

<u>ZONING INFORMATION</u>		<u>RM-1</u>
<u>ZONING REGULATIONS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
USE TYPE:	SEE TABLE 14-602-1	MULTI-FAMILY RESIDENTIAL
DENSITY:	360 SQ FT OF LOT AREA FOR THE FIRST 1,440 SQ FT OF LOT AREA 480 SQ FT OF LOT AREA IN EXCESS OF 1,440 SQ FT OF LOT AREA	28 UNITS
MINIMUM LOT WIDTH: 16'-0"	16' - 0"	105' - 0"
MINIMUM LOT AREA: 1,440 SQ FT.	1,440 SQ FT.	13,125 SF
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%; LOTS LESS THAN 45 FT IN DEPTH ARE EXEMPT	6,196 SF (47%)
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ABUTTING LOTS	21' - 0"
MINIMUM SIDE YARD WIDTH:	SINGLE OR TWO FAM. DETACHED OR SEMI- DETACHED: 5FT. PER YARD. MULTI-FAM. DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	5' - 0" / 5' - 0"
MINIMUM REAR YARD DEPTH:	9' - 0" LOTS LESS THAN 45 FT IN DEPTH: 7' - 0"	9' - 0"
REAR YARD AREA:	144 SQ FT.	940 SF
MAXIMUM HEIGHT:	38' -0"	34' - 6"
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	0' - 0"
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5' - 0"	6' 1'-1/2"
VEHICLE PARKING:	0 REQUIRED	5
BIKE PARKING:	SEE TABLE 14-804-1	10 CLASS 1A SPACES
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT; 1 TREE PER 35 FT OF FRONTAGE	3

PERMITTED BUILDING TYPE -	DESCRIPTION -
DETACHED	NEW CONSTRUCTION OF A DETACHED, THREE (3) STORY STRUCTURE FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING WITH TWENTY-EIGHT (28) DWELLING UNITS, FIVE (5) ACCESSORY OFF-STREET PARKING SPACES (INCLUDING 1 ADA VAN ACCESSIBLE SPACE), AND TEN (10) CLASS 1 A BICYCLE SPACES. STRUCTURE INCLUDES A BASEMENT FOR UTILITIES, COMMON ROOF DECK WITH TWO (2) ROOF DECK ACCESS STRUCTURES AND ONE (1) ELEVATOR PENHOUSE STRUCTURE, AND THREE (3) STREET TREES PROVIDED.

LANDSCAPE REGULATIONS	REQUIRED	PROPOSED	COMPLIES
14-705.1(1)(d) LANDSCAPE BUFFERING BETWEEN DIFFERENT ZONING DISTRICTS	8' - 0" WIDE BUFFER, MIN 6' HT FENCE, WALL, OR BERM. 1 TREE PER 200 LINEAR FEET, 3 SHRUBS PER 20 LINEAR FEET	9' - 0"	YES
14-705.1(1)(e) YARD TREE REQUIREMENTS	1 TREE PER 1,600SF OF OPEN AREA*	1	YES
14-705.(2) STREET TREES, LOTS GREATER THAN 5,000 SQ FT:	1 TREE PER 35' OF LINEAR FRONTAGE	3	YES
14-803.(3)(c) PERIMETER SCREEN FROM ABUTTING RESIDENTIAL DISTRICT	8' - 0" WIDE BUFFER, MIN 5' HT FENCE, WALL, OR BERM. 1 TREE PER 20 LINEAR FEET, 4 SHRUBS PER 20 LINEAR FEET	N/A	N/A
14-803.(5)(c) PERIMETER SCREEN FROM PUBLIC STREETS FOR PARKING LOTS	5' - 0" WIDE BUFFER 1 TREE PER 20 LINEAR FEET, 4 SHRUBS PER 20 LINEAR FEET OR LOTS < 5,000 SQ FT: 3' - 0" TALL MIN. DECORATIVE MASONRY WALL	N/A	N/A
14-803.(5)(e) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF STREET LOADING AREAS ON LOTS GREATER THAN OR EQUAL TO 5,000 SQ FT	MIN 10% OF TOTAL PARKING AREA, MINIMUM OF 225 SQ FT, 1 SHADE TREE PER 200 SQ FT, 3 SHRUBS PER 200 SQ FT., AND 15 PERENNIALS OR GROUND COVER PER 200 SQ FT.].	PARKING AREA: 2,439 SF 407 SF BUFFER WITH 3 TREES AND 6 SHRUBS	YES
14-803.(5)(e)(i),(5)(b) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF STREET LOADING AREAS ON LOTS LESS THAN 5,000 SQ FT	ONE SHADE TREE PER FIVE PARKING SPACES	N/A	N/A

