

ADDRESS- 8623 GERMANTOWN AVE.
OWNER- 8623 INVESTORS LLC.
OPA# 882963315

ZONING DISTRICT- CMX 2.5 (20,048 SQ.FT. (89.3%))
- CMX 2.0 (2,402 SQ.FT. (10.7%))
ZONING OVERLAY DISTRICTS:

EDO- EIGHTH DISTRICT OVERLAY

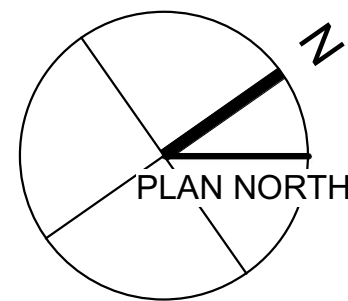
LOT SIZE - 22,450 SQ.FT. (0.51538 AC)
TOTAL BUILDING AREA (GROSS SQ.FT.) - 43,970 SQ.FT. (RETAIL - 3,900 SQ.FT, MULTI-FAMILY - 40,070 SQ.FT.)

FRONT YARD:	MUST BUILD TO FRONT LOT LINE	16.2 ' 0' - 0" AT CITY PLAN LINE
SIDE YARD:	5' (IF USED)	10.2 ' / 19.5 ' 5' - 8" (BOTH)
REAR YARD:	GREATER OF 9' OR 10% OF LOT DEPTH	88.3 ' 22.8.5 ' (10% OF 210')
BUILDING HT.	45' (NCA)	~12.0 ' (1- STORY) 45.0 ' (4- STORIES)

NOTE: UTILIZING ADDITIONAL BUILDING HEIGHT (NCA OVERLAY DISTRICT) DUE TO THE PROPERTY QUALIFYING AS A CORNER LOT WITH LEGAL FRONTAGE ON GERMANTOWN AVENUE AND EVERGREEN AVENUE

PARKING	REQ'D/ ALLOWABLE	EXISTING	PROPOSED
RETAIL:	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
MULTI-FAMILY	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
OFF-STREET LOADING	1	0	0
RESIDENTIAL (MULTI-FAMILY) REQUIRED - 0 (<100,000 SQ.FT. (TABLE 14-806-1))			
ALL OTHER PERMITTED USES REQUIRED - 0 (<20,000 SQFT. (TABLE 14-806-1))			
BIKE STORAGE (CLASS 1A)	10 (30 UNITS / 3)	0	10
LANDSCAPED AREA	10% OF PARKING AREA	0	20.0% (1,511 SQ.FT.)
14-803-5e.1			7,627 SQ.FT. PARKING AREA
INTERIOR LANDSCAPE TREES	1/300 SQ.FT.	1	3
14-803-5(e)(.5)	INTERIOR LANDSCAPED AREA		

**REFER TO SHEET 1 OF 1 SITE DEMOLITION PLAN
PREPARED BY RUGGERIO PLANTE LAND DESIGN DATED:
01/04/2023 FOR ADDITIONAL SITE INFORMATION.**

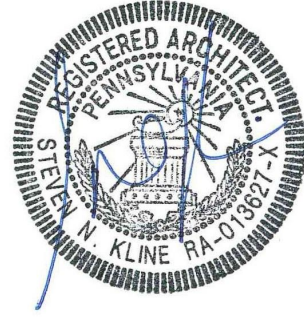


rke
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

SEAL:



THIS DRAWING AND ITS CONTENTS IS THE SOLE PROPERTY OF REGAN KLINE CROSS ARCHITECTS, (RKC). ANY USE OR ALTERATION OF THIS DRAWING BY OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL OF AN RKC PRINCIPAL IS STRICTLY PROHIBITED. FURTHERMORE, ANY USE OF THIS DRAWING BEYOND ITS ORIGINAL INTENT, AS DETERMINED BY RKC, WHETHER AUTHORIZED OR NOT, SHALL HOLD RKC HARMLESS FROM ANY ISSUES RESULTING FROM SAME.



TALLULAH & BIRD LLC
INTERIOR DESIGN & STYLING
KAREN REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

CONSULTANTS:

STRUCTURAL
ELTON & THOMPSON PC
100 W. MAIN STREET, SUITE 365
LANSDALE, PA 19446
(215) 576-6460

**MECHANICAL/PLUMBING/FIRE
PROTECTION**
SUMMIT ENGINEERS ASSOC., LLC
1000 HADDONFIELD-BERLIN ROAD,
SUITE 110
VOORHEES, NJ 08043
(856) 805-7027

