

Zoning Permit

Permit Number ZP-2020-006318

LOCATION OF WORK 1102 GERMANTOWN AVE, Philadelphia, PA 19123-1781	PERMIT FEE \$2,136.00	DATE ISSUED 10/29/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER SDG 1102 Germantown Ave LLC	1835 Market Street, Floor 14 Philadelphia, Pennsylvania 19103
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU	1835 Market Street14th FloorPhiladelphia, PA 19103USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE WITH ROOF DECK ACCESSED BY A PILOTHOUSE AND WITH GREEN ROOF (60% OF ROOF AREA) [MIXED INCOME HOUSING BONUS FOR ADDITIONAL 7 FT OF BUILDING HEIGHT AND ADDITIONAL FOUR(4) DWELLING UNITS) AS PER 14-702(7)(C)(3)] SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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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
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 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1102 GERMANTOWN AVE, Philadelphia, PA 19123-1781

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE(USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY)(within the first 30 ft. of building depth, measured from the front building line) AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (50 DWELLING UNITS) ABOVE WITH NINE(9) ACCESSORY SURFACE PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH THREE(3) ELECTRIC VEHICLE SPACES AND WITH 17 1A CLASS BICYCLE SPACES AT BASEMENT.

This permit is subject to the following specific conditions.