CANOPY TREES [ACR] ACER RUBRUM "RED MAPLE" [QAL] QUERCUS ALBA "WHITE OAK"	SHRUBS [ARA] ARONIA ARBUTIFOLIA "RED CHOKEBERRY" [CLA] CLETHRA ALNIFOLIA "SWEET PEPPERBUSH" [FOG] FOTHERGILLA GARDENI "DWARF FOTHERGILLA" [HYQ] HYDRANGEA QUERCIFOLIA "OAKLEAF HYDRANGEA"	PARKING LEGEND
UNDERSTORY TREES [AMA] AMELANCHIER GRADIFLORA "SERVICEBERRY" [CHV] CHIONANTHUS VIRGINICUS "WHITE FRINGETREE" [CRP] CRATAEGUS FLAVIA "YELLOWLEAF HAWTHORN" [HAC] HALEZIA TETRAPTERA "CAROLINA SILVERBELL"	PERENNIALS [ASTA] AGASTACHE "BLUE FORTUNE" "ANISE HYSSOP" [ALLC] ALLIUM CERNUUM "NODDING ONION" [ECHP] ECHINACEA PURPUREA "PURPLE CONEFLOWER" [EROL] ERIOPHYLLUM LANATUM "WOOLY SUNFLOWER" [SOLIG] SOLIDAGO SPECIOSA "SHOWY GOLDENROD" [SYMP] SYMPHYOTRICHUM OBLONGIFOLIUM "OCTOBER SKIES" "AROMATIC ASTER"	
EVERGREEN TREES [ILO] ILEX OPACA "AMERICAN HOLLY" [MAGV] MAGNOLIA VIRGINIANA "SWEETBAY MAGNOLIA"		WIDTH TRACK LOCK TO TIME STEERING

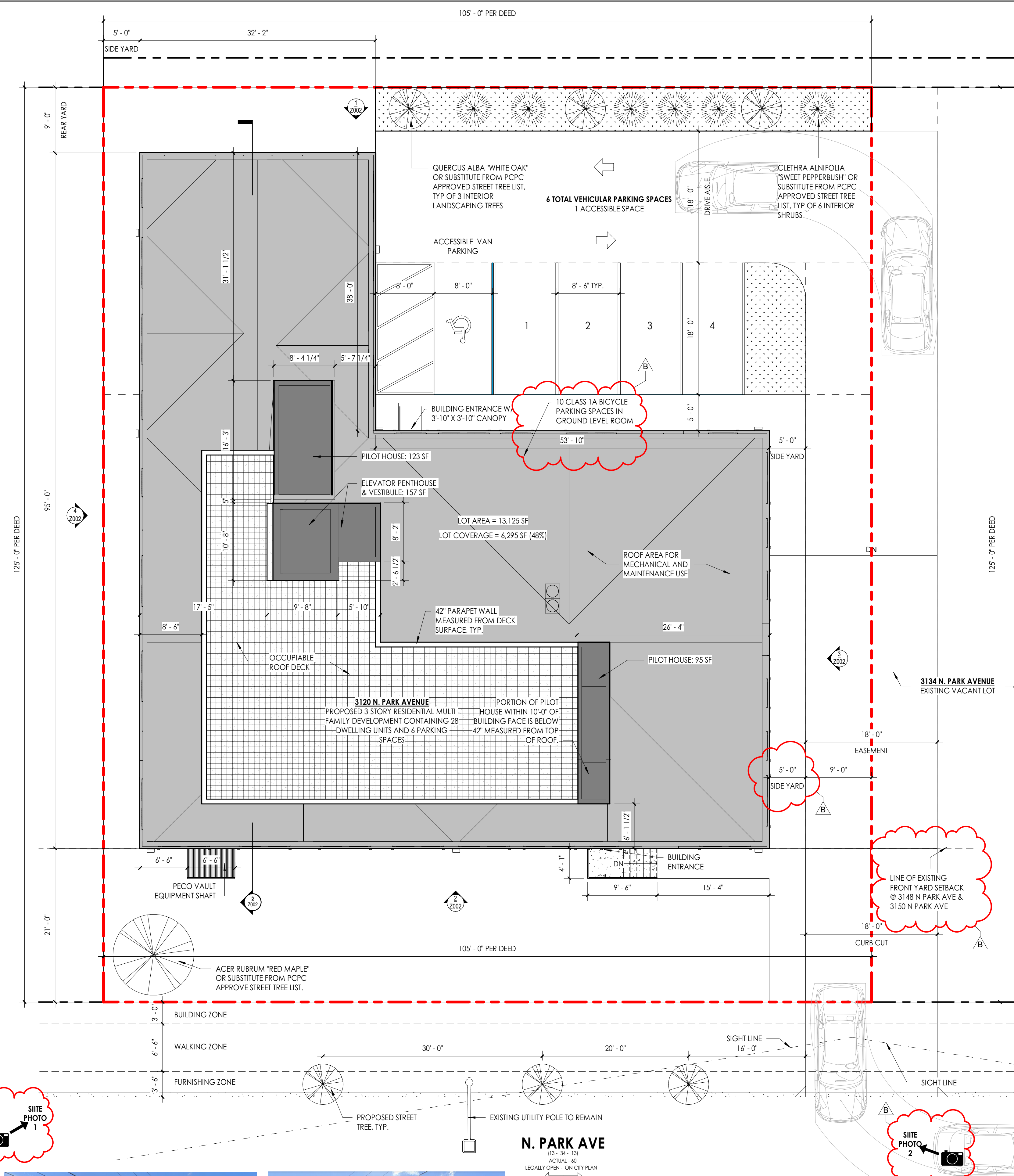
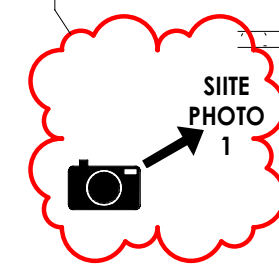
Diagram illustrating the dimensions of a standard car and a van accessible car.

