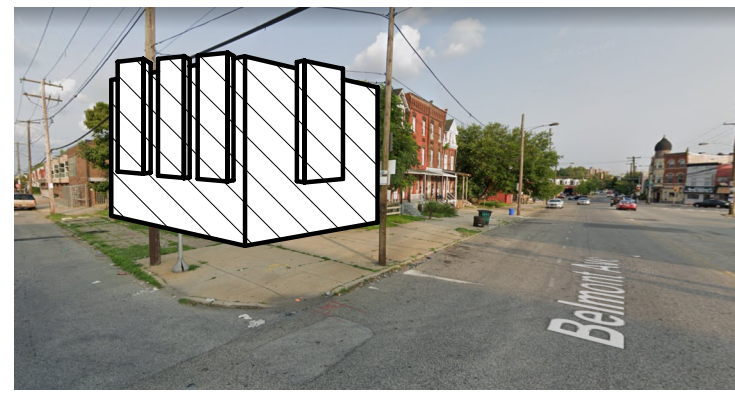




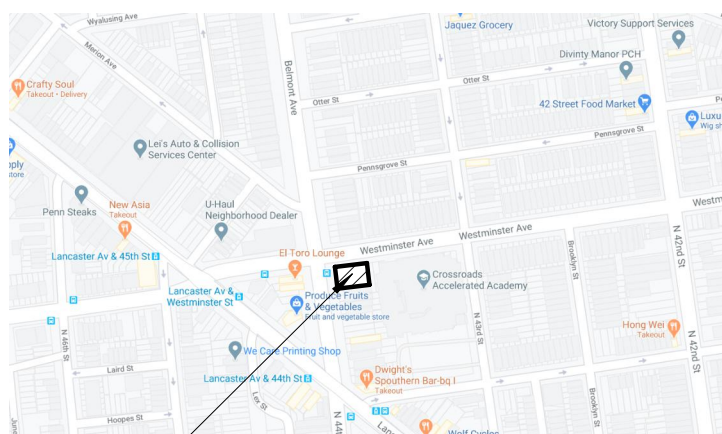
SITE PHOTO



SITE PHOTO



PROJECT LOCATION
Z-ZONING MAP



PROJECT LOCATION
Z-VICINITY MAP

ZONING INFORMATION CMX-2

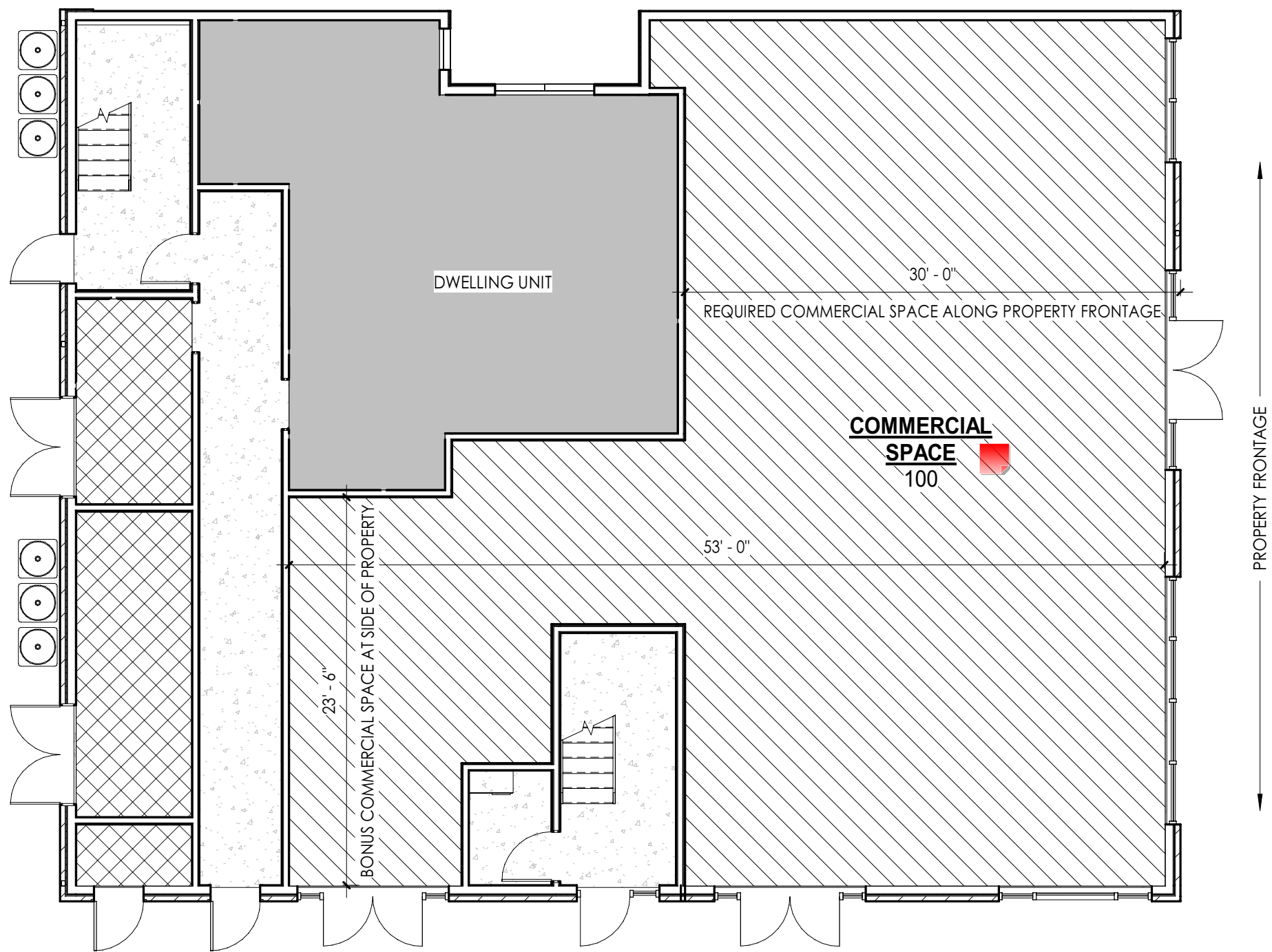
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA	4,580.82 SQ FT	NO
MAX OCCUPIED AREA: INTERMEDIATE: 75%, CORNER: 80%	OPEN AREA: 20.1 % (922 SF)	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: 7' - 0"	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 10' - 0"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 43' - 0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: N/A	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

