

Zoning Permit

Permit Number ZP-2022-013011

LOCATION OF WORK 2001 E LEHIGH AVE, Philadelphia, PA 19125-1414	PERMIT FEE \$2,302.00	DATE ISSUED 1/31/2024
	ZBA CALENDAR MI-2023-002897	ZBA DECISION DATE 1/31/2024
	ZONING DISTRICTS ICMX Only	

PERMIT HOLDER Project IV LLC	631 Hibberd Ave Collingdale, Pennsylvania 19023
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OWNER CONTACT 1 Isaac Singleton	631 Hibberd Ave, Collingdale, PA 19023
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **AMENDMENT APPROVED ON 8/08/2025: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2022-013011, TO DOCUMENT THE CHANGE TO REDUCTION OF THE BUILDING FAR FROM THE ORIGINAL 373.7% TO 367% AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS** *FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A BELOW GRADE PARKING GARAGE AND AN ACCESSORY

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) Provisos: None (MI-2023-002897)

 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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Zoning Permit

Permit Number ZP-2022-013011

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)

Provisos: None (MI-2023-002897)



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

2001 E LEHIGH AVE, Philadelphia, PA 19125-1414

ADDITIONAL USE DETAILS

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

****AMENDMENT APPROVED ON 8/08/2025: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2022-013011, TO DOCUMENT THE CHANGE TO REDUCTION OF UNITS FROM MULTI-FAMILY 157 DWELLING UNITS TO MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED FORTY-SIX (146) UNITS AND REDUCTION OF ACCESSORY PARKING SPACES FROM 59 TO FIFTY-FOUR (54), AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS**FOR TWO (2) VACANT COMMERCIAL SPACES ON GROUND FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED FIFTY-SEVEN (157) DWELLING UNITS AND FIFTY-NINE (59) ACCESSORY OFF STREET INTERIOR BELOW GRADE PARKING SPACES INCLUDING 3 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE), 5 AUTO SHARE SPACES, 4 ELECTRICAL VEHICLE SPACES AND 12 COMPACT PARKING SPACES AND FIFTY-SIX (56) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. (NO SIGN ON THIS PERMIT)**

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.



OVERLAY DISTRICTS -

DESCRIPTION - 6 STORY MULTIFAMILY BUILDING WITH 157 DWELLING UNITS, BELOW GRADE PARKING SPACES , GREEN ROOF AND ROOF DECK. COMMERCIAL SPACE ON GROUND FLOOR .

REQUIREMENT: 60% OF ROOFTOP AREA
OVERALL ROOF AREA: 21,412 SF
GREEN ROOF: 13,236 SF
 $100(13,236 \text{ SF} / 21,412 \text{ SF}) = 61.8\%$

PARKING REQUIRED (1/2 UNITS)=	79
RETAIL PARKING REQUIRED (1/1000 SF)=	8
CAR SHARE REDUCTION (- 4/1 SPACES)= -4(5 SPACES) =	-20
BIKE REDUCTION (-1/5 SPACES UP TO 10% OF TOTAL=	-8
TOTAL PARKING REQUIRED =	59



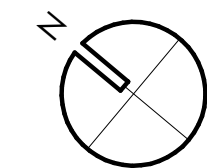
PORTION OF PILOT HOUSE WITHIN 5'-0" - 10'-0"
OF BUILDING FACE IS BELOW 42" MEASURED
FROM THE TOP OF ROOF

ACTUAL - 120'
LEGALLY OPEN - ON CITY PLAN

STREET TYPE: URBAN ARTERIAL

1 | ZONING SITE PLAN

SCALE 1/16" = 1'-0"



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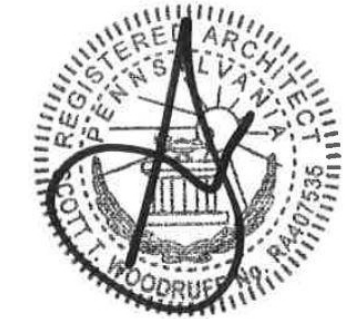
CLIENT

ISAAC SINGLETON
2403 S BROAD ST
PHILADELPHIA, PA 19148

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SEAL



PROJECT ADDRESS

2001 E LEHIGH AVE
PHILADELPHIA, PA 19125

ZONING REVISION 02	HP	CC	2023.01.09
ZONING REVISION	HR	CC	2022.12.13
ISSUE FOR ZONING	HP	CC	2022.11.18
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

2001 E LEHIGH AVENUE

SHEET TITLE

ZONING PLAN

PROJECT NO.

22067105

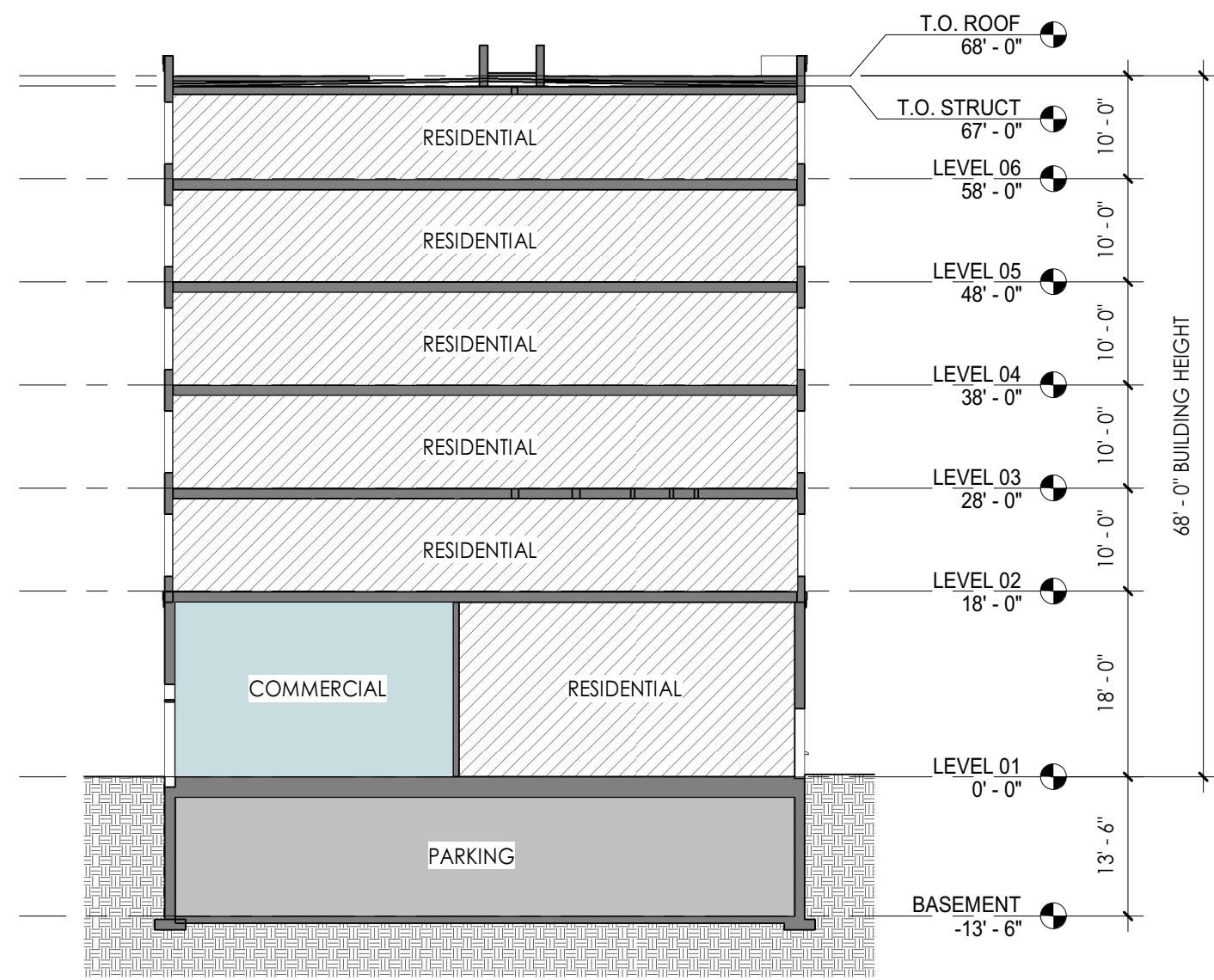
REVISION

SCALE

As indicated

ZOO 1

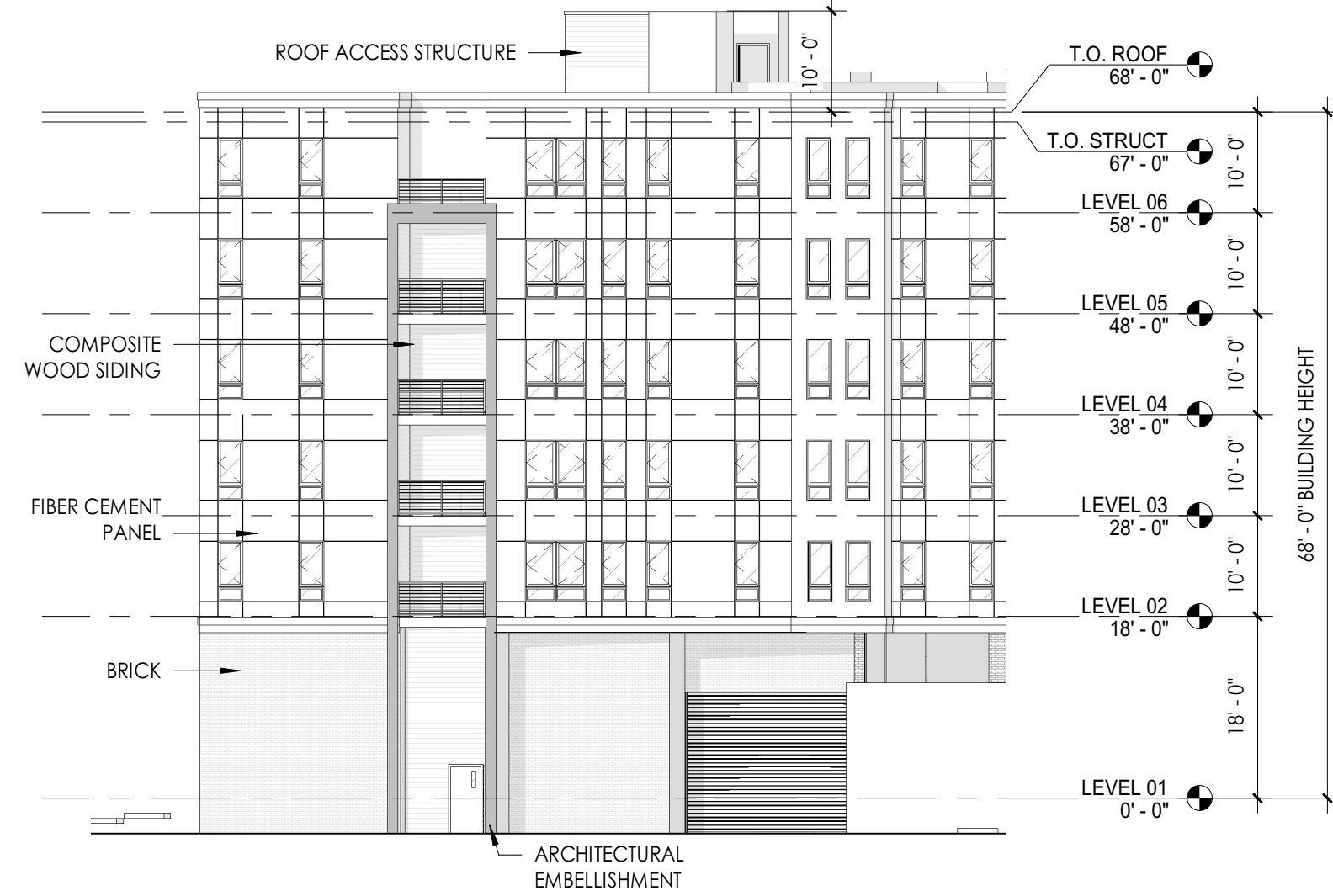
5 | SECTION
Z003 | 1/16" = 1'-0"



