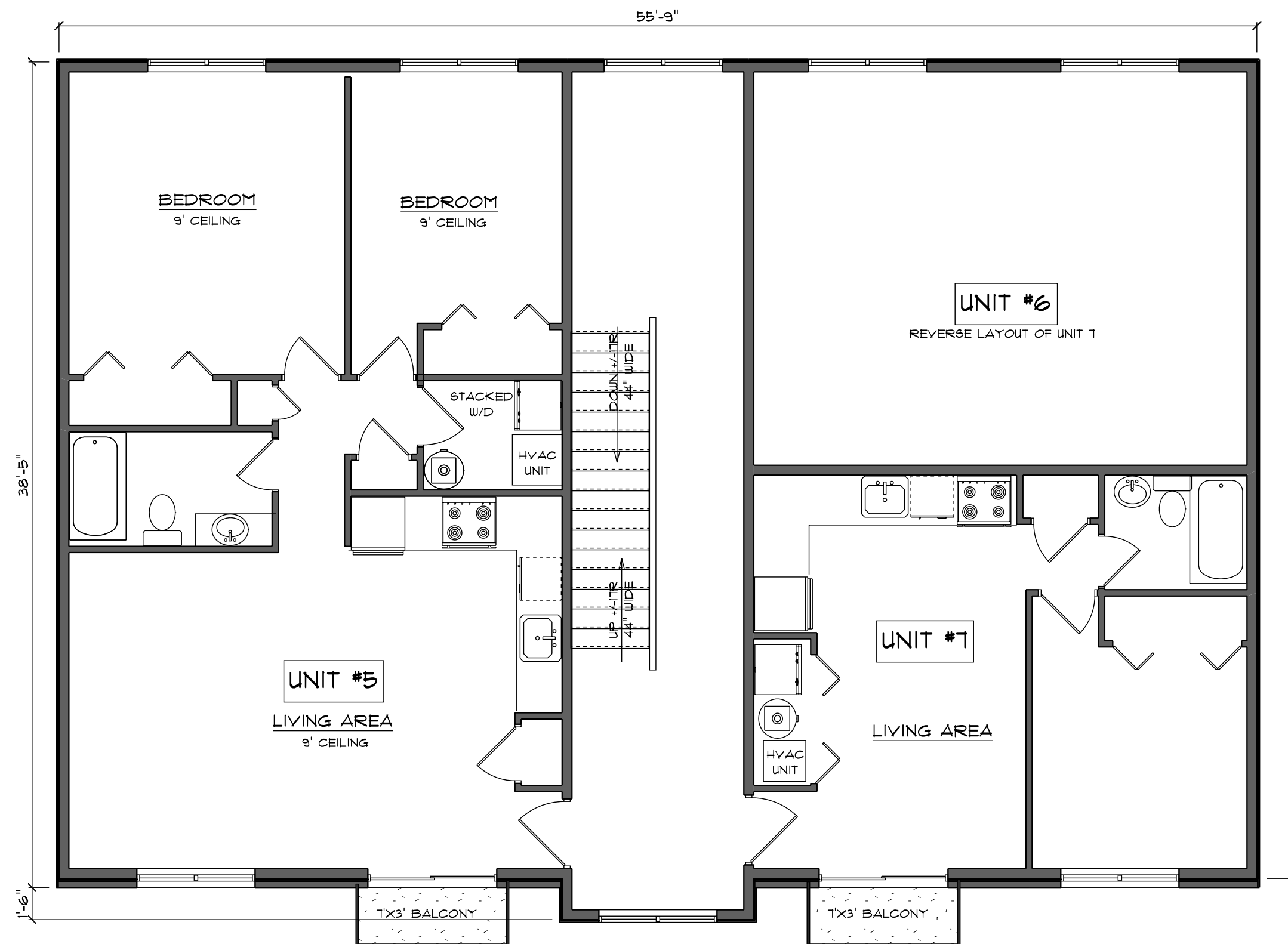


BASEMENT PLAN
3/16" = 1' - 0"