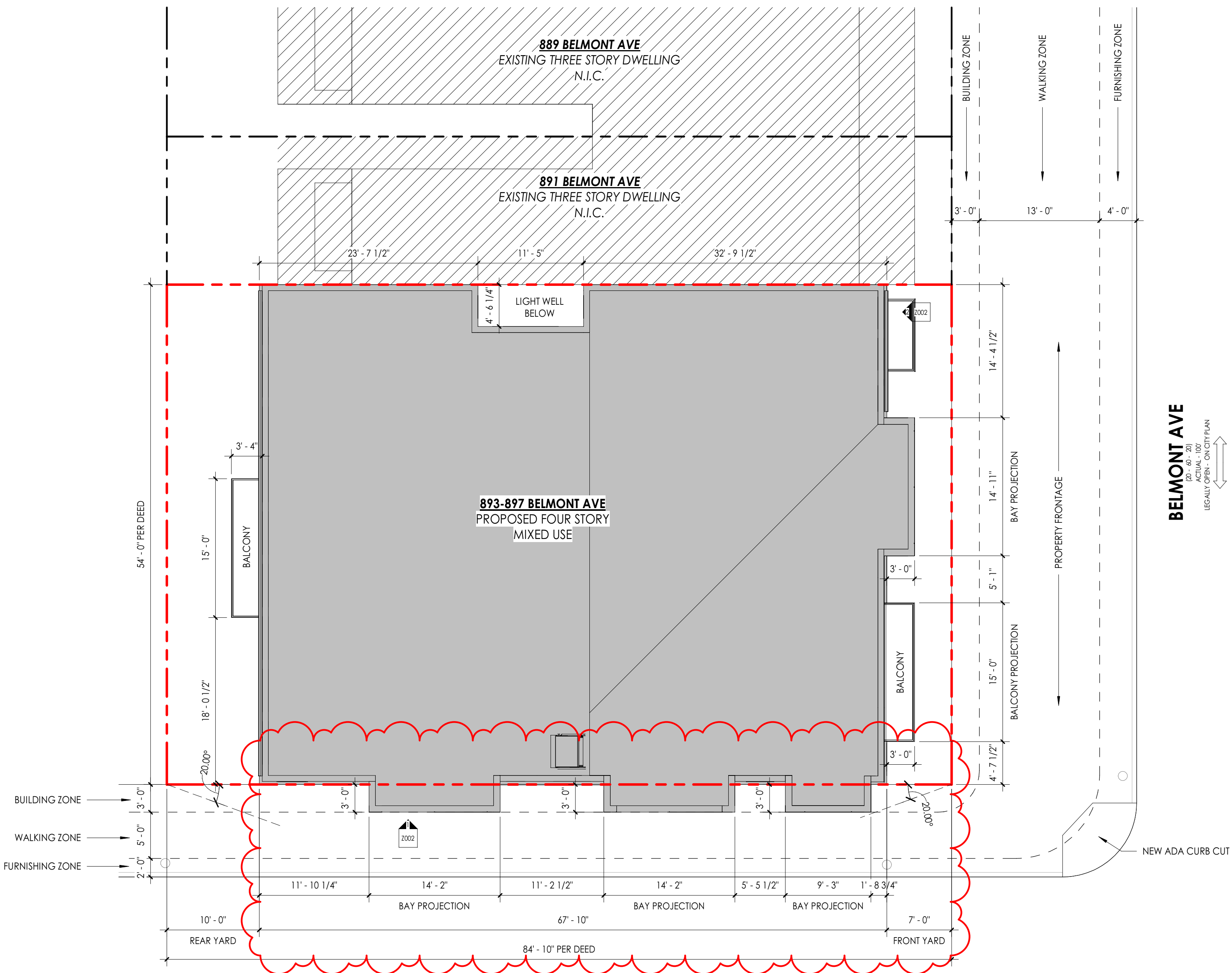
DESCRIPTION -
NEW FOUR STORY MIXED-USE BUILDING CONTAINING TWO COMMERCIAL SPACES AND TEN DWELLING UNITS

