

Zoning Permit

Permit Number ZP-2021-016602

LOCATION OF WORK 4701-15 WAYNE AVE, Philadelphia, PA 19144	PERMIT FEE \$2,148.00	DATE ISSUED 9/14/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 4701-15 WAYNE AVENUE LP	PO BOX 108 PHILADELPHIA PA 19103
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OWNER CONTACT 1 c/o Klehr Harrison Harvey Branzburg LLP (attorney for owner)	1835 Market Street, Suite 1400 Philadelphia PA 19103
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. (LOW INCOME BONUS APPLIED: AN ADDITIONAL 7 FT HEIGHT BONUS APPLIED TO THIS PERMIT (14-702(7)(B)(.6) AND (C)); AND GREEN ROOF BONUS APPLIED (zoning code 14-702 (16)) THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN

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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ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4701-15 WAYNE AVE, Philadelphia, PA 19144

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TOTAL NINETY (90) DWELLING UNITS (GREEN ROOF BONUS ADDITIONAL 13 UNITS APPLIED AND LOW-INCOME BONUS ADDITIONAL 25 UNITS APPLIED TO THIS PERMIT INCLUDING ALL BONUSES TOTAL 38 UNITS; (Zoning code section 14-702(7)(b) (.6) AND (c)) AND FIFTY (50) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.

