

# Zoning Permit

Permit Number ZP-2021-002599

|                                                                                                                                   |                                |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------|
| <b>LOCATION OF WORK</b><br><br>401 E WALNUT LN, Philadelphia, PA 19144-1035<br><br>401-07 E Walnut Lane<br>Philadelphia, PA 19144 | <b>PERMIT FEE</b><br>\$879.00  | <b>DATE ISSUED</b><br>12/13/2021 |
|                                                                                                                                   | <b>ZBA CALENDAR</b>            | <b>ZBA DECISION DATE</b>         |
|                                                                                                                                   | <b>ZONING DISTRICTS</b><br>RM1 |                                  |

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| <b>PERMIT HOLDER</b><br>S3 ENTERPRISES LLC | 1434 HOPELAND RD WYNCOTE PA 19095 |
|--------------------------------------------|-----------------------------------|

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|------------------------|
| <b>OWNER CONTACT 1</b> |
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| <b>OWNER CONTACT 2</b> |
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|---------------------------------------------------------------|
| <b>TYPE OF WORK</b><br>New construction, addition, GFA change |
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|                                                                                                                                                                                                                                        |
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| <b>APPROVED DEVELOPMENT</b><br>FOR THE ERECTION OF A DETACHED STRUCTURE, GREEN ROOF, ROOF ACCESS STRUCTURE (FOR MAINTENANCE ACCESS ONLY), AND 20 CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. |
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| <b>APPROVED USE(S)</b><br>Residential - Household Living - Multi-Family |
|-------------------------------------------------------------------------|

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| <b>THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)</b> |
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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

401-07 E WALNUT LN, Philadelphia, PA 19144-1035

## ADDITIONAL USE DETAILS

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

FOR 58 DWELLING UNITS.AMENDMENT: FOR 57 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](http://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.



VICINITY MAP



E WALNUT LN LOOKING NORTH



ZONING MAP



E WALNUT LANE LOOKING SOUTH



BUILDING PERSPECTIVE

| ZONING INFORMATION RM-1                                                                                                                                                               |                                            |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------|
| ZONING REGULATIONS                                                                                                                                                                    | PROPOSED CONDITIONS                        | VARIANCE REQUIRED |
| MINIMUM LOT WIDTH: 16'-0"                                                                                                                                                             | LOT WIDTH: 75'-0"                          | NO                |
| MINIMUM LOT AREA: 1,440 SQ. FT.                                                                                                                                                       | LOT AREA: 14,800.72 SQ. FT.                | NO                |
| MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%                                                                                                                                  | OPEN AREA: 3,948 SQ. FT. (26.6% OPEN AREA) | NO                |
| MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJUTING LOTS                                                                                                                          | FRONT YARD DEPTH: 7'-6"                    | NO                |
| MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD; MULTI-FAM. DETACHED: 5 FT. PER SIDE YARD OR 8 FT. CORNER LOT; MULTI-FAM. SEMI-DETACHED: 12 FT. | SIDE YARD WIDTH: 10'-1"                    | NO                |
| MINIMUM REAR YARD DEPTH: 9'-0"                                                                                                                                                        | REAR YARD DEPTH: 10'-1"                    | NO                |
| MAXIMUM HEIGHT: 38'-0" + 7'-0" LOW INCOME BONUS = 45'-0"                                                                                                                              | HEIGHT: 44'-0"                             | NO                |
| MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"                                                                                                                             | SETBACK: 0'-0"                             | NO                |
| PARKING: 0 REQUIRED                                                                                                                                                                   | 0 PARKING SPACES                           | NO                |
| BIKE PARKING: 20 REQUIRED                                                                                                                                                             | 20 BIKE PARKING SPACES                     | NO                |
| STREET TREES: 3 REQUIRED                                                                                                                                                              | 3 STREET TREES                             | NO                |

**PERMITTED BUILDING TYPE -**  
DETACHED, SEMI-DETACHED, ATTACHED

**PERMITTED USE TYPE -**  
SINGLE FAMILY, TWO FAMILY, MULTI-FAMILY;  
PASSIVE RECREATION: COMMUNITY CENTER;  
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

**DESCRIPTION -**  
PROPOSED 5-STORY RESIDENTIAL STRUCTURE. GROUND LEVEL WILL CONSIST OF (10) RESIDENTIAL UNITS, AMENITY SPACES, 20 BIKE PARKING AND CIRCULATION. FLOOR 2-5 WITH CONSIST OF (48) RESIDENTIAL UNITS FOR A TOTAL OF 58 RESIDENTIAL UNITS. GREEN ROOF AND ROOF ACCESS STRUCTURE (STAIR ACCESS) WITHIN SCOPE.