LOT AREA	4,580 SF
CMX-2 BY RIGHT DENSITY	8
25% MODERATE INCOME BONUS EARNED	2
25% MODERATE INCOME BONUS USED	2
MODERATE INCOME HEIGHT BONUS EARNED	7'-0"
MODERATE INCOME HEIGHT BONUS USED	5'-0"

LOT AREA	4,580 SF
MODERATE INCOME PAYMENT IN LEIU BY SF:	\$91,600
MODERATE INCOME PAYMENT IN LEIU BY UNIT:	\$50,000



2 FIRST FLOOR - FLOOR PLAN
Z001 | 1/8" = 1'-0"



1 ZONING SITE PLAN
Z001 | 1/8" = 1'-0"

APPROVED FOR ZONING ONLY
11/30/21

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Belmont Avenue is the primary street;
Opposite of **Belmont Avenue** is the rear;
----- Street is the rear street
Applied Electronically by: BRIAN WENRICH
October 7, 2021
PHILADELPHIA CITY PLANNING COMMISSION

Mixed-income bonus approved
Philadelphia City Planning Commission
#E-2299
October 7, 2021
Brian Wenrich
Development Planning



DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA 4001 MAIN ST, SUITE 310 PHILADELPHIA, PA 19127 t 215.995.0228	MONTCLAIR, NJ 17 CHURCH ST MONTCLAIR, NJ 07042 t 973.299.1777
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PHILADELPHIA, PA 19123
215.400.2635

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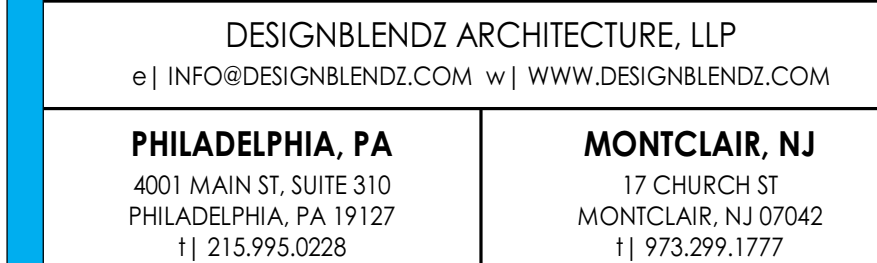
PROJECT ADDRESS
**893-97 BELMONT AVE,
PHILADELPHIA, PA**

3	ZONING REVISIONS 02	LP	SM	2021.09.02
2	ZONING REVISIONS 01	SM	SM	2021.04.06
1	ISSUE FOR ZONING	HR	SPD	2021.02.24
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
893-897 BELMONT AVE

