

Zoning Permit

Permit Number ZP-2021-013380

LOCATION OF WORK 614 S 13TH ST Parcel A, Philadelphia, PA 19147	PERMIT FEE \$879.00	DATE ISSUED 12/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM-1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. 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:
 - 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

614 S 13TH ST Parcel A, Philadelphia, PA 19147

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TOTAL FORTY-FIVE (45) DWELLING UNITS (GREEN ROOF BONUS ADDITIONAL 7 UNITS APPLIED AND LOW INCOME BONUS ADDITIONAL 9 UNITS APPLIED TO THIS PERMIT (14-702(7)(b) (.6) AND (c); INCLUDING ALL BONUSES TOTAL 45 UNITS) AND SIXTEEN (16) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

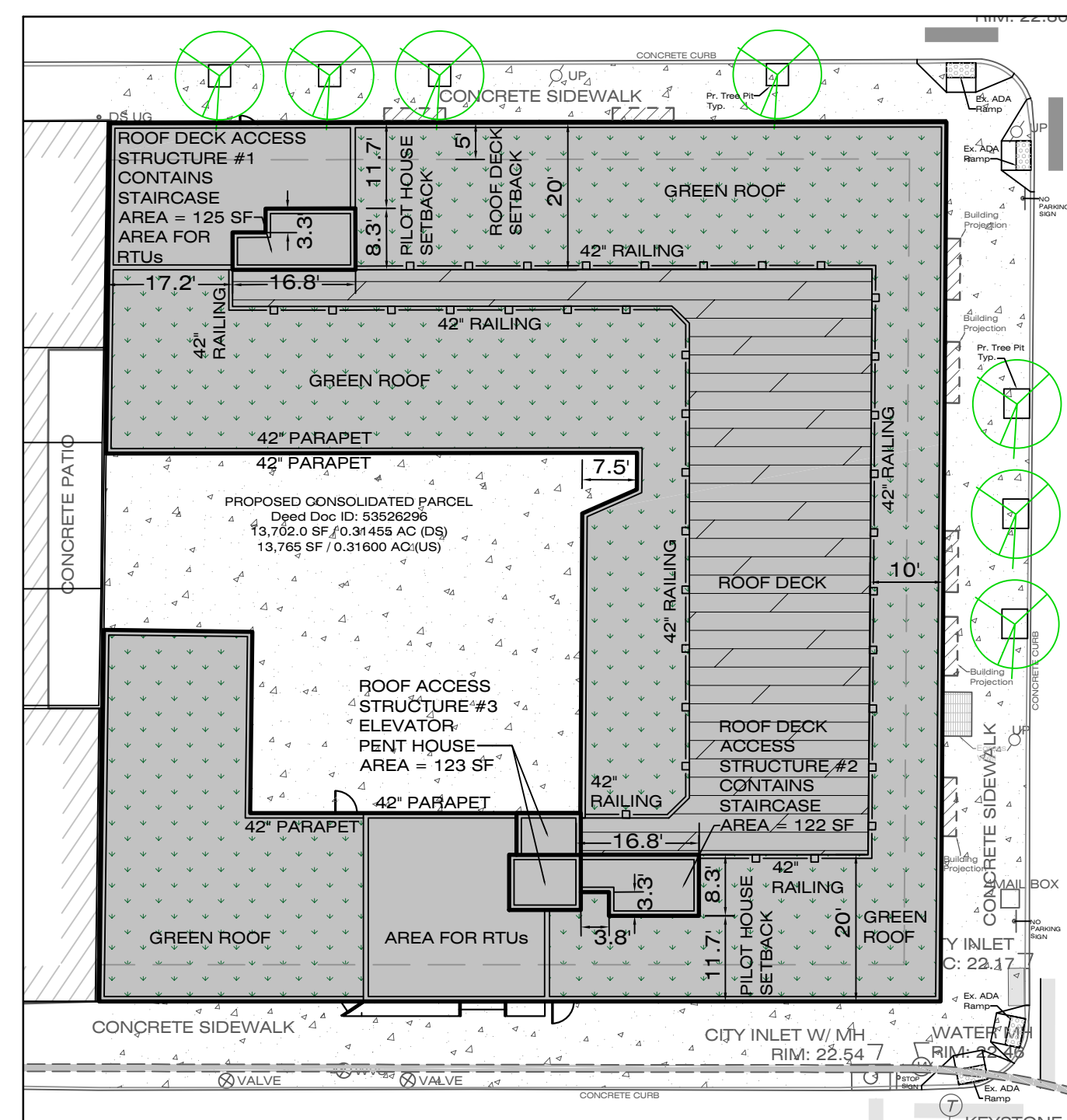
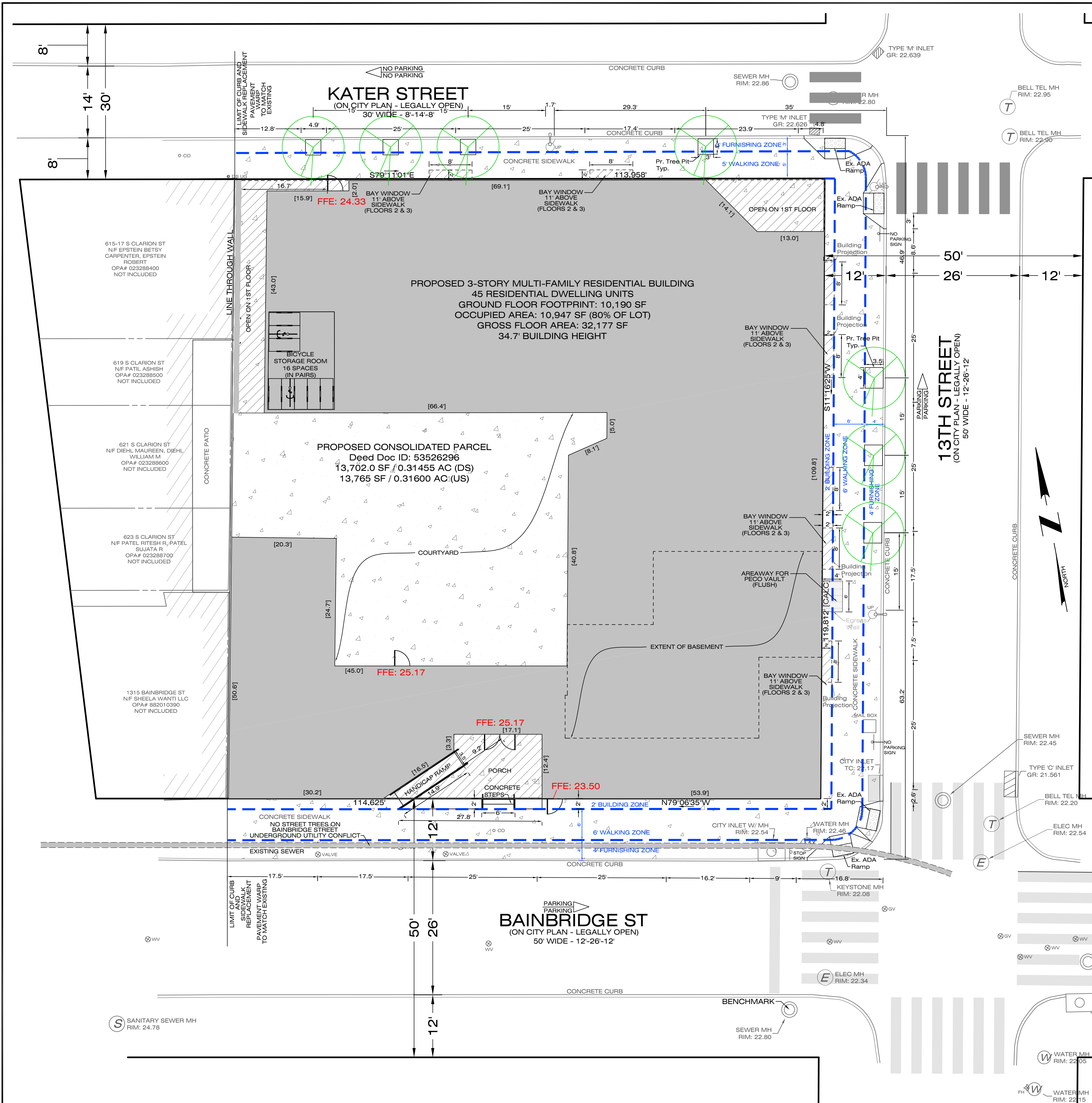
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