ELECTRICAL
MULHERN CONSULTING ENGINEERS
321 SOUTH YORK ROAD,
HATBORO, PA 19040
(215) 293-9900

8623 GERMANTOWN AVE.
PHILADELPHIA, PA 19118

REVISION:		
	ZONING AMENDMENT	12/12/2023
	REVIEWER COMMENTS	01/03/2024

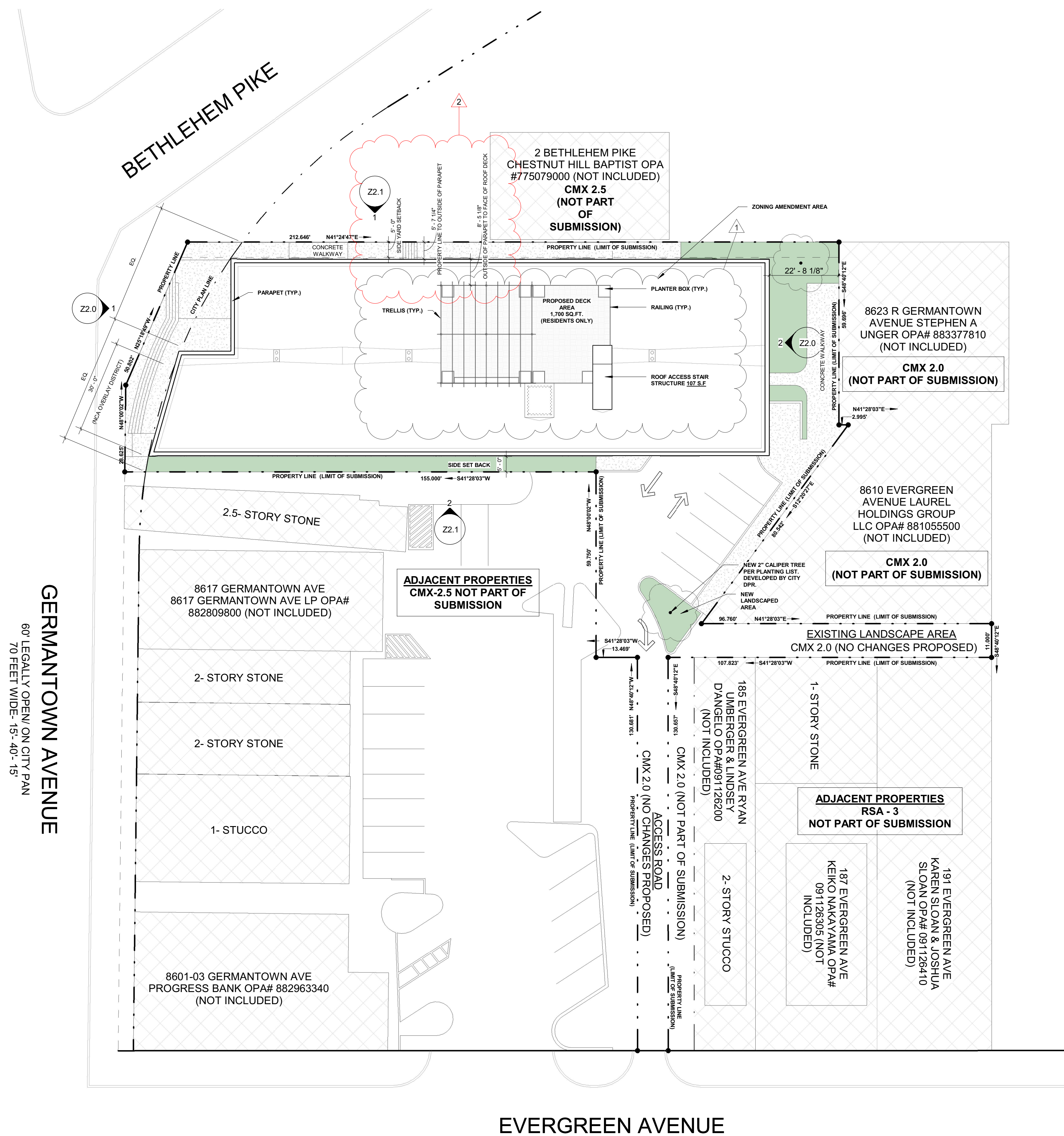
DATE: 12/13/2023

SCALE: 1" = 20'-0"

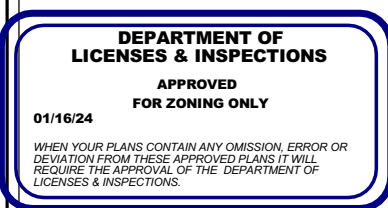
DWG. NO.:

