

HANSBERRY APARTMENTS

PSPG, INC
149 HANSBERRY ST PHILADELPHIA PA 19144

moto
DESIGNSHOP

228 Vine St
Philadelphia, PA 19106
Ph: 215.592.9300
www.motodesignshop.com

Project:
HANSBERRY APARTMENTS
149 HANSBERRY ST
PHILADELPHIA PA 19144
2412

Owner:
PSPG, INC
647 N HEILBRON DRIVE
MEDIA, PA 19063
610.613.3093

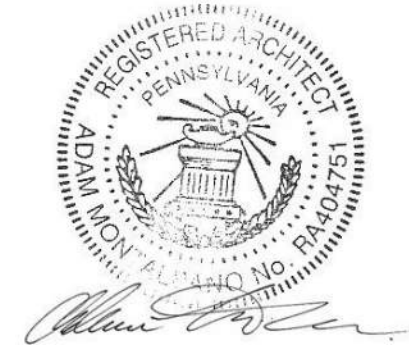
Structural Engineer
THE RAMTIN GROUP
915 SPRING GARDEN ST, SUITE 501
PHILADELPHIA PA 19123
215.995.5057

MEP Engineer
CHESTNUT ENGINEERING
2 E LANCASTER AVE 2ND FL.
ARDMORE PA 19003
610.642.1750

Civil Engineer
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA PA 19128
215.508.9900

Submission & Revisions
DATE DESCRIPTION
1 03.20.25 ISSUE FOR ZONING

Date 03.20.25
Project number 2412
Drawn by JM
Copyright 2025 Moto Designshop



Title

ZONING SITE
PLAN

Sheet

Z001

ISSUE FOR ZONING
03.20.25

PROJECT SCOPE

NEW CONSTRUCTION OF A 5-STORY MIXED USE MULTI-FAMILY BUILDING WITH 10 DWELLING UNITS WITH CELLAR. NO ROOF DECK, ROOF ACCESS FOR MAINTENANCE ONLY. RETAIL SPACE AT FIRST FLOOR AND CELLAR.

ZONING SUMMARY

ZONING DISTRICT: CMX-2.5

TABLE 14-701-3

	REQUIRED	EXISTING	PROPOSED
MIN LOT WIDTH (FT)	N/A	20' - 6"	20' - 6"
MIN LOT AREA (SF)	1,440 SF	2,049.9 SF	2,049.9 SF
MAX. OCCUPIED AREA (%)	CORNER 80%	0%	80%
MIN FRONT SETBACK (FT)	[NOTE 4]	N/A	N/A
MIN SIDE YARD WIDTH (FT)	5' IF USED	N/A	N/A
MIN REAR YARD DEPTH (FT)	9' - 0" OR 10%	N/A	12' - 0"
MIN REAR YARD AREA (SF)	10%	N/A	20% (410.2 SF)
MAX HEIGHT (FT)	55' - 0"	N/A	51'-9"
MIN. CORNICE HEIGHT	25' - 0"	N/A	N/A
MAX DWELLING UNITS PER 14-602(3)(a)	3	0	10 UNITS

14-701-6 EXCEPTIONS TO DIMENSIONAL STANDARDS:

BALUSTRADES AND PARAPET WALLS MAY EXTEND ABOVE THE HEIGHT LIMITS UP TO 42 IN.

PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, HEATING AND COOLING TOWERS, OR SIMILAR EQUIPMENT REQUIRED TO OPERATE AND MAINTAIN THE BUILDING.

14-602-2

[8] IN THE CMX-2.5 DISTRICT, THE MINIMUM LOT AREA REQUIRED PER DWELLING UNIT IS AS FOLLOWS, PROVIDED THAT, WHENEVER THE CALCULATION OF PERMITTED NUMBER OF DWELLING UNITS RESULTS IN A FRACTION OF A DWELLING UNIT, THEN THE NUMBER OF PERMITTED DWELLING UNITS SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.

(A) A MINIMUM OF 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR BUILDINGS LESS THAN OR EQUAL TO 45 FT. IN HEIGHT.