Standard Car Dimensions:

- Width: 19'-0"
- Track: 6'-0"
- Lock to Lock: 6'-0"
- Time: 6.0 S
- Steering Angle: 31.4 DEGREE

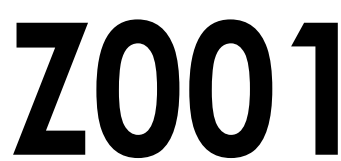
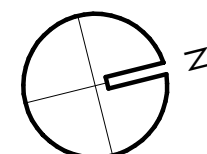
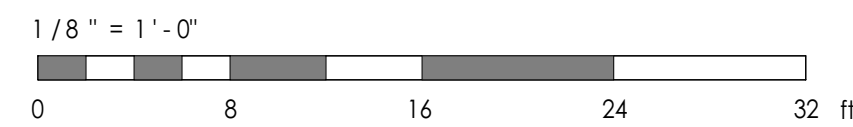
Van Accessible Car Dimensions:

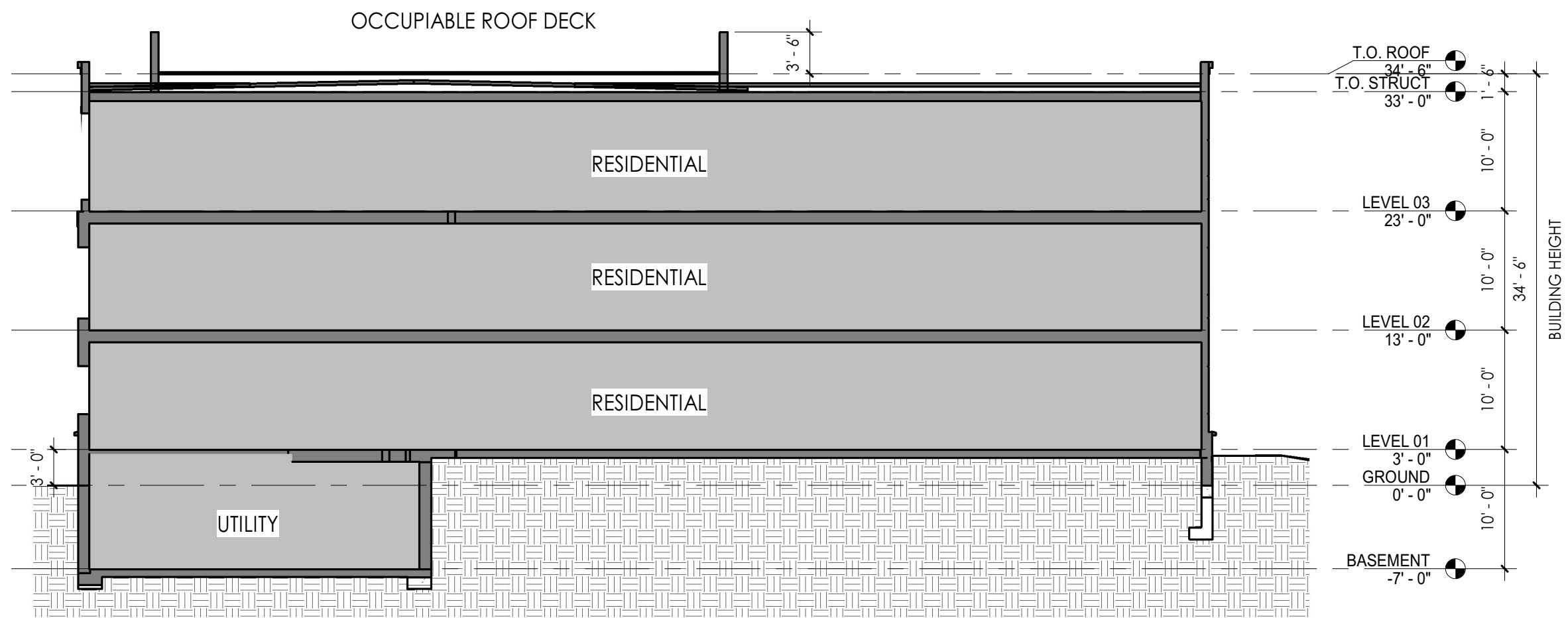
- Width: 8'-0"
- Track: 6'-0"
- Lock to Lock: 6'-0"
- Time: 6.0 S
- Steering Angle: 31.4 DEGREE