**BONUS INFORMATION:**

**DENSITY BONUS CALCULATION:**  
BASE UNITS: 31 UNITS (31,834.83 UNITS ROUNDED DOWN)

**GREEN ROOF DENSITY BONUS:**  
+25% DENSITY BONUS: 7 UNITS (7,958.71 UNITS ROUNDED DOWN)  
TOTAL: 38 UNITS

**MIXED INCOME HOUSING BONUS:**  
+50% LOW INCOME BONUS: 19 UNITS  
TOTAL: 57 UNITS

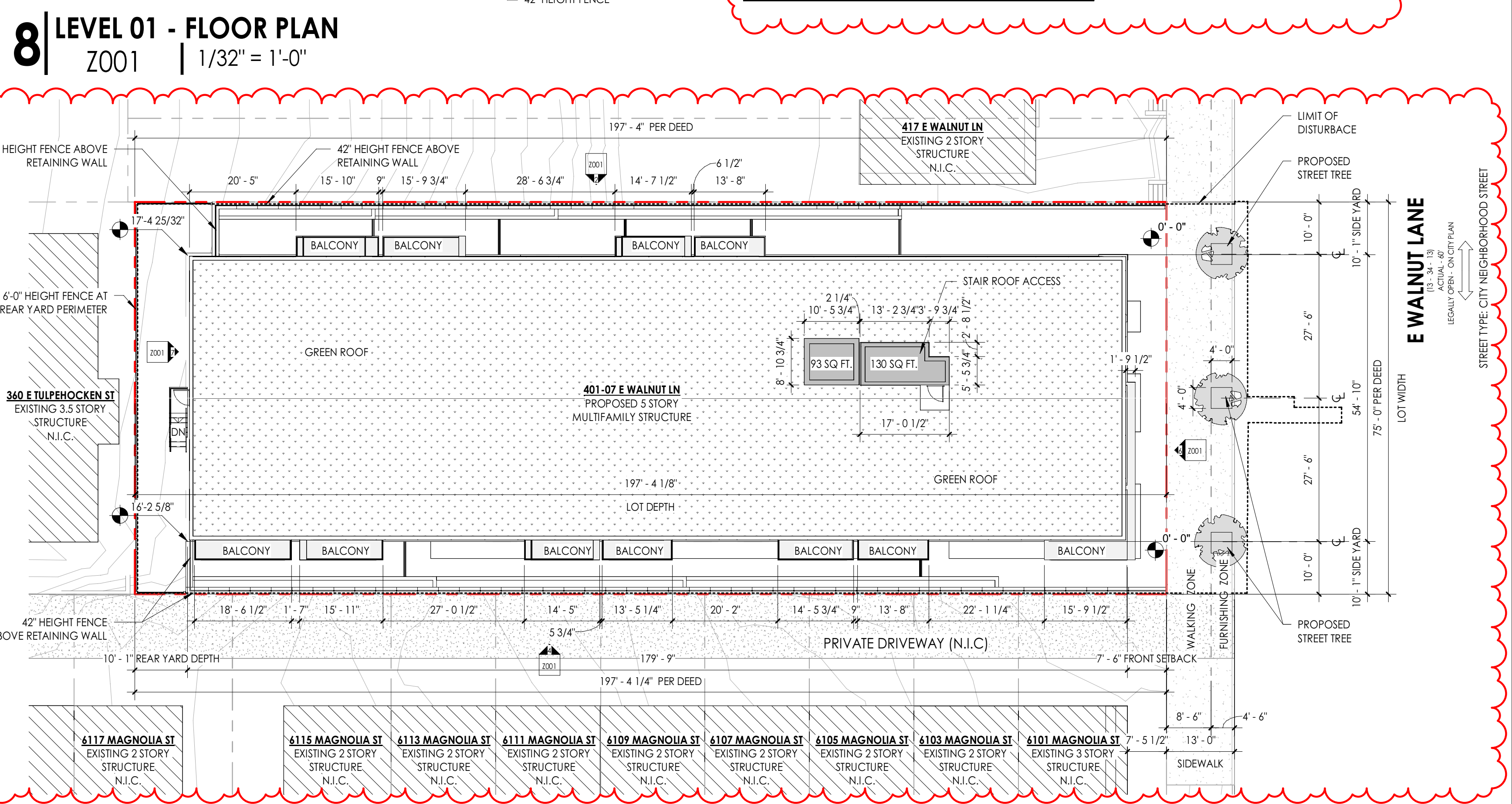
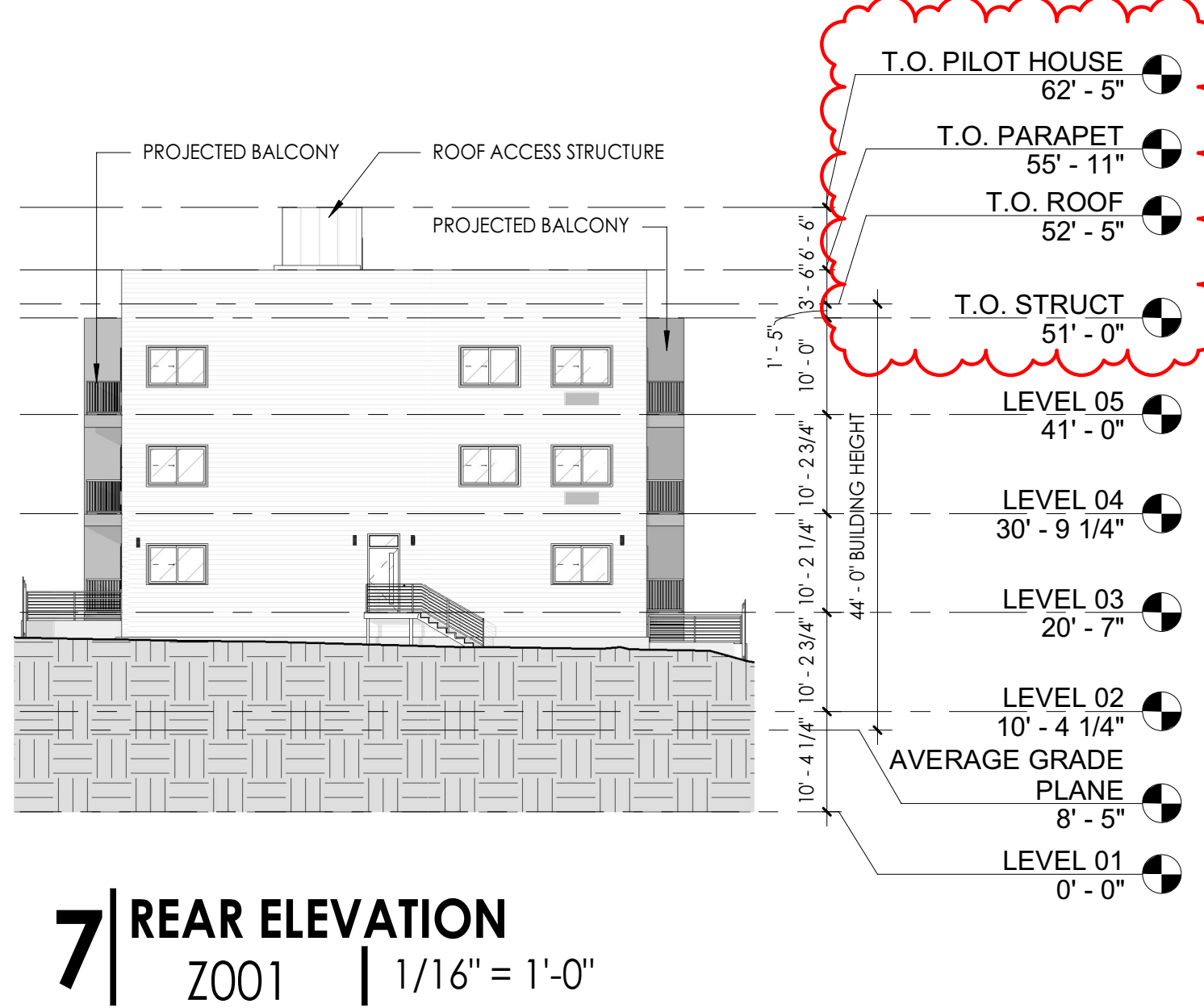
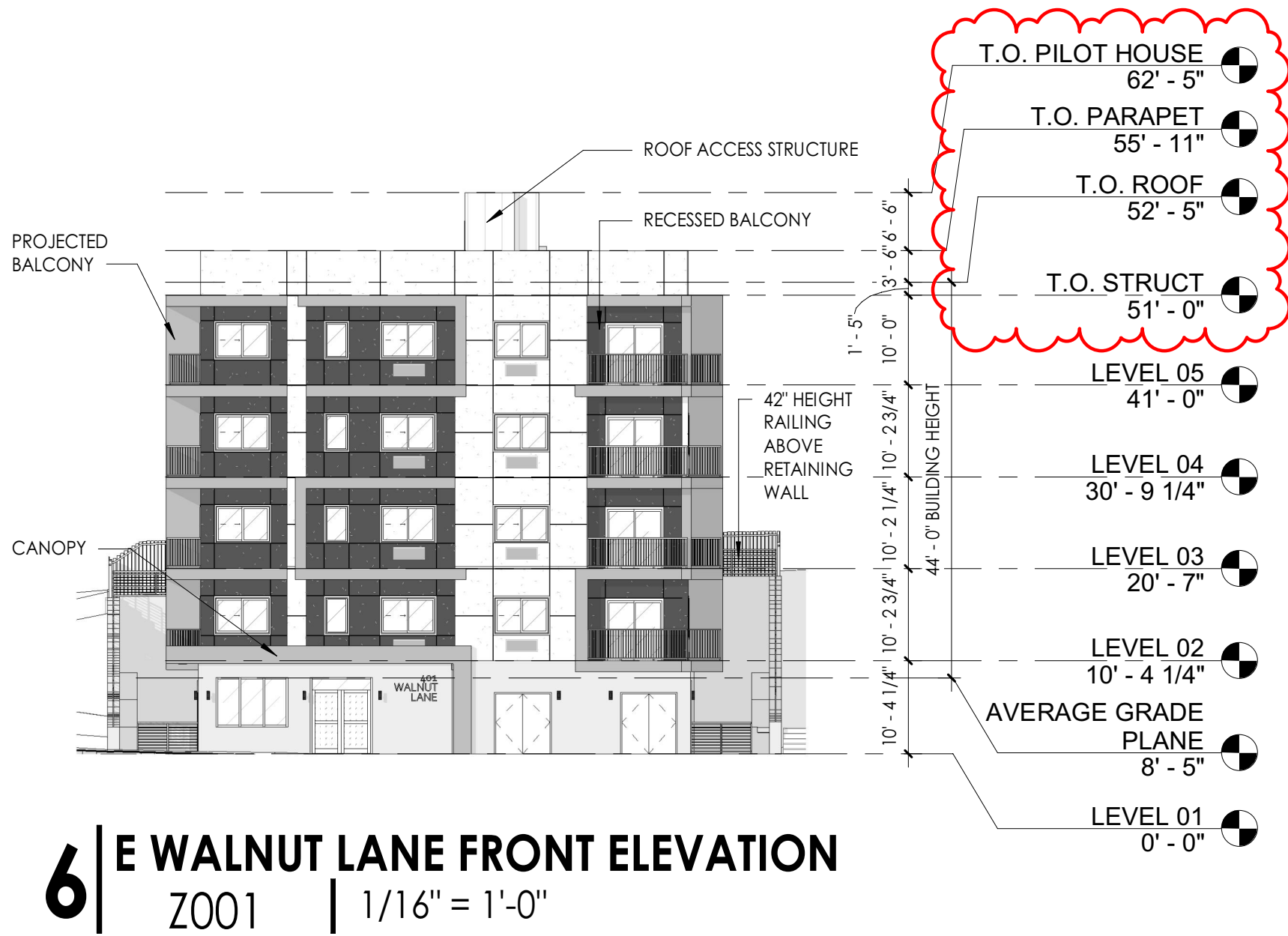
**HEIGHT BONUS CALCULATION:**  
HEIGHT: 38'-0" BY RIGHT  
