

Zoning Permit

Permit Number ZP-2026-007528

LOCATION OF WORK 9916 BUSTLETON AVE, Philadelphia, PA 19115-2149	PERMIT FEE \$1,871.00	DATE ISSUED 8/31/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CA1	

PERMIT HOLDER AMERICAN LIVING CONCEPTS III LLC	828 RED LION RD PHILADELPHIA PA 19115
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OWNER CONTACT 1 American Living Concepts III LLC	828 Red Lion Rd, Suite E-1
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OWNER CONTACT 2 Jack Bienenfeld	jack@hbandson.com
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ROOF DECKS (FOR RESIDENTIAL USE) ACCESSED BY ROOF ACCESS STRUCTURES (FOR ACCESS STAIRS) ABOVE EACH OF SIX (6) DETACHED MULTIFAMILY BUILDINGS (BUILDING #1, BUILDING #2, BUILDING #3, BUILDING #4, BUILDING #5, BUILDING #6) ON THE SAME LOT. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

9916 BUSTLETON AVE, Philadelphia, PA 19115-2149

ADDITIONAL USE DETAILS

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

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.

THIS PLAN REFERENCE: AMBIC TECHNOLOGY CORPORATION
A SURVEY BY: 100 PINE STREET, COLUMBIA, PA 19023
TITLED: PROPERTY SURVEY AND CONSOLIDATION PLAN
DATED: 07/14/2022

2. OWNER/ APPLICANT: PHILADELPHIA FIVE CONCEPTS II, LLC
828 RED LION ROAD, SUITE E-1
PHILADELPHIA, PA 19115
PH: 215-464-0455
ATTN: JACK BIENNENFELD
E-MAIL: jack@hanson.com

3. PROJECT LOCATION INFORMATION: 9914 BUSTLETON AVENUE: OPA #88-5601520*
9916 BUSTLETON AVENUE: OPA #58-1336840*
9916-A BUSTLETON AVENUE: OPA #58-1336900*
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA, 2015
*APPROVED LOT CONSOLIDATION PLAN (ZP-2022-011208)

4. ZONING INFORMATION: ZONING DISTRICT: CA-1, AUTO ORIENTED COMMERCIAL-1
WITH THE FOLLOWING OVERLAYS: 14-904(4) ACCESSORY SIGN CONTROLS – SPECIAL CONTROLS
FOR CORBS CREDIT, ROOSEVELT BOULEVARD, AND DEPARTMENT OF PARKS AND RECREATION
LAND, 14-514 FINE FINE NORTHWEST OVERLAY DISTRICT, 14-511 FINE AIRPORT HAZARD
CONTRAST OVERLAY DISTRICT, 14-515(1)(b) FINE NORTHWEST OVERLAY DISTRICT – MAP B,
14-603(5) USE-SPECIFIC STANDARDS – CHILD CARE – FAMILY CHILD CARE – AREA 1 AND
AREA 2, 14-704(5) OPEN SPACE AND NATURAL RESOURCES – WATERFRONT SETBACKS
EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (90 UNITS)

5. ZONING BULK AND AREA REQUIREMENTS:
CURRENT CA-1 ZONING DISTRICT:

CA-1 MINIMUM LOT REQUIREMENTS:	CA-1 REQUIRED	PROPOSED
MIN. STREET FRONTAGE:	50 FT	147.7 FT
MIN. LOT AREA:	5,000 SQ FT	180,182 FT
MAX. OCCUPIED AREA:	60%	20% (36,117 SQ FT)
MIN. SIDE YARD:	5 EA IF USED	10 FT
MIN. REAR YARD:	5 IF USED	93.4 FT
MAX. BUILDING HEIGHT:	38 FT	38 FT MAX.

6. PARKING REQUIREMENTS:
REQUIRED: 4 SPACES PER 1,000 SF LEASABLE AREA FOR FIRST 100,000 SF +
3.5 SPACES PER EVERY 1,000 SF 100,000-200,000 SF
OPA = 108,351 SF; 100,000/1,000 = 100 * 4 = 400 SPACES +
8,351/1,000 = 8.35*3.5 = 29.22 + 400 = 429 PARKING SPACES REQUIRED
PROPOSED: 135 PARKING SPACES (INCLUDING 5 ADA VAN ACCESSIBLE SPACES AND 7 ELECTRIC CHARGING SPACES)

7. ELECTRIC VEHICLE PARKING REQUIREMENTS:
REQUIRED: 5% OF THE TOTAL PARKING SPACES PROVIDED FOR 100 PARKING SPACES PROVIDED
135 PARKING SPACES * 5% = 6.8 SPACES REQUIRED
PROPOSED: 7 ELECTRIC CHARGING STATIONS

8. BICYCLE PARKING REQUIREMENTS:
REQUIRED: 1 BICYCLE PARKING SPACE FOR EVERY 3 RESIDENTIAL UNITS
90 UNITS PROPOSED / 3 = 30 SPACES REQUIRED
PROPOSED: 30 BICYCLE SPACES

THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS LOCATED ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.

10. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

11. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A GRADED IMPRESSION OR COLOR SEAL ARE NOT VALID.