4 | EMERALD ST ELEVATION
Z003 | 1/16" = 1'-0"



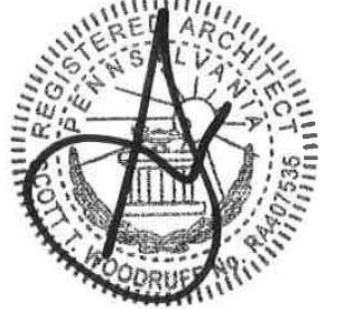
3 | FRANKFORD AVE ELEVATION
Z003 | 1/16" = 1'-0"



2 | REAR ELEVATION
Z003 | 1/16" = 1'-0"



1 | E LEHIGH ELEVATION
Z003 | 1/16" = 1'-0"

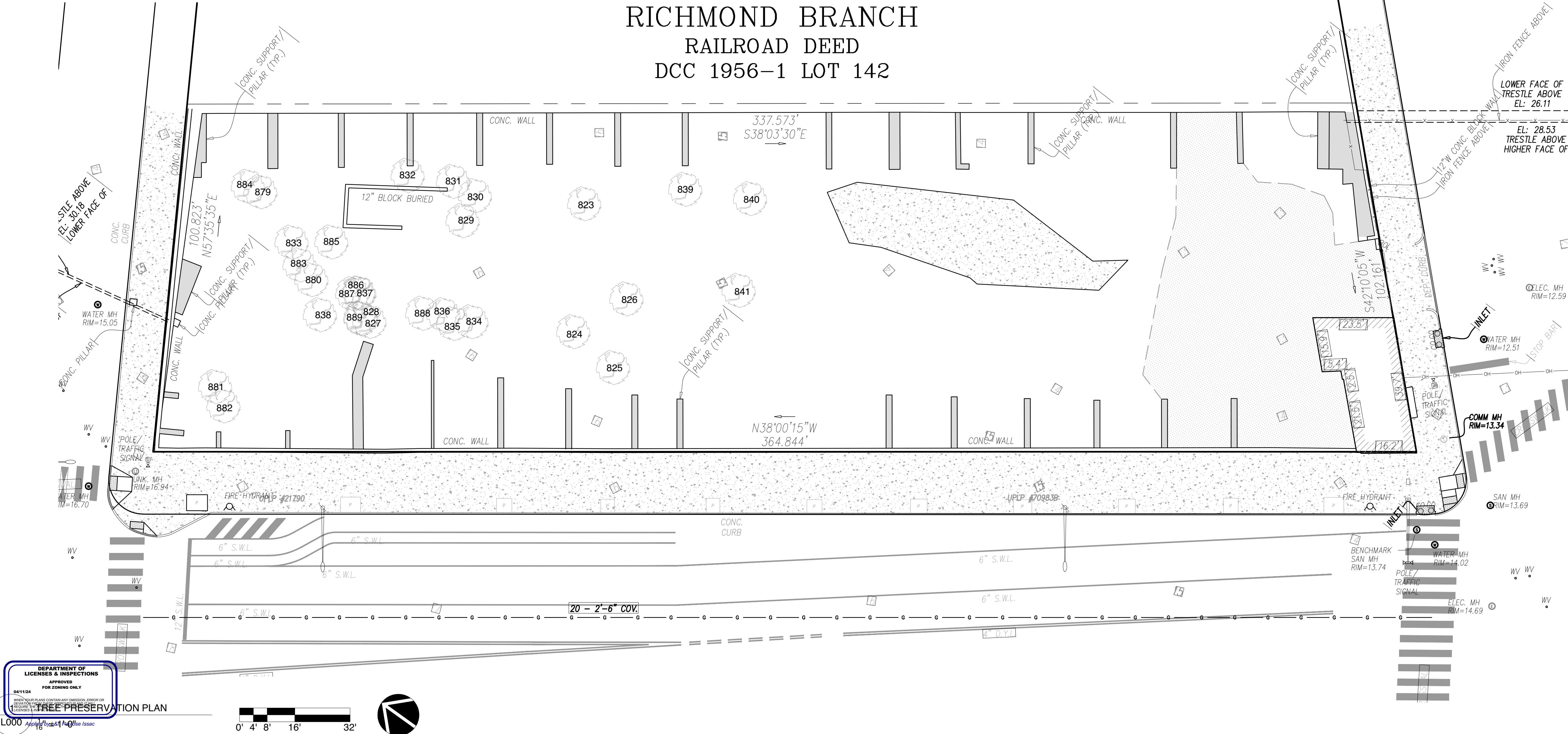


TREE PRESERVATION SCHEDULE:

Survey Point #	Scientific Name	Common Name	Size (DBH) Inches	Notes	Remove Y/N	Preservation Credit	Heritage Tree Y/N	DCNR Invasive Y/N	Exempt Y/N Reason	Replacement Value
823	Populus deltoides	Eastern Cottonwood	20	Good; good structure and branching	Y	0	N	N	N	20
824	Robinia pseudoacacia	Black Locust	12	Fair; multiple codominant leaders	Y	0	N	N	N	12
825	Robinia pseudoacacia	Black Locust	12	Fair; some deadwood present	Y	0	N	N	N	12
826	Populus deltoides	Eastern Cottonwood	12	Good; small secondary trunk growing out of base	Y	0	N	N	N	12
827	Populus deltoides	Eastern Cottonwood	28	Poor; this tree is an offshoot of #889, which has two large trunks	Y	0	Y	N	N	28
828	Robinia pseudoacacia	Black Locust	38	Poor; growing out of tree #889	Y	0	Y	N	Y, Poor Health	0
829	Populus deltoides	Eastern Cottonwood	16	Poor; multiple trunks and leaning from base	Y	0	N	N	Y, Poor Health	0
830	Paulownia tomentosa	Princess Tree	12	Poor; hollow trunk at base	Y	0	N	Y	Y, Invasive	0
831	Robinia pseudoacacia	Black Locust	32	Poor; hollow trunk at base; leaning precipitously; multiple trunks.	Y	0	Y	N	Y, Poor Health	0
832	Paulownia tomentosa	Princess Tree	32	Poor; broken canopy; growing out of concrete wall	Y	0	N	Y	Y, Invasive	0
833	Robinia pseudoacacia	Black Locust	24	Fair; double leader present compromising structure	Y	0	Y	N	N	24
834	Robinia pseudoacacia	Black Locust	16	Fair; double trunk; leaning	Y	0	N	N	N	16
835	Robinia pseudoacacia	Black Locust	16	Fair; leaning and shaded from tree #836	Y	0	N	N	N	16
836	Robinia pseudoacacia	Black Locust	12	Poor; far lean	Y	0	N	N	Y, Poor Health	0
837	Robinia pseudoacacia	Black Locust	12	Fair; girdling roots; leaning	Y	0	N	N	N	12
838	Robinia pseudoacacia	Black Locust	18	Fair; not a lot of growth; double leader, one of which is dead	Y	0	N	N	N	18
839	Paulownia tomentosa	Princess Tree	20	Poor; growing out of wall, trunk decay at base	Y	0	N	Y	Y, Invasive	0
840	Broussonetia papyrifera	Paper Mulberry	10	Poor; leaning; roots growing out of rubble	Y	0	N	Y	Y, Invasive	0
841	Populus deltoides	Eastern Cottonwood	8	Poor; crowded multiple trunks excluding one another	Y	0	N	N	N	8
879	Alianthus altissima	Tree of Heaven	16	Poor growth habit; lots of dead	Y	0	N	Y	Y, Invasive	0
880	Robinia pseudoacacia	Black Locust	12	Good; good structure and branching	Y	0	N	N	N	12
881	Paulownia tomentosa	Princess Tree	25	Poor; lots of deadwood; smothered in vines	Y	0	N	Y	Y, Invasive	0
882	Paulownia tomentosa	Princess Tree	24	Poor; main leader dead, poor root structure	Y	0	N	Y	Y, Invasive	0
883	Robinia pseudoacacia	Black Locust	8	Poor; weak growth, dead in canopy	Y	0	N	N	Y, Poor Health	0
884	Alianthus altissima	Tree of Heaven	12	Poor growth with major leaning of trunk	Y	0	N	Y	Y, Invasive	0
885	Robinia pseudoacacia	Black Locust	6	Fair; small crown due to shading	Y	0	N	N	N	6
886	Robinia pseudoacacia	Black Locust	6	Dead	Y	0	N	N	Y, Dead	0
887	Robinia pseudoacacia	Black Locust	6	Poor; leaning and roots growing out of rubble	Y	0	N	N	Y, Poor Health	0
888	Robinia pseudoacacia	Black Locust	6	Fair	Y	0	N	N	N	6
889	Populus deltoides	Eastern Cottonwood	60	Poor branching with double trunk	Y	0	Y	N	N	60
TOTAL SITE DBH INCHES:				531	TOTAL PRESERVATION CREDIT INCHES:		0	TOTAL REPLACEMENT INCHES:		262