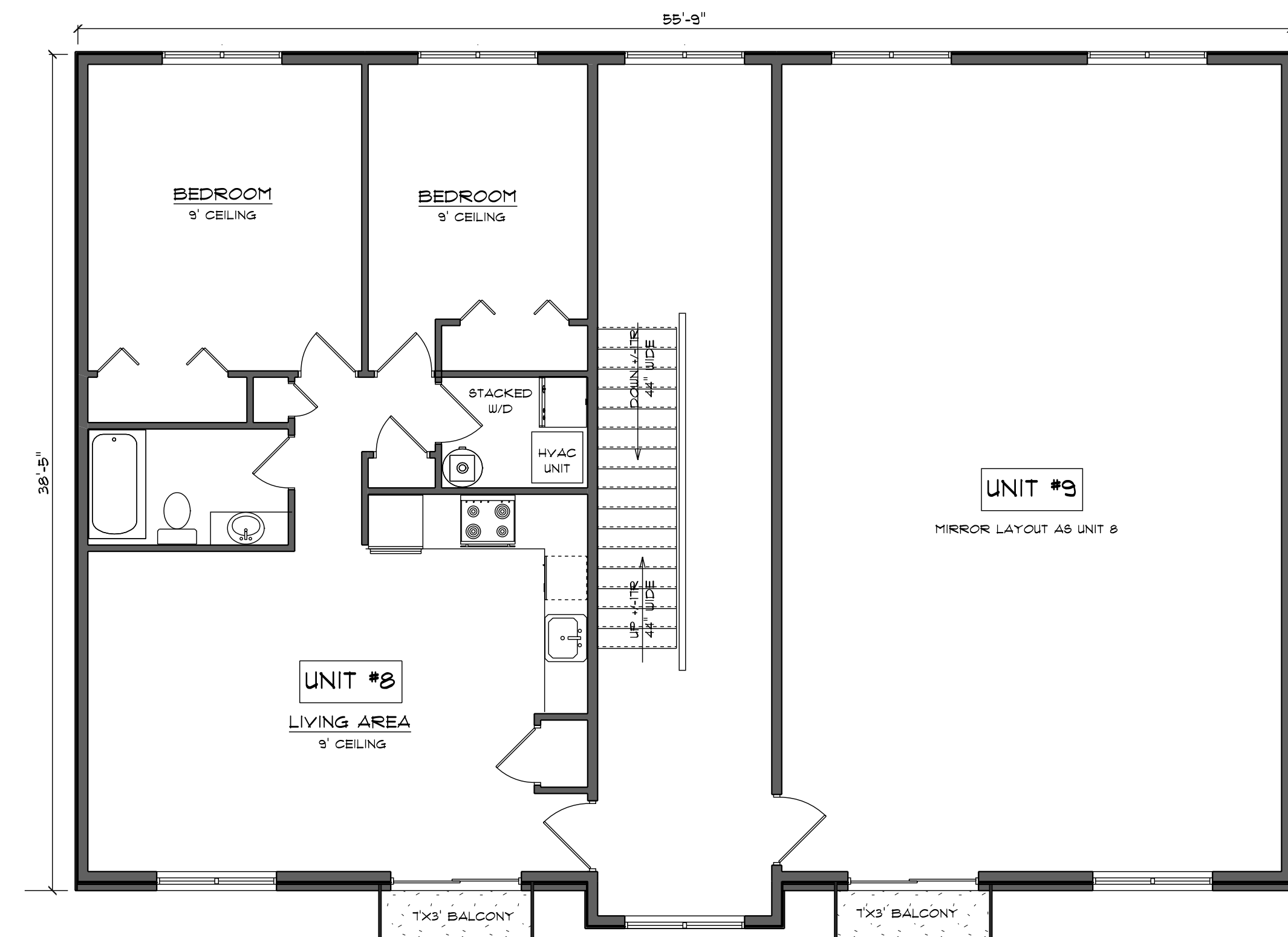


FIRST FLOOR PLAN
3/16" = 1' - 0"