Z1.0

PROPOSED SITE PLAN



1 PROPOSED SITE PLAN
Z1.0 SCALE: 1" = 20'-0"



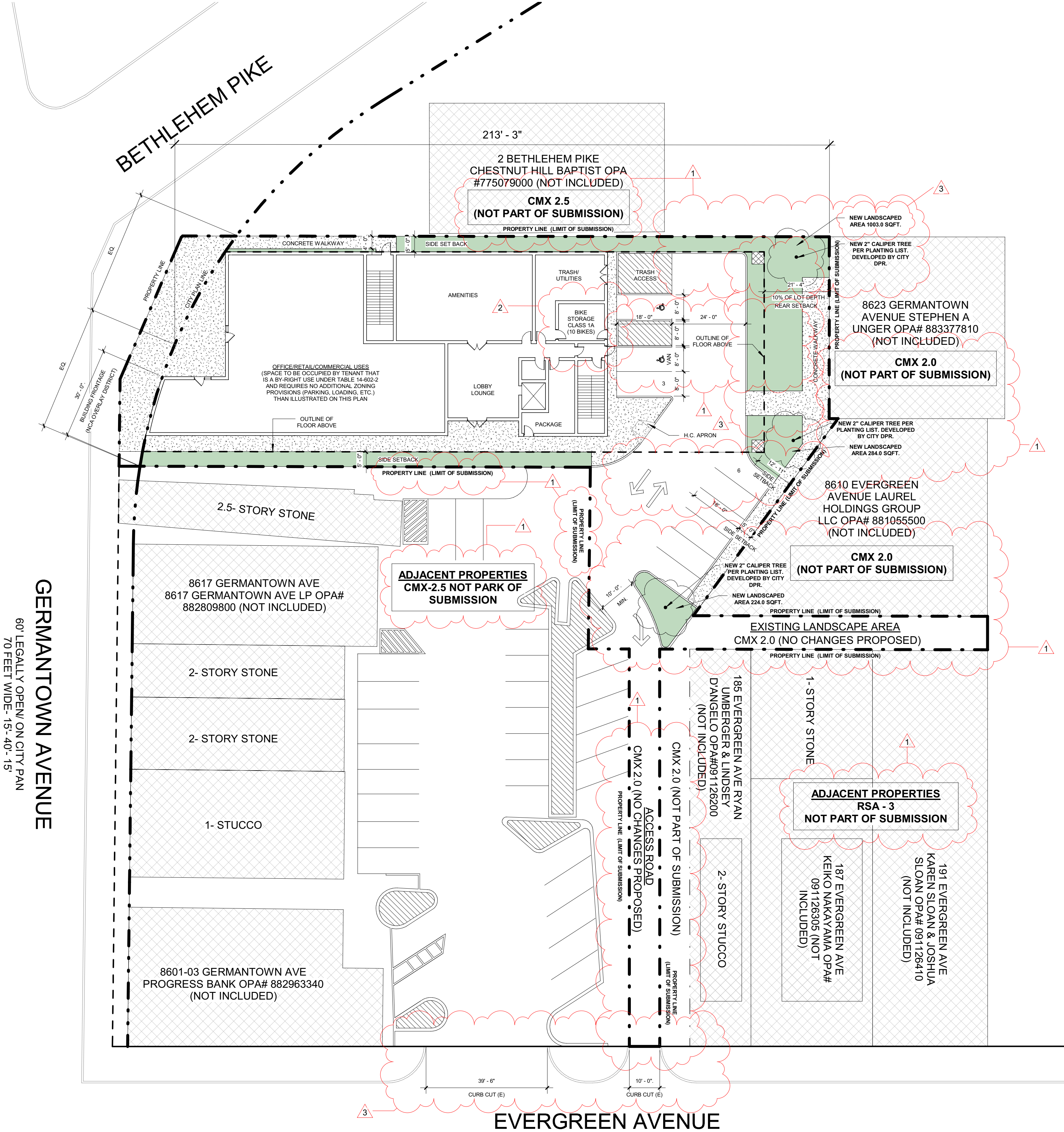
Applied by L&J: Chariwoo Jung

LOT INFORMATION
ADDRESS- 8623 GERMANTOWN AVE.
OWNER- 8623 INVESTORS LLC.
OPA# 882963315

ZONING INFORMATION
ZONING DISTRICT- CMX 2.5 (20,048 SQ.FT. (89.3%))
- CMX 2.0 (2,402 SQ.FT. (10.7%))
ZONING OVERLAY DISTRICTS:
NCA- NEIGHBORHOOD COMMERCIAL AREA
(GERMANTOWN AREA- CHESTNUT HILL SUB AREA)
WWO- WISSAHICKON WATERSHED OVERLAY
EDO- EIGHTH DISTRICT OVERLAY

DIMENSIONAL INFORMATION			
LOT SIZE - 22,450 SQ.FT. (0.51538 AC)			
TOTAL BUILDING AREA (GROSS SQ.FT.) - 43,970 SQ.FT. (RETAIL - 3,900 SQ.FT, MULTI-FAMILY - 40,070 SQ.FT.)			
REQ'D/ ALLOWABLE	EXISTING	PROPOSED	
RESIDENTIAL UNITS:	46 UNITS (22,450 SQ.FT. / 480 SQ.FT.)	0	30 (18 ONE BEDROOM, 12 TWO BEDROOM)
COMMERCIAL:	4,000 SQ.FT. (MAX) (NCA)	2,745 SQ.FT.	3,900 SQ.FT.
MAX OCCUPIED AREA:	80% (CORNER)	12%	12,056 SF. (53.7%)
SET BACKS			
FRONT YARD:	MUST BUILD TO FRONT LOT LINE	16.2 '	0' - 0"
SIDE YARD:	5' (IF USED)	10.2 ' / 19.5 '	AT CITY PLAN LINE 5' (BOTH)
REAR YARD:	GREATER OF 9' OR 10% OF LOT DEPTH	88.3 '	21.33 ' (10% OF 210')
BUILDING HT.	45' (NCA)	~12.0 ' (1- STORY)	45.0 ' (4- STORIES)
NOTE: UTILIZING ADDITIONAL BUILDING HEIGHT (NCA OVERLAY DISTRICT) DUE TO THE PROPERTY QUALIFYING AS A CORNER LOT WITH LEGAL FRONTAGE ON GERMANTOWN AVENUE AND EVERGREEN AVENUE			