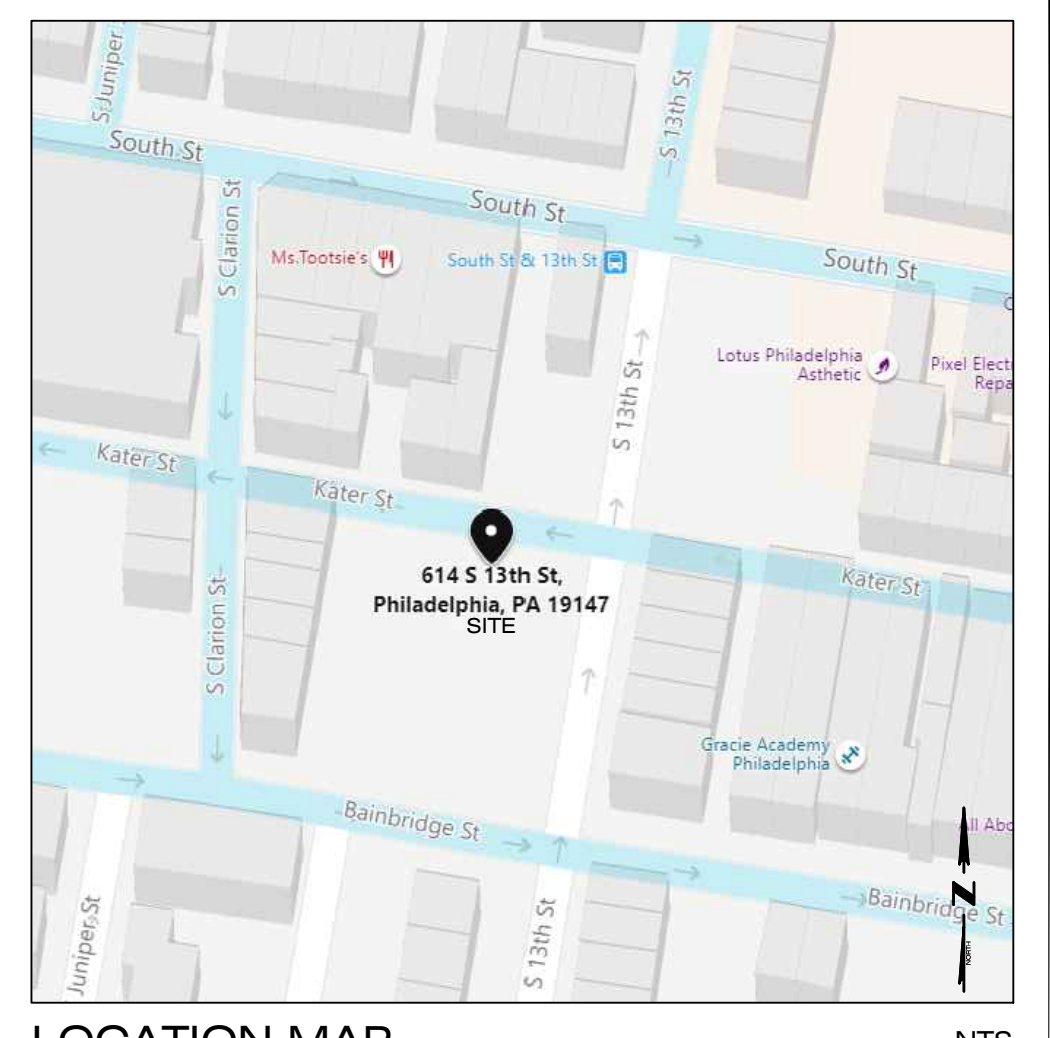
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



- LEGEND**
- EXISTING FEATURES**
- TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - DRILL HOLE
 - SANITARY SEWER
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRICAL LINE
 - OVERHEAD AERIAL LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - ZONING BOUNDARY LINE
 - BENCHMARK
 - STREETS ROW BOUNDARY
 - PHILADELPHIA DISTRICT STANDARD MEASUREMENT
 - UNITED STATES STANDARD MEASUREMENT
- PROPOSED FEATURES**
- BUILDING FOOTPRINT
 - BUILDING PROJECTION ABOVE
 - ROOF DECK
 - PILOT HOUSE
 - GREEN ROOF
 - COVERED EGRESS WELL
 - CONCRETE
 - BUILDING FOOTPRINT DIMENSION
 - SPOT ELEVATION
 - SPOT ELEVATION
 - TREE