TREE PRESERVATION NOTES:

1. THE SITE IS A HEAVILY-WOODED FORMER INDUSTRIAL LOT, WITH WOODLANDS CHARACTERIZED MOSTLY BY INVASIVE EXOTIC SPECIES OR EARLY SUCCESSIONAL NATIVES.
2. THE SITE CONTAINS A TOTAL EXISTING TREE CALIPER OF 531 DBH INCHES FOR ALL RECORDED TREES ON SITE. THE SITE IS .81 ACRES IN SIZE, RESULTING IN AN AVERAGE CALIPER DENSITY OF 655 DBH INCHES PER ACRE.
3. THE TREE REPLACEMENT IN-LIEU FEE FOR SITES WITH AN EXISTING DENSITY OF MORE THAN 250 DBH INCHES PER ACRE IS \$50 PER INCH OF REMOVED TREE.
4. THE SITE'S DEVELOPMENT REQUIRES REMOVAL OF ALL EXISTING TREES DOCUMENTED ON SITE, INCLUDING A TOTAL OF 262 DBH INCHES OF TREES THAT ARE NOT EXEMPT UNDER THE TREE PRESERVATION REQUIREMENTS.
5. THE PROPOSED PLANTING PLAN INCLUDES 34 TOTAL DBH INCHES OF PROPOSED TREE PLANTINGS 2" CALIPER OR GREATER IN SIZE THAT ARE PROPOSED FOR PLANTING ON SITE. (THERE ARE AN ADDITIONAL 30 DBH INCHES OF PROPOSED STREET TREE PLANTINGS THAT DO NOT COUNT TOWARDS TREE REPLACEMENT CREDITS.)
6. WHEN CREDITED 34 DBH INCHES PLANTED AGAINST 262 DBH INCHES OF REQUIRED TREE RESTORATION, THE PROJECT IS REQUIRED TO PAY FOR A TOTAL OF 228 DBH INCHES. CALCULATED AT THE RATE OF \$50 PER INCH OF REMOVED TREE, THE PROJECT SHALL PAY THE IL-LIEU FINE OF \$11,400.00.
7. REFER TO PLANT SCHEDULE ON SHEET L/200 FOR SPECIES AND SIZES OF PROPOSED TREE PLANTINGS.



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Architect:
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Project #:
C2215

Project Name:

2001 E LEHIGH AVE
2001 E Lehigh Ave
Philadelphia, PA 19132

Issue: SCHEMATIC
ZONING SET
REVISIONS 1
REVISIONS 2

Date: 12.16.2022
02.09.2023
03.10.2023
03.20.2023

Drawn By:
HH

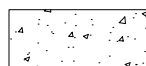
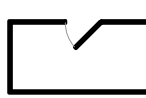
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03.20.2023

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1/16" = 1'-0"

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TREE PRESERVATION PLAN

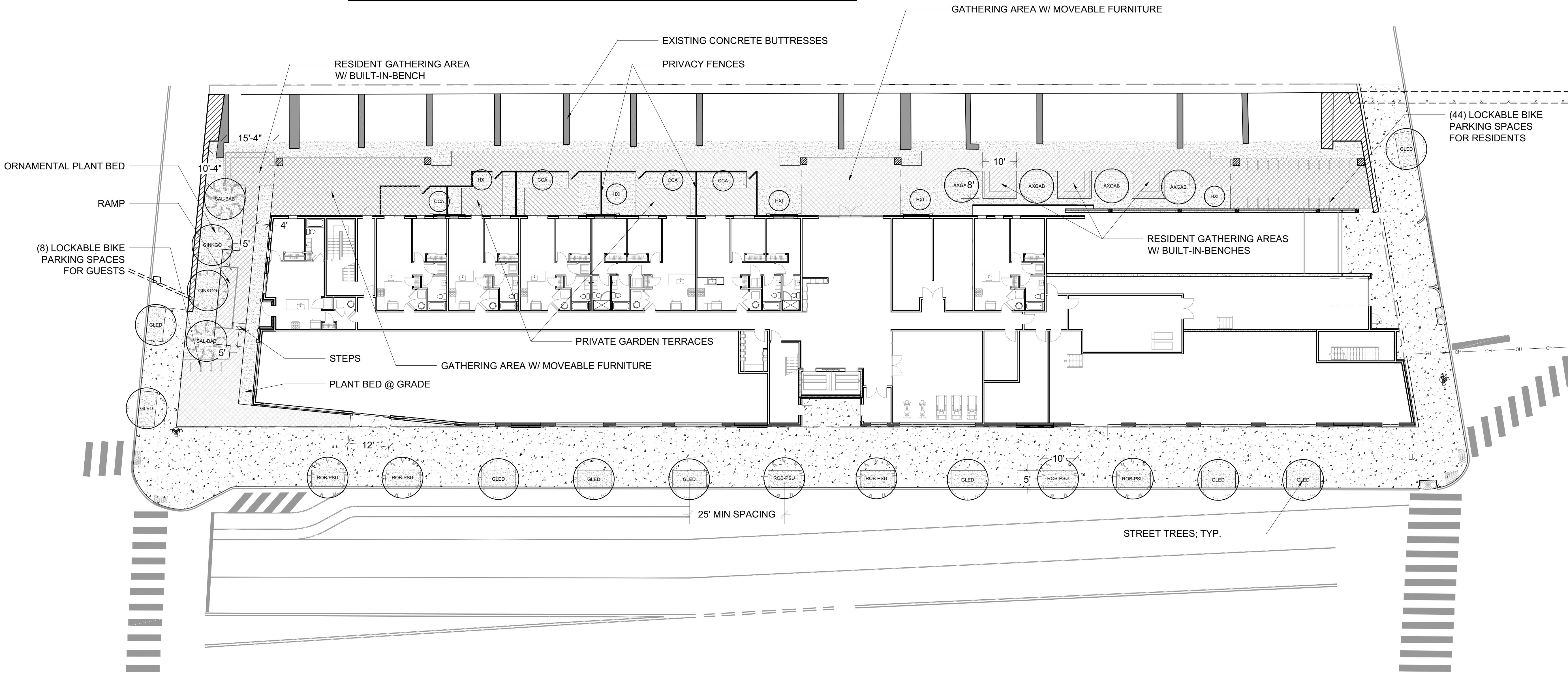
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LEGEND:

-  CONCRETE SIDEWALK
-  PERMEABLE PAVERS
-  GARDEN BED
-  PRIVACY FENCE

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
3. THE USER OF THESE DRAWINGS IS CAUTIONED THAT EXISTING UTILITIES AND STRUCTURAL ELEMENTS AS SHOWN ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND STRUCTURAL ELEMENTS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
4. THE SITE SHALL BE KEPT CLEAR OF DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL MATERIALS AND DEBRIS SHALL BE CAREFULLY SECURED SO AS NOT TO CAUSE A HAZARD OR NUISANCE.
5. ALL DEMOLITION DEBRIS AND CONSTRUCTION WASTE MATERIAL TO BE DISPOSED OF BY CONTRACTOR IN A SAFE & LEGAL MANNER.
6. ITEMS LABELED "BY OTHERS" ARE FOR COORDINATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ANY SUCH ITEMS WITH THE OWNER OR SUBCONTRACTOR RESPONSIBLE FOR THEIR DESIGN OR SPECIFICATON
7. CONTRACTOR AND SUBCONTRACTORS SHALL NOT USE LANDSCAPE AREAS TO DISPOSE OF CONSTRUCTION OR DEMOLITION DEBRIS. IF TRASH OR WASTE DEBRIS OF ANY KIND IS FOUND WITHIN LANDSCAPE AREAS AT THE TIME OF LANDSCAPE INSTALLATION, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CLEAR AND REMOVE SUCH DEBRIS.



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SCHEMATIC	12.16.2022
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REVISIONS	03.10.2023

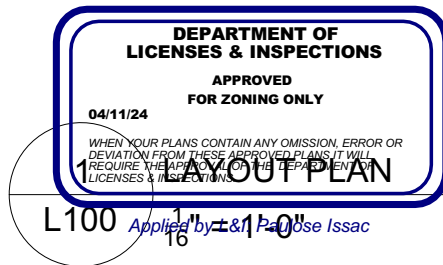
Drawn By:
HH

Date:
03.10.2023

Drawing Scale:
 $\frac{1}{16}" = 1'-0"$

Drawing Title:
LAYOUT PLAN

Drawing #:
L100



HANS HESSELEIN
LICENSED LANDSCAPE ARCHITECT

PLANTING NOTES:

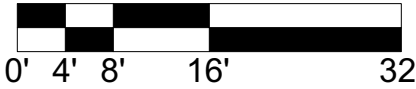
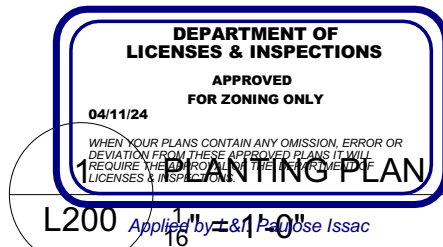
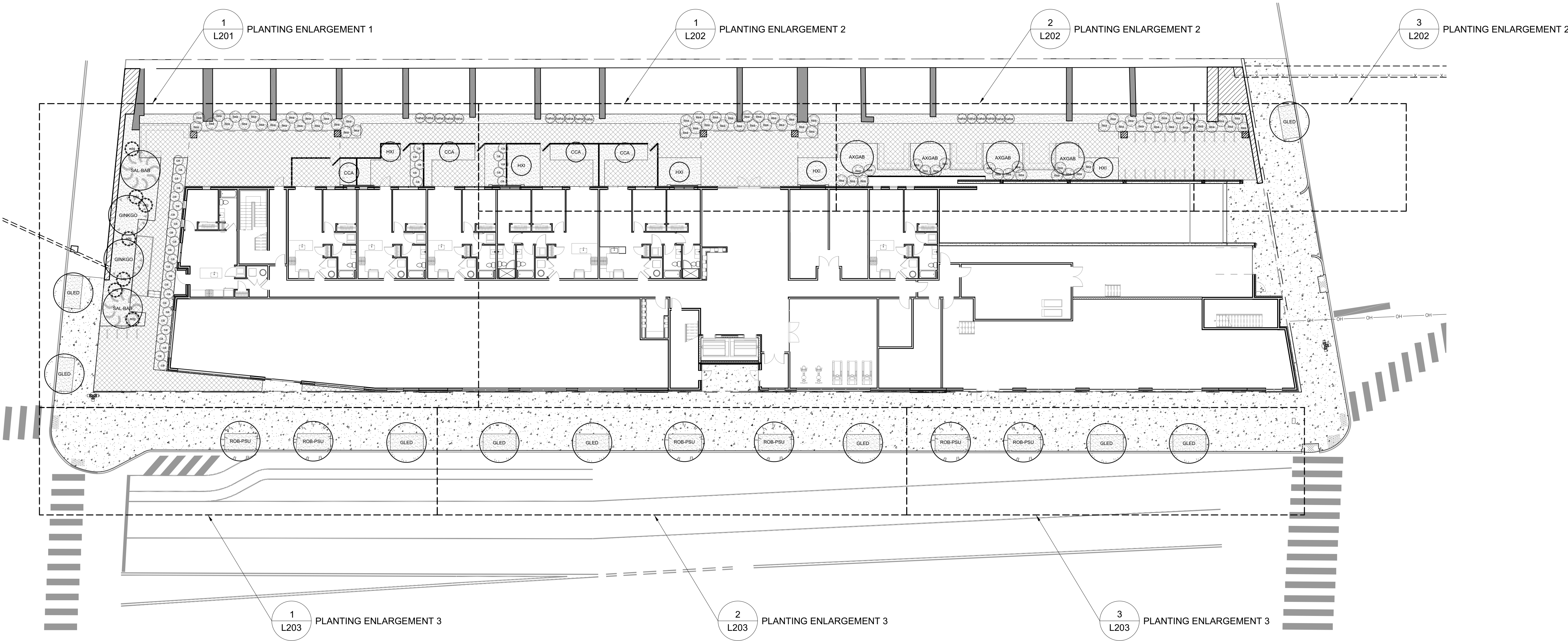
1. ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
4. PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
5. PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC, ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS, FOR APPROVAL, IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN. MAKE ADJUSTMENTS TO THE LOCATIONS AS REQUESTED BY APIARY STUDIO.
6. NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
8. CALL APIARY STUDIO FOR APPROVAL BEFORE SUBSTITUTIONS.
9. MULCH ALL PLANT BEDS WITH 2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
10. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
11. APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
12. APPLY 10-10-10 GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
13. IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.

TREE & SHRUB SCHEDULE					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
GLED	Gleditsia tracanthos 'Shademaster'	Honey Locust	9	2" Cal	Street Trees, B&B, Matching, Full Crown
ROB-PSU	Robinia pseudoacacia 'Purple Robe'	Black Locust	6	2" Cal	Street Trees, B&B, Matching, Full Crown
GINKGO	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree (Male Cultivar)	2	2" Cal	B&B, Matching, Full Crown
SAL-BAB	Salix babylonica	Weeping Willow	2	2" Cal	B&B, Matching, Full Crown
AXGB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	4	2" cal	10' ht., Multistem, B&B, Full Crown
CCA	Cercis canadensis 'Summer's Tower'	Eastern Redbud	4	1" Cal	Matching, Full Crown
HXI	Hamamelis x intermedia 'Jalena'	Witchhazel	5	2" Cal	8' ht., Multistem, B&B, Matching, Full Crown
ca	Clethra alnifolia 'Tom's Compact'	Sweetpepper Bush	34	3 gal	Matching
edg	Edgeworthia chrysantha	Paperbush	7	3 gal	Matching
itea	Itea virginica 'Henry's Garnett'	Virginia Sweetspire	76	3 gal	Matching
haha	Hydrangea arborescens 'Haas Halo'	Smooth Hydrangea	16	3 gal	Matching

PERENNIAL SCHEDULE					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
ahu	Amsonia hubrichtii	Arkansas Bluestar	48	1 gal	Street Trees
pm	Pysnanthemum muticum	Mountain Mint	144	1 gal	Street Trees
hma	Hakonechloa macra 'All Gold'	Hakone Grass	227	1 gal	Matching
hxo	Helleborus x 'Onyx Odyssey'	Lenten Rose	121	1 gal	Matching
ms	Matteuccia struthiopteris	Ostrich Fern	35	1 gal	Matching
oc	Osmunda cinnamomea	Cinnamon Fern	38	1 gal	Matching
pov	Polygonatum odoratum 'Variegatum'	Solomon's Seal	106	1 gal	Matching



HANS HESSELEIN
LICENSED LANDSCAPE ARCHITECT



LEGEND:

- CONCRETE
SIDEWALK
- PERMEABLE
PAVERS
- GARDEN BED
- PRIVACY
FENCE

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Project #:
C2215

Project Name:
**2001 E LEHIGH AVE
2001 E Lehigh Ave
Philadelphia, PA 19132**

Issue: Date:
SCHEMATIC 12.16.2022
ZONING SET 02.09.2023
REVISIONS 1 03.10.2023
REVISIONS 2 03.20.2023

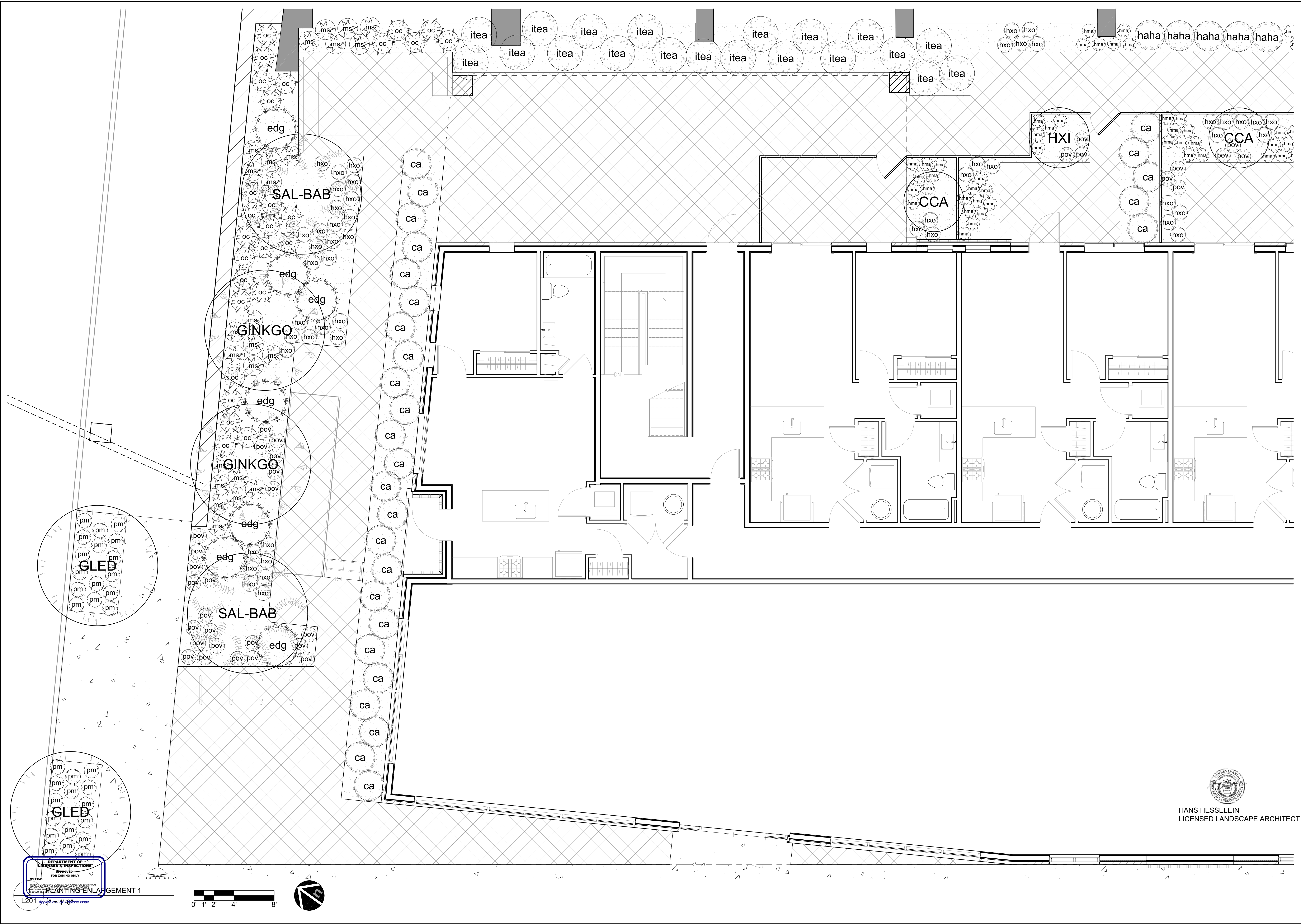
Drawn By: **HH**

Date: **03.20.2023**

Drawing Scale:
 $\frac{1}{16}'' = 1'-0''$

DrawingTitle:
PLANTING PLAN

Drawing #: **L200**





Apiary Studio, LLC
48 W Johnson St
Philadelphia, PA 19144
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E: info@apiary-studio.com

Architect:
Design Blendz
4001 Main St STE 203,
Philadelphia, PA 19127
P: 215.995.0228
E: info@designblendz.com

Project #:

C2215

Project Name:

2001 E LEHIGH AVE
2001 E Lehigh Ave
Philadelphia, PA 19132

Issue:	Date:
SCHEMATIC	12.16.2022
ZONING SET	02.09.2023
REVISIONS	03.10.2023

Drawn By:

HH

Date:

03.10.2023

Drawing Scale:

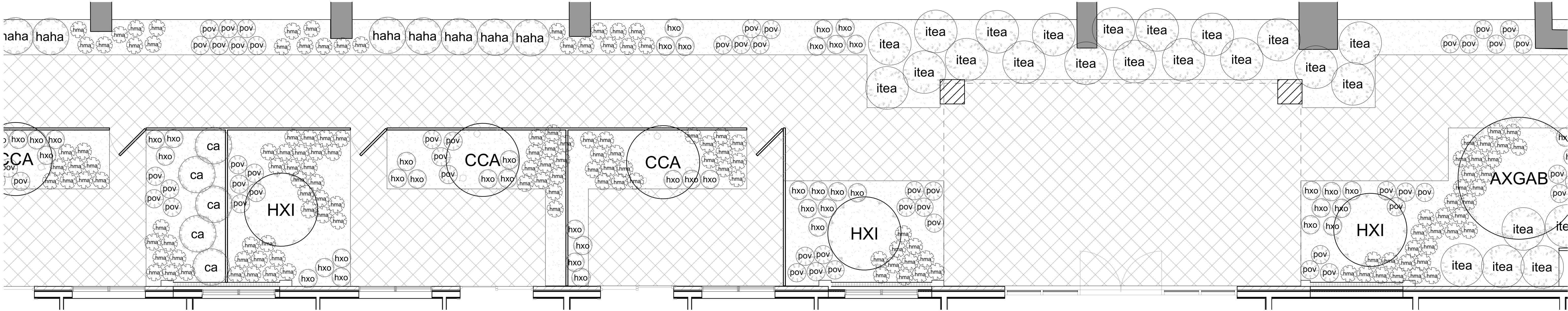
1/4" = 1'-0"