PARKING	REQ'D/ ALLOWABLE	EXISTING	PROPOSED
RETAIL:	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
MULTI-FAMILY	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
OFF-STREET LOADING	1	0	0
RESIDENTIAL (MULTI-FAMILY) REQUIRED - 0 (<100,000 SQ.FT. (TABLE 14-806-1))			
ALL OTHER PERMITTED USES REQUIRED - 0 (<20,000 SQFT. (TABLE 14-806-1))			
BIKE STORAGE (CLASS 1A)	10 (30 UNITS / 3)	0	10
LANDSCAPED AREA	10% OF PARKING AREA	0	20.0% (1,511 SQ.FT.)
7,627 SQ.FT. PARKING AREA			
14-803-5e.1			
INTERIOR LANDSCAPE TREES	1/300 SQ.FT.	1	3
14-803-5(e)(.5)	INTERIOR LANDSCAPED AREA		



APPROVED
FOR ZONING ONLY
08/03/22
WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS OR ERRORS, YOU MUST OBTAIN THESE APPROVED PLANS. IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User

rkc
REGAN KLINE CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

SEAL:

THIS DRAWING AND ITS CONTENTS IS THE SOLE PROPERTY OF REGAN KLINE CROSS ARCHITECTS, (RKC). ANY USE OR ALTERATION OF THIS DRAWING BY OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL OF AN RKC PRINCIPAL IS STRICTLY PROHIBITED. FURTHERMORE, ANY USE OF THIS DRAWING BEYOND ITS ORIGINAL INTENT, AS DETERMINED BY RKC, WHETHER AUTHORIZED OR NOT, SHALL HOLD RKC HARMLESS FROM ANY ISSUES RESULTING FROM SAME.

CONSULTANTS:

8623 GERMANTOWN AVE.
PHILADELPHIA, PA 19118

REVISION:		
1	CITY ZONING REVIEW	06/27/2022
2	CITY ZONING REVIEW	07/07/2022
3	CITY ZONING REVIEW	07/22/2022

DATE: 06/15/2022

SCALE: 1" = 20'-0"

DWG. NO.:

Z1.0

PROPOSED SITE PLAN

1
Z1.0
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SEAL:

THIS DRAWING AND ITS CONTENTS IS THE SOLE
PROPERTY OF REGAN KLINE CROSS ARCHITECTS, (RKC).
ANY USE OR ALTERATION OF THIS DRAWING BY
OTHERS WITHOUT WRITTEN REQUEST AND APPROVAL
OF AN RKC PRINCIPAL IS STRICTLY PROHIBITED.
FURTHERMORE, ANY USE OF THIS DRAWING BEYOND
ITS ORIGINAL INTENT, AS DETERMINED BY RKC,
WHETHER AUTHORIZED OR NOT, SHALL HOLD RKC
HARMLESS FROM ANY ISSUES RESULTING FROM SAME.

CONSULTANTS:

**8623 GERMANTOWN AVE.
PHILADELPHIA, PA 19118**

REVISION:		
1	CITY ZONING REVIEW	06/27/2022
2	CITY ZONING REVIEW	07/07/2022
3	CITY ZONING REVIEW	07/22/2022

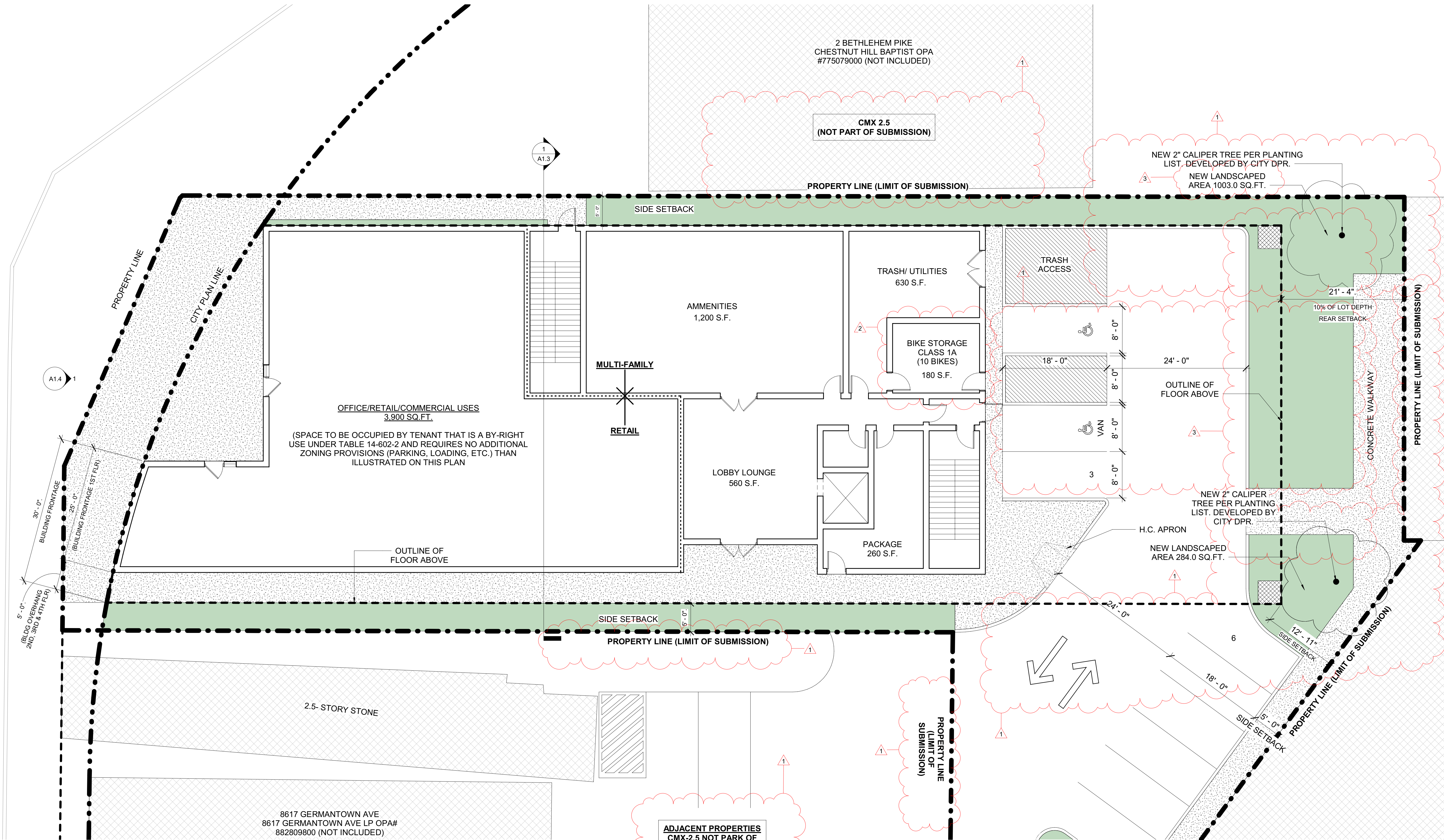
DATE: 06/15/2022

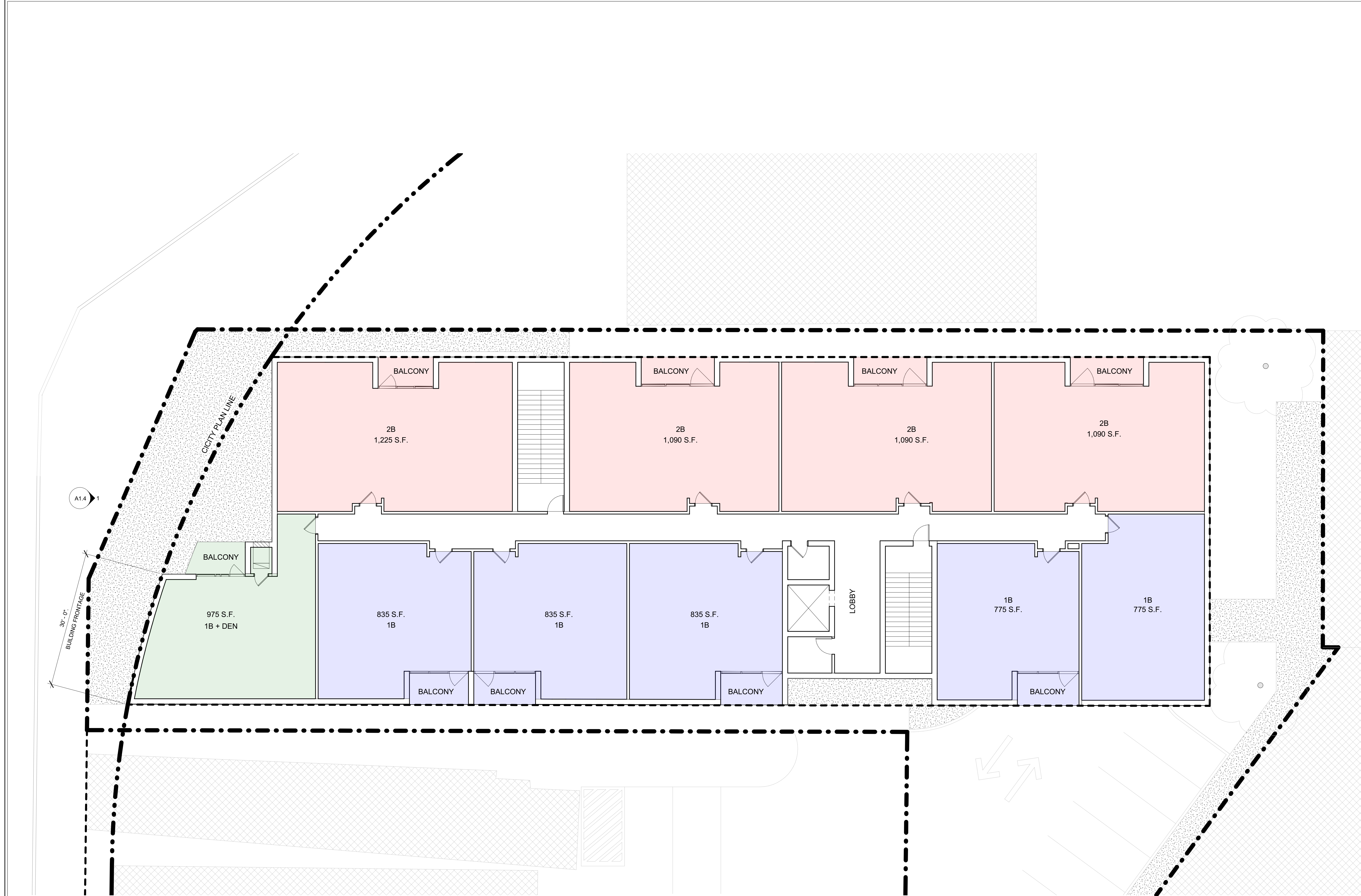
SCALE: 1/8" = 1'-0"