4701 Wayne Avenue

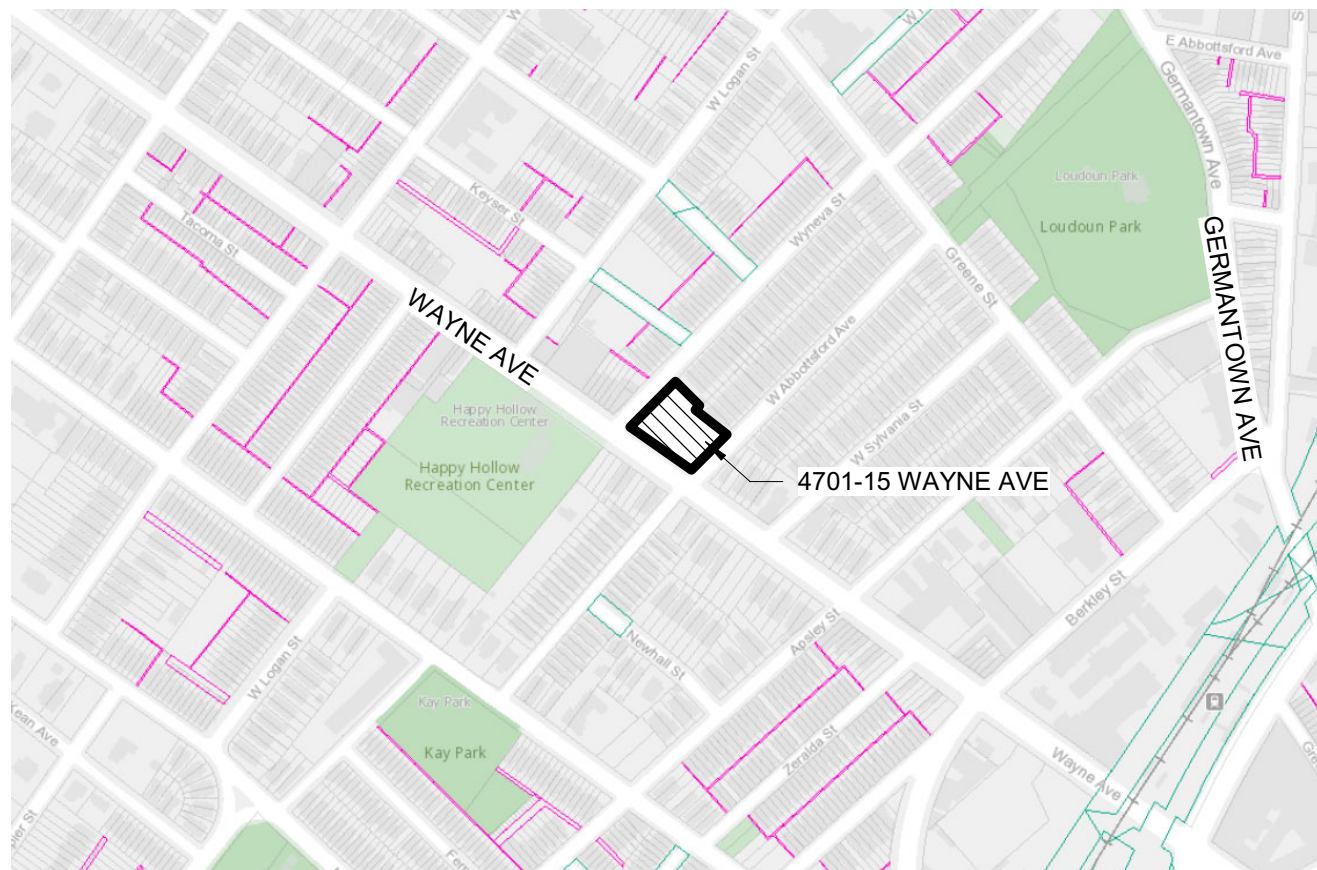
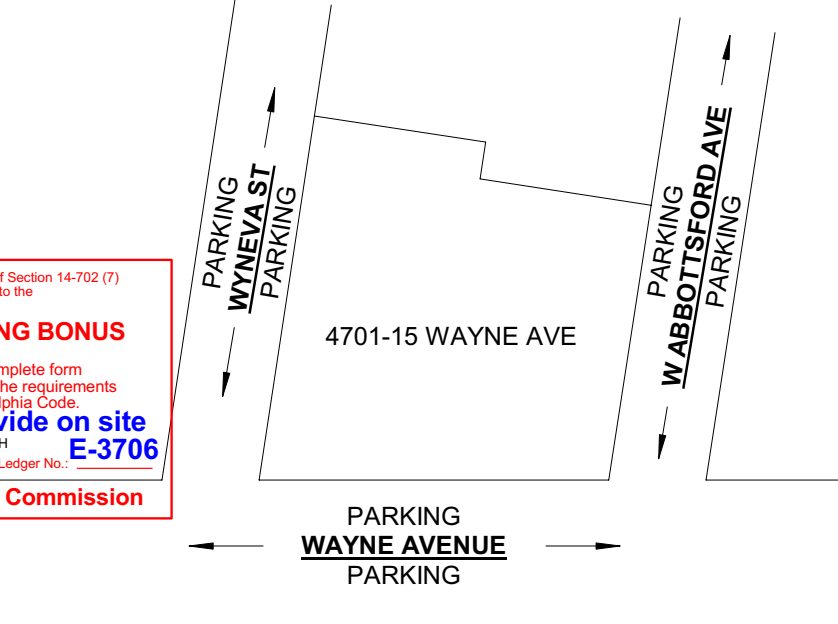
4701-15 Wayne Avenue, LP
4701-15 Wayne Avenue Philadelphia, PA 19144

PROJECT SCOPE

NEW CONSTRUCTION OF A 4-STORY MULTI-FAMILY RESIDENTIAL BUILDING (90 DWELLING UNITS) ON A VACANT LOT. PARTIAL BASEMENT AND ROOF DECK FOR RESIDENTIAL USE ONLY.

ISSUED FOR ZONING

7/7/22



228 Vine St
Philadelphia, PA 19106
Ph: 215.592.9300
www.motodesignshop.com

Project:
4701-15 Wayne Avenue
Philadelphia, PA 19144
2111

Owner:
4701-15 Wayne Avenue, LP
647 N Hebron Drive
Media, PA 19063

Civil Engineer:
Ruggiero Plante Land Design
5900 Ridge Avenue
Philadelphia, PA 19128
215.508.3900

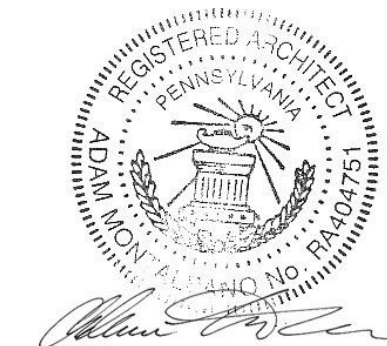
Structural Engineer:
The Ramtin Group
2039 East York Street
Philadelphia, PA 19125
215.995.5057