SHEET TITLE
ZONING PLAN

PROJECT NO 20091105	DRAWING NO
REVISION 3	Z001
SCALE As indicated	



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PROJECT ADDRESS

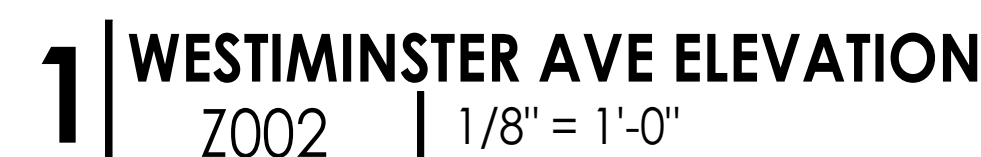
893-97 BELMONT AVE,
PHILADELPHIA, PA

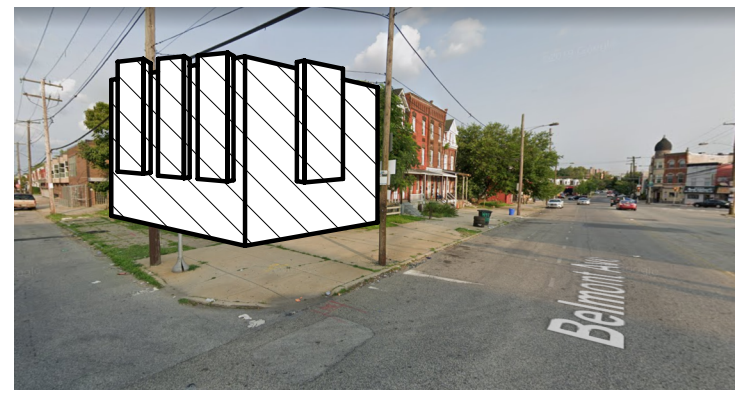
3	ZONING REVISIONS 02	LP	SM	2021.09.0
2	ZONING REVISIONS 01	SM	SM	2021.04.0
1	ISSUE FOR ZONING	HR	SM	2021.02.2
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.I

SHEET TITLE

ZONING PLAN

PROJECT NO 20091105	DRAWING NO
REVISION 3	Z002
SCALE 1/8" = 1'-0"	





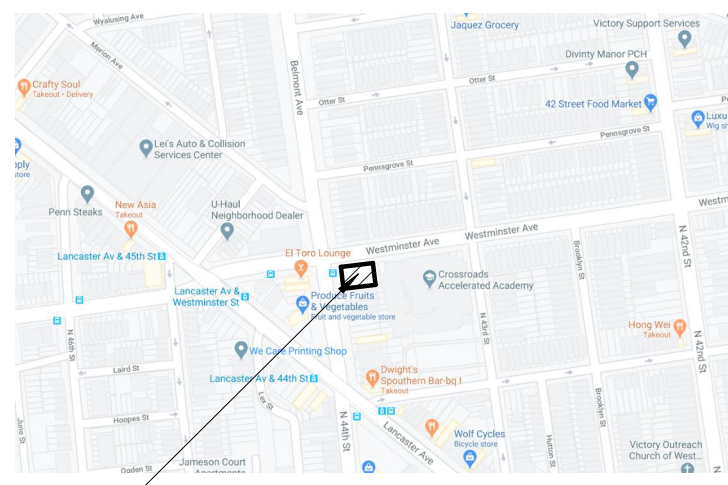
SITE PHOTO



SITE PHOTO



PROJECT LOCATION
Z-ZONING MAP



PROJECT LOCATION
Z-VICINITY MAP

LOT AREA	4,580 SF
CMX-2 BY RIGHT DENSITY	8
25% MODERATE INCOME BONUS EARNED	2
25% MODERATE INCOME BONUS USED	2
MODERATE INCOME HEIGHT BONUS EARNED	7'-0"
MODERATE INCOME HEIGHT BONUS USED	5'-0"