DWG. NO.:

Z1.1

GROUND FLOOR PLAN





APPROVED
FOR ZONING ONLY
08/03/22

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR INCONSISTENCY FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

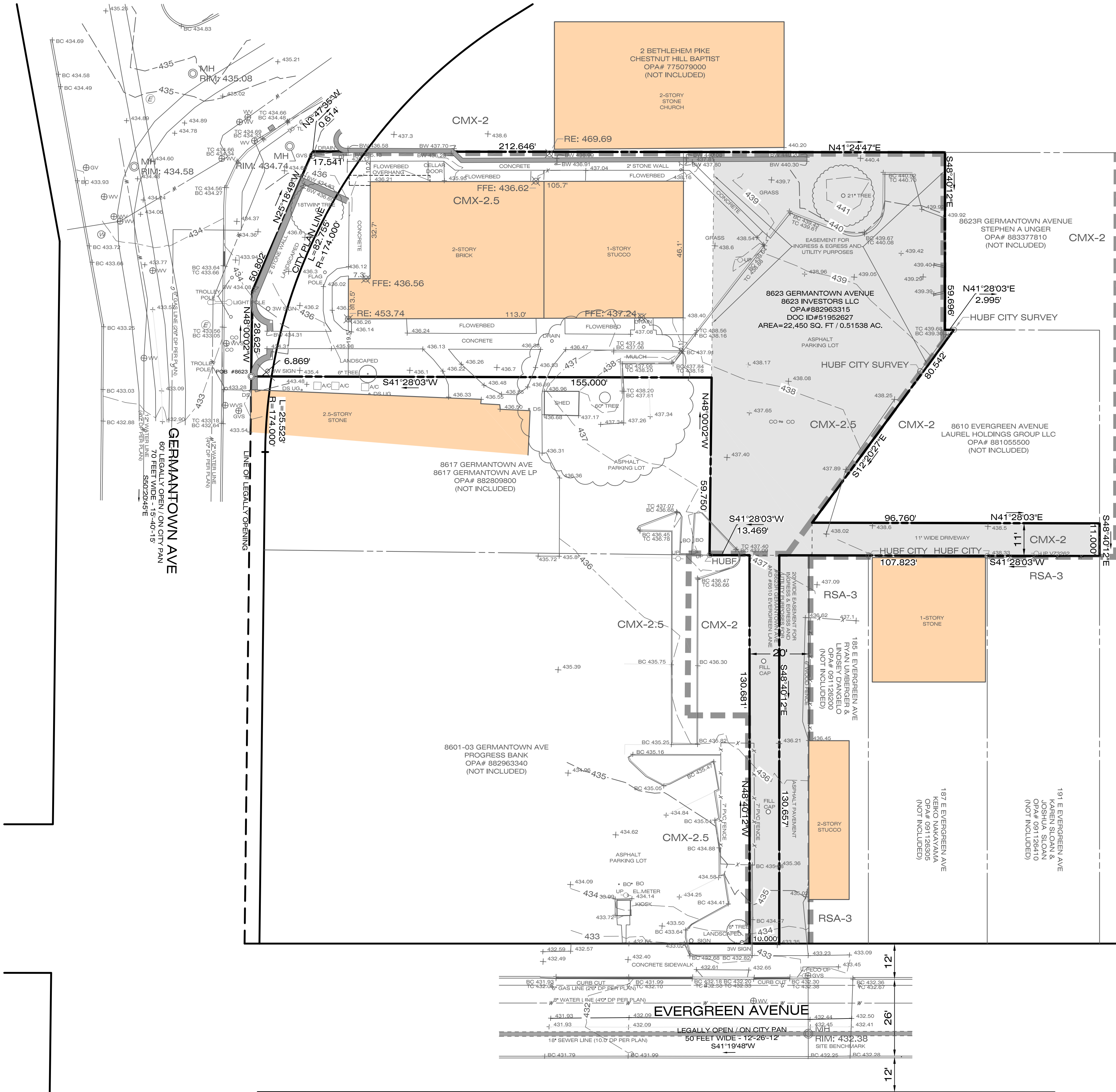
1 2ND, 3RD, 4TH FLOORS
Z1.2 SCALE: 1/8" = 1'-0"