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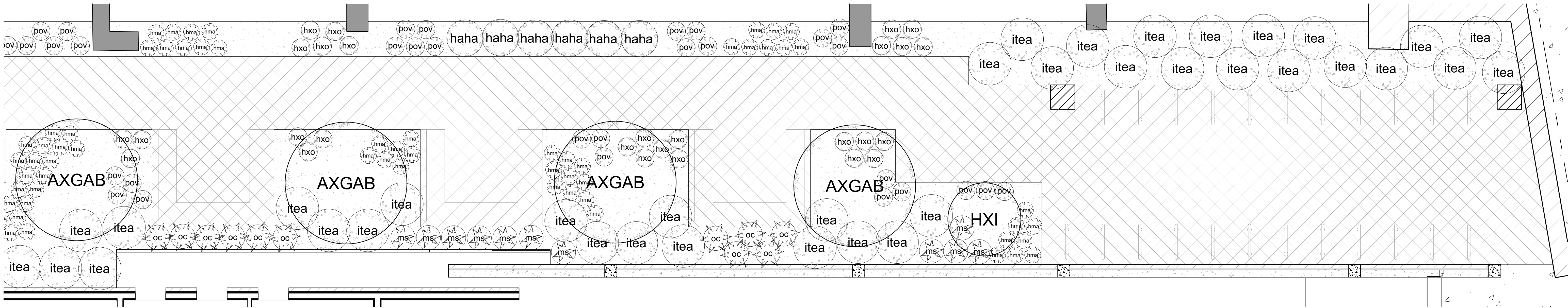
PLANTING
ENLARGEMENT 1

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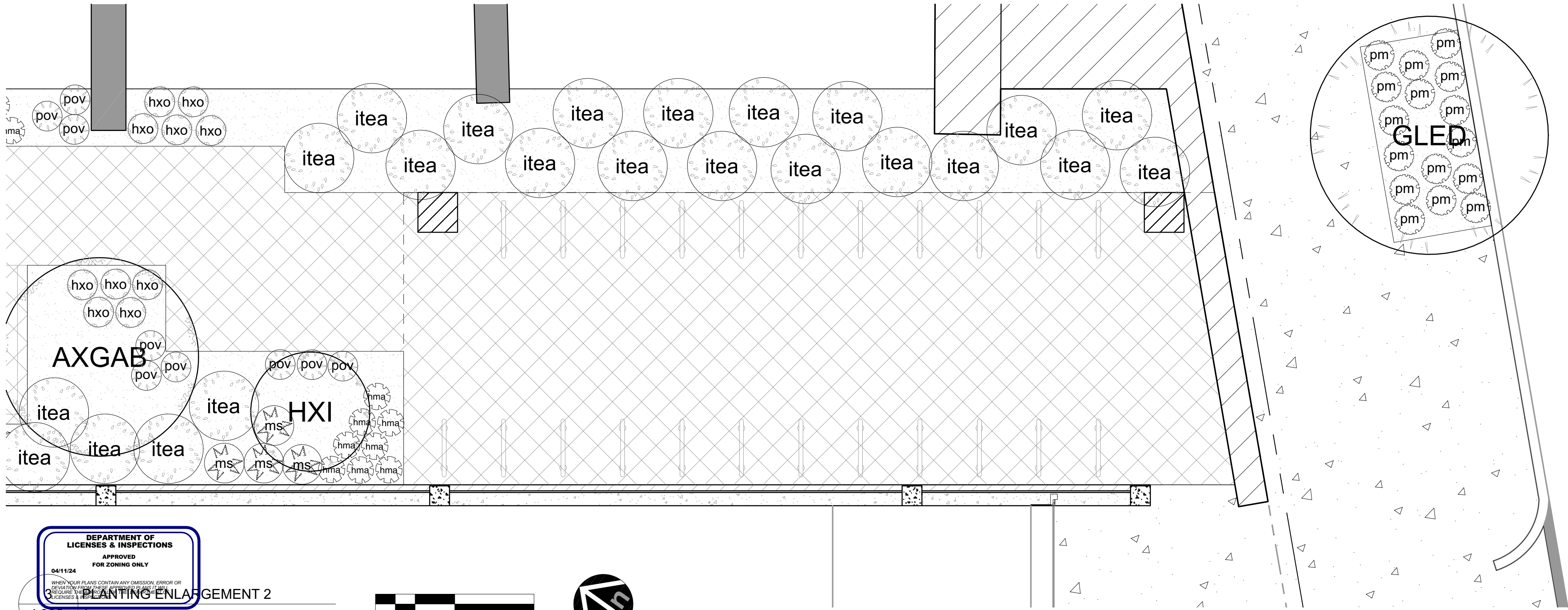
L201



1 PLANTING ENLARGEMENT 2
L202 1/4" = 1'-0"



2 PLANTING ENLARGEMENT 2
L202 1/4" = 1'-0"



DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
06/11/24
PLANTING ENLARGEMENT 2
L202



HANS HESSELEIN
LICENSED LANDSCAPE ARCHITECT



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HH

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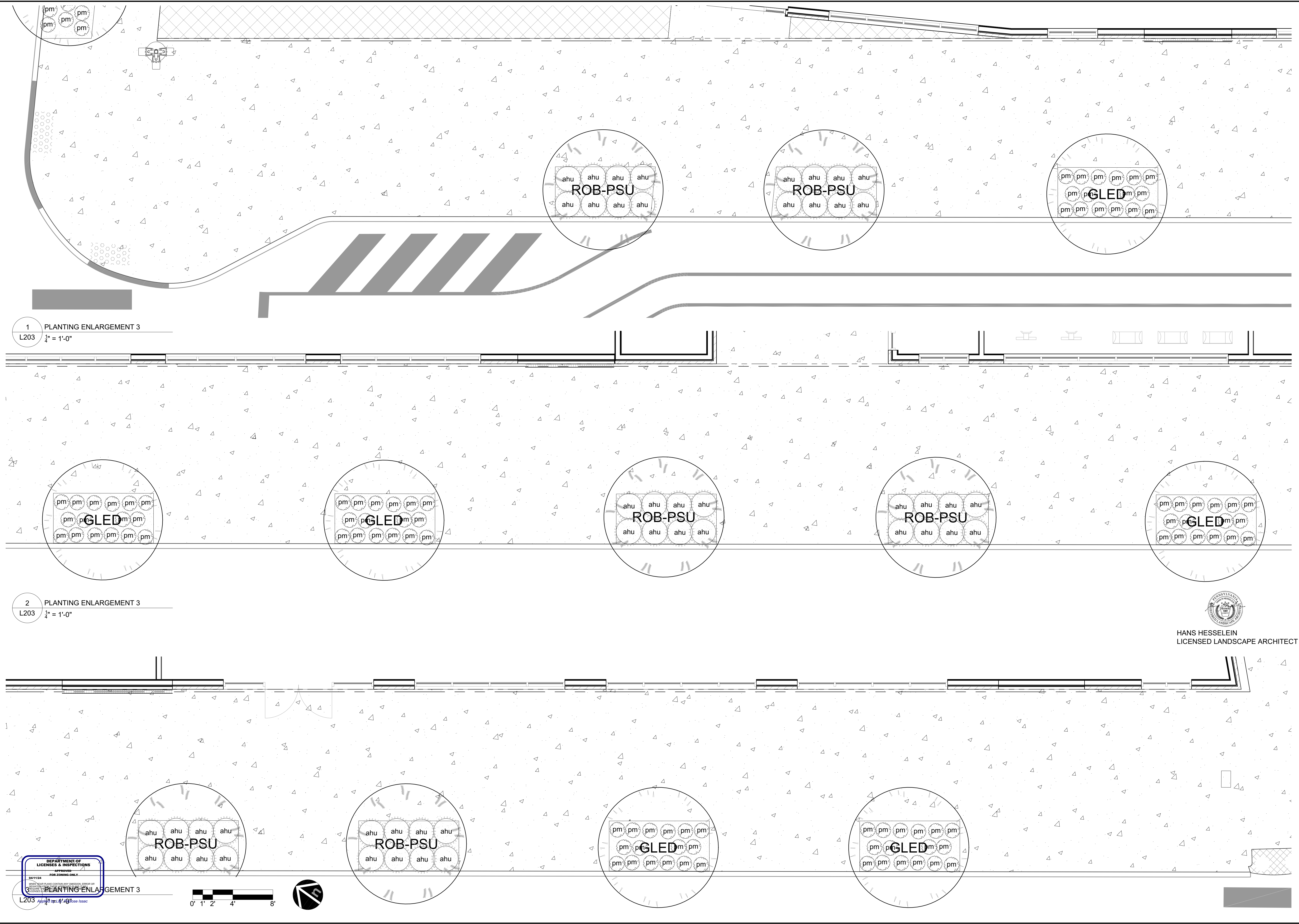
Drawing Scale:
1/4" = 1'-0"

Drawing Title:

**PLANTING
ENLARGEMENT 2**

Drawing #:

L202





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Drawn By:

HH

Date:

03.10.2023

Drawing Scale:

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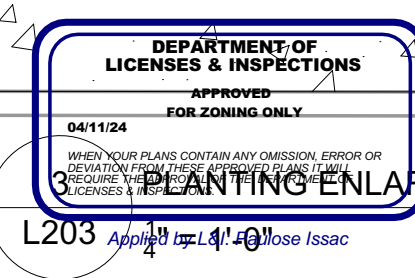
PLANTING ENLARGEMENT 3

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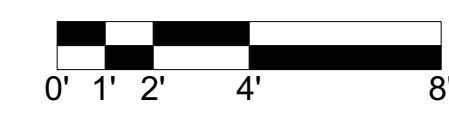
L203