CONDITIONS

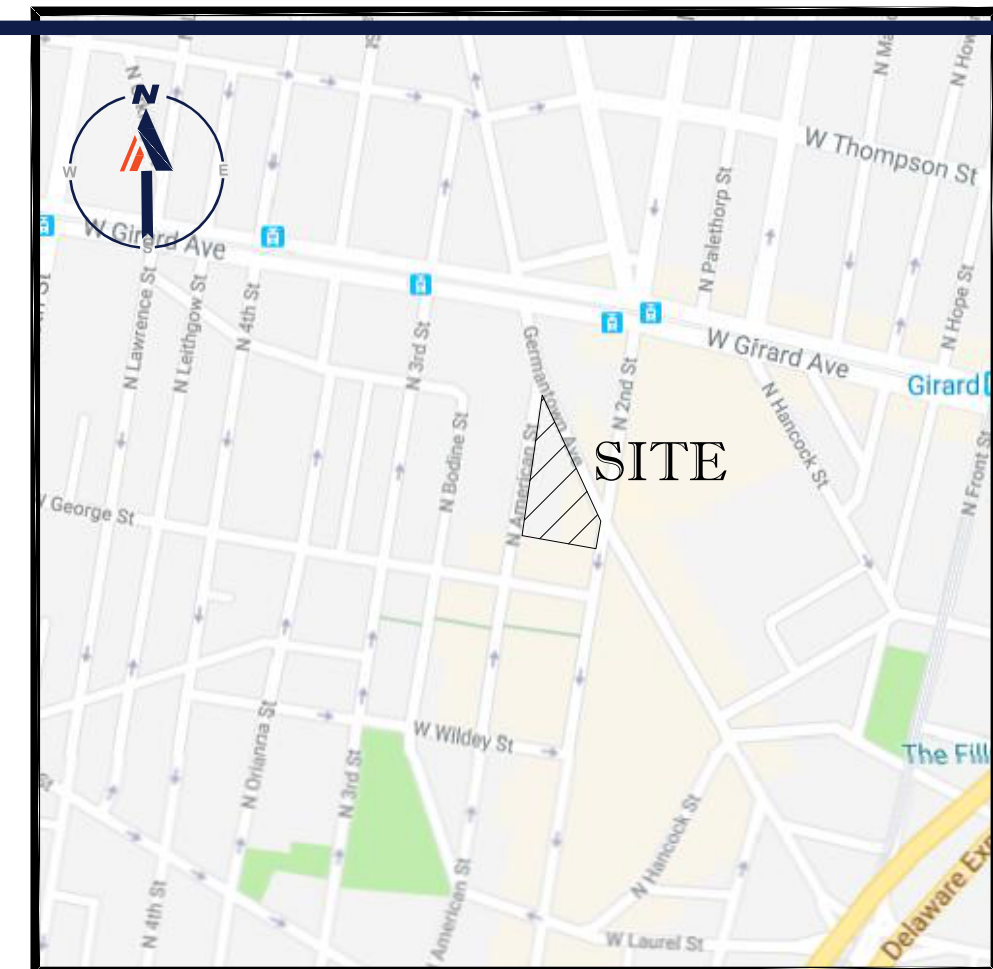