I:\PROJECTS\8623 Germantown Ave Survey\MADE - FILE SURVEY.dwg | LAYOUT: Layout1 | PLOTTED BY: Alia | FILE: P:\PROJECTS\8623 Germantown Ave Survey\MADE - FILE SURVEY.dwg | LAYOUT: Layout1 | PLOTTED: Friday, April 28, 2023, 1:31 PM |

APPROVED
FOR ZONING ONLY
08/03/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS, ERRORS OR DISCREPANCIES FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User



LEGEND

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE

CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Required
Max. Occupied Area	Intermediate: 75% Corner: 80%

YARDS

Min. Side Yard Width, Ea.	5' if used
Min. Rear Yard Depth	The greater of 9' or 10% of lot depth

HEIGHT

Max. Height	38'
-------------	-----

CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED-USE ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	REQUIRED
Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80

YARDS

Min. Front Yard Depth	Must build to front lot line
Min. Side Yard Width (ea.)	5' if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth

HEIGHT

Max. Height	55'
Min. Corridor Height	25'

NOTES

- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on March 28, 2022.
- Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The bearings shown hereon are referenced from City Plan #165.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- This survey does not address the presence or absence of freshwater wetlands.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Commercial (CMX-2 & CMX-2.5) Zoning District.
- A zoning plan is required for any changes to lot lines, including consolidation of existing parcels.
- Elevations shown on plan are based on City Plan #165 datum. Site benchmark is noted as a sewer mainhole in Evergreen Avenue with rim elevation=432.38.

SOURCE OF TITLE

8623 GERMANTOWN AVENUE

Deed from Madison Holdings LLC to 8623 Investors LLC, dated June 30, 2008 and being recorded in the City of Philadelphia on August 14, 2008 as document #51952627.