MEP Engineer:
Chestnut Engineering
2E Lancaster Ave, 2nd Floor
Ardmore PA 19003
610.642.1750

Submission & Revisions

#	DATE	DESCRIPTION
1	12/23/21	ZONING PERMIT
2	01/12/22	ZONING RFI
3	01/18/22	STREETS RFI
4	07/07/22	ZONING COR REVISION

Date: 07/07/22
Project number: 2111
Drawn by: MB/UM
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ZONING SITE
PLANS &
SUMMARY

Sheet

Z001

ZONING SUMMARY

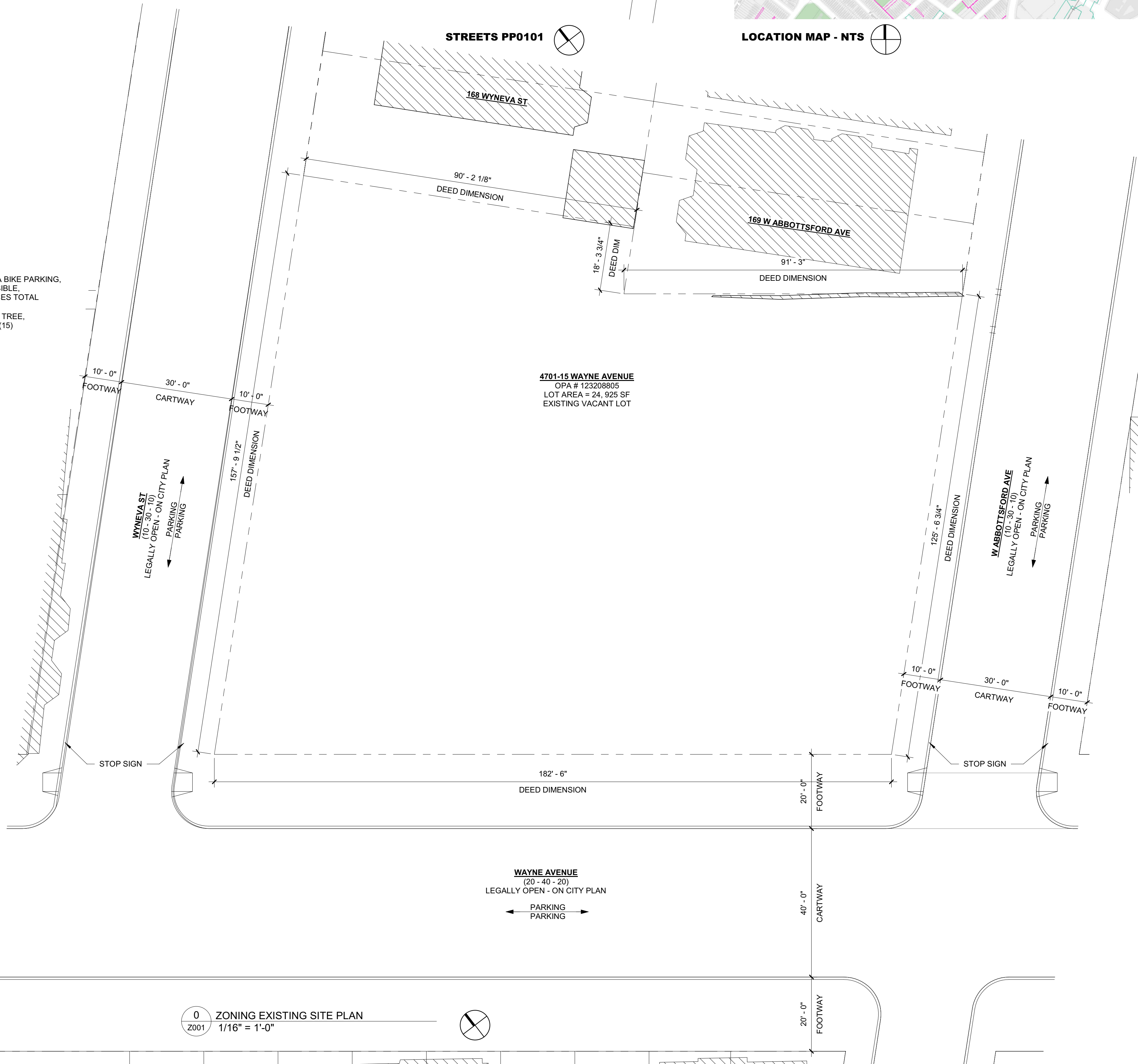
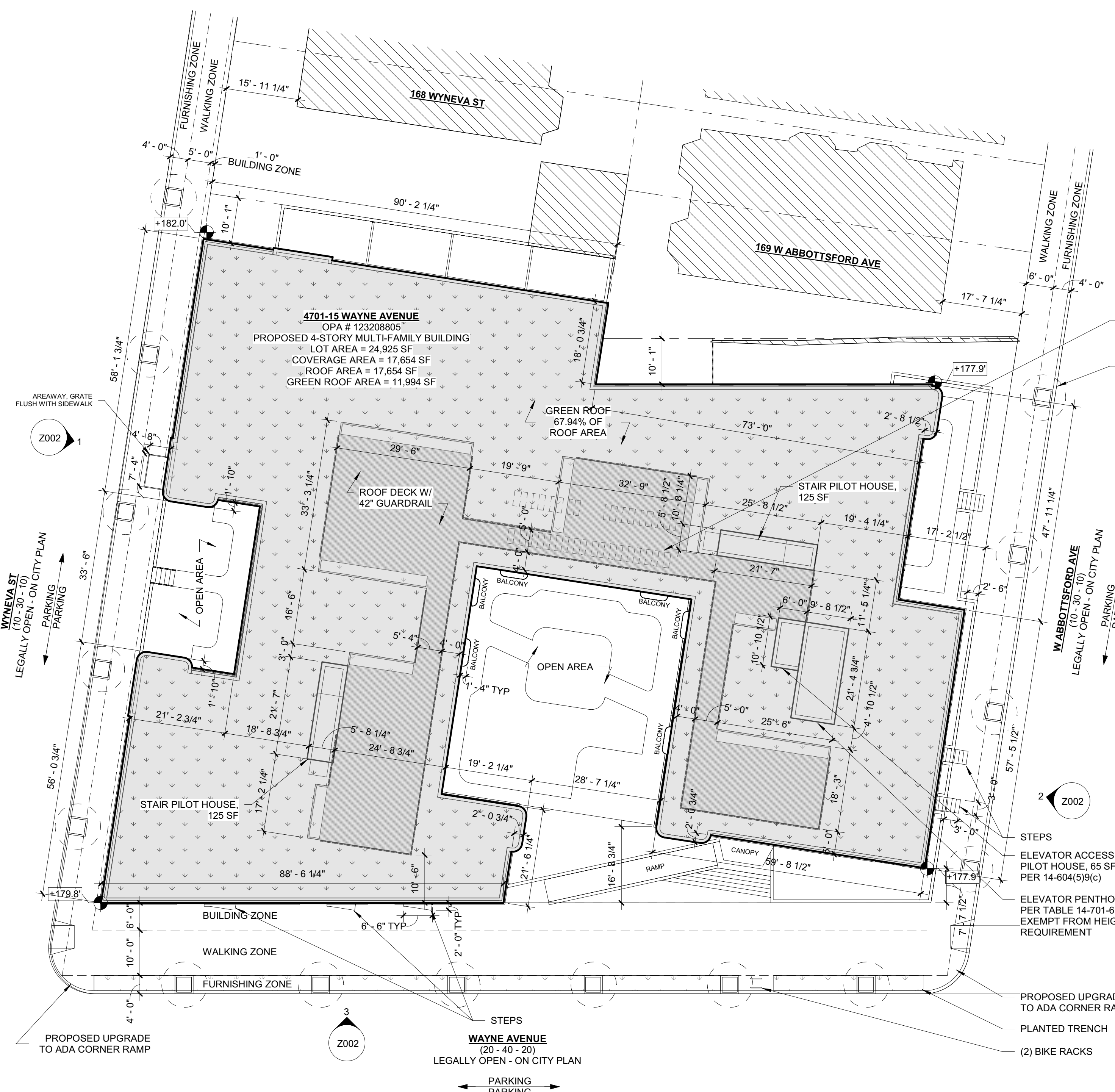
1. ZONING BASE DISTRICT CLASSIFICATION: RM-1 (TABLE 14701-2)