(B) A MINIMUM OF 270 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR BUILDINGS GREATER THAN 45 FT. IN HEIGHT. $(2,049.9/270 = 7 \text{ UNITS})$

14-702(7)(c) HOUSING UNIT DENSITY BONUS (CMX-2.5)

LOW INCOME: 50% INCREASE IN UNITS PERMITTED $(7 \text{ UNITS} * 1.5 = 3 + 7 \text{ BASE UNITS} = 10 \text{ UNITS})$
10% OF UNITS TO BE PROVIDED AS AFFORDABLE $(10 \text{ UNITS} * 10\% = 1 \text{ UNIT})$

14-804 BICYCLE PARKING RATIOS & STANDARDS

RETAIL, GROSS FLOOR AREA < 7,500 = 0 SPACES
DWELLING UNITS, < 12 = 0 SPACES

OVERLAY DISTRICTS:

NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - LOWER & CENTRAL GERMANTOWN -

PROHIBITED USES - CODE SECTION 14-503(7)(b)

EIGHTH DISTRICT OVERLAY DISTRICT - SECTION 14-530

STREET ENCROACHMENTS:

BALCONIES AND BAY WINDOWS.

(A) BALCONIES AND BAY WINDOWS MAY BE CONSTRUCTED PROVIDED THAT:

(1) THEY DO NOT PROJECT MORE THAN 3 FEET BEYOND THE STREET LINE;

(2) THE LOWER EDGE IS NOT LESS THAN 10 FEET ABOVE THE SIDEWALK, AND

(3) A BUILDING PERMIT HAS BEEN OBTAINED.

(B) NO BALCONY OR BAY WINDOW SHALL:

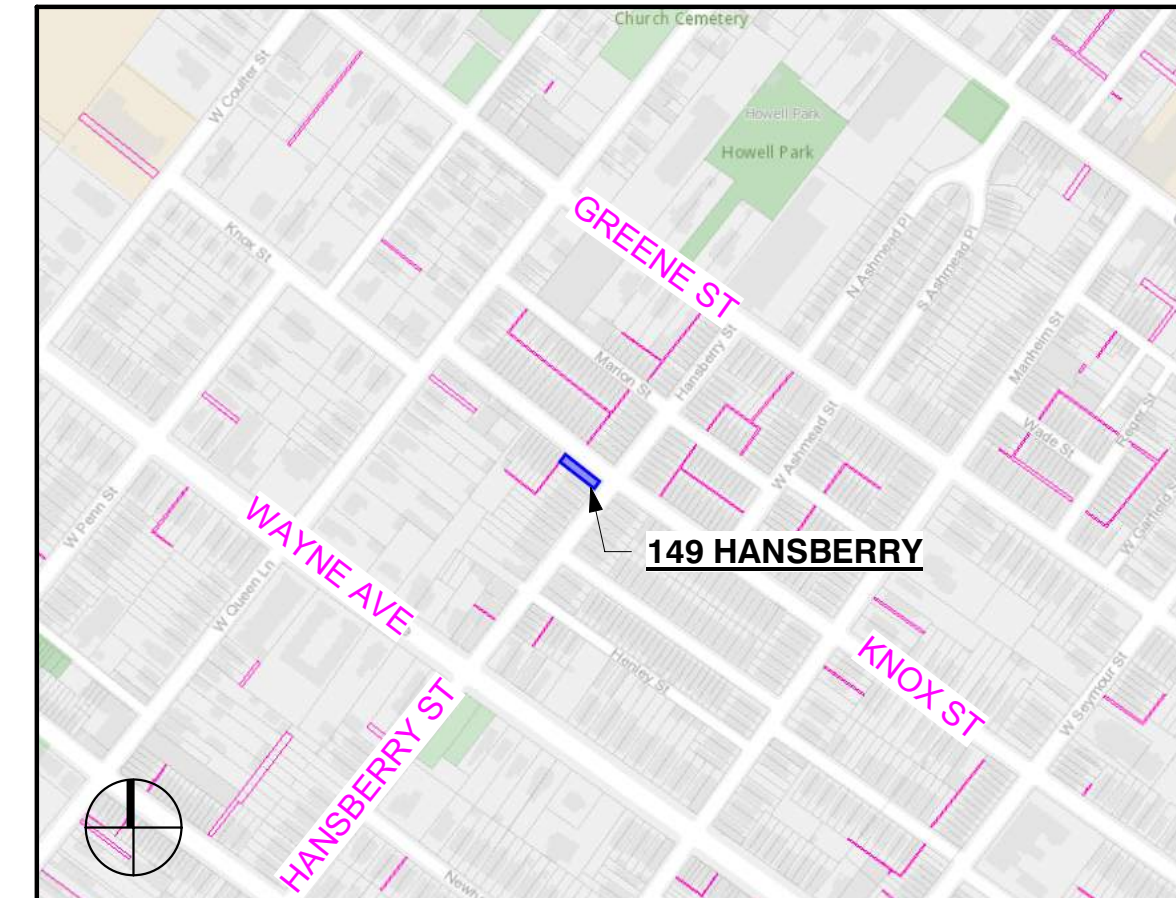
(1) HAVE A GREATER FRONTAGE THAN 15 FEET;