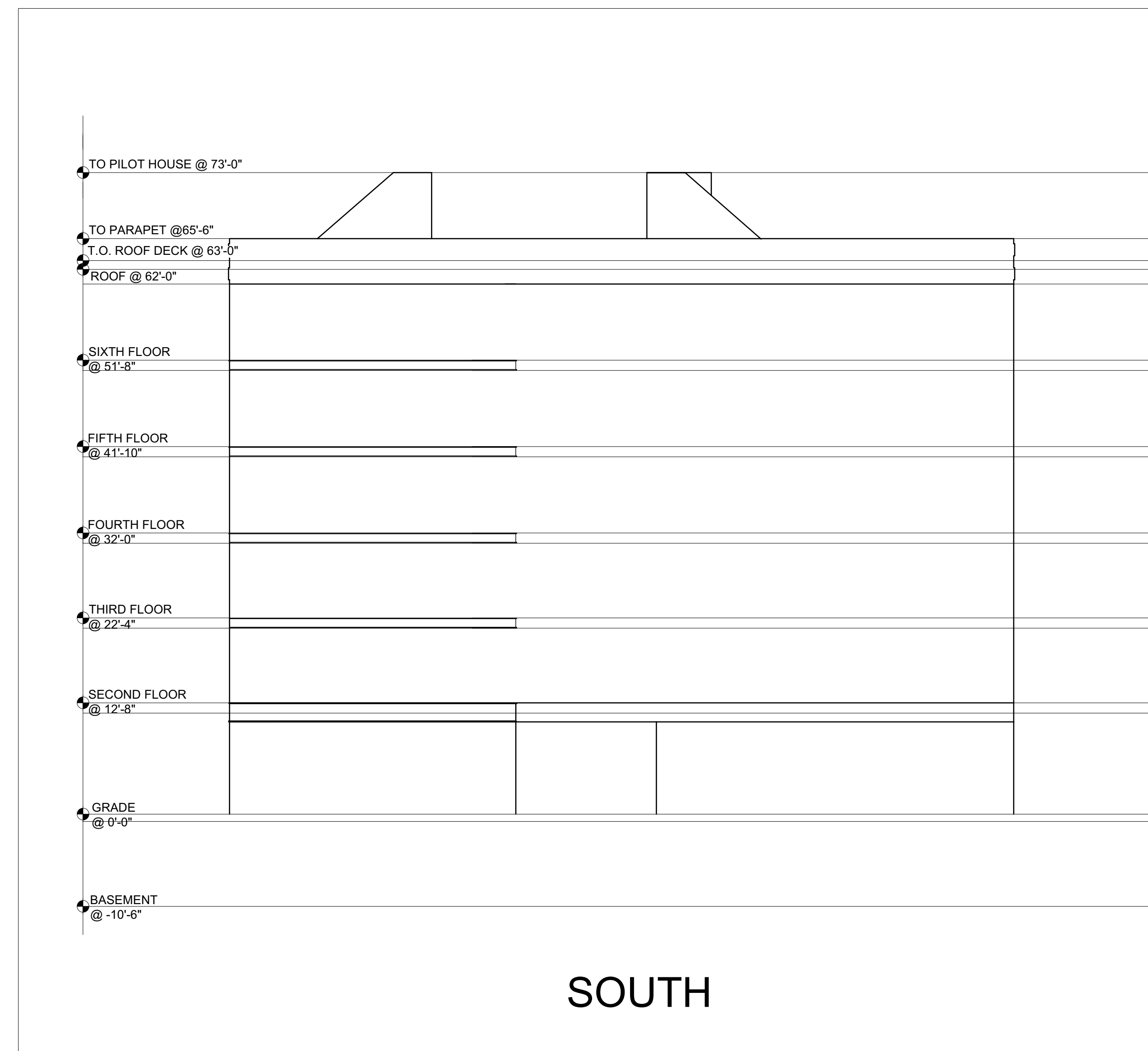
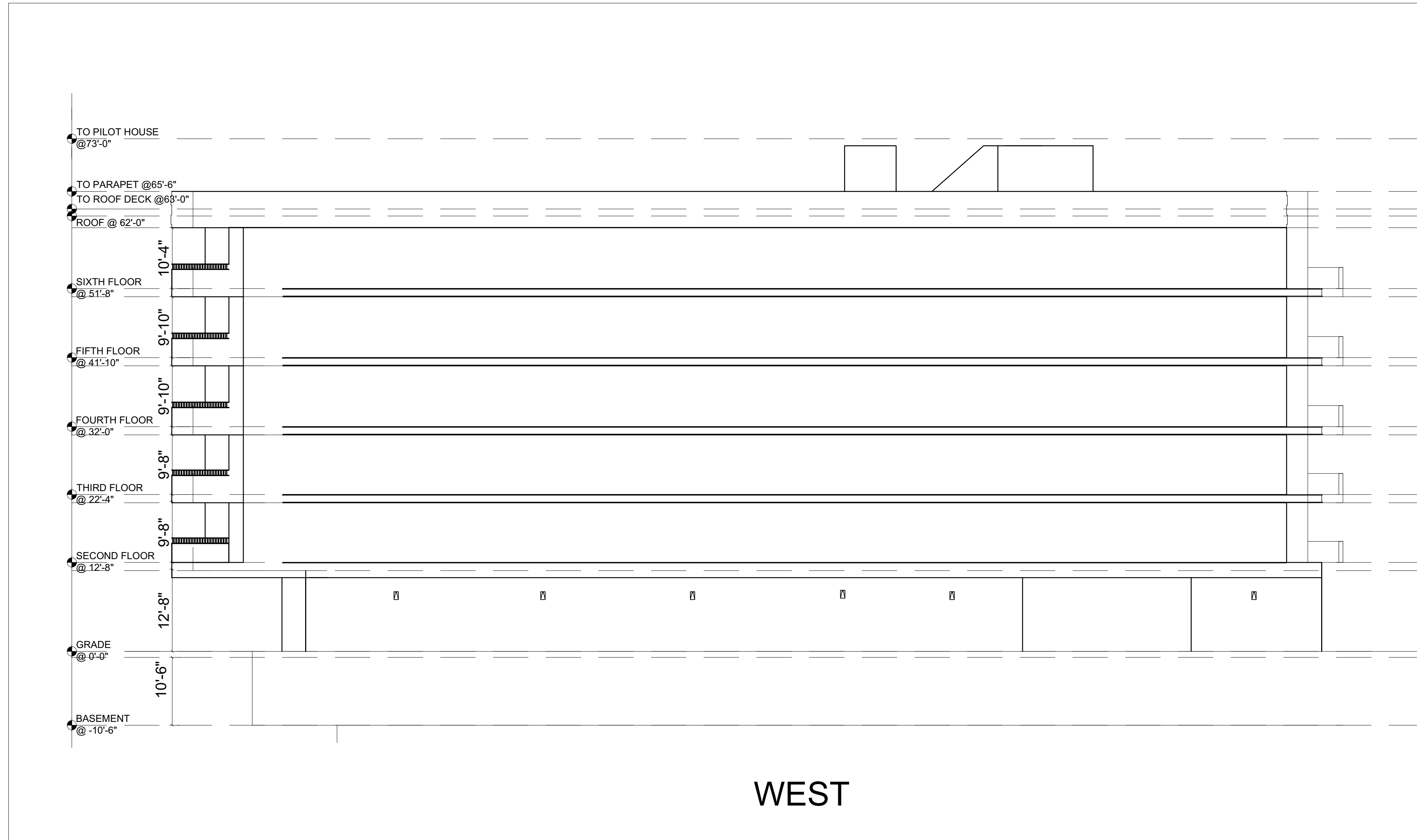