AFFORDABLE UNITS CALCULATIONS
10 UNITS x 10% = 1 UNIT

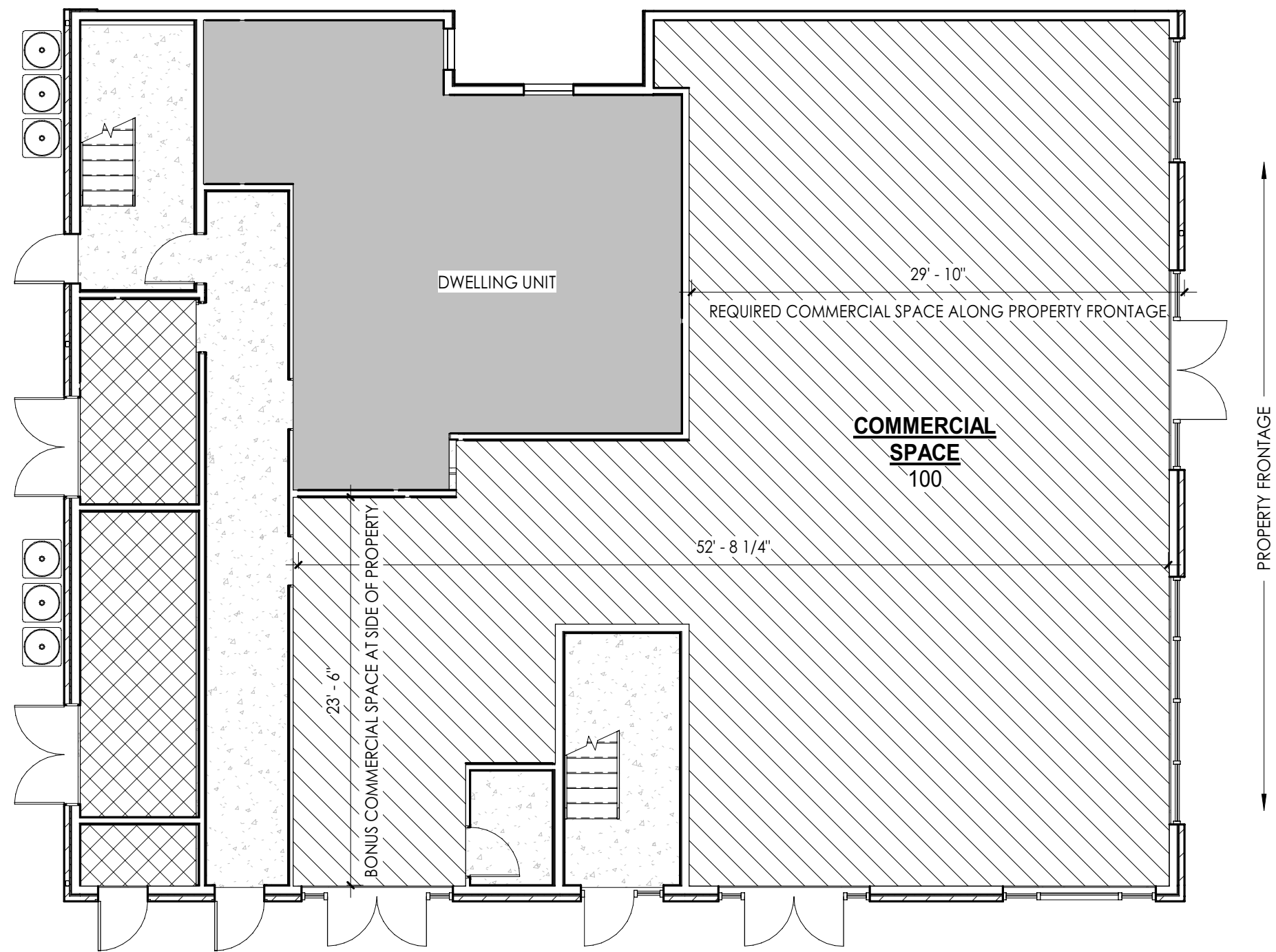
In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-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: **BRIAN WENRICH**
March 18, 2022 Ledger No.: **#E-3036**

Philadelphia City Planning Commission



2 | FIRST FLOOR - FLOOR PLAN
Z001 | 1/8" = 1'-0"



Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

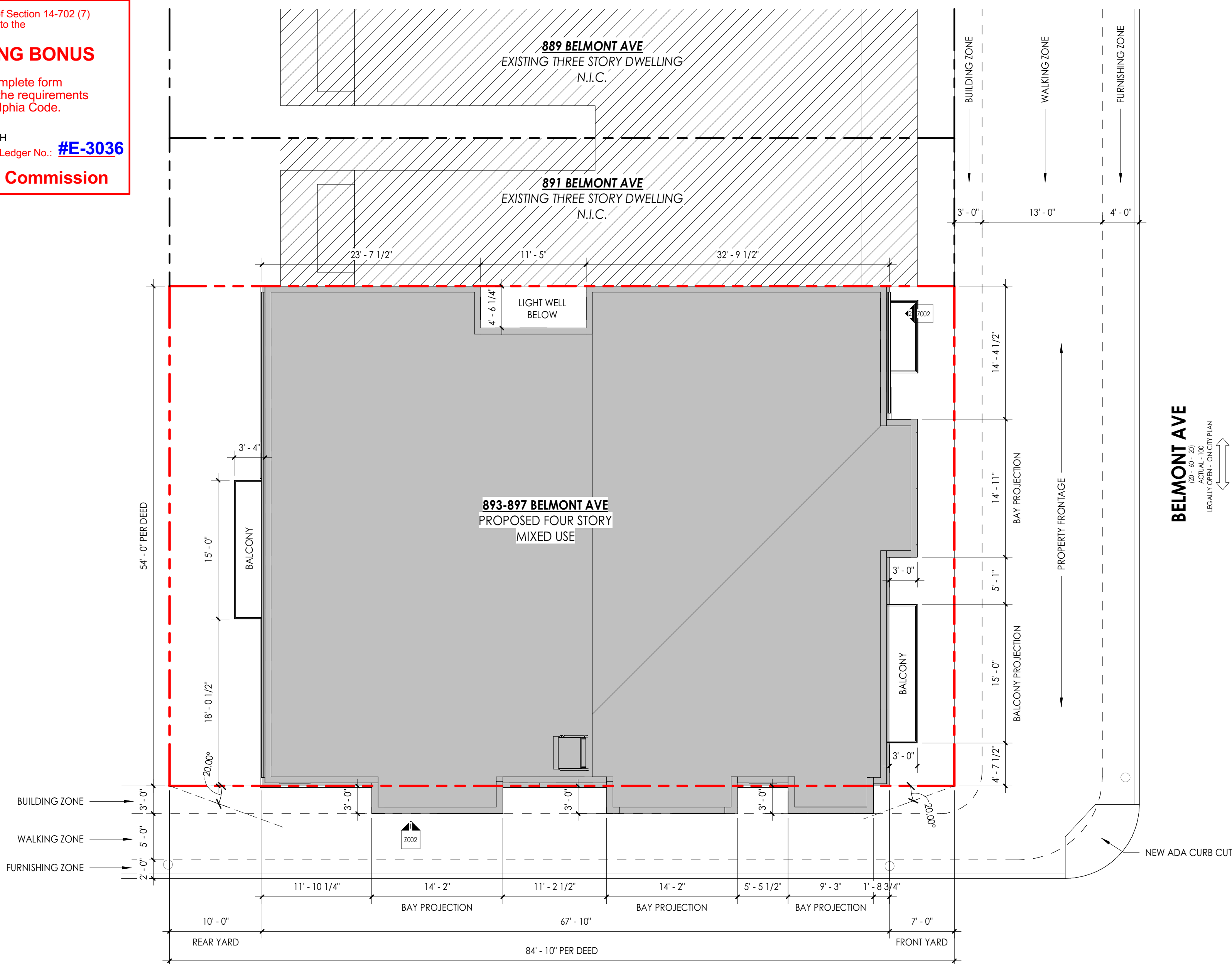
Belmont Avenue is the primary street;