HANS HESSELEIN
LICENSED LANDSCAPE ARCHITECT



PLANTING ENLARGEMENT 3
L203





TREE:
GLEDITSIA TRIACANTHOS 'SHADEMASTER'
HONEY LOCUST



TREE:
ROBINIA PSEUDOACACIA 'PURPLE ROBE'
BLACK LOCUST



TREE:
GINKGO BILOBA 'PRINCETON SENTRY'
MAIDENHAIR TREE



TREE:
SALIX BABYLONICA
WEEPING WILLOW



TREE:
AMELANCHIER X GRANDIFLORA
'AUTUMN BRILLIANCE'
SERVICE BERRY



TREE:
CERCIS CANADENSIS 'SUMMERS TOWER'
EASTERN REDBUD



TREE:
HAMAMELIS X INTERMEDIA 'JALENA'
WITCH HAZEL



SHRUB:
CLETHRA ALNIFOLIA 'TOM'S COMPACT'
SWEETPEPPER BUSH



SHRUB:
EDGEWORTHIA CHRYSANTHA
PAPER BUSH



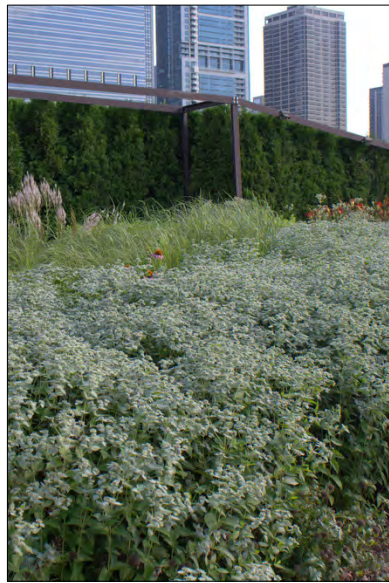
SHRUB:
ITEA VIRGINICA 'HENRY'S GARNETT'
VIRGINIA SWEETSPIRE



SHRUB:
HYDRANGEA ARBORESCENS 'HAAS HALO'
SMOOTH HYDRANGEA



PERENNIAL:
AMSONIA HUBRICHTII
ARKANSAS BLUESTAR



PERENNIAL:
PYCNANTHEMUM MUTICUM
MOUNTAIN MINT



PERENNIAL:
HAKONECHLOA MACRA 'ALL GOLD'
HAKONE GRASS



PERENNIAL:
HELLEBORUS X 'ONYX ODYSSEY'
LENTEN ROSE



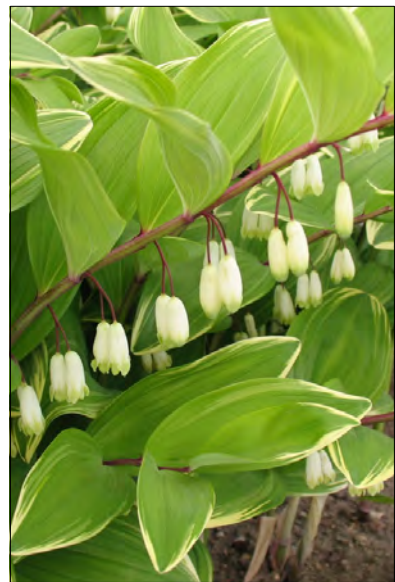
PERENNIAL:
MATTEUCCIA STRUTHIOPTERIS
OSTRICH FERN



PERENNIAL:
OSMUNDA CINNAMOMEA
CINNAMON FERN



PERENNIAL:
POLYGONATUM ODORATUM 'VARIEGATUM'
SOLOMON'S SEAL



Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2022-013011	Zoning District(s): ICMX I2 ICMX Only	Date of Refusal: 5/11/2023
Address/Location: 2001 E LEHIGH AVE, Philadelphia, PA 19125-1414 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	Civic Design Review? Y

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BELOW GRADE PARKING GARAGE AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES: FOR TWO (2) VACANT COMMERCIAL SPACES ON GROUND FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED FIFTY-SEVEN (157) DWELLING UNITS AND FIFTY-NINE (59) ACCESSORY OFF STREET INTERIOR BELOW GRADE PARKING SPACES INCLUDING 3 ADA SPACES (INCLUDING 1 VAN ACCESSIBLE), 5 AUTO SHARE SPACES, 4 ELECTRICAL VEHICLE SPACES AND 12 COMPACT PARKING SPACES AND FIFTY-SIX (56) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. (NO SIGN ON THIS APPLICATION).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>		
<i>Table 14-602-3</i>	WHEREAS THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED FIFTY-SEVEN (157) DWELLING UNITS, IS EXPRESSLY PROHIBITED IN THE ICMX INDUSTRIAL ZONING DISTRICT.		
<i>Table 14-701-3</i>			
	MAXIMUM HEIGHT (FT)	<u>ALLOWED</u> 60.0 FT	<u>PROPOSED</u> 68.0 FT

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

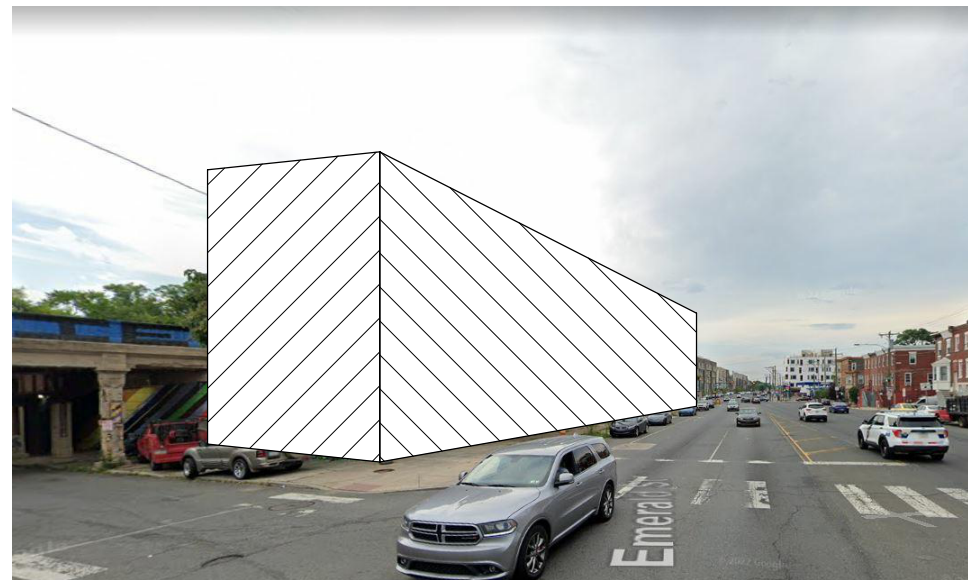
BOYD JAMES H JR



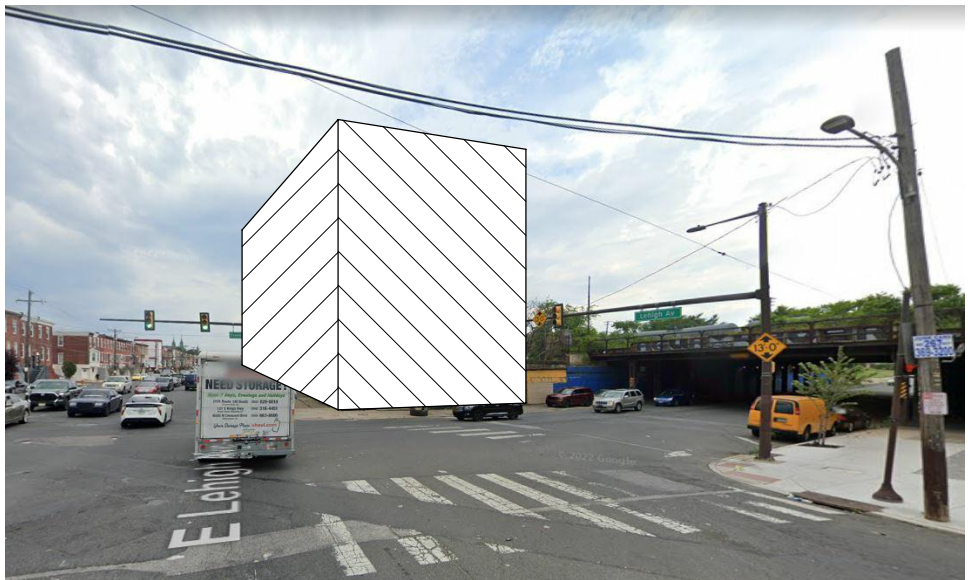
PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

5/11/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



SITE PHOTO



SITE PHOTO



VICINITY MAP



ZONING MAP



PERSPECTIVE

ZONING INFORMATION		ICMX	
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-3	RESIDENTIAL-MULTIFAMILY/COMMERCIAL	NO
MAX OCCUPIED AREA:	100%	21,807 SF (61.8%)	NO
MINIMUM FRONT YARD DEPTH:	0'-0" BASED ON ABUTTING USE	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	8'-0" IF USED; BASED ON ABUTTING USE	21'-6"	NO
MINIMUM REAR YARD DEPTH:	8'-0" IF USED; BASED ON ABUTTING USE	21'-8"	NO
MAXIMUM HEIGHT:	60'-0"	68'-0"	GRANTED
MAXIMUM FLOOR AREA RATIO (FAR) (% OF LOT AREA):	500%	129,515 SF (367%)	NO
VEHICLE PARKING:	1/2 UNITS	54	NO
BICYCLE PARKING:	SEE TABLE 14-804-1	56	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ. FT. 1 TREE PER 35 FT OF FRONTAGE	15	NO

OVERLAY DISTRICTS -
DESCRIPTION - 6 STORY MULTIFAMILY BUILDING WITH 146 DWELLING UNITS, BELOW GRADE PARKING SPACES AND GREEN ROOF. COMMERCIAL SPACE ON GROUND FLOOR.