- LOCATION MAP**
- NTS
- NOTES**
- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design on May 1, 2021.
 - All boundary dimensions are identified in Philadelphia District Standard feet and U.S. standard feet and all other stated dimensions are in U.S. standard feet.
 - Elevations are based on City Plan # 308.
 - Benchmark is a manhole rim in the southwest corner of the intersection of Bainbridge St and S 13th St. Elevation 22.80.
 - The bearings shown herein are referenced from a Calculation plan provided by Christian Petrovsky P.L.L.C., Surveyor & Registrar of the 2nd Survey District on May 21, 2021.
 - FEMA FIRM map #4207570183G, effective January 17, 2007, designates the site as Zone X areas outside the 500 yr. floodplain.
 - 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, underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - The property is zoned RM-1 Districts. Attention is called to the Philadelphia Zoning Code as amended.
 - A zoning permit is required for any proposed changes to lot lines, including the consolidation of existing parcels.
 - No site trees have a diameter greater than 24", therefore no Heritage Trees exist on site. All site trees will be removed.
- UTILITY OWNERS**
- DATE CONTACTED: April 26, 2021
- SERIAL NUMBER: 20211161924, 20211161978, 20211162013
- COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: bob.harvey@comcast.com
- COMPANY: USBC
ADDRESS: 450 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19006
CONTACT: GAVIN HEWITT
EMAIL: gavinhe@usbc.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 JPK 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: JAMES BOCHANSKI
- 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: 180 SHERRIE BLVD, STE 2100 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kelly.blount@verizon.com

GREEN ROOF NOTE:
GREEN ROOF AREA IS EQUAL TO 61% OF TOTAL ROOF AREA.

RESIDENTIAL MULTI-FAMILY (RM-1) ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Required	Provided
Min. Lot Width	16'	119'
Min. Lot Area	1,440 SF [1]	13,684 SF
Min. % Open Area	Corner = 20% [2]	20%
(CORNER PROPERTY)		
FRONT SETBACK		
Minimum	[5][6]	0'
MINIMUM SIDE YARD WIDTH (B) PERMITTED RESIDENTIAL USES		
AS SET FORTH IN § 14-602		
Single- or Two-Family Detached, Corner Lot	2/5' ea.	N/A
Single- or Two-Family Detached, Corner Lot	5'	N/A
Single- or Two-Family Semi-Detached	5'	N/A
Multi-Family, Detached	2/5' ea.	N/A
Multi-Family, Detached Corner Lot	5'	N/A
Multi-Family, Semi-Detached Lot	12'	N/A
MINIMUM SIDE YARD WIDTH (B) PERMITTED NONRESIDENTIAL USES		
AS SET FORTH IN § 14-602		
Corner Lot	2/12' ea.	N/A
Intermediate Lot	12'	N/A
REAR YARD		
Minimum Depth	9' [9]	0" *SEE NOTE BELOW*
Minimum Area	144 [9]	N/A
HEIGHT		
Maximum	38' [5]	34.7'
FLOOR AREA		
Gross Proposed Structure	-	32,177 SF
*NOTE:		
§14-701 (1)(g)(2) Properties Bounded by Three or More Streets.		
When a property is bounded by three or more streets, the remaining lot line shall be considered near. 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.		

- NOTE FOR ZONING CRITERIA DIMENSIONAL STANDARDS.**
- In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
 - At least seventy-five percent (75%) of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
 - Each of the lots created meets the minimum lot width requirement of the zoning district.
 - In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement.
 - The occupied area shall constitute no more than fifty percent (50%) of the master plan area, except that for land containing historically significant structures, occupied area shall constitute no more than seventy-five percent (75%) of the master plan area.
 - Open air parking shall be included in the maximum occupied area measurement in the RM-1 and RM-2 district.
 - If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in § 14-701(2)(b)(9) below, except this requirement shall not apply to corner lots.
 - In the RM-1 district, front facades shall comply with the following:
 - 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.
 - 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.
 - If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(b)(4) (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
 - For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the front facade of that street and shall be equal to 3/4 of the height of the structure.
 - Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
 - In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.

PROJECT DESCRIPTION / SITE DATA:

PWD TRACKING NUMBER: FY22-THP-6598-01

EXISTING SITE TREES AND FEATURES TO BE REMOVED FOR PROPOSED 3 STORY STRUCTURE.

Multi-residential: 45 units, 3 stories, a roof deck and basement.

