

Zoning Permit

Permit Number ZP-2021-010169

LOCATION OF WORK 914-18 W SUSQUEHANNA AVE, Philadelphia, PA 19122-1330	PERMIT FEE \$924.00	DATE ISSUED 1/10/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER DHL Properties LLC	110 Dalton Terrace Cherry Hill, New Jersey 08003
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH CELLAR, BAYS, BALCONIES, ROOF DECKS AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION PER APPROVED PLANS.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

914-18 W SUSQUEHANNA AVE, Philadelphia, PA 19122-1330

ADDITIONAL USE DETAILS

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

FOR USE AS VACANT COMMERCIAL AND MULTI-FAMILY HOUSEHOLD LIVING (NINE 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.

914-18 W. Susquehanna Street

Nine - Family Dwelling with Vacant Commercial Space

Philadelphia, PA

Drawing List

SHEET NUMBER	SHEET NAME
Z1.1	ZONING & GENERAL NOTES
Z1.2	PICTURES

Project Directory

- OWNER:
DHL PROPERTIES LLC
110 DALTON TERRACE
CHERRY HILL, NJ 08003
PHONE: (215) 850-4562
- ARCHITECT:
FUSA DESIGNS, LLC.
622 N. THIRD ST.
PHILADELPHIA, PA 19123
REPRESENTATIVE: MR. ALEX DULLER
PHONE: (215) 422-4588
FAX: (215) 413-9012

Project Information

THE PROJECT CONSISTS OF A PROPOSED FOUR STORY BUILDING W/ CELLAR, BAYS, BALCONIES, & (9) PILOT HOUSES FOR USE AS ACCESSORY STORAGE, VACANT COMMERCIAL UNIT, & (9) RESIDENTIAL DWELLING UNITS.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, SAFETY CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE & 2015 RESIDENTIAL BUILDING CODE.
EXISTING ZONING: CMX-2

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

REAR LOT LINE OPPOSITE: **W Susquehanna**
PRIMARY FRONTAGE: **W Susquehanna**
REAR STREET: **N/A**

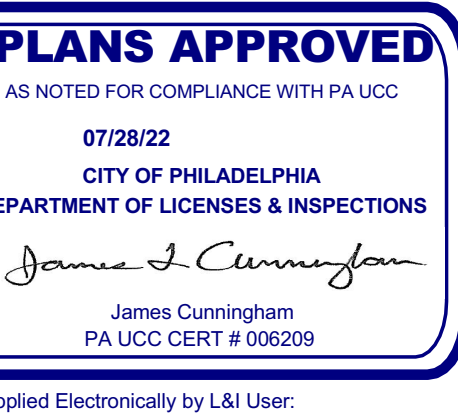
Applied Electronically By: MATT WYSONG
May 24, 2022 Ledger No: **E-2520**
Philadelphia City Planning Commission

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

MIXED-INCOME HOUSING BONUS

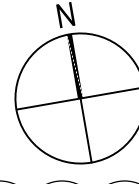
The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: MATT WYSONG
May 24, 2022 Ledger No: **E-2520**
Philadelphia City Planning Commission



Applied Electronically by L&I User:

- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED 6'-0" FENCE
- G GAS INLET
- W WATER
- V VENT
- S SEWER