12. BY RAISING, PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. (MAP NUMBER 4207570106G NOT PRINTED).

13. THE APPLICANT IS PROPOSING TO REDEVELOP THE PARCEL TO CREATE A 90 UNIT RESIDENTIAL COMMUNITY, WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.

14. THE WATERSHED FOR THE SITE IS THE PENNYPACK CREEK WATERSHED.

15. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

16. THE ENTIRE SITE CONTAINS U- URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURV).

17. THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT OF WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. SC0011.

B. ALL PROPOSED BICYCLE RACKS WITHIN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS F20101A, F20101B AND F20101C.

C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:

CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)

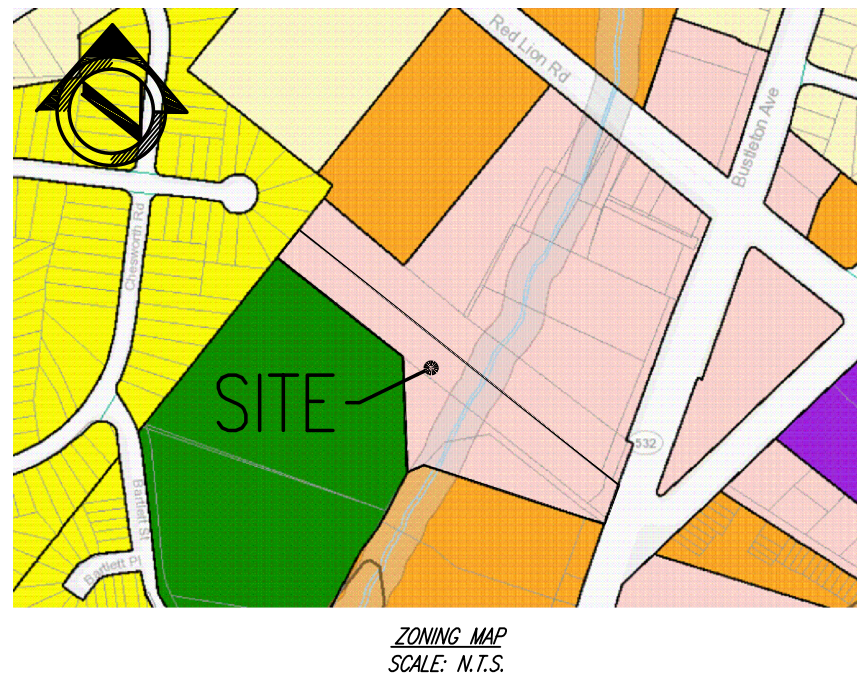
STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.

TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.

SPECIAL PROVISIONS: SPECIAL PROVISIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATION 408, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S DESIGN UNIT.

STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTION IN THE CITY OF PHILADELPHIA. WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL CURRENT STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT:

[HTTPS://WWW.PHILA.PHILA.GOV/CUSTOMER-SERVICE/DOWNLOADS-AND-LINKS/](https://www.phila.phila.gov/customer-service/downloads-and-links/)



LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- SEWER MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- SEWER INLET
- UTILITY VALVE
- TO BE REMOVED
- PROPOSED CONCRETE AREA
- PROPOSED

DEPARTMENT OF LICENSES & INSPECTIONS

APPROVED FOR ZONING ONLY

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY, ERROR OR INCONSISTENCY, YOU SHALL BE RESPONSIBLE FOR CORRECTING THE SAME PRIOR TO THE NEXT REVISION AND SUBMITTING THE CORRECTED PLANS TO THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied by L&I - Jose Figueroa

GRAPHIC SCALE

(IN FEET)

1 inch = 40 feet

Site Plan Details:

- BUILDING #1:** 3-STORY, 24 UNITS, 9,786 SF FOOTPRINT / 29,358 SF GFA
- BUILDING #2:** 3-STORY, 18 UNITS, 7,807 SF FOOTPRINT / 22,821 SF GFA
- BUILDING #3:** 3-STORY, 12 UNITS, 4,921 SF FOOTPRINT / 14,763 SF GFA
- BUILDING #4:** 3-STORY, 12 UNITS, 4,921 SF FOOTPRINT / 14,763 SF GFA
- BUILDING #5:** 3-STORY, 12 UNITS, 4,441 SF FOOTPRINT / 13,323 SF GFA
- BUILDING #6:** 3-STORY, 12 UNITS, 4,441 SF FOOTPRINT / 13,323 SF GFA
- Pilot House:** (125 SF, 10th) (TYP. SEE ARCH PLAN)
- Roof Deck:** 588 SF, 612 SF, 657 SF
- Proposed Amenities:** Electric car charging station & signage, electric circuit supply rated at 208/240V 40 AMPERES, 12'x23' trash & recycling enclosure, 6'x10' wood fence along street line.
- Proposed Premises A:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises B:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises C:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises D:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises E:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises F:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises G:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises H:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises I:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises J:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises K:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises L:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises M:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises N:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises O:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises P:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises Q:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises R:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises S:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises T:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises U:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises V:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises W:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises X:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises Y:** AREA: 180,181.7, 4.1364 Ac.
- Proposed Premises Z:** AREA: 180,181.7, 4.1364 Ac.