GREEN ROOF	
REQUIREMENT: 40% OF ROOFTOP AREA	
OVERALL ROOF AREA: 21,715 SF	
GREEN ROOF: 16,730 SF	
100(16,730 SF / 21,715 SF) = 77%	
PARKING REDUCTION CHART	
PARKING REQUIRED (1/2 UNITS)=	73
RETAIL PARKING REQUIRED (1/1,000 SF)=	8
CAR SHARE REDUCTION (- 4/1 SPACES)=	-20
BIKE REDUCTION (-1/5 SPACES UP TO 10% OF TOTAL)=	-7
TOTAL PARKING REQUIRED =	54



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267.242.2588

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2001 E LEHIGH AVENUE, PHILADELPHIA, PA, 19125

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B	ZONING REVISION	HR	CC	2022.12.13
A	ISSUE FOR ZONING	HP	CC	2022.11.18
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
2001 E LEHIGH AVE

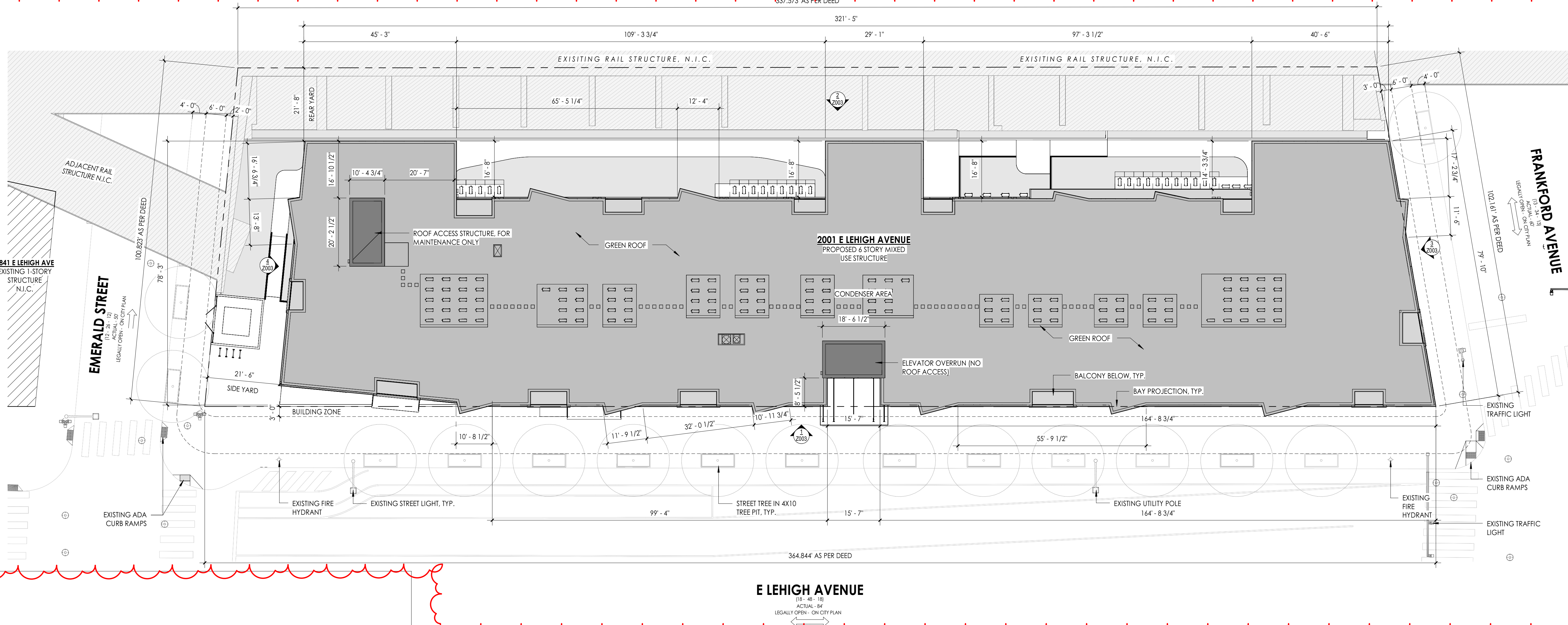
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ZONING PLAN

PROJECT NO
24095021

REVISION
D

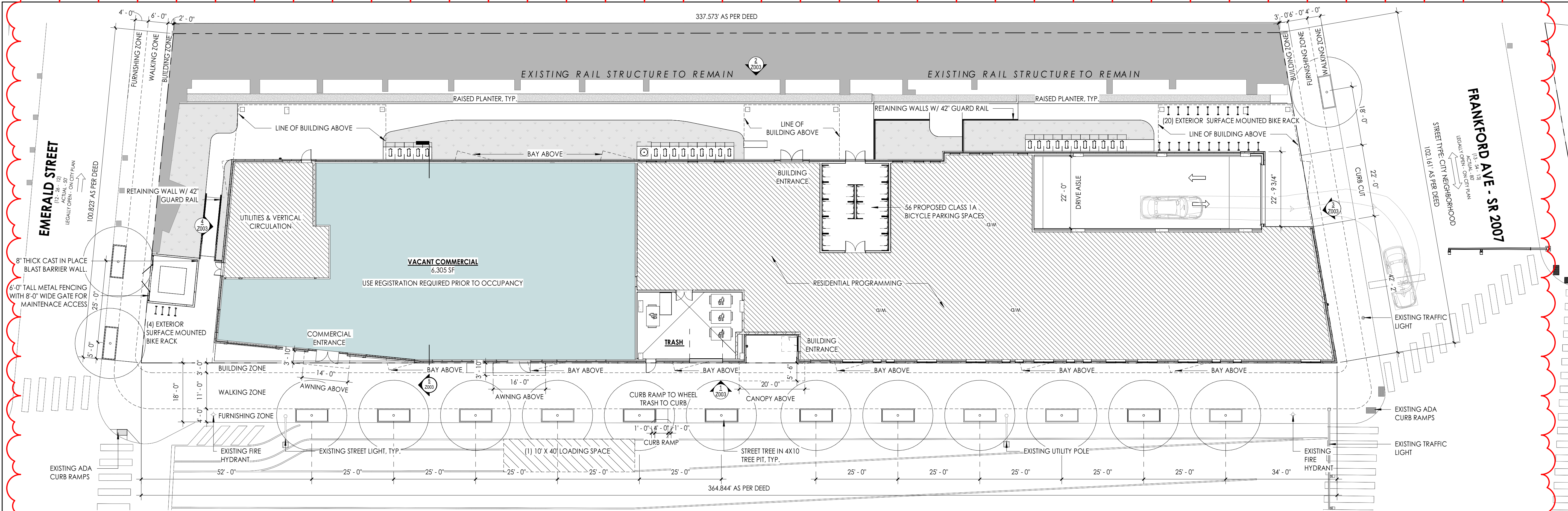
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Z001

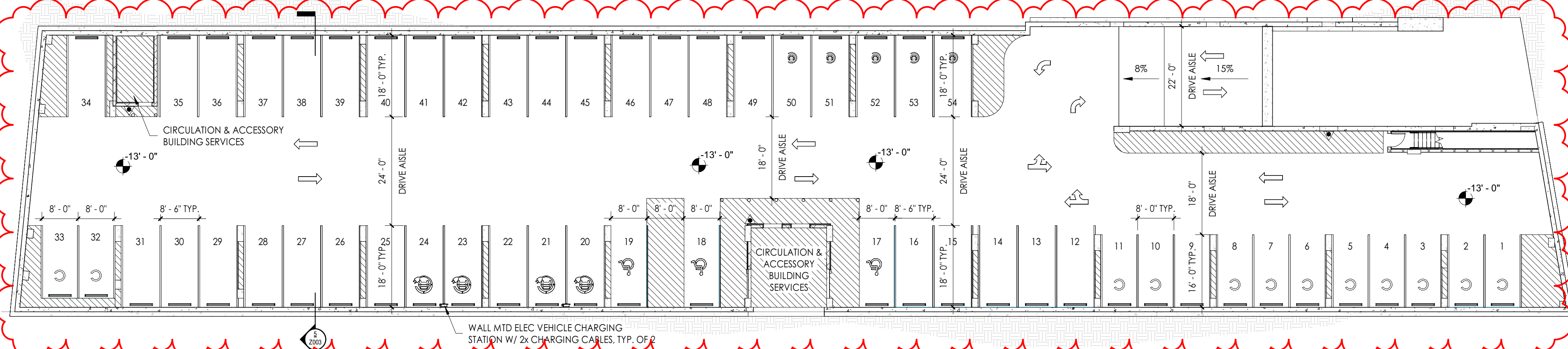


1 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"





9 | LEVEL 01 FLOOR PLAN
Z002 | 1/16" = 1'-0"

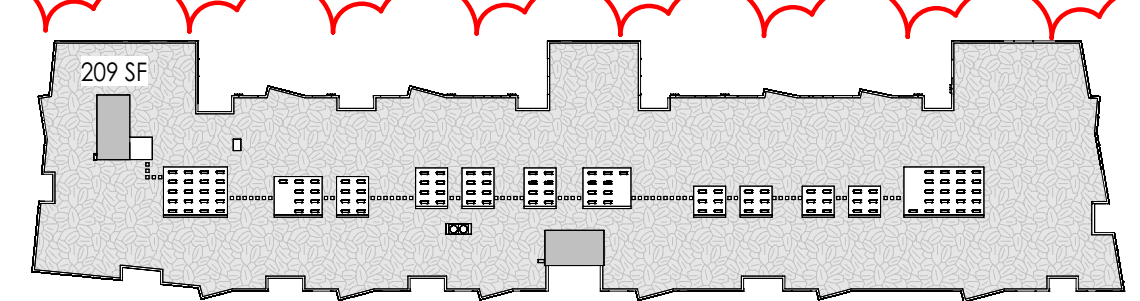


8 | BASEMENT PLAN
Z002 | 1/16" = 1'-0"