Items (a)-(d) per Mixed Income Housing Zoning Bonus Applicant Acknowledgement Form:

(a) Bonus Level: Moderate Income Housing Height & Density Bonus

(b) Project to Receive:

Gross Floor Area - Additional Floor Area - 0% earned, 0% used
Building Height - Additional Building Height - 0 ft. earned, 0 ft. used
Dwelling Unit Density - Additional Units - 9 earned, 9 used

(c) Project to Provide:

Dwelling Units Allowed: Lot Area - 1,440 SF / 480 SF
13,684 SF - 1,440 SF = 12,244 SF
12,244 SF / 480 SF = 25.46 = 25 Dwelling Units
4 DU (1,440 SF) + 25 DU = 29 DU

Dwelling Units Allowed with Green Roof Bonus:
29 DU x 25% = 7 Dwelling Units
7 DU + 29 DU = 36 Dwelling Units Allowed

Dwelling Units Allowed with Mixed Income Housing Bonus:
36 DU x 25% = 9 Dwelling Units
9 DU + 36 DU = 45 Dwelling Units Allowed
45 Dwelling Units Proposed

Payment to the City Calculation:
Old: 13,702 SF x \$20 = \$274,040
New: 29 DU + 9 DU = 38 Dwelling Units x \$13,600 = \$516,800

Estimated Payment:
Old: \$274,040
New: \$516,800

*Land owner intends to pay fee in lieu

(d) Other Bonuses
Green Roof Bonus, 7 dwelling units earned

APPROVED FOR ZONING ONLY
10/20/21

Per 14-701(1)(g)(2) Properties Bounded by Three or More Streets, the remaining lot line shall be considered near. 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.

Applying for the City Planning Commission

N/A is the primary street;
Opposite of N/A Street is the rear;
N/A Street is the rear street

Applied Electronically by: MATT WYSONG
October 19, 2021
PHILADELPHIA CITY PLANNING COMMISSION

Philadelphia City
Planning Commission
M Wysong
October 19, 2021
RESTART
Development Planning
Mixed-Income
Housing Bonus

614-26 S 13TH STREET
PHILADELPHIA, PA 19147
Ward #2 OPA# 214251366

prepared by:
Benchmark Real Estate Partners
2501 Wharton Street,
Building 1, 2nd Floor
Philadelphia, PA 19146

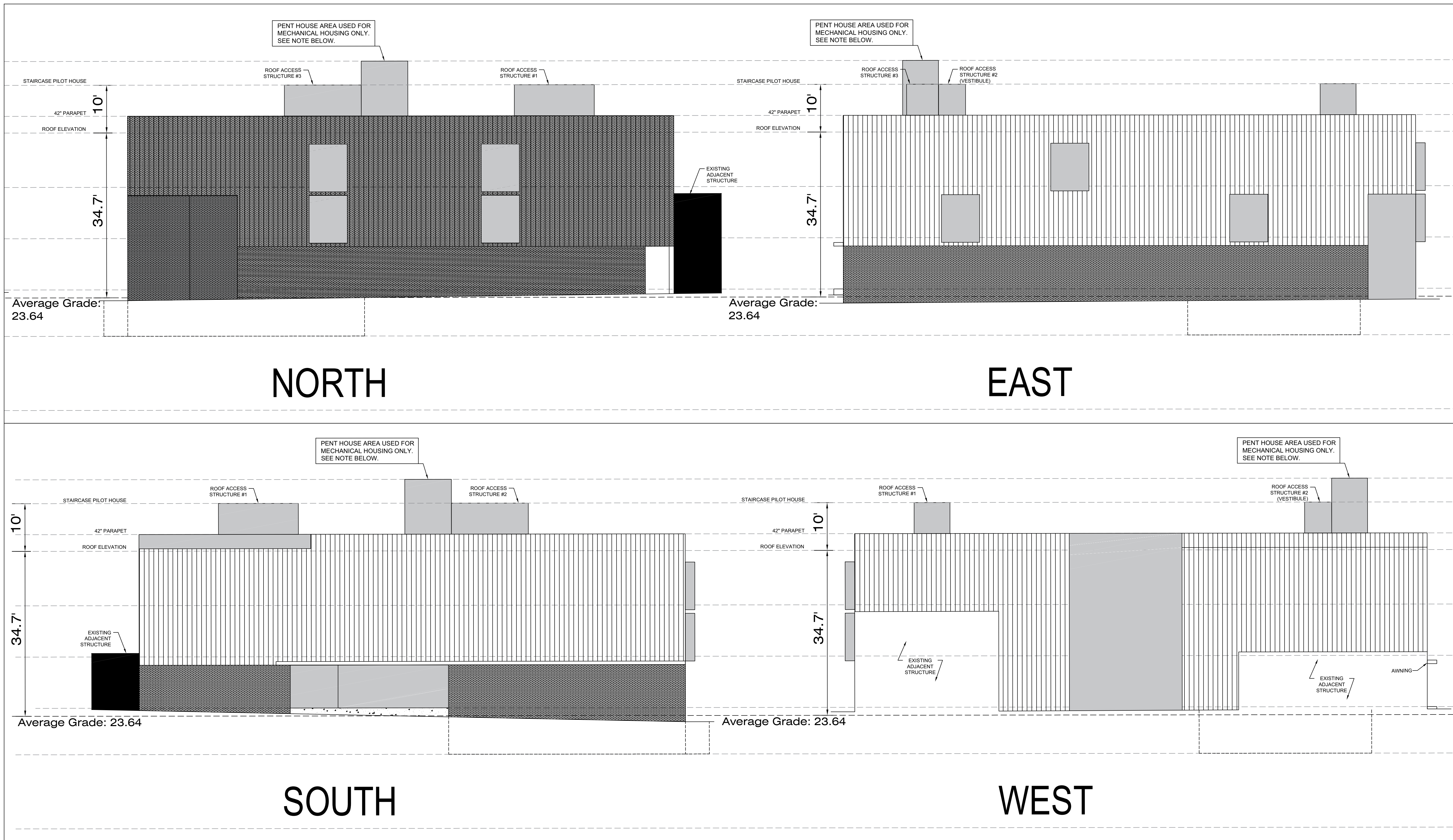
prepared by:
DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E