(2) BE LARGER THAN THE ROOM OR SPACE TO WHICH IT IS ATTACHED.

(C) THERE SHALL BE NO MORE THAN ONE BALCONY OR BAY WINDOW FOR ANY 25 FEET OF FRONTAGE, TWO FOR 38 FEET OF FRONTAGE, THREE FOR 63 FEET OF FRONTAGE AND FOUR FOR 88 FEET OF FRONTAGE, AND NO BALCONIES OR BAY WINDOWS UPON THE SAME STORY SHALL BE NEARER TO EACH OTHER THAN 5 FEET.

(D) NO BALCONY OR BAY WINDOW MAY BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINES AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.

LOCATION MAP - NTS

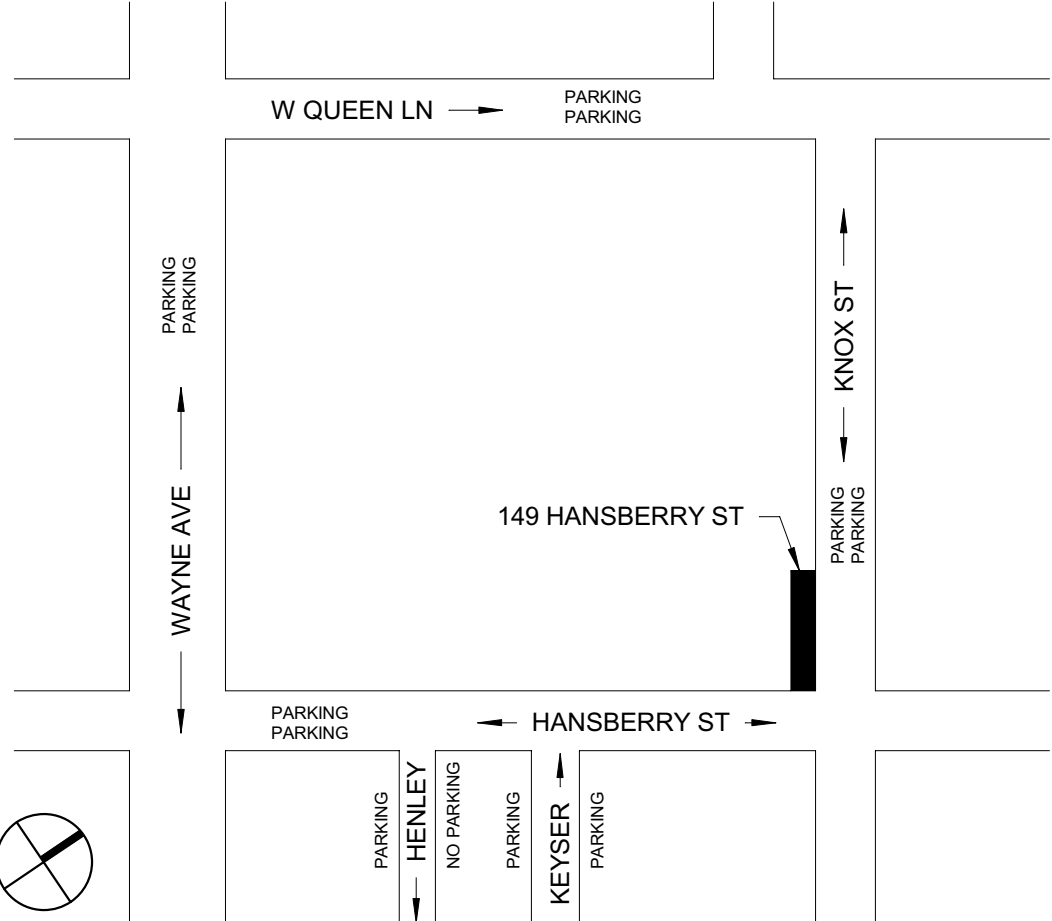