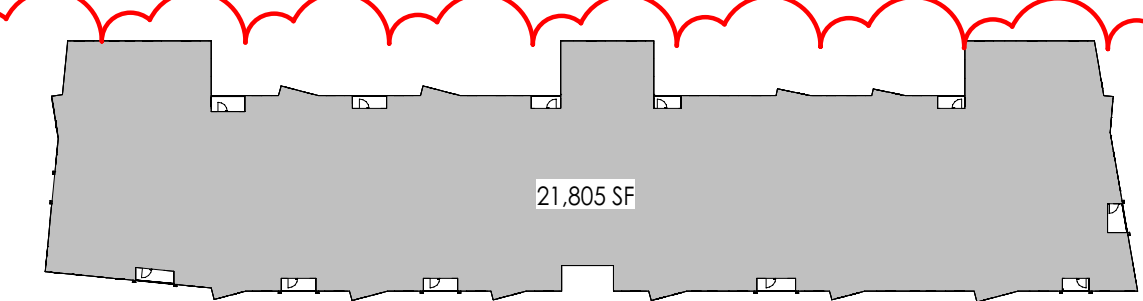
STREET TREE PLANTING SCHEDULE

SEE LANDSCAPE PLANS ON L200 FOR DETAILED LIST OF PLANTING SCHEDULES

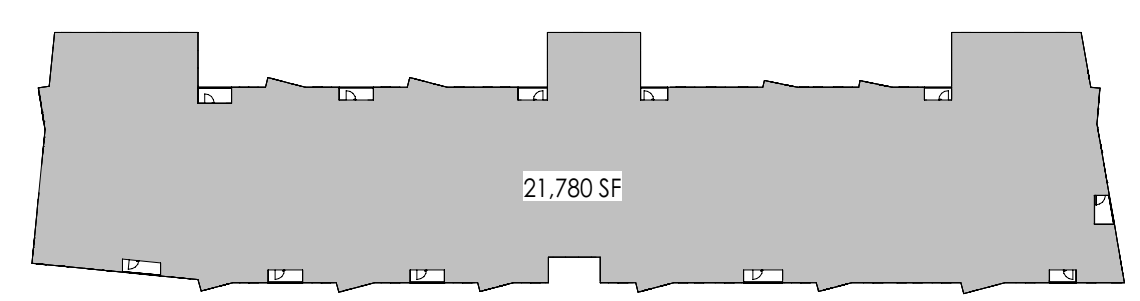
7 | ROOF FAR



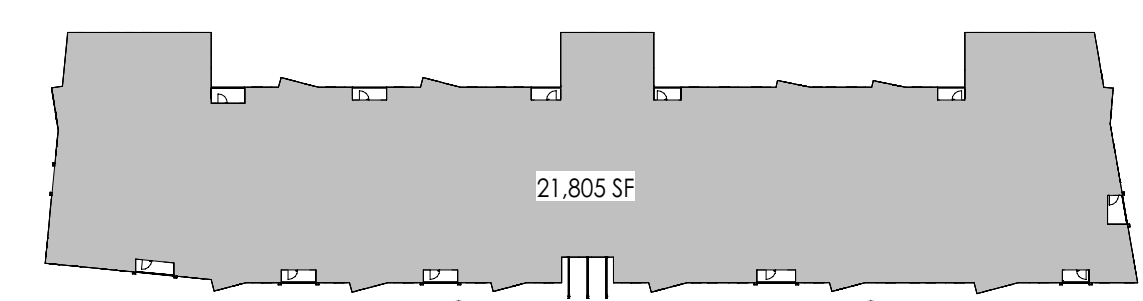
4 | LEVEL 04 FAR



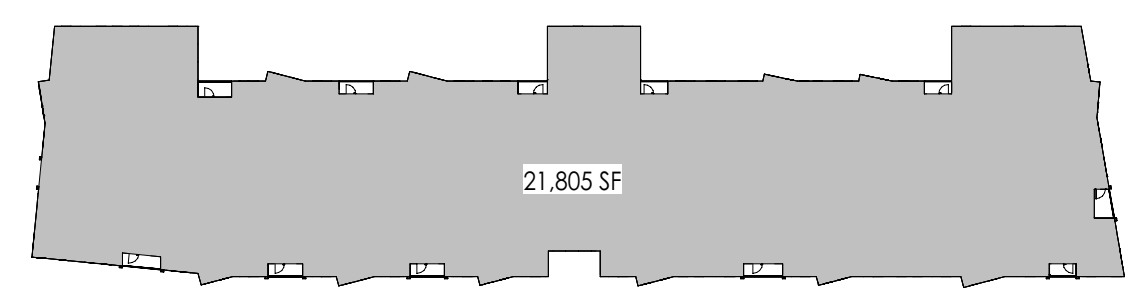
6 | LEVEL 06 FAR



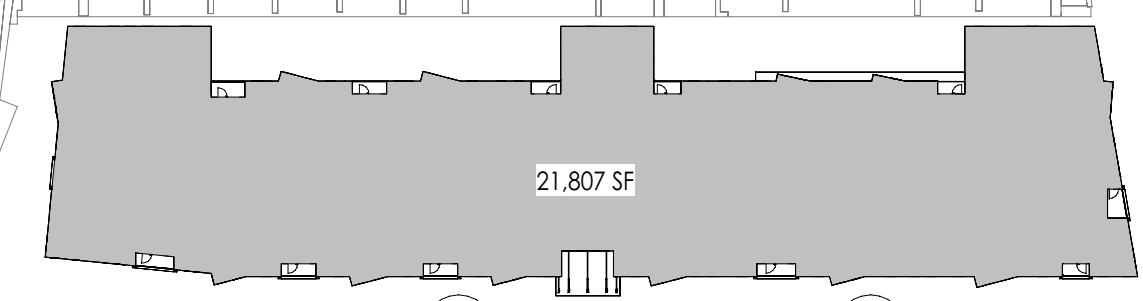
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5 | LEVEL 05 FAR

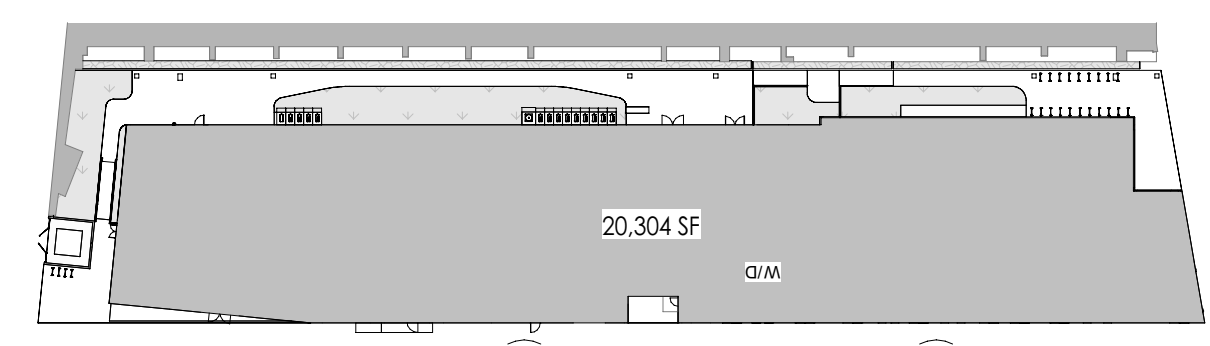


2 | LEVEL 02 FAR

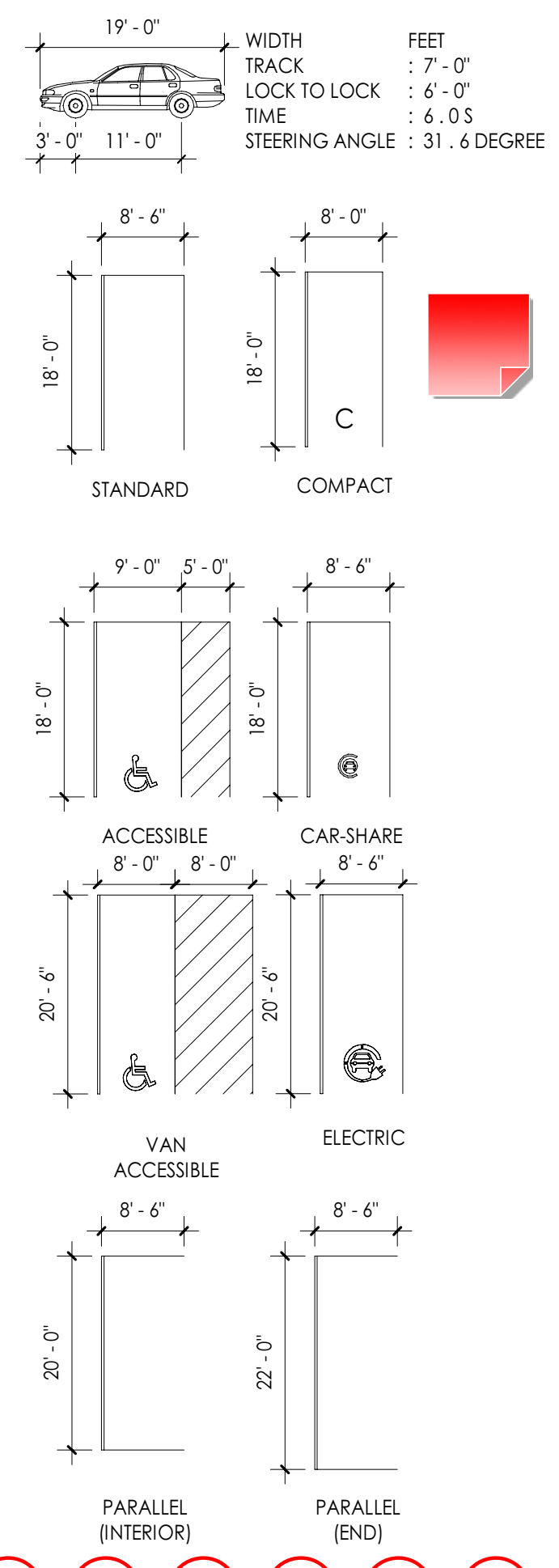


FAR CHART

LEVEL	AREA
LEVEL 01	20,304 SF
LEVEL 02	21,807 SF
LEVEL 03	21,805 SF
LEVEL 04	21,805 SF
LEVEL 05	21,805 SF
LEVEL 06	21,780 SF
ROOF	209 SF
TOTAL	129,515 SF
ALLOWED FAR: 500% (176,803 SF)	
PROPOSED FAR: 367% (129,515 SF)	



1 | LEVEL 01 FAR



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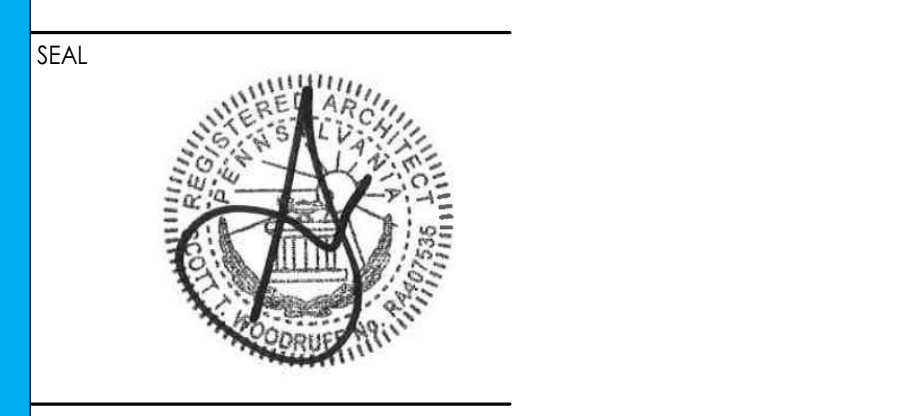
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PROJECT
2001 E LEHIGH AVE

SHEET TITLE
ZONING PLAN

PROJECT NO
24095021

REVISION
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SCALE
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Z002



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SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.I

SHEET TITLE
ZONING ELEVATIONS

REVISION
D
SCALE
1/16" = 1'-0"

