

Zoning Permit

Permit Number ZP-2020-004090

LOCATION OF WORK 6128 GERMANTOWN AVE Parcel C, Philadelphia, PA 19144-2048	PERMIT FEE \$1,586.00	DATE ISSUED 7/21/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT

Amendment dated 3/22/2022: minor increase to total occupied area from 56.3% to 57%; no other changes

Amendment dated 9/27/2021: Change low-income housing bonus to moderate income housing bonus, and add green roof and associated green roof bonus, as per updated plans and PCPC bonus acknowledgement form; deed restrictions required by these bonuses must be documented by further amendments to this permit.

**Amendment approved 11/18/2020: Changes to roof deck and roof deck access structures per bubbled are on attached

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.

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plans.**

For the erection of an attached structure (with roof deck accessed by pilot houses enclosing access stairs and elevators only; using additional height allowed by Low Income Housing bonus as per PZC 14-702(7)(2)(c)(.1)), size and location as shown on plan/application.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6128 GERMANTOWN AVE Parcel C, Philadelphia, PA 19144-2048

ADDITIONAL USE DETAILS

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

****Amendment dated 9/27/2021: now using Green Roof and Moderate Income Housing bonuses****For use as vacant commercial space at the first floor (w/minimum depth of 30 feet from Germantown Avenue), with Multi-Family Household Living (Fifty (50) Dwelling Units; five (5) to be affordable housing units as per PZC 14-702(7)(a)(.2)), and seventeen (17) Class 1A Bicycle Parking spaces located along an accessible route; no signs 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.