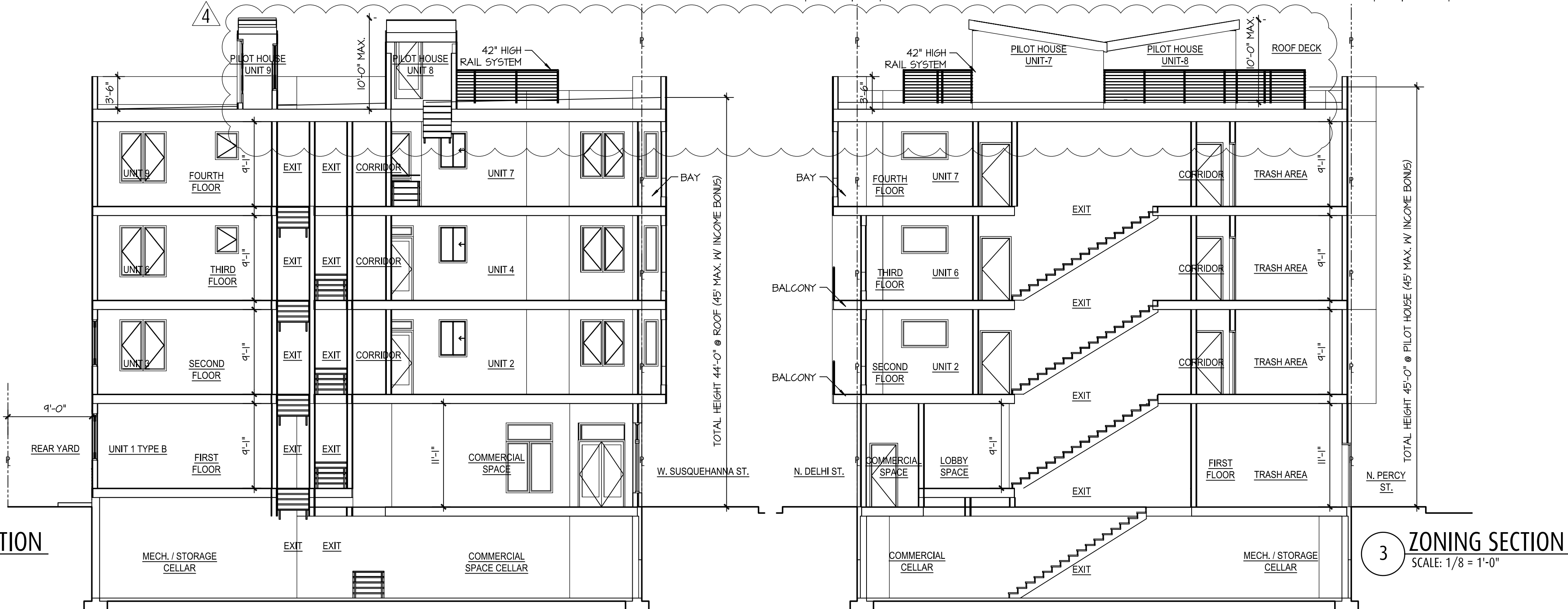
- BALCONY @ 2ND & 3RD FLOORS W/ BAY @ 4TH FLOOR
- BALCONY @ 3RD FLOORS W/ BAY @ 4TH FLOOR
- BAYS @ 2ND - 4TH FLOORS
- PILOT HOUSE PER UNIT (MAX. 125 SQ FT) MAX. 10'-0" ABOVE ROOF DECK
- PRIVATE WALK-ON ROOF DECK PER UNIT

914-18 W. SUSQUEHANNA ST. - CMX-2 ZONING
TOTAL LOT AREA - 3,604 SF
BLDG. FOOTPRINT - 2,875 SF; 79.8% (80% MAX.)
OPEN SPACE - 750 SF; 20.8% (LOT MIN. 20%)
BLDG. HEIGHT - 45'-0" (MAX. W/ 7' MIXED INCOME HOUSING BONUS (14-702(7)) 45'-0")
7' MIXED INCOME HEIGHT BONUS BEING PROPOSED
REAR YARD DEPTH - 9'-0" (9'-0" MIN. DEPTH)

ALLOWABLE UNITS W/ MIXED INCOME HOUSING BONUS (14-702(7)).
TOTAL LOT AREA - 3,604 SF
ALLOWABLE UNITS - 6 UNITS
ALLOWABLE UNITS W/ LOW INCOME BONUS - 9 (6 UNITS X 1.5 = 9)
1 UNIT TO BE USED AS ON-SITE AFFORDABLE UNIT
9 TOTAL UNITS BEING PROPOSED W/ LOW INCOME BONUS

1 ZONING SITE PLAN

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



2 ZONING SECTION

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

3 ZONING SECTION

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

ZONING & GENERAL NOTES



Z1.1

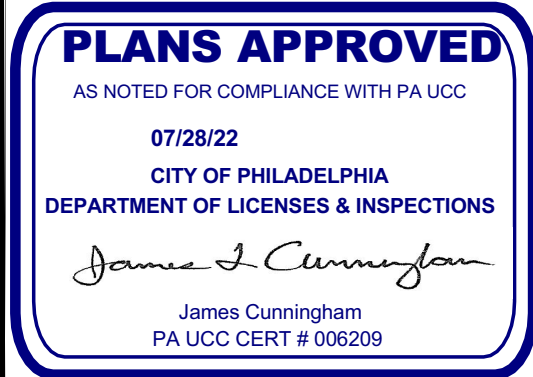


EDWARD FINK
RICHARD STANGE
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fax 215.413.9012

DHL PROPERTIES LLC
Contact: Hugo Campoverde
110 Dalton Terrace
Cherry Hill, NJ 08003

CLIENT/PROJECT

08/17/2021 ZONING SUBMITTAL
10/05/2021 1 REVISION
11/15/2021 2 REVISION
11/18/2021 3 REVISION
04/20/2022 4 AMENDMENT



VIEW NORTH OF N. PERCY STREET



VIEW OF 914-18 W. SUSQUEHANNA STREET FROM N. PERCY STREET



VIEW SOUTH ON N. PERCY STREET



VIEW EAST ON W. SUSQUEHANNA STREET



VIEW OF 914-18 W. SUSQUEHANNA STREET FROM SUSQUEHANNA STREET



VIEW WEST OF W. SUSQUEHANNA STREET



VIEW NORTH ON N. DELHI STREET



VIEW OF 914-18 W. SUSQUEHANNA STREET FROM N. DELHI STREET



VIEW SOUTH OF N. DELHI STREET



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PICTURES

Z1.2