Opposite of Belmont Avenue is the rear;

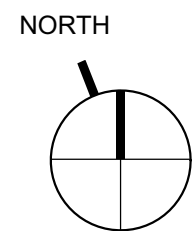
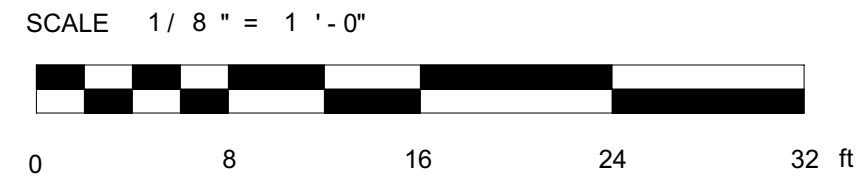
Street is the rear street

Applied Electronically by: **BRIAN WENRICH**
March 18, 2022
PHILADELPHIA CITY PLANNING COMMISSION

1 | ZONING SITE PLAN
Z001 | 1/8" = 1'-0"



WESTMINSTER AVE
[10'-0" x 10']
ACTUAL - 62'
LEGALLY OPEN - ON CITY PLAN



ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA	4,580.82 SQ FT	NO
MAX OCCUPIED AREA: INTERMEDIATE: 75%, CORNER: 80%	OPEN AREA: 20.1 % (922 SF)	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: 7' - 0"	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 10' - 0"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 43' - 0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: N/A	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -
NEW FOUR STORY MIXED-USE BUILDING CONTAINING TWO COMMERCIAL SPACES AND TEN DWELLING UNITS



DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

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PHILADELPHIA, PA 19123
215.400.2635

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PROJECT ADDRESS
**893-97 BELMONT AVE,
PHILADELPHIA, PA**

4	ISSUE FOR ZONING AMENDMENT	JH	SM	2022.01.28
3	ZONING REVISIONS 02	LP	SM	2021.09.02
2	ZONING REVISIONS 01	SM	SM	2021.04.06
1	ISSUE FOR ZONING	HR	SM	2021.02.24
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