VIEW FROM HANSBERRY LOOKING NORTHWEST

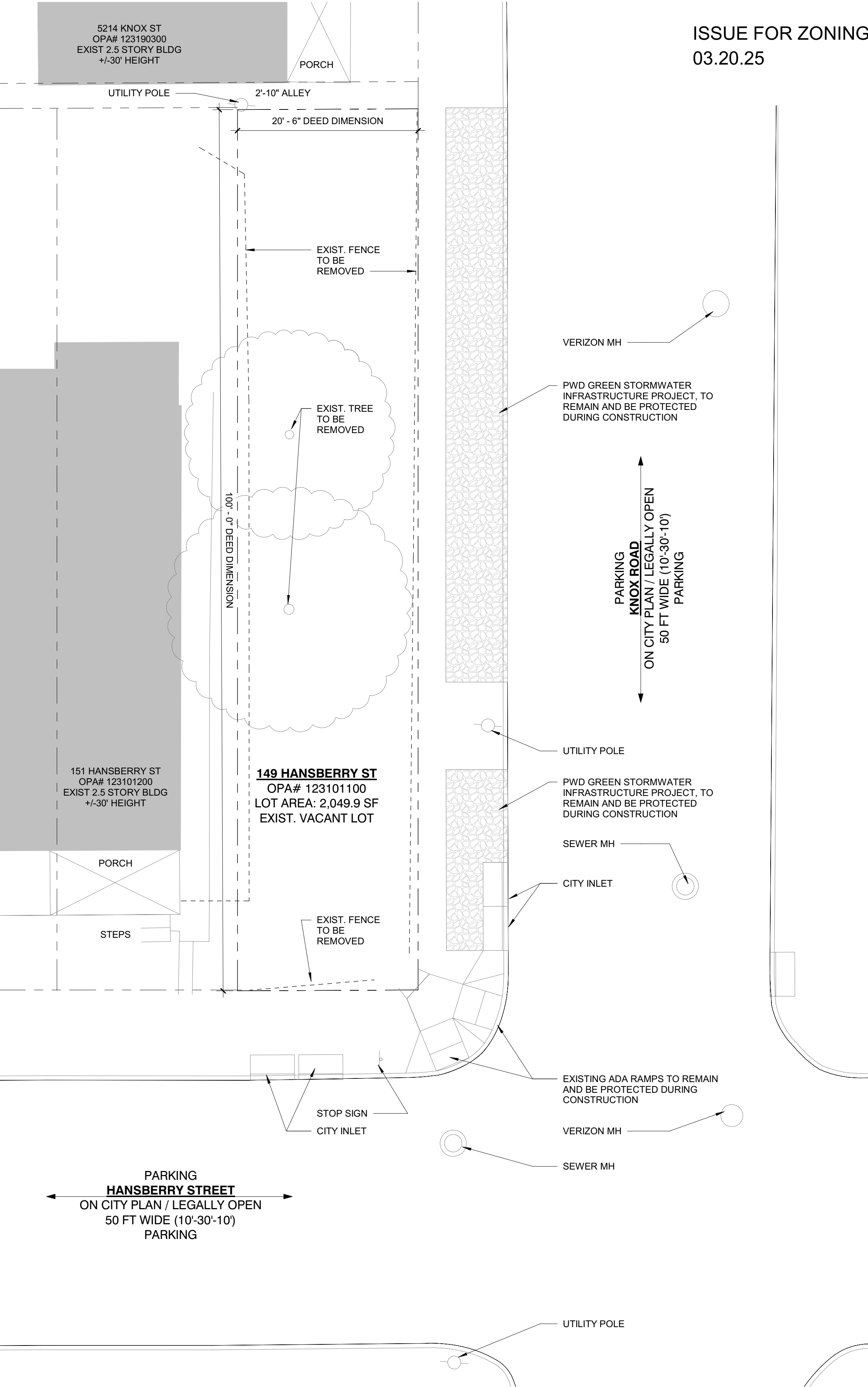


VIEW FROM KNOX LOOKING SOUTHEAST

STREETS PP0101



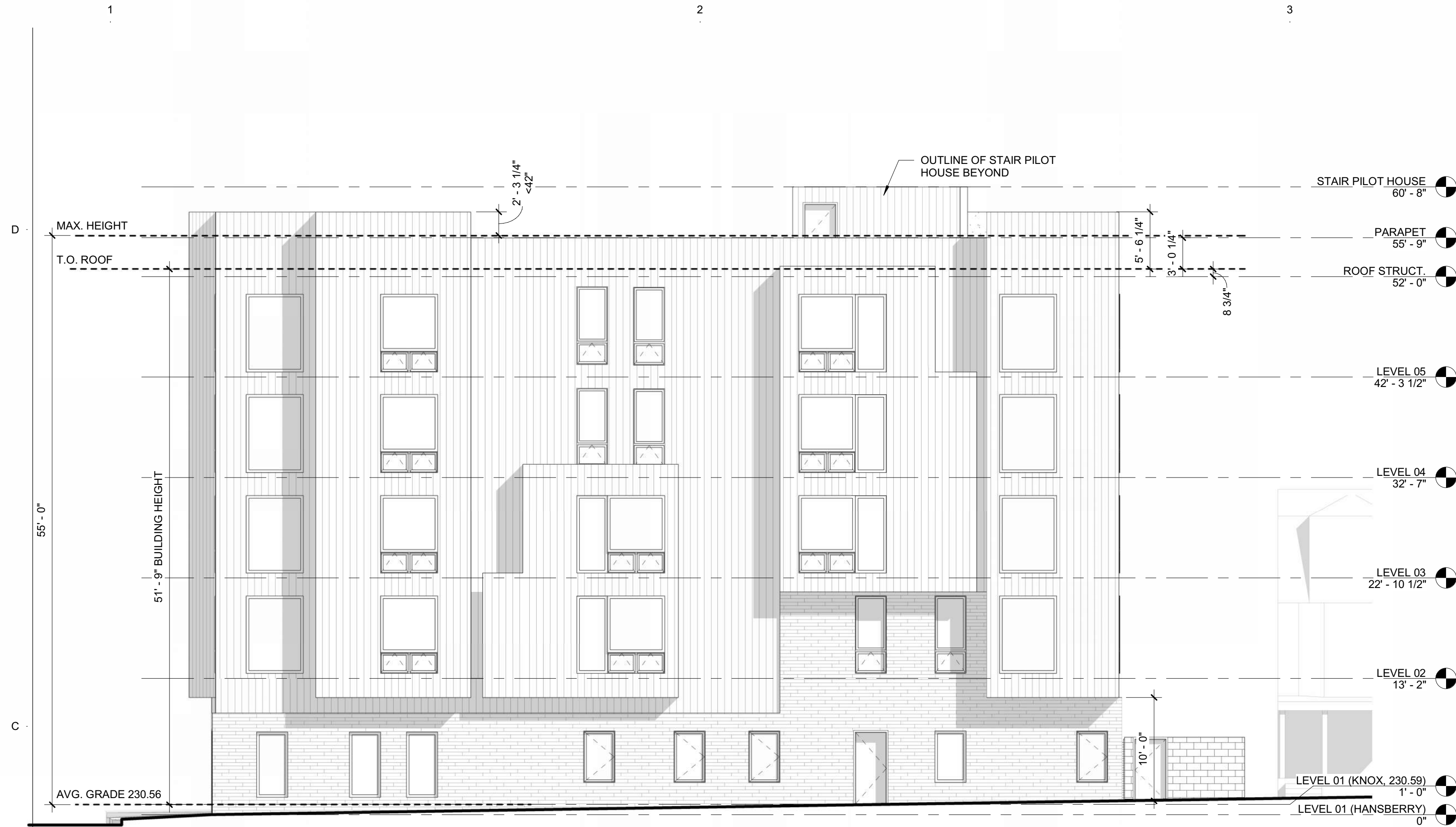
PARKING
HANSBERRY STREET
ON CITY PLAN / LEGALLY OPEN
50 FT WIDE (10'-30'-10')
PARKING