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

Plan Date: August 12, 2021
Scale: 1" = 10'

ZONING PERMIT APPLICATION
ZP-2021-009587

ZONING PLAN
Sheet 1 of 2

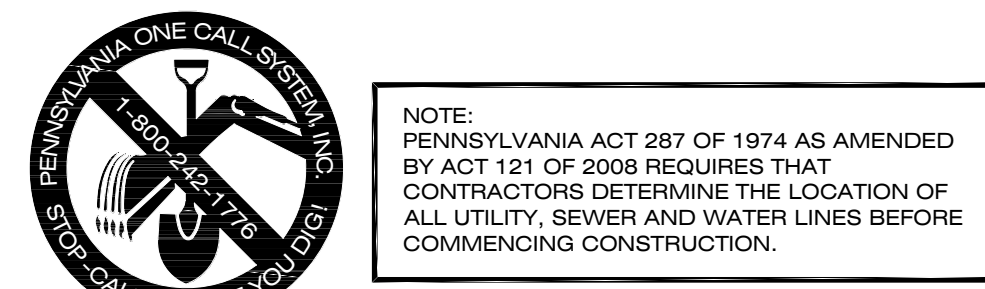


NOTE:
AVERAGE GRADE (Site Building)
 $24.41 + 22.89 + 22.50 + 24.77 = 94.57$

Average Grade: $94.57 / 4 = 23.64$

PENTHOUSE MECHANICAL NOTE
Table 14-701-6

Exceptions to Dimensional Standards - Residential
Districts: Towers of mechanical or structural necessity where the cross-section area of the tower at no point exceeds 20% of the gross floor area of the ground floor of the building.
Ground Floor Area of Building: 10,170 SF
20% of Ground Floor Area of Building: 2,034 SF
Mechanical Necessity Area: 370 SF



REVISIONS			

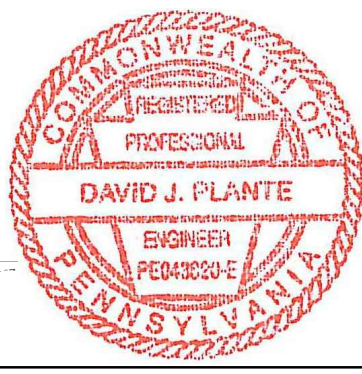
OWNER OF RECORD
614-26 S 13th Street
PHILADELPHIA REDEVELOPMENT AUTHORITY
1234 Market Street, Floor 16
Philadelphia, PA 19107

614-26 S 13TH STREET
PHILADELPHIA, PA 19147
Ward #2 OPA# 214251366

prepared for:
Benchmark Real Estate Partners
2501 Wharton Street,
Building I, 2nd Floor
Philadelphia, PA 19146

prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E





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

Plan Date:
August 12, 2021

Scale: 1" = 10'
10' 5' 0' 10'

ZONING PERMIT APPLICATION
ZP-2021-009587

ZONING ELEVATIONS
Sheet 2 of 2