GREEN ROOF BONUS: +7'-0"  
TOTAL: 45'-0"

**GREEN ROOF (MINIMUM 60% ROOF SURFACE)**  
ROOF SURFACE: 942 SQ. FT.  
GREEN SURFACE: 915.3 SQ. FT. AND 97% GREEN SURFACE

**AFFORDABLE HOUSING INFORMATION:**

**LOW INCOME CALCULATION:**  
57 UNITS X 10% = 5.7 UNITS  
TOTAL: 6 UNITS (5.7 UNITS ROUNDED UP)

**Philadelphia City Planning Commission**  
**Mixed income bonus**  
**#Date 5/25/21**  
**Keith F Davis**  
**Development Planning**



**db designblendz architecture**

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SEAL

PROJECT ADDRESS  
401-07 E WALNUT LANE, PHILADELPHIA, PA 19144-1035

| REVISION                | MO | CC   | 2021.05.07 |
|-------------------------|----|------|------------|
| ISSUE FOR ZONING        | MO | CC   | 2021.03.10 |
| SUBMISSIONS & REVISIONS | BY | APPD | YYYY-MM-DD |

PROJECT  
**401-07 E WALNUT LANE APARTMENTS**

SHEET TITLE  
**ZONING PLAN**

PROJECT NO  
20154105

REVISION  
**Z001**

SCALE  
As indicated