

APPROVED
FOR ZONING ONLY
12/22/20

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

EX. ADJACENT
1-STORY BUILDING

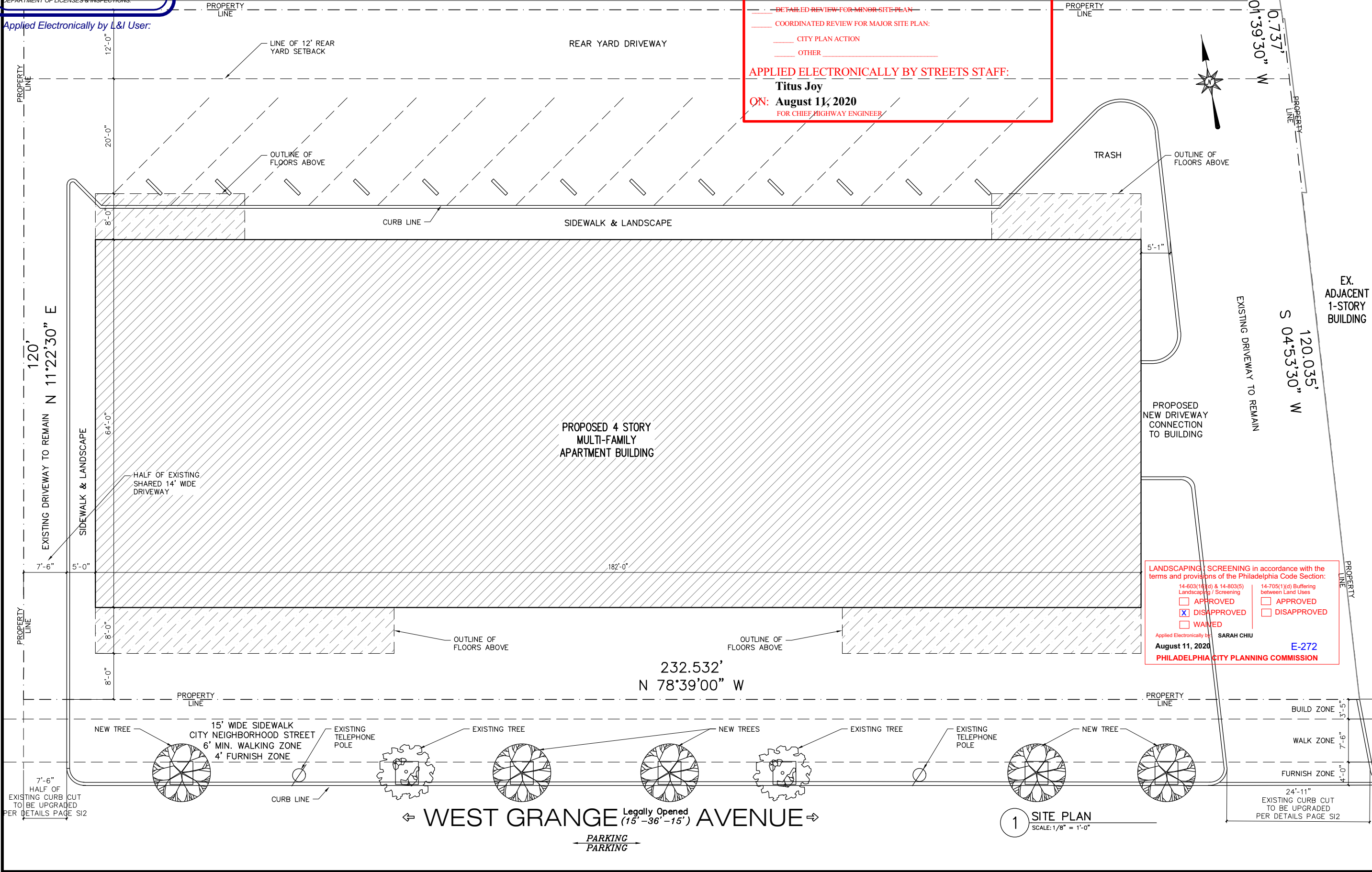
218.854'
S 78°39'00" E

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO.)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER

APPLIED ELECTRONICALLY BY STREETS STAFF:

Titus Joy
ON: August 11, 2020
FOR CHIEF HIGHWAY ENGINEER



LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:
14-603(1)(d) & 14-803(5) Landscaping / Screening
☐ APPROVED
☒ DISAPPROVED
☐ WAIVED
14-705(1)(d) Buffering between Land Uses
☐ APPROVED
☐ DISAPPROVED
Applied Electronically by SARAH CHIU
August 11, 2020
PHILADELPHIA CITY PLANNING COMMISSION
E-272

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REV	REMARKS	DATE
12-18-19	Design Sketches	
01-13-20	Design Sketches	
05-05-20	ZONING PLAN	
07-07-20	UPDATED ZONING PLAN PER L&I REVIEW	
08-07-20	UPDATED ZONING PLAN PER L&I REVIEW	
08-10-20	UPDATED ZONING PLAN PER L&I REVIEW	

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

DE-6442 MD-11057 NJ-A113377 PA-RA-0154128 VA-0401 011480

Grange Avenue Apartments
19092
1419 Grange Avenue, Philadelphia, PA 19141

DRAWING TITLE:
ZONING SITE PLAN
DRAWN BY:
O.G.F.
DATE:
12-18-19
FILE NAME:
fifth_realty
SI1

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Applied Electronically by L&I User:



1 GRANGE AVENUE ELEVATION

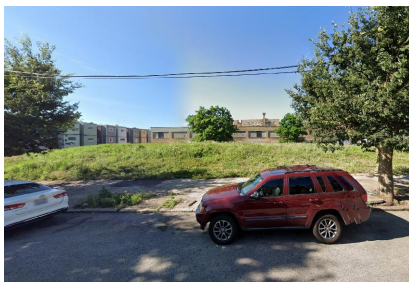
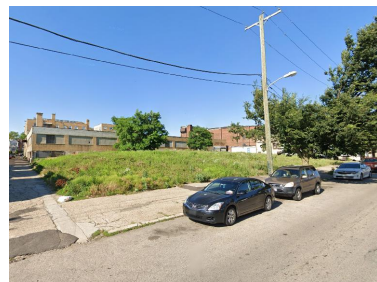
SCALE: 1/8" = 1'-0"