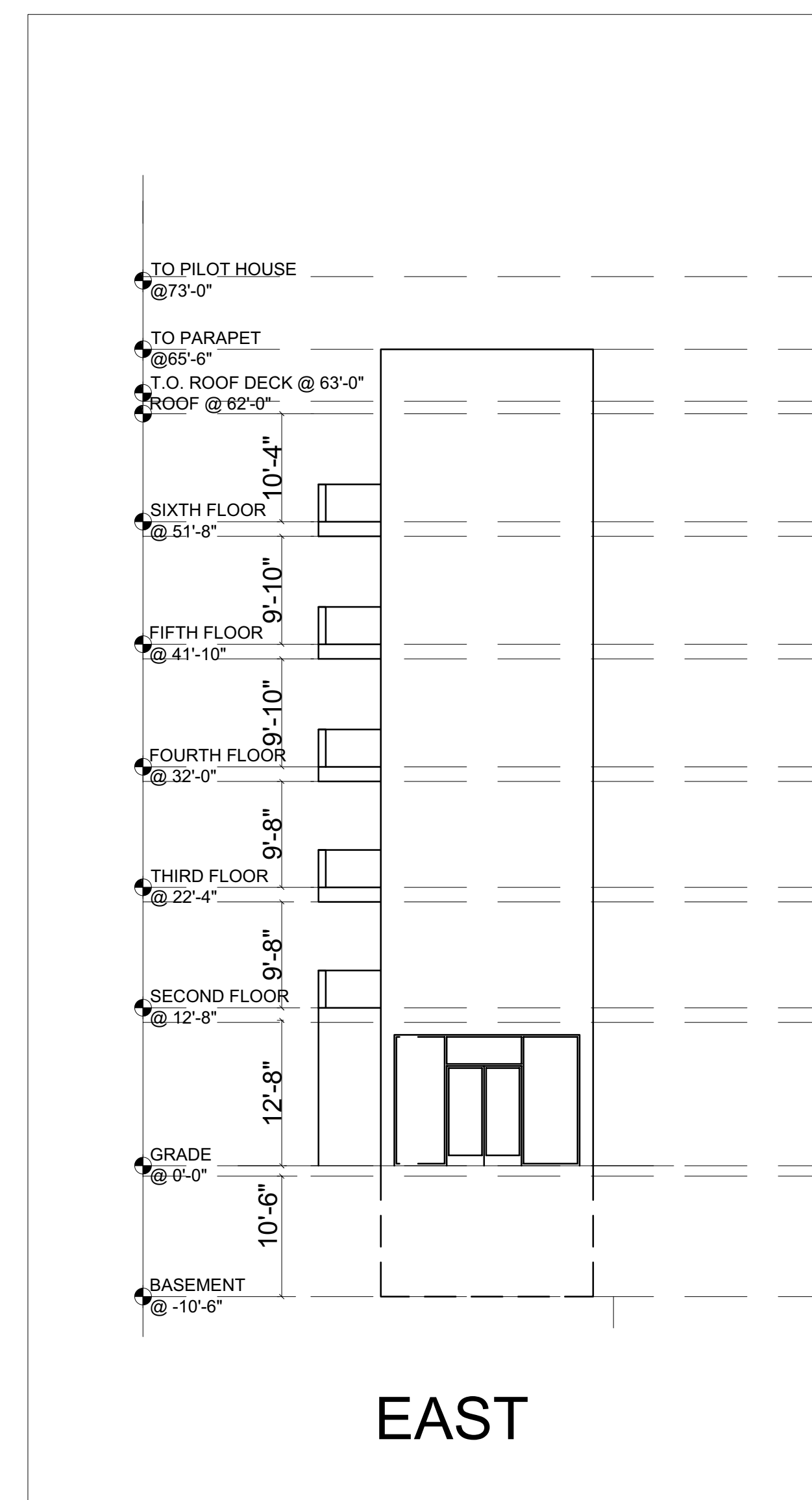
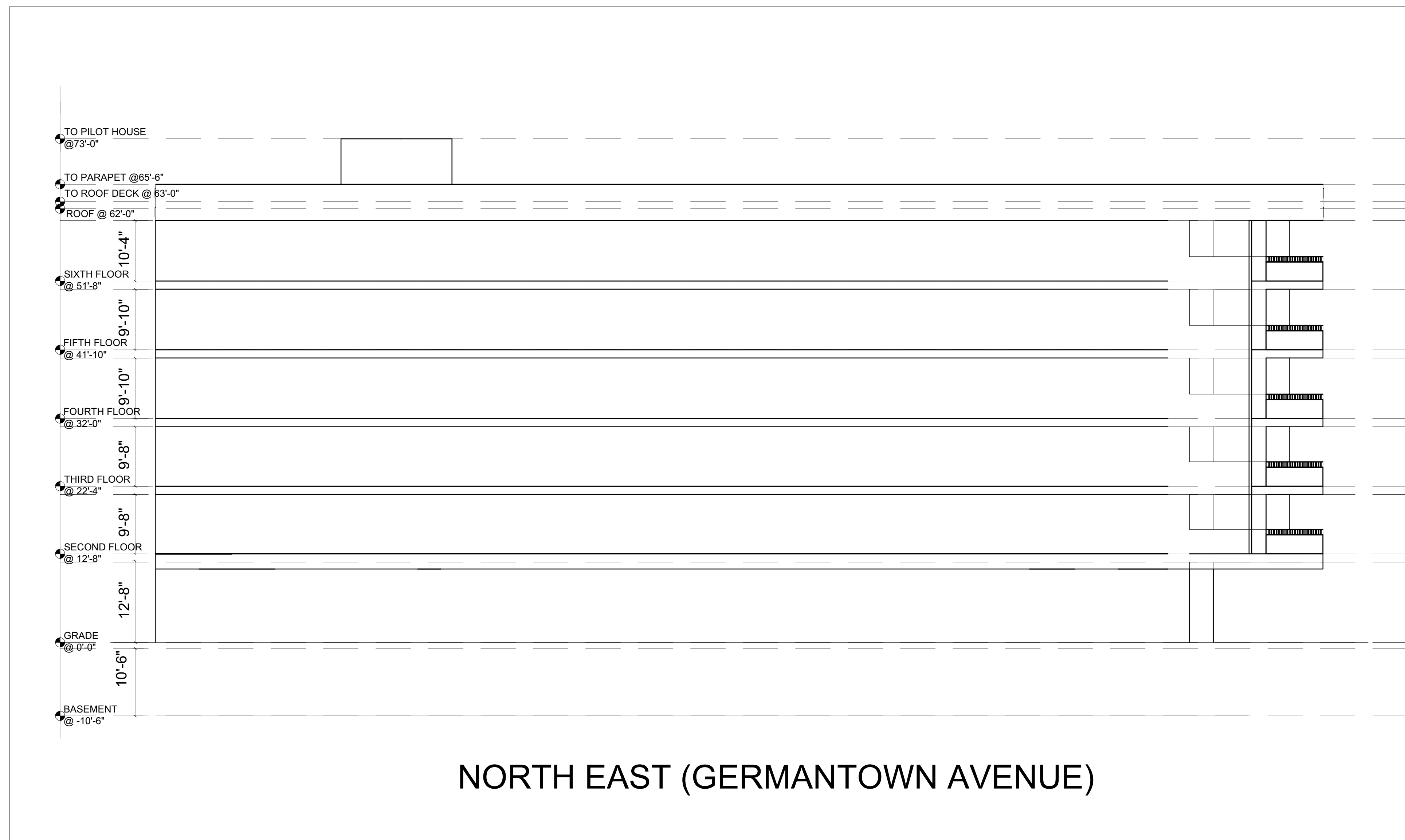
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