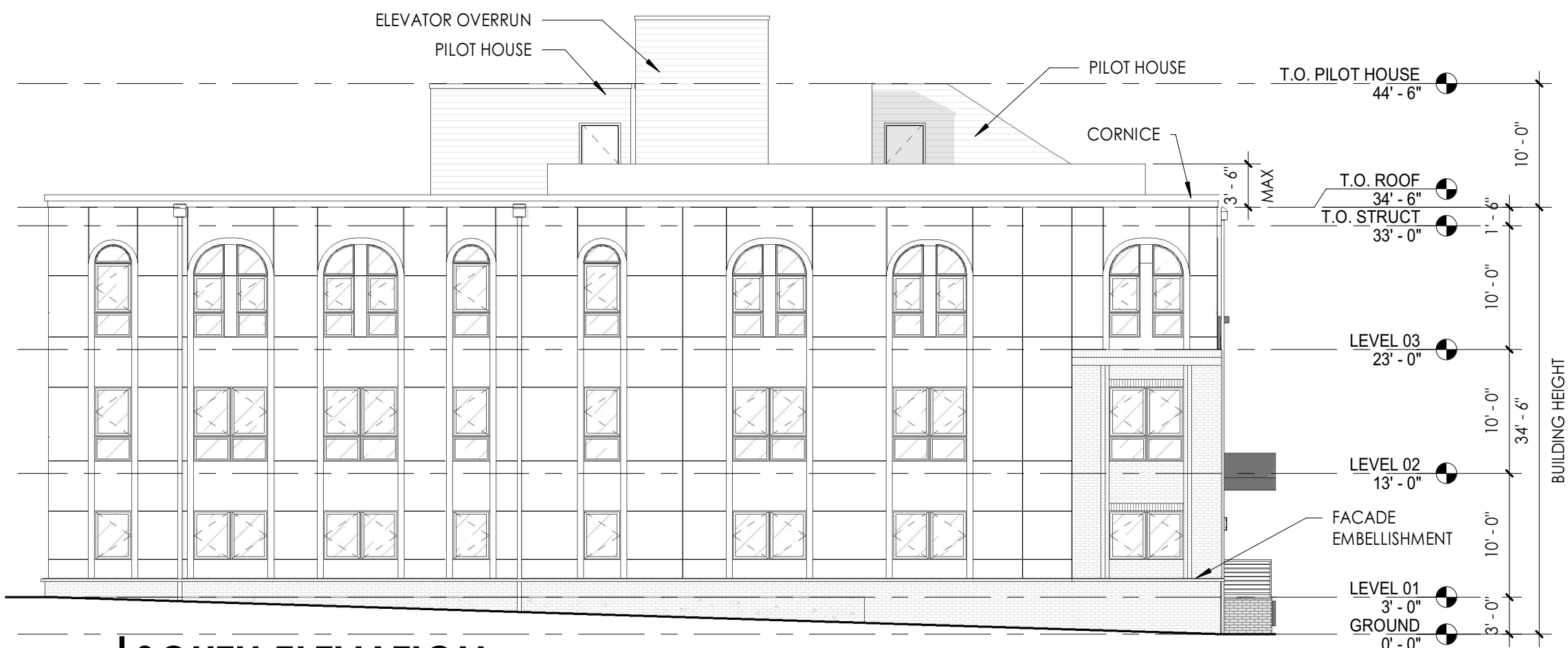
N. PARK AVE
[13 - 34 - 13]
ACTUAL - 60'
LEGALLY OPEN - ON CITY PLAN