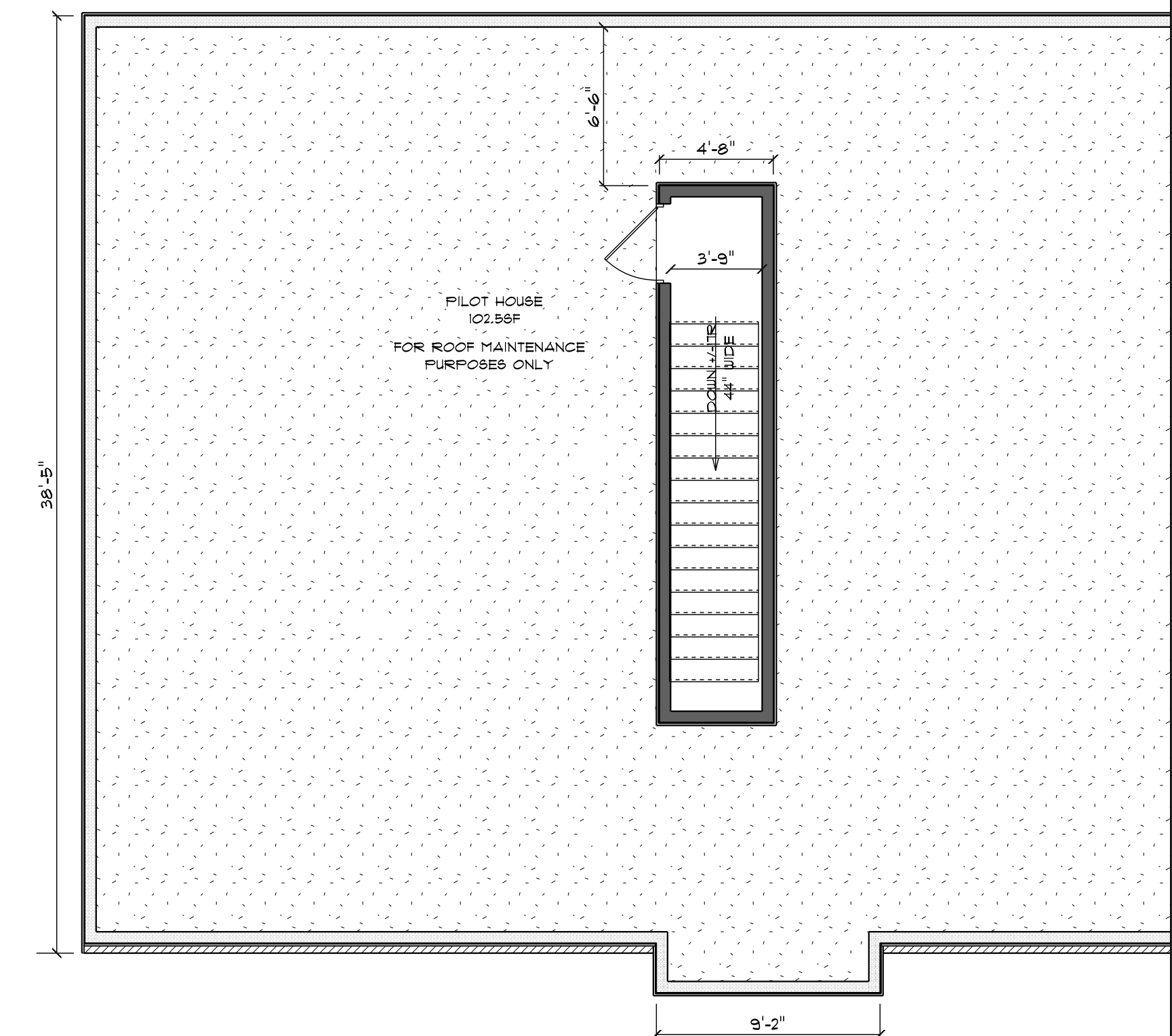
UNIT 1	1st floor	Bi-level 2 bedrooms	1.5 bath
UNIT 2	1st floor	Bi-level 2 bedrooms	1.5 bath
UNIT 3	1st floor	Bi-level 2 bedrooms	1.5 bath
UNIT 4	1st floor	Bi-level 2 bedrooms	1.5 bath
UNIT 5	2nd floor	2 bedroom - affordable	1 bath
UNIT 6	2nd floor	1 bedroom - affordable	1 bath
UNIT 7	2nd floor	1 bedroom - affordable	1 bath
UNIT 8	3rd floor	2 bedroom	1 bath
UNIT 9	3rd floor	2 bedroom	1 bath



SECOND FLOOR PLAN
3/16" = 1' - 0"

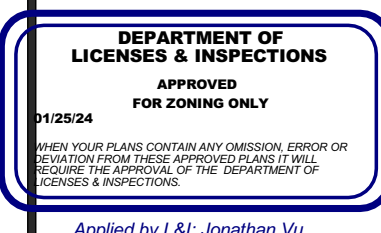


THIRD FLOOR PLAN
3/16" = 1' - 0"

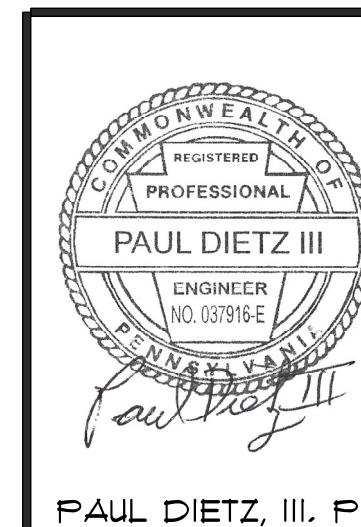


PARTIAL ROOF PLAN
3/16" = 1' - 0"

UNIT NUMBER 5 SHALL BE AFFORDABLE HOUSING UNIT



Applied by L&I: Jonathan Vu



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NEW 3 STORY MULTI-FAMILY BUILDING - 9 UNITS
ON THE EXISTING VACANT LOT

2132 MANTON STREET
PHILADELPHIA, PA

DRAWN BY: E.S./R.A.
DATE: DECEMBER 28, 2023

REV. DRAWING NUMBER
Z2 of 2

Zoning Permit

Permit Number ZP-2023-013972

LOCATION OF WORK 2732 MANTON ST T-A-393870, Philadelphia, PA 19146-3745	PERMIT FEE \$986.00	DATE ISSUED 1/25/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER ERvest Group, LLC	22 BOWMAN AVENUE FEASTERVILLE, Pennsylvania 19053
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OWNER CONTACT 1 ROMAN OVRUTSKY	22 Bowman Dr, Feasterville PA 19053
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ACCESS STRUCTURE FOR MAINTENANCE. SIZE AND LOCATION AS SHOWN IN PLANS.
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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

Permit Number ZP-2023-013972

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2732 MANTON ST T-A-393870, Philadelphia, PA 19146-3745

ADDITIONAL USE DETAILS

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

NINE (9) DWELLING UNITS

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.