

Zoning Permit

Permit Number ZP-2020-005571

LOCATION OF WORK 5310 WHITBY AVE, Philadelphia, PA 19143-4134	PERMIT FEE \$879.00	DATE ISSUED 10/26/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX-2	

PERMIT HOLDER SI HOLDINGS III LLC	OFFICE UNIT 5020 PENTRIDGE ST PHILADELPHIA PA 19143
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APPLICANT William Collett

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.

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

 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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5310 WHITBY AVE, Philadelphia, PA 19143-4134

ADDITIONAL USE DETAILS

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

FOR USE AS VACANT COMMERCIAL SPACE (SEPARATE USE REGISTRATION PERMIT REQUIRED) AND SIXTEEN (16) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH SIX (6) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ON AN ACCESSIBLE ROUTE. **MIXED INCOME HOUSING [14-702(7)] AND GREEN ROOF [14-602(7)] BONUSES APPLIED FOR DWELLING UNIT INCREASE.**

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.

5310 WHITBY AVE
PHILADELPHIA, PA 19143

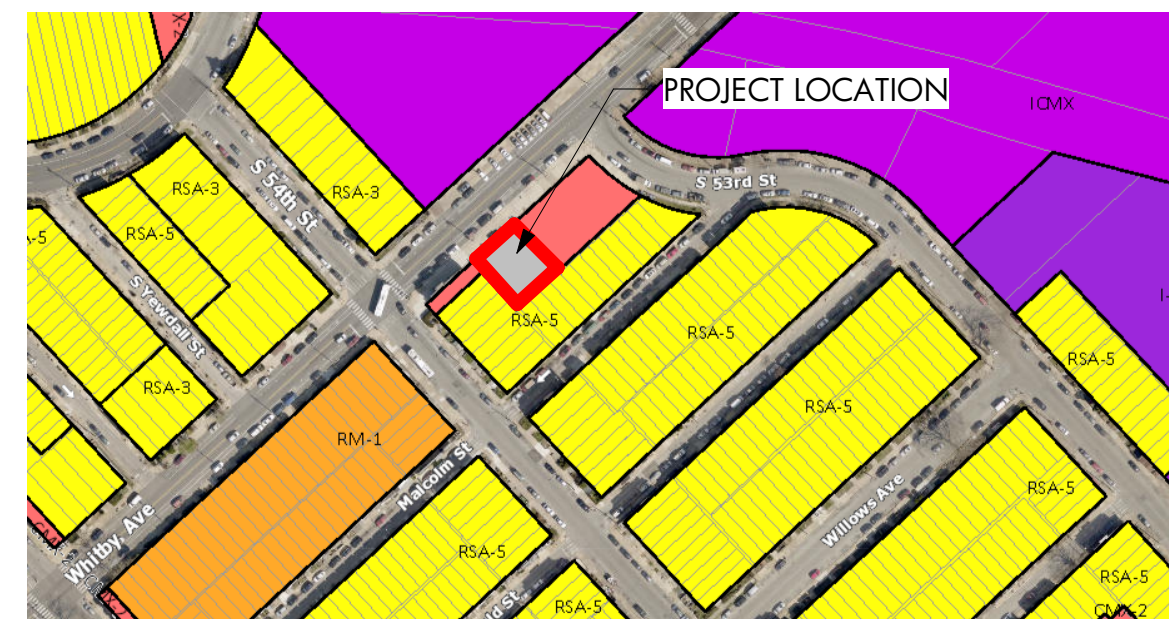
EXISTING SITE KEY PLAN

[illegible]

PROJECT AERIAL VIEW



PROJECT ZONING MAP



The site plan for 5310 Whitby Ave. shows a proposed 3-story building (35'-1" high) situated between existing 2-story buildings (22'-0" high) on S 54th St. The building footprint is 80'-0" wide and 111'-0" deep. The plan includes details for the building footprint, roof areas, and surrounding infrastructure.