1 | ZONING SITE PLAN

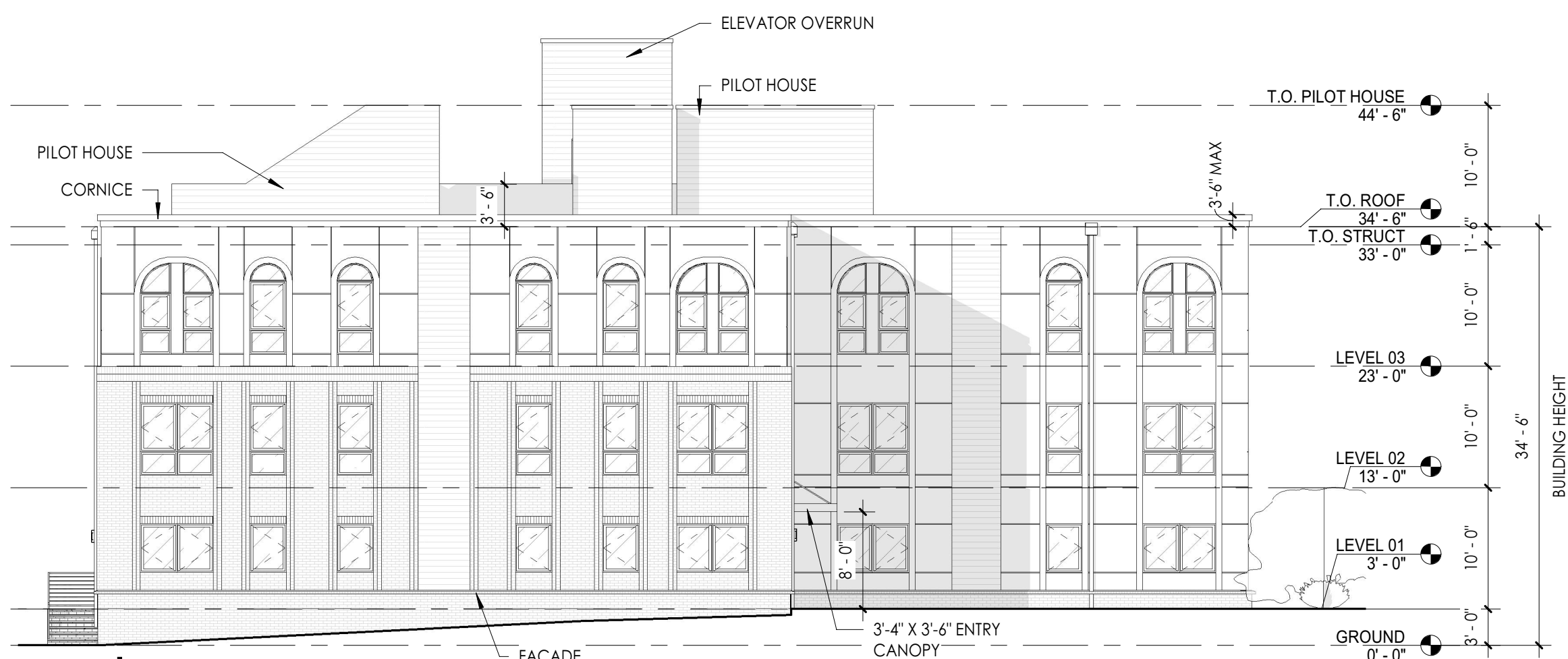




5 | SECTION
Z002 | 3/32" = 1'-0"