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[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP17642
DRAWN BY: CSM
CHECKED BY: SH
DATE: 08/26/20
CAD I.D.: PP170642 BASE-13 ZONING_RECOVER

PROJECT:

FOUNDED

ZONING PLAN

PLAN

_____ FOR _____

US CAPITAL

US CAPITAL
INVESTMENTS 3, LLC

INVESTMENTS 5, LLC

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#1102-1134 GERMANTOWN &
1127-37 N. AMERICAN STREET
PHILADELPHIA, PA 19123

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POWER

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1. The first step is to identify the key components of the system. This involves understanding the hardware, software, and data involved in the process.

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102

Phone: (267) 402-3400
Fax: (267) 402-3401

www.BohlerEngineering.com

K.R. TATLOW

... ..

PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086832

100

SHEET TITLE:

FORNIG

ZONING

APPROVED
FOR ZONING ONLY
10/28/20

WHEN YOUR PLANS CONTAIN ANY CHANGES OR DEVIATION FROM THESE PLANS IT WILL REQUIRE THE APPROVEMENT OF LICENSES & INSPECTION

Applied Electronically by

1. **Introduction**

100

BUILDING #8 PROPOSED ELEVATIONS

ELEVATIONS

SCALE: 1" = 10'

AMERICAN STREET

(A.K.A. NORTH AMERICAN STREET)
(F.K.A. ST. JOHNS STREET)
(40' WIDE R.O.W. (LEGALLY OPEN)
(10'-20'-10') (ON CITY PLAN)
(10'-19.8'-10.3') (ACTUAL)

ZONED: CMX-3

ZONED: CMX-2.5

ZONED: CMX-3

2ND STREET

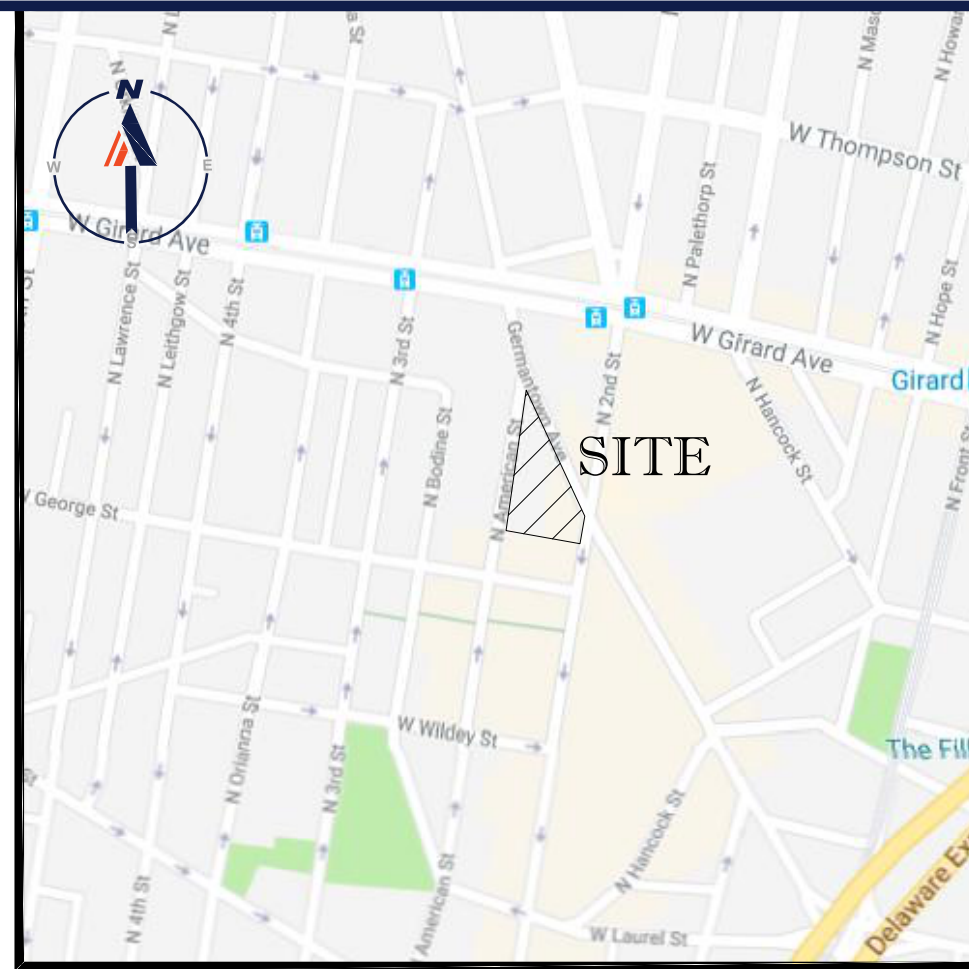
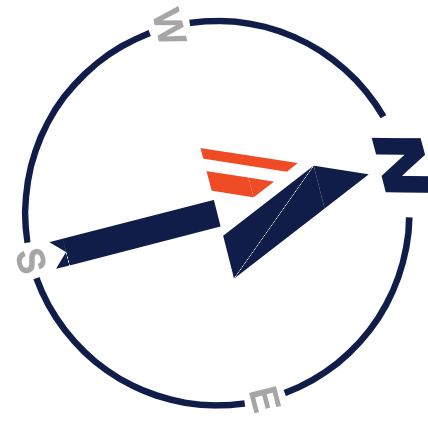
(A.K.A. NORTH SECOND STREET)
(60' WIDE R.O.W. (LEGALLY OPEN)
(13'-34'-13') (ON CITY PLAN)
(18.5'-25.4'-16.4') (ACTUAL)