2 LOCATION PLAN

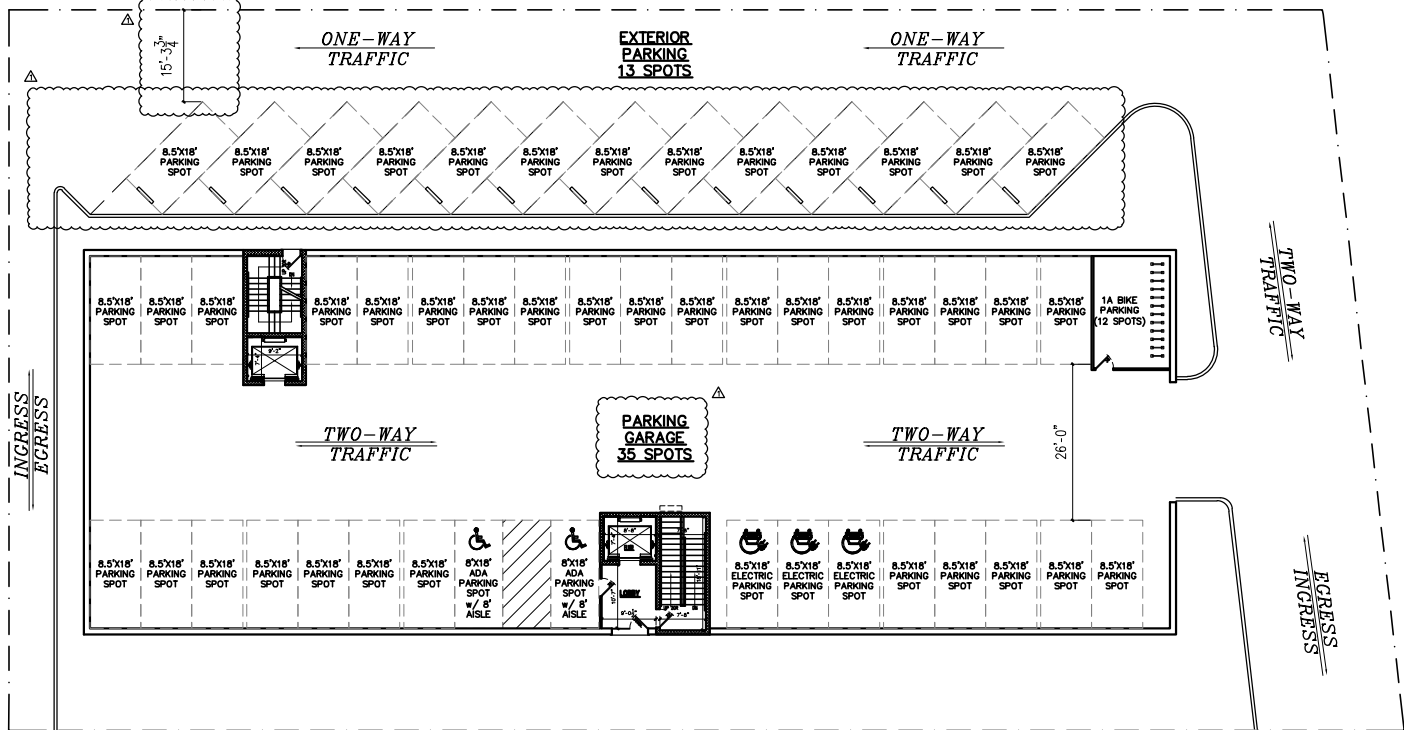
SCALE: N.T.S.

SITE LOCATION



3 EXISTING CONDITIONS

SCALE: N.T.S.

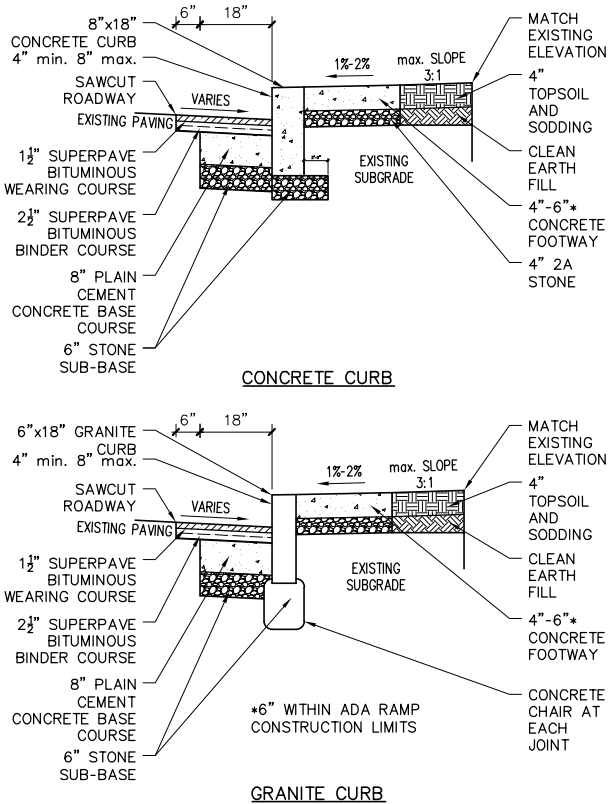


4 PARKING PLAN

SCALE: 1/16" = 1'-0"