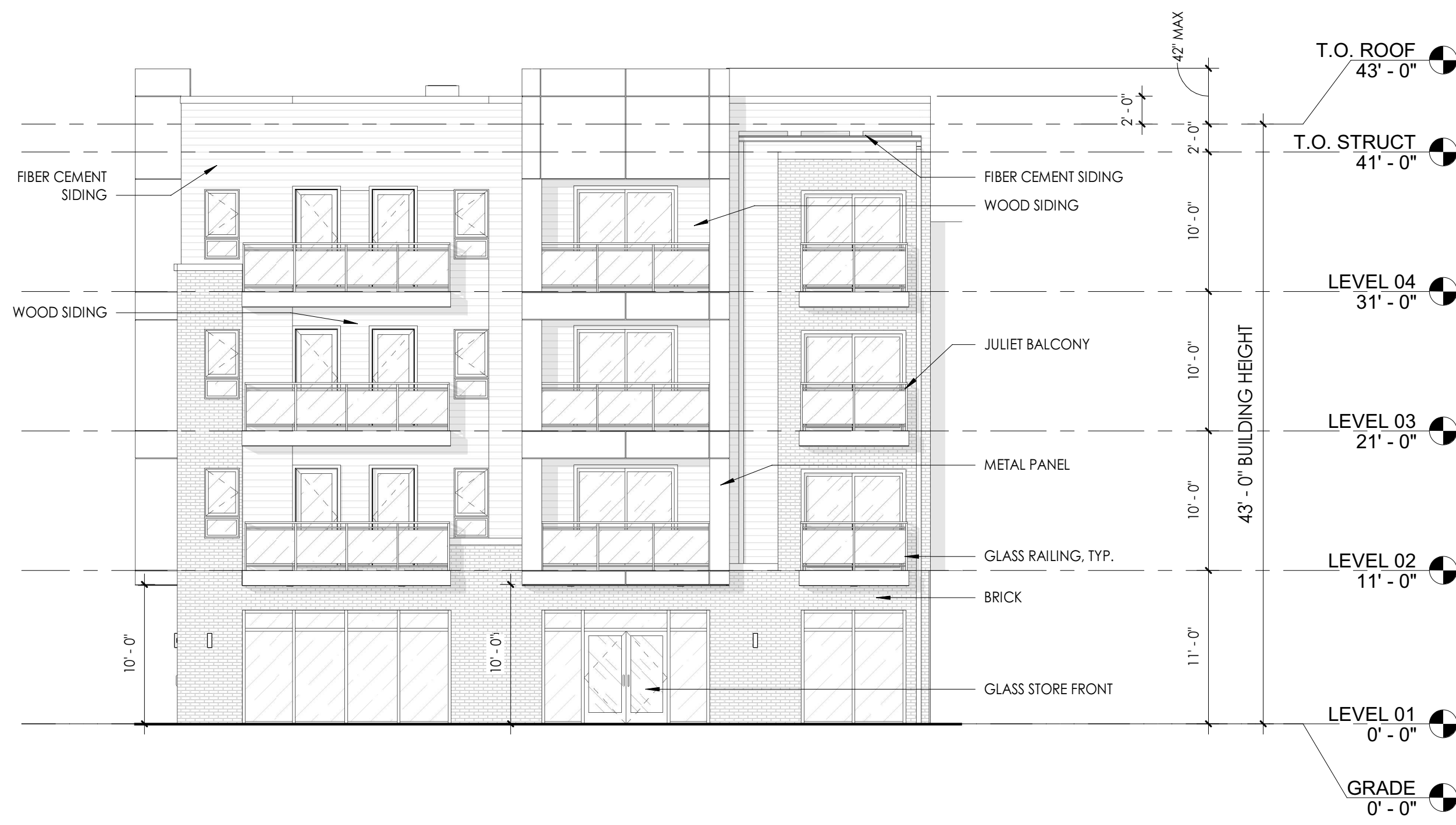
PROJECT
893-897 BELMONT AVE

SHEET TITLE
ZONING PLAN

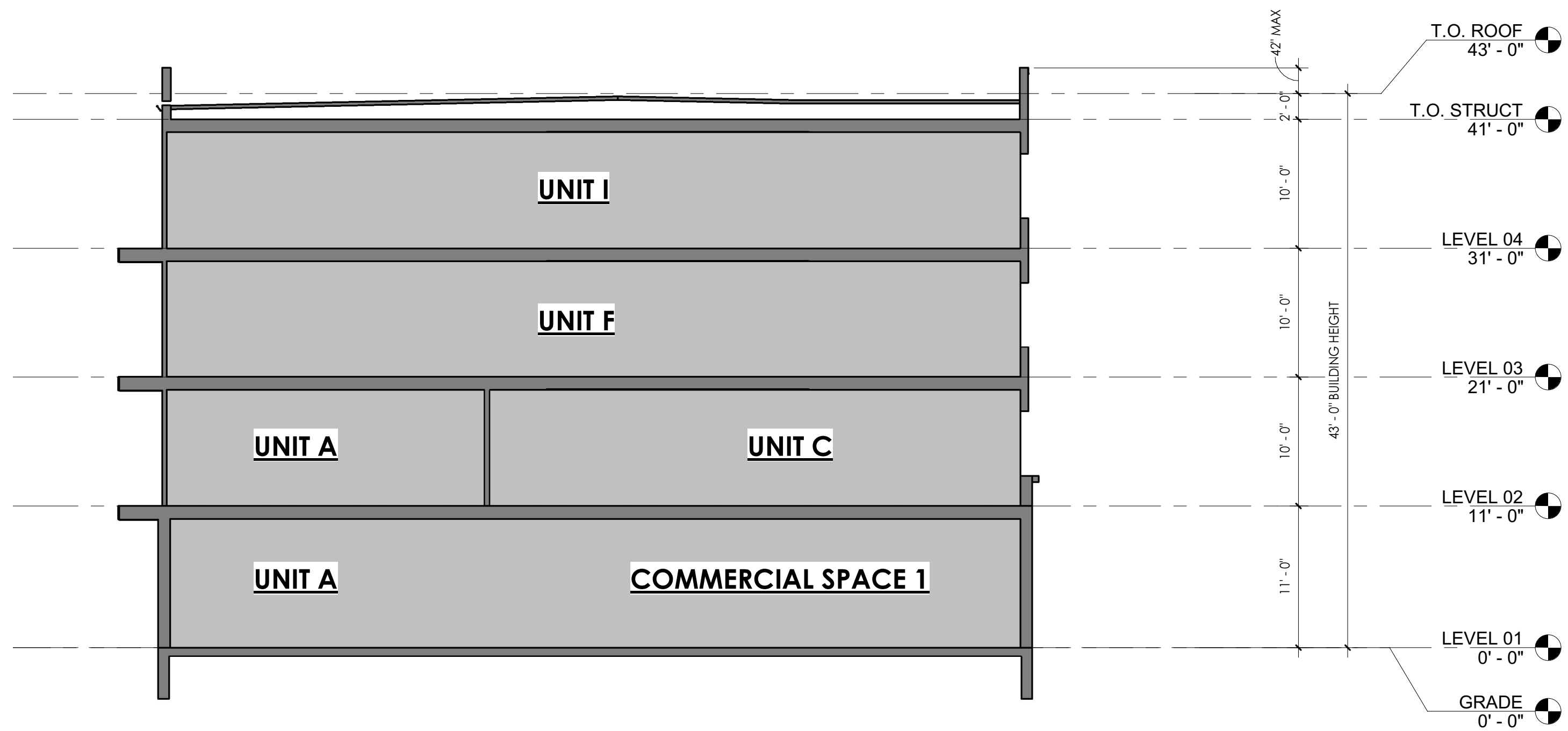
PROJECT NO 20091105	DRAWING NO
REVISION 4	Z001
SCALE As indicated	



1 WESTMINSTER AVE ELEVATION
Z002 | 1/8" = 1'-0"



2 BELMONT AVE ELEVATION
Z002 | 1/8" = 1'-0"



3 LONGITUDINAL SECTION
Z002 | 1/8" = 1'-0"



3	ZONING REVISIONS 02	LP	SM	2021.09.02
2	ZONING REVISIONS 01	SM	SM	2021.04.06
1	ISSUE FOR ZONING	HR	SM	2021.02.24
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

Zoning Permit

Permit Number ZP-2021-001995

LOCATION OF WORK 897 BELMONT AVE Premise D, Philadelphia, PA 19104 893-97 Belmont Ave Philadelphia, PA 19104	PERMIT FEE \$1,079.00	DATE ISSUED 12/28/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
ON 4/07/2022: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-001995 TO DOCUMENT CHANGE THE MIXED INCOME AGREEMENT FORM TO ADD ONE (1) AFFORDABLE DWELLING UNITS (FROM PAYMENT IN LIEU TO UNITS PROVIDED) AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / 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-2021-001995

FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR (MODERATE INCOME BONUS AN ADDITIONAL 7 FT HEIGHT BONUS APPLIED TO THIS PERMIT (14-702(7)(b)(.6) AND (c)). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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:
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 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
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Zoning Permit

Permit Number ZP-2021-001995

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

897 BELMONT AVE Premise D, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

*ON 4/07/2022: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-001995 TO DOCUMENT CHANGE THE MIXED INCOME AGREEMENT FORM TO ADD ONE (1) AFFORDABLE DWELLING UNITS (FROM PAYMENT IN LIEU TO UNITS PROVIDED) AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN*FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR STREET FRONTAGE (PRIMARY FRONTAGE) WITH A MINIMUM DEPTH OF 30 FT) (USES ONLY PERMITTED IN CMX-2 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING TEN (10) DWELLING UNITS (MODERATE INCOME BONUS ADDITIONAL 2 RESIDENTIAL UNITS APPLIED TO THIS PERMIT (14-702(7)(b) (.6) AND (c) TOTAL 10 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.