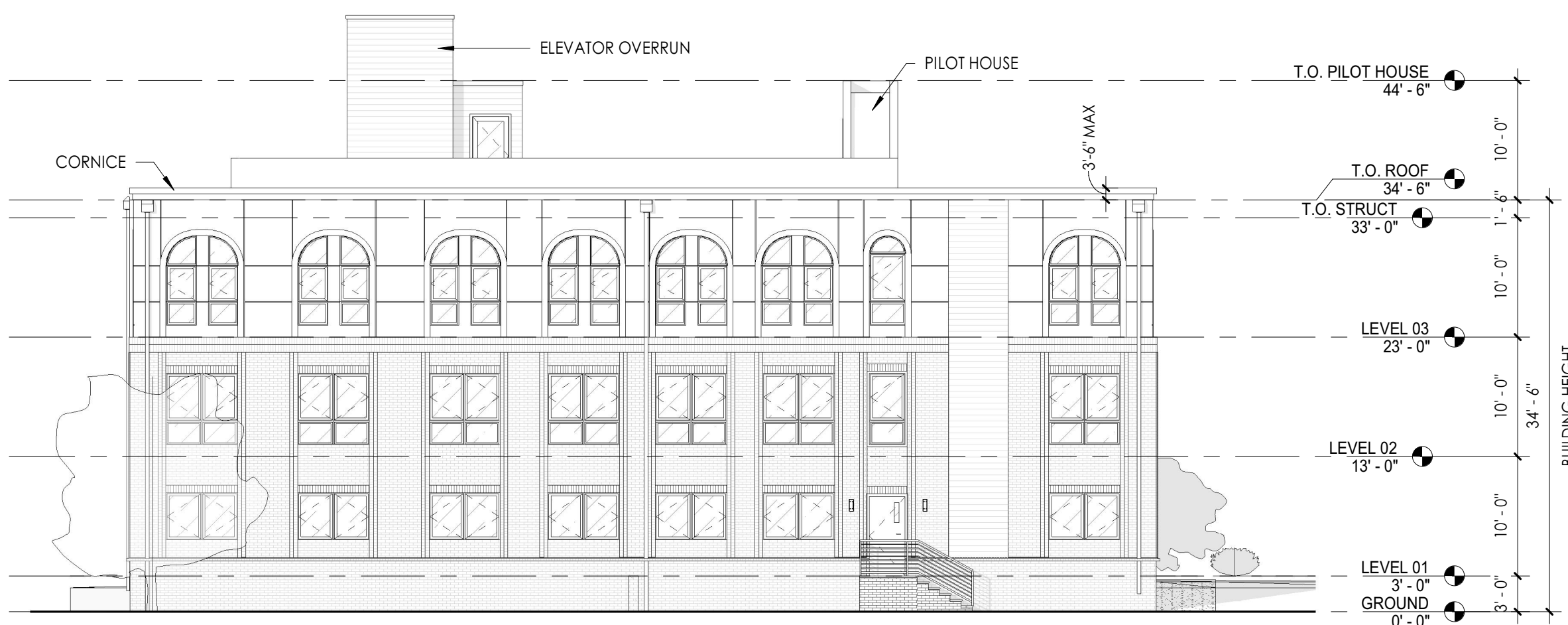
4 | SOUTH ELEVATION
Z002 | 3/32" = 1'-0"



3 | NORTH ELEVATION
Z002 | 3/32" = 1'-0"



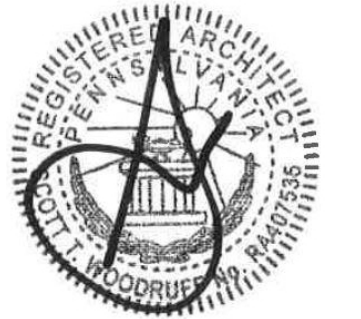
PERSPECTIVE (FOR REFERENCE ONLY)



2 | N. PARK AVE ELEVATION
Z002 | 3/32" = 1'-0"



1 | WEST ELEVATION
Z002 | 3/32" = 1'-0"



Zoning Permit

Permit Number ZP-2023-002390

LOCATION OF WORK 3120 N PARK AVE, Philadelphia, PA 19132-2415	PERMIT FEE \$1,804.00	DATE ISSUED 3/31/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER RESIDENCES AT NORTH PARK	114-11 LEFFERTS BLVD SOUTH OZONE PARK NY 11420
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OWNER CONTACT 1 Nidal Hassen	114-11 Lefferts BLVD, South Ozone Park, NY, 11420
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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 FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE(NTE 38' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSES AND ONE ELEVATOR PENTHOUSE ; FOR THE CREATION OF FIVE(5) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE (PARKING ACCESSED BY EASEMENT AREA) AND WITH TEN(10) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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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.

Zoning Permit

Permit Number ZP-2023-002390

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3120 N PARK AVE, Philadelphia, PA 19132-2415

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (28 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, 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.