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	CMX-2	CMX-2	NO
LOT AREA	N/A	27,087 S.F.	NO
LOT COVERAGE	75% max.	47.6%	NO
FRONT YARD SETBACK	N/A	8'	NO
SIDE YARD SETBACK	MIN. N/A	12'-6"	NO
REAR YARD SETBACK	9'-0"	32'-0"	NO
HEIGHT	38'-0" max.	42'-0"	YES
ROOF DECK SET BACK	5'-0"	N/A	NO
PARKING	0	35 INT. 14 EXT.	NO
BIKE PARKING	12	12	NO
DENSITY	55 UNITS max.	36 UNITS	NO
COMMERCIAL	30 FEET AT GROUND	NONE	YES
GROSS FLOOR AREA	-	38,646 SF	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



5 TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION

SCALE: 1/2" = 1'-0"

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PROJECT:
Grange Avenue Apartments
19092
1419 Grange Avenue, Philadelphia, PA 19141

DRAWING TITLE:
ZONING SITE PLAN
DRAWN BY:
O.G.F.
DATE:
12-18-19
FILE NAME:
fifth_realty

SI2

Zoning Permit

Permit Number ZP-2020-001494

LOCATION OF WORK 1419 W GRANGE AVE, Philadelphia, PA 19141-2509	PERMIT FEE \$1,700.00	DATE ISSUED 12/2/2020
	ZBA CALENDAR MI-2020-001460	ZBA DECISION DATE 12/2/2020
	ZONING DISTRICTS CMX2	

PERMIT HOLDER GRANGE DEVELOPMENT LLC	417 SOUTH ST STE 17 PHILADELPHIA PA 19147
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APPLICANT Lonny Rossman...	123 LEVERINGTON AVESUITE 300PHILADELPHIA, PA 19127U
-------------------------------	---

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON 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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-001494

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1419 W GRANGE AVE, Philadelphia, PA 19141-2509

ADDITIONAL USE DETAILS

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

FOR USE AS THIRTY SIX (36) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH TWELVE (12) CLASS 1A BICYCLE PARKING SPACES LOCATED ON AN ACCESSIBLE ROUTE AND ACCESSORY PARKING TO INCLUDE THIRTY FIVE (35) INTERIOR PARKING SPACES AT THE GROUND FLOOR LEVEL AND THIRTEEN (13) SURFACE PARKING SPACES FOR A TOTAL OF FORTY EIGHT (48) SPACES WITH TWO (2) VAN-ACCESSIBLE SPACES AND THREE (3) ELECTRIC VEHICLE SPACES.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

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

Application Number: ZP-2020-001494	Zoning District(s): CMX2	Date of Refusal: 8/12/2020
Address/Location: 1419 W GRANGE AVE, Philadelphia, PA 19141-2509 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Lonny Rossman	Applicant Address:	

Application for:

For the erection of a detached structure for use as multi-family household living (36 dwelling units) with 12 Class 1A bicycle parking spaces and accessory parking to include 35 interior parking spaces at the ground floor level and 13 surface parking spaces (48 spaces total) with 2 van accessible spaces and 3 electric vehicle spaces. Sizes and locations as shown on plans.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-803(5)	Parking Landscaping & Screening	All parking lots, except those accessory to single-family and two-family uses, shall comply with all applicable requirements of this § 14-803(5) (Parking Landscape and Screening). Whereas the proposed landscaping does not comply with the requirements of 14-803(5) and does not satisfy the technical requirements of the regulations of the Philadelphia City Planning Commission.
Table 14-602-2 Note [3]	Uses Allowed in Commercial Districts	Whereas in the CMX-2 district, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.
Table 14-701-3	Dimensional Standards for Commercial Districts	Whereas the maximum allowable height for structures in the CMX-2 zoned district is 38 feet.

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

Fee to File Appeal: \$300

Parcel Owner:
GRANGE DEVELOPMENT LLC

Christopher T. Hartland

Christopher T. Hartland
PLANS EXAMINER

8/12/2020
DATE SIGNED