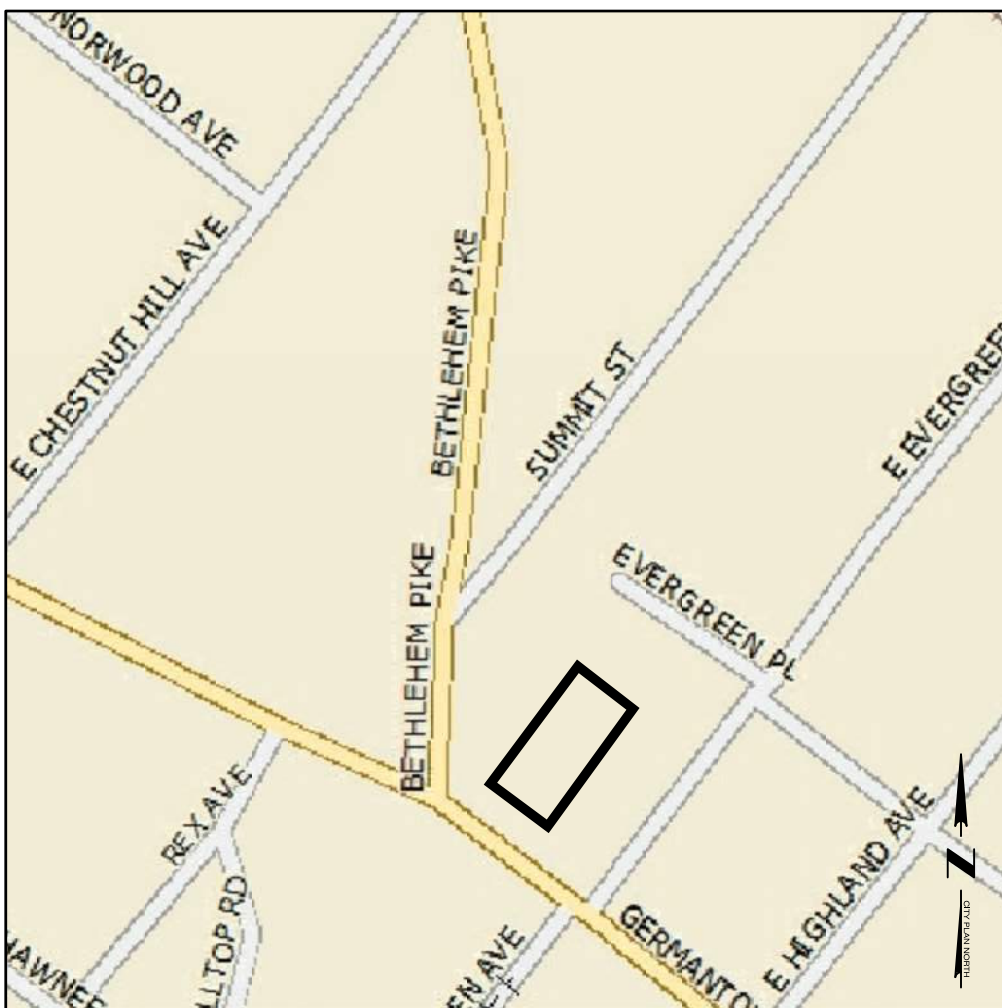
REFERENCE PLAN & DOCUMENTS

- CITY PLAN #165.
- PLAN OF PROPERTY MADE BY 9TH SURVEY DISTRICT, DATED SEPTEMBER 17, 1951.
- SURVEY AND PLAN OF PROPERTY, MADE BY JOHN M. TOWEY, S & R OF 9TH SURVEY DISTRICT, DATED MARCH 26, 2006 AND LASTLY REVISED ON AUGUST 12, 2007.



4/29/2022

JAMES F. HENRY, PLS, CFM
PA Registered Professional Land Surveyor No. SU-056807



LOCATION MAP

SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED:	March 23, 2022
SERIAL NUMBER:	20220821122
COMPANY:	COMCAST
ADDRESS:	4400 WAYNE AVE PHILADELPHIA, PA 19140
CONTACT:	ROBERT HARVEY
EMAIL:	bob_harvey@cable.comcast.com
COMPANY:	POCO ENERGY c/o USIC
ADDRESS:	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CONTACT:	NAKIA SIMPKINS
EMAIL:	nikkiasimpkins@usicinc.com
COMPANY:	PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS:	1101 MARKET STREET, 2ND FLOOR, ARA TOWER PHILADELPHIA, PA 19107
CONTACT:	ERIC PONERT
EMAIL:	eric.ponert@phila.gov
COMPANY:	PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS:	1401 JFK BLVD, ROOM 940 MSB PHILADELPHIA, PA 19102
CONTACT:	MAUREEN WANGARI
EMAIL:	maureen.wangari@phila.gov
COMPANY:	PHILADELPHIA GAS WORKS
ADDRESS:	800 W MONTGOMERY AVE PHILADELPHIA, PA 19122
CONTACT:	MICHAEL PARZANESE
EMAIL:	michael.parzane@pgworks.com
COMPANY:	SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS:	1234 MARKET ST, 12TH FL PHILADELPHIA, PA 19107
CONTACT:	DAVID MONTYDAS
EMAIL:	dmontydas@septa.org
COMPANY:	VERIZON PENNSYLVANIA, LLC
ADDRESS:	15 MONTGOMERY AVENUE, FLOOR2 PITTSBURGH, PA, 15212
CONTACT:	DEBORAH EARUM
EMAIL:	deborah.d.della@verizon.com
OWNER OF RECORD	
8623 GERMANTOWN AVE	
8623 INVESTORS LLC	
PO Box 27219	
Philadelphia PA 19118	
	NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS			

8623 GERMANTOWN AVENUE

Philadelphia, PA 19118
9th Ward - OPA#882963315

prepared for:
Steven N. Kline, AIA
Regan Kline Cross Architects
7670 Queen Street, Suite 200
Wyndmoor, PA, 19038

267-228-2764

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplanteland.com

Plan Date: April 29, 2022

Scale: 1" = 20'-0"

Sheet Title: BOUNDARY & TOPOGRAPHIC SURVEY

Sheet 1 of 1

Zoning Permit

Permit Number ZP-2022-007344

LOCATION OF WORK 8623 GERMANTOWN AVE, Philadelphia, PA 19118-2828	PERMIT FEE \$1,822.00	DATE ISSUED 8/3/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5 CMX2	

PERMIT HOLDER 8623 INVESTORS LLC	PO BOX 27219 PHILADELPHIA PA 19118
-------------------------------------	------------------------------------

OWNER CONTACT 1 Michael F. Young	229 W. Upsal Street, Philadelphia, PA 19119
-------------------------------------	---

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE (45' HIGH)(AS PER NCA OVERLAY DISTRICT) WITH BALCONIESAND WITH TEN(10) 11A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE WITH NINE(9) ACCESSORY PARKING SPACES WITH TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE (VIA ACCESS EASEMENT AGREEMENT) 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.
- 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-2022-007344

AMENDMENT #1:

AMEND TO ADD A ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED BY A ROOF DECK ACCESS STRUCTURE WITH TRELLIS. SIZE AND LOCATION AS SHOWN IN THE PLAN.

AMENDMENT #2:

AMEND TO REMOVE THE ROOF DECK AND TRELLIS, LEAVING ONLY A ROOF ACCESS STRUCTURE FOR ROOF MAINTENANCE. SIZE AND LOCATION AS SHOWN ON THE 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-2022-007344

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

8623 GERMANTOWN AVE, Philadelphia, 19118-2828

ADDITIONAL USE DETAILS

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

VACANT COMMERCIAL SPACE AT FIRST FLOOR (commercial space must be within the first 30 ft. of building depth, measured from the front building line) AND MULTI-FAMILY HOUSEHOLD LIVING(THIRETY(30) 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.