BUILDING #8 PROPOSED
GREEN ROOF DETAIL

SCALE: 1" = 20'

APPROVED
FOR ZONING ONLY
10/28/20

APPROVED ELECTRONICALLY BY L&L USER

LOCATION MAP
1"=500'

ZONING NOTES

- THIS DRAWING REFERENCES:
 - LOT CONSOLIDATION PLAN BY:
CONTROL POINT ASSOCIATES, INC.
1803 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
FILE NO. 02-170321
DATED 12-19-2017
 - PLAN SET BY:
HARMAN DEUTSCH
631 N. 12TH STREET
PHILADELPHIA, PA 19123
ENTITLED: SITE PLAN
DATED: 03.22.2019
 - PLAN SET BY:
M ARCHITECTS LLC
4500 MAIN STREET
PHILADELPHIA, PA 19127
ENTITLED: SCHEMATIC DESIGN
DATED 08.06.20
 - PLAN SET BY:
HARMAN DEUTSCH
631 N. 12TH STREET
PHILADELPHIA, PA 19123
ENTITLED: ZONING SITE PLAN
DATED: 01.10.2018
REVISION DATE: 08.01.2018
APPROVAL DATE: 08.01.2018
- OWNER: SDG 1102 GERMANTOWN AVE LLC.
- ZONING DATA: CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED USE
EXISTING USE: MIXED USE; VACANT COMMERCIAL, MULTI-RESIDENTIAL
PROPOSED USE: RESIDENTIAL (50 UNITS); MIXED-USE COMMERCIAL (3,139 SF OF COMMERCIAL SPACE)
- SITE AREA = 10,219 SF (0.2346 ACRES)
- ALLOWABLE UNITS: 270 SF OF LOT AREA/DWELLING UNITS
10,219 SF/270 SF = 37 ALLOWABLE UNITS
25% INCREASE FOR GREEN ROOF = 37 * 1.25 = 46 UNITS
25% INCREASE FOR MIXED INCOME HOUSING BONUS = 46 UNITS * 0.25 = 11 UNITS
MIXED INCOME HOUSING COST ESTIMATE: 11 UNITS * \$25,000 = \$275,000
46 UNITS + 11 UNITS = 57 UNITS
TOTAL ALLOWABLE UNITS = 57 UNITS
TOTAL PROPOSED UNITS = 50 UNITS PROPOSED
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- PHILADELPHIA STANDARD CONVERSION TO U.S. STANDARD IS ACCURATE PER SURVEY DISTRICT #5
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- ALL CURB RADI SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED; MANAGEMENT ZONE A (SOUTH), COMBINED SEWER.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE ACCORDING TO FEMA, FIRM MAP 420750184H, MAP REVISED NOVEMBER 18, 2015 AND FIRM MAP 420750185H, MAP REVISED NOVEMBER 18, 2018.
- PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- NEW CURB LAYOUT TO BE COORDINATED WITH SURVEY DISTRICT. NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND ON DESIGN PLAN.
- OPAR: 885620482
- 2ND STREET IS CLASSIFIED AS WALKABLE COMMERCIAL CORRIDOR
WALKING ZONE WIDTH: 48' OR HALF TOTAL SIDEWALK WIDTH
FURNISHING ZONE WIDTH: 34'
GERMANTOWN AVENUE IS CLASSIFIED AS WALKABLE COMMERCIAL CORRIDOR
WALKING ZONE WIDTH: 48' OR HALF TOTAL SIDEWALK WIDTH
FURNISHING ZONE WIDTH: 34'
- PARKING REQUIREMENTS:
0 SPACES REQUIRED FOR MULTI-FAMILY USE IN CMX 2.5
0 SPACES REQUIRED FOR COMMERCIAL USE IN CMX 2.5
IF COMMERCIAL USE IS ASSEMBLY AND ENTERTAINMENT; PARKING REQUIREMENT BECOMES 1 SPACE/ 10 SEATS OR 1 SPACE/ 1,000 SF, WHICHEVER IS GREATER
TOTAL PARKING REQUIREMENT = 0 SPACES
TOTAL PROPOSED PARKING = 9 SPACES (INCLUDING 1 ADA VAN ACCESSIBLE SPACE)
- ELECTRIC VEHICLE PARKING REQUIREMENTS:
LESS THAN 20 PARKING SPACES PROVIDED: 0 PARKING SPACES PROVIDED; 0 ELECTRIC VEHICLE SPACES REQUIRED
TOTAL ELECTRIC VEHICLE SPACES PROVIDED: 3 SPACES
- OFFSTREET LOADING REQUIREMENTS: LOADING SPACES BASED ON GROSS FLOOR AREA PER BUILDING:
(1,000.00 SF); 0 SPACES REQUIRED
TOTAL REQUIRED OFFSTREET LOADING SPACES: 0
PROPOSED OFFSTREET LOADING SPACES: 0
- BIKE PARKING REQUIREMENTS:
1 SPACE PER 3 UNITS * 50 UNITS = 16.66 SPACES = 17 SPACES
TOTAL BIKE PARKING REQUIREMENT: 17 BIKE PARKING SPACES
TOTAL BIKE PARKING PROVIDED: 18 BIKE PARKING SPACES PROVIDED IN BASEMENT
- INTERIOR LANDSCAPE REQUIREMENT: 10% OF UNCOVERED INTERIOR SURFACE PARKING AREA AND OFFSTREET LOADING AREA
INTERIOR LANDSCAPE REQUIREMENT: 0.1' * 0 SF = 0 SF
PROPOSED INTERIOR LANDSCAPE: 0 PROPOSED INTERIOR LANDSCAPE
- PWD ERSA #: FY18-AMER-4911-01