2. DIMENSIONAL STANDARDS	REQUIRED	PROPOSED
2.1 MIN LOT WIDTH (FT)	16'-0"	182'-6"
2.2 MIN LOT AREA (SF)	1,440 SF	24,925 SF
2.3 MAX OCCUPIED AREA (%)	CORNER 80%	70.83%
2.4 MIN FRONT SETBACK (FT)	SEE NOTE 2.4	N/A, SEE NOTE 2.4
2.5 MIN SIDE YARD (FT)	8'-0"	N/A, SEE NOTE 2.5
2.6 MIN REAR YARD DEPTH (FT)	9'-0"	10'-1" (SEE NOTE 2.5)
2.7 MIN REAR YARD AREA (SF)	144 SF	1830 SF
2.8 MAX HEIGHT (FT)	38'-0"	45'-0" (SEE NOTE 7.1)

NOTE 2.4: IN THE RM-1 DISTRICT, FRONT FACADES SHALL COMPLY WITH THE FOLLOWING:
a.) ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE; AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.
b.) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL MATCH THE DISTANCE BETWEEN THE FRONT FACADE ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE ZERO.
c.) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGE AS DESIGNATED IN 14-701(1)(b)(4) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (a.) AND (b).
NOTE 2.5: FOR A LOT FRONTING ON MORE THAN ONE STREET, EACH STREET FRONTAGE SHALL BE CONSIDERED A FRONT. THE FRONT YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THOSE STREET FRONTAGES, AND SIDE AND REAR YARD REQUIREMENTS SHALL APPLY AS FOLLOWS:
a.) WHEN A PROPERTY IS BOUNDED BY THREE OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THAT LOT LINE, EXCEPT A REAR YARD IS NOT REQUIRED FOR ATTACHED BUILDINGS OR SEMI-DETACHED BUILDINGS BUT THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE REMAIN THE SAME. THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.

3. PARKING REQUIREMENTS	REQUIRED	PROPOSED
3.1 AUTO PER TABLE 14-802-2	0 SPACES	0 SPACES
3.1.1 MULTI-FAMILY USE	0 SPACES	0 SPACES
3.2 BIKES PER TABLE 14-804-1	1 PER 3 UNITS (30 SPACES)	50 SPACES (CLASS A)
3.2.1 MULTI-FAM > 12 UNITS		
4. ZONING OVERLAY DISTRICTS		
4.1 NCA Neighborhood Commercial Area Overlay District - Lower and Central Germantown		
4.2 EDO Eighth District Overlay District		
5. RM-1 DWELLING UNITS (SECTION 14-602(4) & TABLE 14-602-2)		
5.1 LOT AREA: 24,925 SF		
6.1 GREEN ROOF DENSITY BONUS PER PHILADELPHIA ZONING CODE SECTIONS 14-702(1)(b), 25% UNIT BONUS		
6.2 MIXED INCOME HOUSING - LOW INCOME DENSITY AND HEIGHT BONUS PER SECTIONS 14-702(2)(1)(c) AND 14-702(7)		
7.1 PER SECTION 14-702(7)(c)(3) ADDITIONAL 7' OF BUILDING HEIGHT		
7.2 PER SECTION 14-702(7)(c)(3) 50% INCREASE IN DWELLING UNITS		
7.3 PER SECTION 14-702(7)(b)(1) 10% OF DWELLING UNITS (9 TOTAL) TO BE MAINTAINED AS AFFORDABLE (LOW INCOME)		
8. ZONING BONUSES		
8.1 GREEN ROOF DENSITY BONUS PER PHILADELPHIA ZONING CODE SECTIONS 14-702(1)(b), 25% UNIT BONUS		
8.2 MIXED INCOME HOUSING - LOW INCOME DENSITY AND HEIGHT BONUS PER SECTIONS 14-702(2)(1)(c) AND 14-702(7)		
8.3 GREEN ROOF DENSITY BONUS = 13 ADDITIONAL UNITS = (52 UNITS (BASE) * 1.25 (GREEN ROOF DENSITY BONUS PER SECTION 14-702(1)(b)) = 65 UNITS (TOTAL) - 52 UNITS (BASE) = 13 UNITS (GREEN ROOF DENSITY BONUS)		
8.4 MAXIMUM TOTAL UNITS = 91 UNITS = (52 UNITS (BASE) * 26 UNITS (LOW INCOME HOUSING BONUS) + 13 UNITS (GREEN ROOF DENSITY BONUS)		

IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF SECTION 14-702(7) OF THE PHILADELPHIA CODE, THE APPLICANT HAS SUBMITTED A COMPLETE FORM AND DOCUMENTATION TO SUPPORT THE REQUEST FOR A MIXED-INCOME HOUSING BONUS. THE APPLICANT HAS PROVIDED A LETTER OF SUPPORT FROM THE PHILADELPHIA CITY PLANNING COMMISSION, DATED 08/23/2022, IN SUPPORT OF THE REQUEST FOR A MIXED-INCOME HOUSING BONUS. THE APPLICANT HAS PROVIDED A LETTER OF SUPPORT FROM THE PHILADELPHIA CITY PLANNING COMMISSION, DATED 08/23/2022, IN SUPPORT OF THE REQUEST FOR A MIXED-INCOME HOUSING BONUS. THE APPLICANT HAS PROVIDED A LETTER OF SUPPORT FROM THE PHILADELPHIA CITY PLANNING COMMISSION, DATED 08/23/2022, IN SUPPORT OF THE REQUEST FOR A MIXED-INCOME HOUSING BONUS.



1 ZONING PROPOSED SITE PLAN
1/16" = 1'-0"

0 ZONING EXISTING SITE PLAN
1/16" = 1'-0"

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

APPROVED FOR ZONING ONLY 09/06/22

REAR LOT LINE OPPOSITE: Wayne Avenue

REAR STREET: not applicable

Applied Electronically By: DAVID FECTEAU

August 9, 2022 Ledger No.: E-3664

Philadelphia City Planning Commission



NE VIEW LOOKING DOWN WYNEVA ST



ON WAYNE AVE LOOKING NW



CORNER OF WAYNE AVE & WYNEVA ST



ON WAYNE AVE LOOKING SE



NE VIEW LOOKING DOWN W ABBOTTSFORD AVE

D

C

B

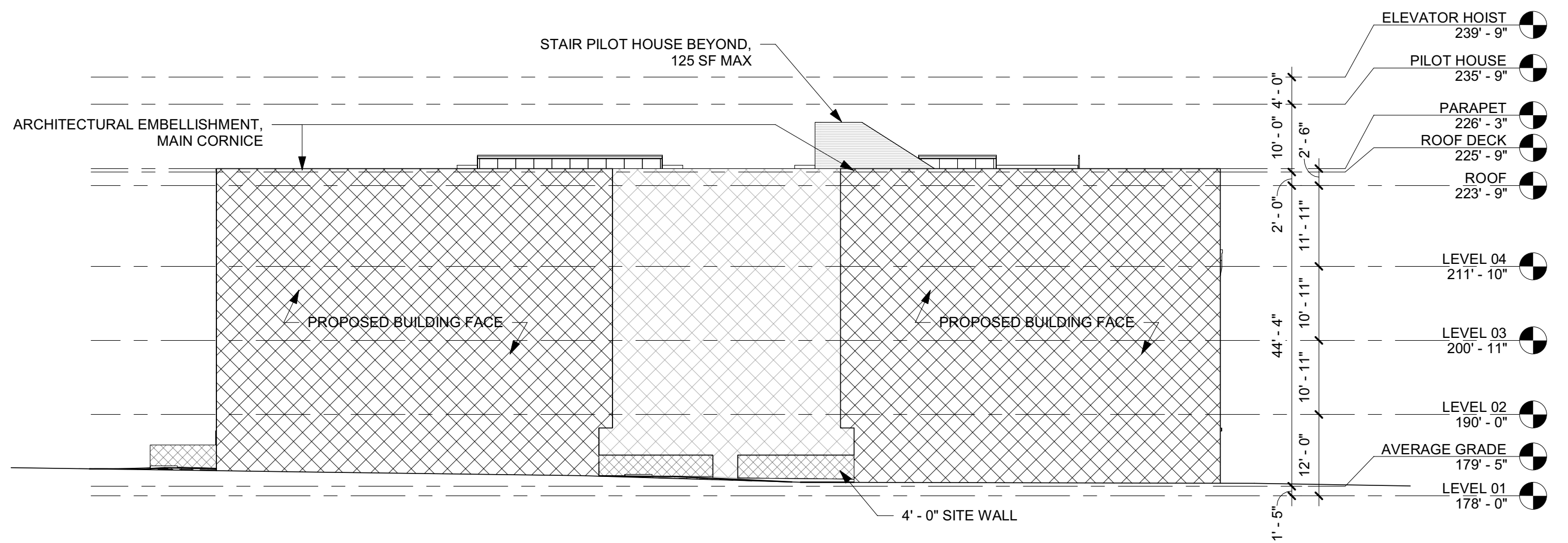
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APPROVED
FOR ZONING ONLY
09/06/22

