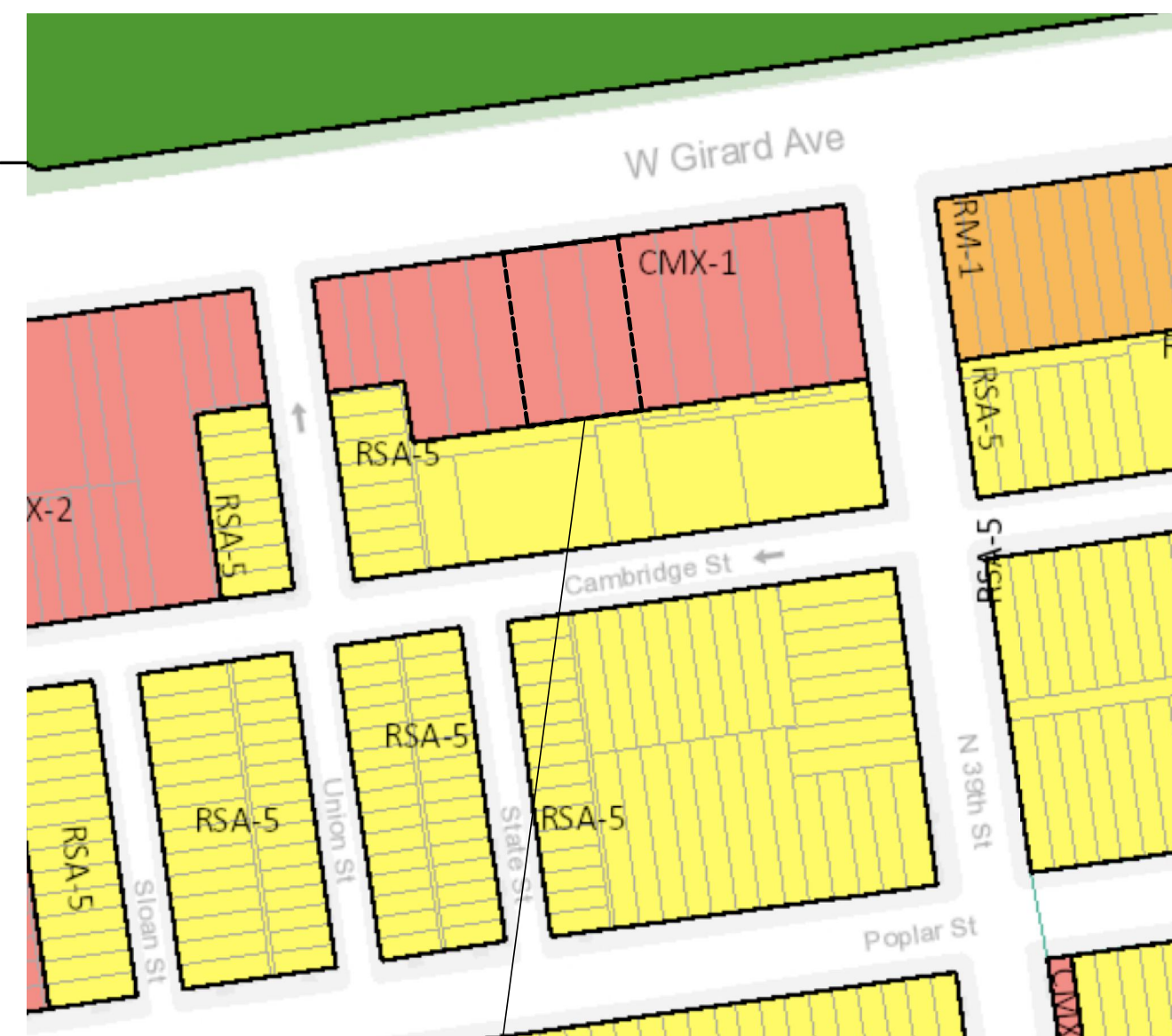




SITE LOCATION — **2 LOCATION PLAN**
SCALE: N.T.S.



3 EXISTING CONDITIONS

SCALE: N.T.S.



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

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	CMX-1	CMX-1	NO
LOT WIDTH	N/A	75'-0"	NO
LOT AREA	1440 S.F. min.	8475 S.F.	NO
LOT COVERAGE	75% max.	68.9%	NO
FRONT YARD SETBACK	MATCH ADJACENT NEIGHBOR	6'-0"	NO
SIDE YARD SETBACK	MIN. 5'-0"	5'-0"	NO
	AGGREGATE N/A	12'-0"	
REAR YARD SETBACK	9'-0"	9'-0"	NO
BUILDING HEIGHT	38'-0" max.	45'-0"	NO
SET BACK ABOVE SECOND STORY	0'-0"	0'-0"	NO
ROOF DECK SET BACK	8'-0"	8'-0"	NO
PARKING	0	0	NO
BIKE PARKING	10	10	NO
STREET TREES	0	0	NO
DENSITY	1 UNIT PER 480 SF OF LOT AREA	29 UNITS	NO

NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY

BASE UNIT COUNT = 8475 / 480 SF
BASE UNIT COUNT = 17 UNITS

LOW INCOME BONUS CALCULATIONS:
BASE UNIT COUNT X 0.5
 $17 \times 0.5 = 8$ UNITS

GREEN ROOF BONUS CALCULATIONS:
5000 SF MINIMUM LOT SIZE
PROPOSED ROOF AREA = 5837 SF
60% OF PROPOSED ROOF AREA = 3502 SF
(BASE UNIT COUNT) x 0.25 = 4 UNITS

TOTAL UNIT COUNT = 17 + 8 + 4 = 29 UNITS

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WRITTEN PERMISSION OF CADRE
DEVELOPMENT.

DATE	REMARKS	REV
10-04-21	ZONING PERMIT	
03-28-22	ZONING PERMIT REVIEW 01	
04-13-22	UTILITY PLAN REVIEW	
08-31-22	ZONING PERMIT REVIEW 02	

LUMLEY H. ROSSIGNALL, AIA

Cadre Design & Development
123 Leverington Avenue
The Mill, Suite 300
Philadelphia, PA 19127
PH. 215.483.6200
info@cadredevelopment.com



DE - 044Z IND - 1105 / NJ - AI 135 / PA - RA-U1541Z-B VA - 0401 011480

3912-16 W Girard Ave
21043
3912-16 W Girard Avenue, Philadelphia, PA 19104

3912-16 W Girard Avenue, Philadelphia, PA 19104

DRAWING TITLE:	
ZONING SITE PLAN	
DRAWN BY:	SI-1
DATE:	
08-31-22	
FILE NAME:	
sojin	

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

Application Number: ZP-2021-013463	Zoning District(s): CMX1 ABUTTING RSA-5 ZONING DISTRICT	Date of Refusal: 7/25/2022
Address/Location: 3912 W GIRARD AVE, Philadelphia, PA 19104-1108 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Lonny Rossman...	Applicant Address: 123 LEVERINGTON AVE SUITE 300 PHILADELPHIA, PA 19127 USA	

APPLICATION IS FOR AN ATTACHED STRUCTURE (45' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE AND WITH GREEN ROOF(COVERS FOR MORE THAN 60% OF ROOF AREA) FOR A MULTI-FAMILY HOUSEHOLD LIVING (29 DWELLING UNITS) WITH SEVEN(7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.. SIZE AND LOCATION AS SHOWN IN THE 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>Code Section Title(s):</u>	<u>Reason for Refusal:</u>		
14-502(4)(a)[1](.a)	Commercial Districts.	THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED THE MOST RESTRICTIVE ADJACENT RESIDENTIAL DISTRICT.		
TABLE 14-701-1	Dimensional Standards for Commercial Districts	MAXIMUM HEIGHT	REQUIRED 38' HIGH	PROPOSED 45' HIGH
TABLE 14-804-1	Required Bicycle Parking	BICYCLE SPACES	10	7

TWO (2) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

NONE

Parcel Owner:

RIPKIN MITCHELL



CHELI DAHAL
PLANS EXAMINER

7/25/2022
DATE SIGNED

Zoning Permit

Permit Number ZP-2021-013463

LOCATION OF WORK 3912 W GIRARD AVE, Philadelphia, PA 19104-1108	PERMIT FEE \$1,722.00	DATE ISSUED 6/7/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX1	

PERMIT HOLDER 3912-3916 WEST GIRARD AVENUE LLC	6 STEPHENVILLE PKY 3912-3916 WEST GIRARD AVENUE LLC EDISON NJ 08820
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 45' HIGH) USING MIXED -INCOME HOUSING BONUS AS PER CODE SECTION 14-702(7) FOR AN ADDITIONAL 7' HEIGHT OF THE STRUCTURE) WITH ROOF DECKS AND POLITHOUSES (NTE 125 SF), WITH GREEN ROOF (COVER MORE THAN 60% OF ROOF AREA) WITH TEN(10) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

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)
--



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.

Zoning Permit

Permit Number ZP-2021-013463

SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



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)



CONDITIONS AND LIMITATIONS:

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 - **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.

Zoning Permit

Permit Number ZP-2021-013463

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3912 W GIRARD AVE Philadelphia, PA 19104-1108

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (29 DWELLING UNITS) (EIGHT(8) DWELLING UNITS USING MIXED INCOME HOUSING BONUS AS PER 14-702(7) AND USING GREEN ROOF BONUS FOR AN ADDITION FOUR(4) DWELLING UNITS AS PER 14-702(16).

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.