

Zoning Permit

Permit Number ZP-2024-001329

LOCATION OF WORK 15 W RITTENHOUSE ST, Philadelphia, PA 19144-2711 Entire	PERMIT FEE \$2,268.00	DATE ISSUED 3/5/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1 RSA5	

PERMIT HOLDER HAN BUM YOUL	15 W RITTENHOUSE ST PHILADELPHIA PA 19144-2711
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OWNER CONTACT 1 15 W Rittenhouse St LLC	417 Cherry Hill Boulevard Cherry Hill, New Jersey 08002
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OWNER CONTACT 2 Mayer Miltz	417 Cherry Hill Boulevard Cherry Hill, New Jersey 08002
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN 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 / PLANS.
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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. - 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

15 W RITTENHOUSE ST Philadelphia, PA 19144-2711

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL THIRTY-FIVE (35) DWELLING UNITS, INCLUDING TEN (10) UNITS FOR MIXED-INCOME BONUS AND FIVE (5) GREEN ROOF BONUS) WITH ELEVEN (11) ACCESSORY INTERIOR PARKING SPACES (INCLUDING ONE (1) ADA / VAN ACCESSIBLE SPACE) AND TWELVE (12) ACCESSORY CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

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.

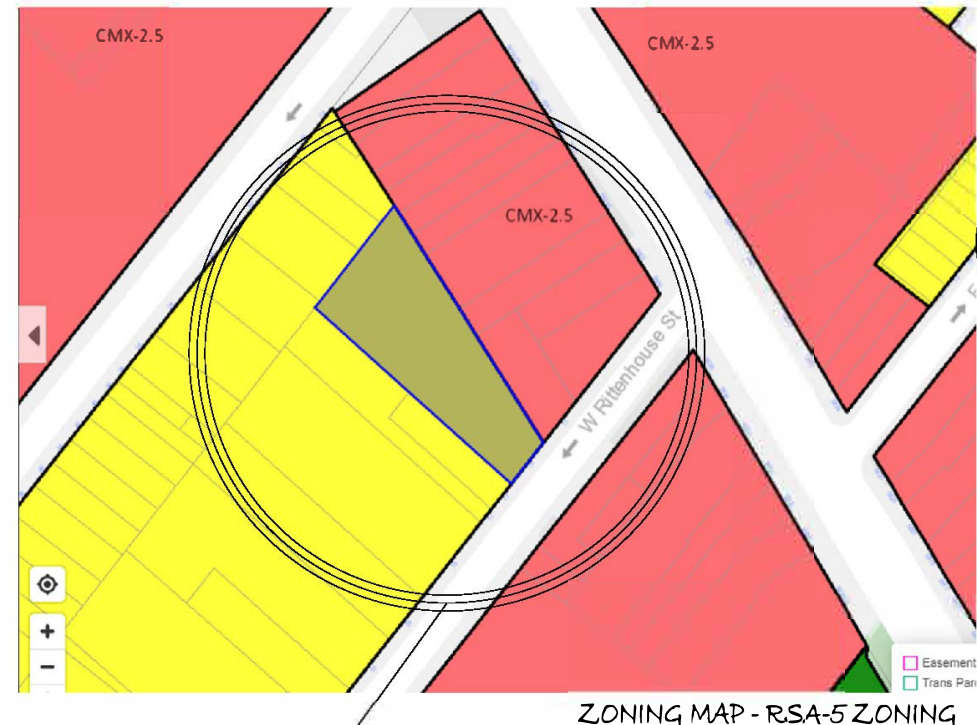
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR PROPERTY 15 W. RITTENHOUSE ST				
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	EXISTING APPROVED- ZP-2021-000114	EXIST. APPROVED-ZP-2023-013394	PROPOSED
PERMITTED USE BY RIGHT	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY (26 UNITS)	MULTI-FAMILY (30 UNITS) CHANGE OF USE ONLY	MULTI-FAMILY (35 UNITS) CHANGE OF USE ONLY GREEN ROOF+MIHB BONUSES
LOT WIDTH	16'-0"	VARIES 34'-0" & 80'-11-5/8"	NO CHANGE	NO CHANGE
LOT AREA	1440 S.F.	9364 SQ. FT. = 100% Total Lot Area	NO CHANGE	NO CHANGE
OPEN AREA	NOT LESS THAN 25%	2353 SQ. FT. = 25.2% Open	NO CHANGE	NO CHANGE
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	7011 SQ. FT. =74.8% Covered	NO CHANGE	NO CHANGE
FRONT YARD SETBACK	0'-0"	0'-0"	NO CHANGE	NO CHANGE
REAR YARD SETBACK	9'-0"	VARIES 16'-5-1/8" & 21'-11-1/4"	NO CHANGE	NO CHANGE
HEIGHT REGULATIONS	38'-0" MAX	53'-8"	NO CHANGE	NO CHANGE
PARKING	NOT REQUIRED	11 SPACES (INC. 1 ACCESSIBLE)	NO CHANGE	NO CHANGE
BIKE PARKING	NOT REQUIRED	10 SPACES PROVIDED INSIDE	NO CHANGE	12 SPACES PROVIDED INSIDE