Building Details:

- 5310 WHITBY AVE. PROPOSED 3 STORY BUILDING (35'-1" HIGH)**
- LOBBY AT FIRST FLOOR**
- UNOCCUPIED GREEN ROOF**
- TRASH AREA AT FIRST FLOOR**
- AC CONDENSERS**
- ROOF HATCH**
- CONC STAIR W MTL RAILING**
- AREAWAY WITH PERMEABLE CONCRETE**
- 6'-0" HIGH FENCE**
- 4'-0" WIDE**
- 11'-0" DEEP**
- 3'-0" NON RESIDENTIAL USE**
- 3' ALLEY BY DEED**
- PERVIOUS CONCRETE**
- RAMP AT 1:16 SLOPE**
- 80'-0" S 40° 32' 30" E**
- 8'-3" WIDE**
- 5'-0" DEEP**
- 10'-6" WIDE**
- 63'-0" N 49° 27' 30" E**
- 9'-2" WIDE**
- 17'-11" WIDE**
- 18'-1" WIDE**
- 16'-10" WIDE**
- 6'-0" HIGH FENCE**
- 3'-6" HIGH FENCE ABOVE RETAINING WALL**
- REAR YARD OPEN AREA WITH GRASS**
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-

74.2%

COMMERCIAL

LOBBY

CORRIDOR

UNIT 1.1

UNIT 1.2

TRASH

YARD

YARD

YARD

ALLEY

GRASS

UP

DN

DN

DN

DN

DN

1

ZONING FIRST FLOOR PLAN
1/16" = 1'-0"

	/CDO	/EDO	CMX-2
<u>BONUS CATEGORY</u>			
MIXED INCOME HOUSING 14-702(7)			
MODERATE HOUSING	N/A	N/A	7'-0"
LOW INCOME	N/A	N/A	7'-0"

MINIMUM REQUIRED PARKING SPACES	REQUIRED	PROPOSED
<u>DISTRICT</u>	CMX-2	CMX-2
RESIDENTIAL USE: MULTI-FAMILY	0	0
COMMERCIAL #1: TENANT TBD	0	0

MINIMUM REQUIRED BICYCLE SPACES	REQUIRED	PROPOSED
<u>DISTRICT</u>	CMX-2	CMX-2
COMMERCIAL SPACES	0	0
RESIDENTIAL USE; MULTI-FAMILY	1 PER 3 DU 16/3=6	6

TOTAL SF OF PROPOSED COMMERCIAL SERVICES TO BE LESS THAN 7500 SF

**Philadelphia City
Planning Commission**

#Date mixed income bonus
10/1/2020
Keith F Davis

Development Planning

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

_____ is the primary street;
Opposite of **Whitby** Street is the rear;
_____ Street is the rear street

Applied Electronically by: **KEITH DAVIS**

October 1, 2020

PHILADELPHIA CITY PLANNING COMMISSION

1 ZONING PLAN

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT

§ 25-23 APPROVAL FOR ZONING ONLY <=

**~~NO BUILDING PERMIT IS TO BE ISSUED UNTIL STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN~~**

THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS AND FOR ADDITIONAL REVIEW BY THE STREET'S DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:

_____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

_____ DETAILED REVIEW FOR MINOR SITE PLAN

_____ COORDINATED REVIEW FOR MAJOR SITE PLAN:

_____ CITY PLAN ACTION

_____ OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON

ON: October 19, 2020
BY: _____ HIGHWAY ENGINEER

Architect:



4818 Baltimore Avenue
Philadelphia, PA 19143
215.386.8191
www.ozcollaborative.com

Consultants:



Applied Electronically by L&I User:

Seal:

Project:

S.I. HOLDINGS,
TOO, LLC

WADE FLATS II

5310 WHITBY AVE
PHILADELPHIA, PA 19143

Issue Date: 8/27/2020

Revision Schedule

[illegible]

The Contractor on site shall verify all dimensions and existing conditions. The contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by O Z Collaborative, whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of O Z Collaborative.

Sheet Title and No.
ZONING

Z1.0

Project No.: 20127

BLANK SPACE FOR CITY OF PHILADELPHIA E-PERMIT STAMPS

0 4'-0" 8'-0" 16'-0"  PROJECT NORTH

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



Project No.: 20127

BLANK SPACE FOR CITY OF PHILADELPHIA E-PERMIT STAMPS