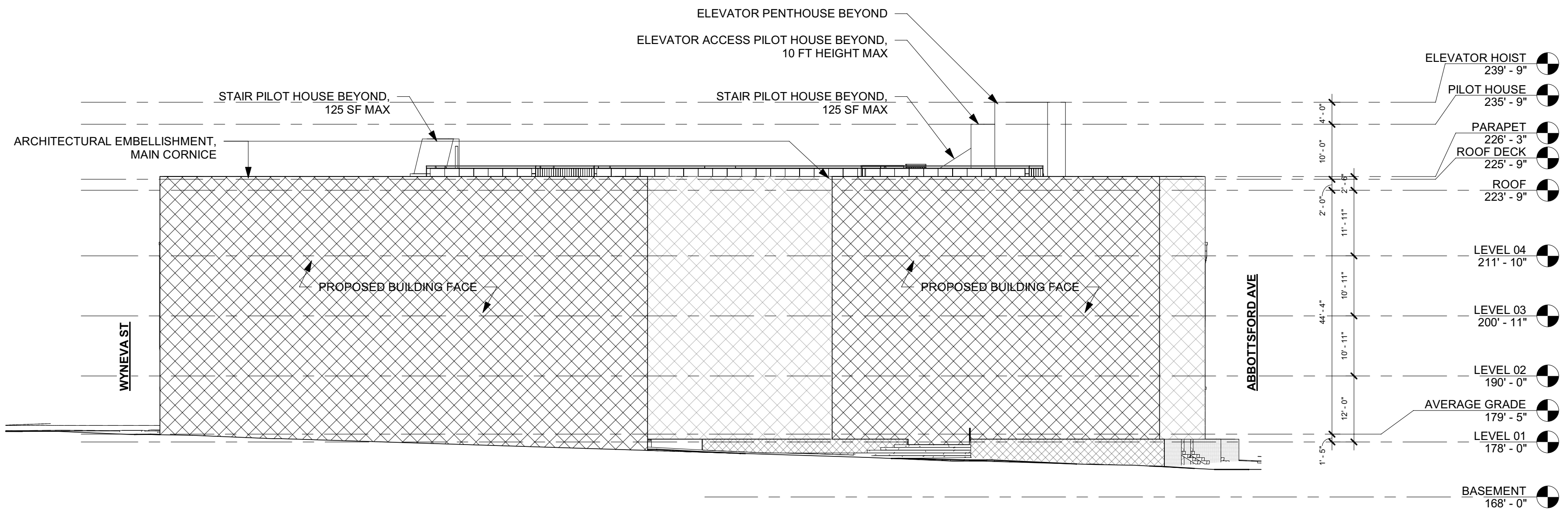
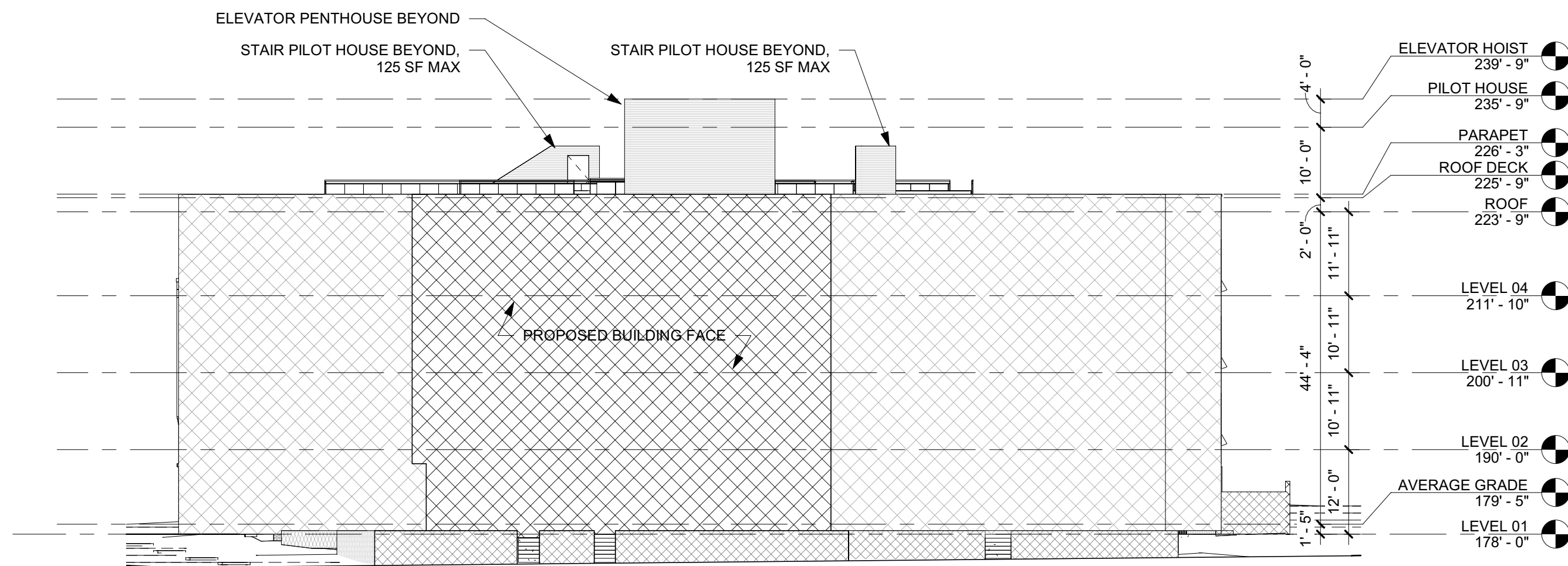
SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT REQUIRED FOR ALL OTHER PERMITS AND FOR THE SUBMITTAL OF CHANGES & REVISIONS.

Applied Electronically by L&J User:

1 ZONING ELEVATION - WYNEVA ST
2002 / 1/16" = 1'-0"



2 ZONING ELEVATION ABBOTSFORD AVE
2002 / 1/16" = 1'-0"

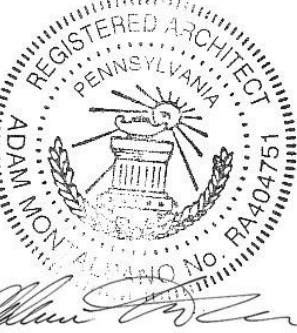


3 ZONING ELEVATION - WAYNE AVE
2002 / 1/16" = 1'-0"

Submission & Revisions

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2	01/12/22	ZONING RFI
3	01/18/22	STREETS RFI
4	07/07/22	ZONING AMENDMENT

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Title

ELEVATIONS

Sheet

Z002