1 ZONING EXISTING SITE PLAN
2001 1/8" = 1'-0"



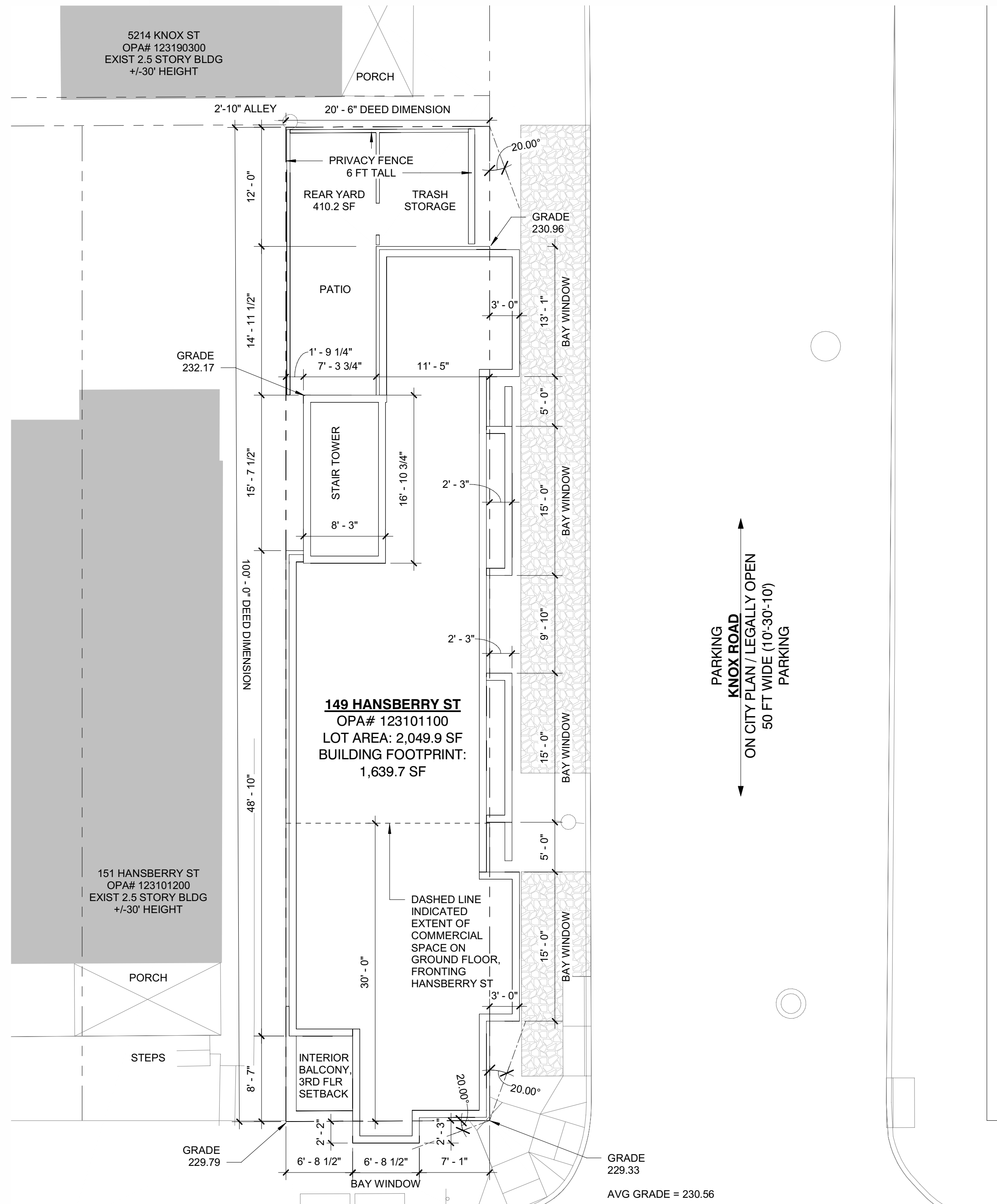
Applied by L&I: Jonathan Vu



2 ZONING ELEVATION (KNOX ST)
1/8" = 1'-0"



3 ZONING ELEVATION (HANSBERRY ST)
1/8" = 1'-0"



PARKING
HANSBERRY STREET
ON CITY PLAN / LEGALLY OPEN
50 FT WIDE (10'-30'-10')
PARKING

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of
REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET
REAR LOT LINE OPPOSITE: **Hansberry Street**
PRIMARY FRONTAGE: **Hansberry Street**
REAR STREET:
Applied Electronically By: JACK CONVISER
March 25, 2025
Ledger No.: **E-6875**
Philadelphia City Planning Commission

1 ZONING PROPOSED SITE PLAN
1/8" = 1'-0"

228 Vine St
Philadelphia, PA 19106
Ph: 215.592.9300
www.motodesignshop.com

Project:
HANSBERRY APARTMENTS
149 HANSBERRY ST
PHILADELPHIA PA 19144
2412

Owner:
PSPG, INC
647 N HEILBRON DRIVE
MEDIA, PA 19063
610.613.3093

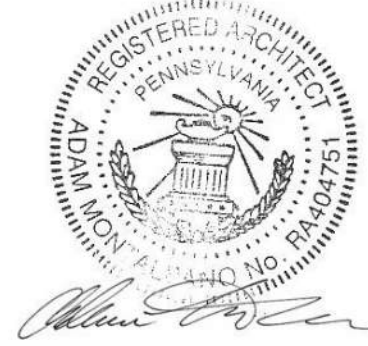
Structural Engineer
THE RAMTIN GROUP
915 SPRING GARDEN ST, SUITE 501
PHILADELPHIA PA 19123
215.995.5057

MEP Engineer
CHESTNUT ENGINEERING
2 E LANCASTER AVE 2ND FL,
ARDMORE PA 19003
610.642.1750

Civil Engineer
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA PA 19128
215.508.9900

Submission & Revisions
DATE DESCRIPTION
1 03.20.25 ISSUE FOR ZONING

Date 03.20.25
Project number 2412
Drawn by Author
Copyright 2025 Moto Designshop



ZONING SITE
PLAN &
ELEVATIONS

Sheet

Z002



Applied by L&I: Jonathan Vu

Zoning Permit

Permit Number ZP-2025-002693

LOCATION OF WORK 149 HANSBERRY ST, Philadelphia, PA 19144-3560	PERMIT FEE \$1,074.00	DATE ISSUED 3/26/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 1142 E PASSYUNK LLC	PO BOX 108 1142 E PASSYUNK LLC ARDMORE PA 19096
--------------------------------------	---

OWNER CONTACT 1 Paul Mirabello	647 N Heilbron Drive, Media, PA 19063
-----------------------------------	---------------------------------------

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLANS.

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-2025-002693

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

149 HANSBERRY ST Philadelphia, PA 19144-3560

ADDITIONAL USE DETAILS

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

TEN (10) DWELLING UNITS FIRST FLOOR VACANT RETAIL SPACE

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.