ZONING TABLE

	District Name CMX-2.5 (Neighborhood Commercial Mixed Use)		
	Required CMX-2.5	Existing/Previously Approved	Proposed
District and Lot Dimensions			
Min. Lot Area (sq.ft.)	N/A	10,219	10,219
Min Front Yard Setback (ft.)	0	0	0
Min. Rear Yard Depth (ft.)	The greater of 9' or 10% of lot depth	9.6'	9.6'
Min Side Yard Width (ft.)	5 (if used)	0 (not used)	0 (not used)
Maximum Height (ft.)	55+7 (Mixed Income Bonus) = 62	58	62
Maximum Occupied Area (%) (Corner)	80%	79% (8,068 SF)	80% (8,179 SF)
Maximum Gross Floor Area (sf.)	N/A	37,926 SF	45,073 SF

LEGEND

PROPERTY BOUNDARY	EX. AREA LIGHT
EASEMENT LINE	EX. STREET LIGHT
SETBACK LINE	EX. SIGN
PROP. CURB	PROP. HOUSE TRAP
EX. INLET	PROP. ROOF DRAIN
EX. MANHOLE	PROP. VALVES
PROP. CLEANOUT	PROP. LANDSCAPE AREA
PROP. YARD DRAIN	PROP. MANHOLE
PROP. CONCRETE PAVEMENT	PROPOSED
PROP. BASEMENT WALL	EXISTING
PROP. BUILDING	PROP. TREE
PROP. BUILDING ABOVE	EX. BUILDING
EX. EGRESS WELL (COVERED W/ ADA RATED GRATE)	PROP. BOLLARD
PROP. GREEN ROOF	
PROP. INTERIOR ROOF DRAIN (CONNECTED INTERNALLY THROUGH DOWNSPOUT)	

REVISIONS

REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	09/18/2020	REV BASED ON L & I COMMENTS	SH	SH
2	10/15/20	BASED ON L & I COMMENTS	CSM	SH



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PROJECT No.: PP17642 CSM
DRAWN BY: SH
CHECKED BY: SH
DATE: 08/26/20
CAD I.D.: PP170642 BASE-13 ZONING

PROJECT:

ZONING
PLAN

FOR

US CAPITAL
INVESTMENTS 3, LLC

#1102-1134 GERMANTOWN &
1127-37 N. AMERICAN STREET
PHILADELPHIA, PA 19123

BOHLER

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K.P. TATLOW
KIM TATLOW
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. FE008639

SHEET TITLE:

ZONING
PLAN

SHEET NUMBER:

1

REVISION 2 - 10/15/2020