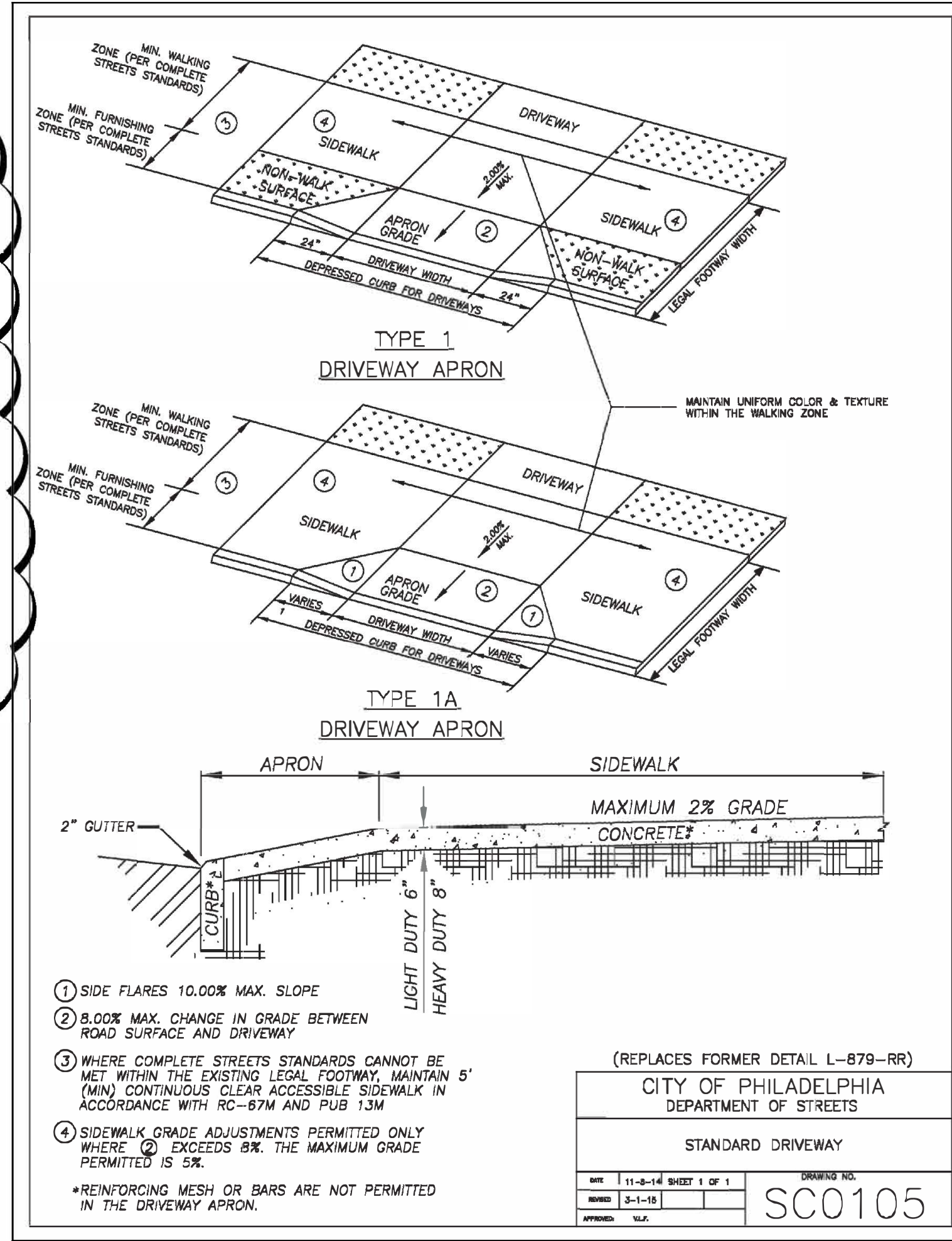


PROJECT ADDRESS:
15 W. RITTENHOUSE ST

ZONING MAP- RSA-5 ZONING

MIXED INCOME BONUS (LOW) NOTE
BASELINE RM-1 UNIT COUNT = 20 RESIDENTIAL UNITS
50% MIHB DENSITY BONUS = 10 RESIDENTIAL UNITS
+
25% GREEN ROOF DENSITY BONUS = 5 RESIDENTIAL UNITS
TOTAL # OF UNITS IN BUILDING = 35 RESIDENTIAL UNITS

OWNER SHALL PROVIDE 10% OF TOTAL # OF UNITS ONSITE
(4 UNITS) AT AFFORDABLE RATE IN ACCORDANCE W/
14-702(7)(.2)(a)



EXISTING MULTI-FAMILY RESIDENCES

5-STORY MULTI-FAMILY RESIDENCE w/ PARTIAL CELLAR, 11 ACCESSORY PARKING SPACES (INC. 1 ACCESSIBLE),
PILOT HOUSES & ROOF DECK W/ PARTIAL GREEN ROOF & 10 BIKE PARKING SPACES
PROPOSED USE CHANGE TO (35) RESIDENTIAL UNITS & 12 BIKE PARKING SPACES

15 W. RITTENHOUSE STREET, PHILADELPHIA PENNSYLVANIA



PHOTO 1



PHOTO 2



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT OF 1974 AS AMENDED BY ACT OF 1988
AND ACT 199 IN JANUARY 2000)
SITE SERIAL NO. 20210042090 (ward 59)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF
PENNSYLVANIA LEGISLATIVE ACT SET OF 1974, AS AMENDED BY ACT 187 OF
1988 AND ACT 199 IN JANUARY 2000. CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM 24 HOURS PRIOR TO EXCAVATION WORK.

MULTI-FAMILY RESIDENTIAL BUILDING
15 W RITTENHOUSE ST
PHILADELPHIA, PENNSYLVANIA

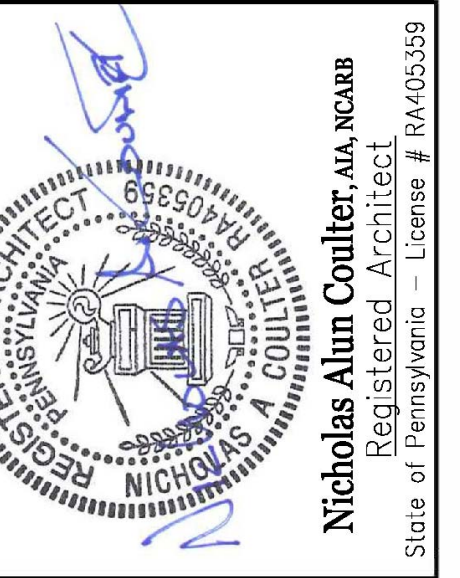
PROJECT

REVISIONS:
RFI COMMENTS 1
RFI COMMENTS 2
1/06/2024 Revision

DRAWN BY: LD
CHECKED BY: HK
DATE: 12/6/2020
SCALE: AS NOTED

JOB No: RITTENHOUSE
FILE: RITTENHOUSE

Z-1



ZONING PLAN & ELEVATIONS

DWG. TITLE

STREETS DEPARTMENT - SEE SHEET Z-2
FOR ADDTL PARKING/CURB CUT/TURNING
RADIUS DESIGN INFO (SHOWN
SEPARATELY) FOR PURPOSES OF PLAN
CLARITY

15 W. RITTENHOUSE ST
EXIST. (5) STORY MULTI-FAMILY RESIDENCE W/ PARTIAL CELLAR, 11
PARKING SPACES (INC. 1 ACCESSIBLE), PILOT HOUSES & ROOF
DECK W/ PARTIAL GREEN ROOF &
(12) BIKE PARKING SPACES INSIDE BUILDING.
USE CHANGE ONLY FOR 35 RES. UNITS
TOTAL BUILDING COVERAGE = 7,011 SQ. FT. (74.8%)
TOTAL OPEN AREA = 2,353 SQ. FT. (25.2%)
TOTAL LOT AREA = 9,364 SQ. FT. (100%)

GREEN ROOF

ZONING PLAN
SCALE: 3/16"=1'-0"