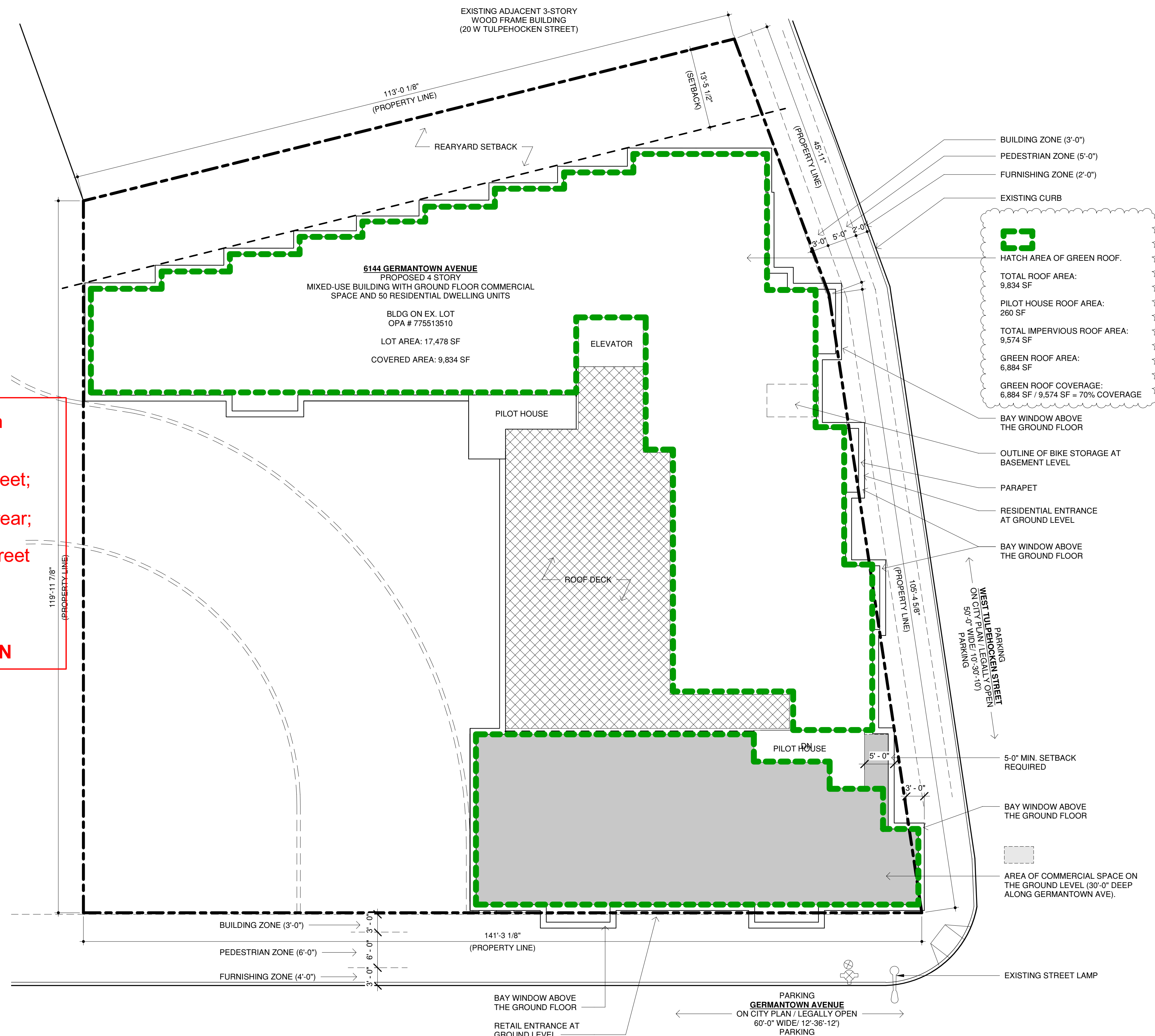


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

Germantown is the primary street;
Germantown Street is the rear street

Applied Electronically by: **KEITH DAVIS**
September 23, 2021
PHILADELPHIA CITY PLANNING COMMISSION



ZONING CODE SUMMARY

APPLICABLE SECTIONS

PHILADELPHIA ZONING CODE, 11TH EDITION, 2016

LOT INFORMATION

LOT ADDRESS - 6144 GERMANTOWN AVENUE, PHILADELPHIA, PA 19144

LOT AREA - 17,478 SQ. FT.

OPA NUMBER - 775513510

BASE ZONING DISTRICT - CMX-2 (COMMERCIAL MIXED-USE)

OVERLAY ZONING DISTRICT - N/A

USE REGULATIONS

(TABLE 14-602-2)

PROPOSED & PERMITTED USES

FLOOR

CELLAR THRU GROUND

PROPOSED

RETAIL SALES, RESIDENTIAL LOBBY, MECHANICAL

CELLAR THRU 4TH FLOOR

MULTI-FAMILY HOUSING

DISTRICT & LOT DIMENSIONS

(TABLE 14-701-3)

MIN LOT WIDTH (FT)

REQUIRED

N/A

PROPOSED

N/A

MIN LOT AREA (SF)

N/A

N/A

MAX OCCUPIED AREA (% OF LOT)

80% (CORNER)

56.3% (9,834.48 SF)

SETBACKS (TABLE 14-701-3)

MIN FRONT YARD DEPTH (FT)

N/A

0'-0"

MIN SIDE YARD WIDTH, EACH (FT)

5'-0" IF USED

N/A

MIN REAR YARD DEPTH (FT)

GREATER OF 9' OR 10% OF LOT DEPTH

13'-5 1/2"

HEIGHT (TABLE 14-701-3)

MAX HEIGHT (FT)

38'-0"

45'-0" ¹

MAX FLOOR AREA (% OF LOT AREA)

N/A

N/A

OFF STREET PARKING REQUIREMENTS (14-802)

MULTI-FAMILY

0

0

ALL RETAIL SALES USES

0

0

COMMERCIAL SERVICES USES

0

0

BICYCLE PARKING RATIOS AND STANDARDS (14-804)

MULTI-FAMILY (12 OR MORE DWELLING UNITS)

1 PER 3 UNITS

50 UNITS/ 3 = 17 SPACES

OFF-STREET LOADING (TABLE 14-806-1)

CMX-2

0 REQUIRED

0

UNIT COUNT

(PER TABLE 14-602-2 NOTE)

BASE DENSITY

36 UNITS

PROPOSED

GREEN ROOF DENSITY BONUS ¹

9 UNITS

45 UNITS

MIXED INCOME HOUSING DENSITY BONUS ^{3,4}

11 UNITS

56 UNITS

TOTAL

56 UNITS

50 UNITS

NOTES:

1. ADDITIONAL 7'-0" BUILDING HEIGHT APPLIED PER TABLE 14-702-2

2. GREEN ROOF DENSITY BONUS PER 14-602 (16)(b)

Moderate

3. 17,478 SF LOT AREA / 480 SF = 36 UNITS

x 1.25 (25% INCREASE FOR MIXED INCOME HOUSING (LOW INCOME) DENSITY BONUS PER SECTION 14-702(7))

= 45 UNITS (9 ADDITIONAL UNITS)

x 1.25 (25% INCREASE FOR GREEN ROOF DENSITY BONUS PER SECTION 14-702(16)(B))

= 56 UNITS (11 ADDITIONAL UNITS)

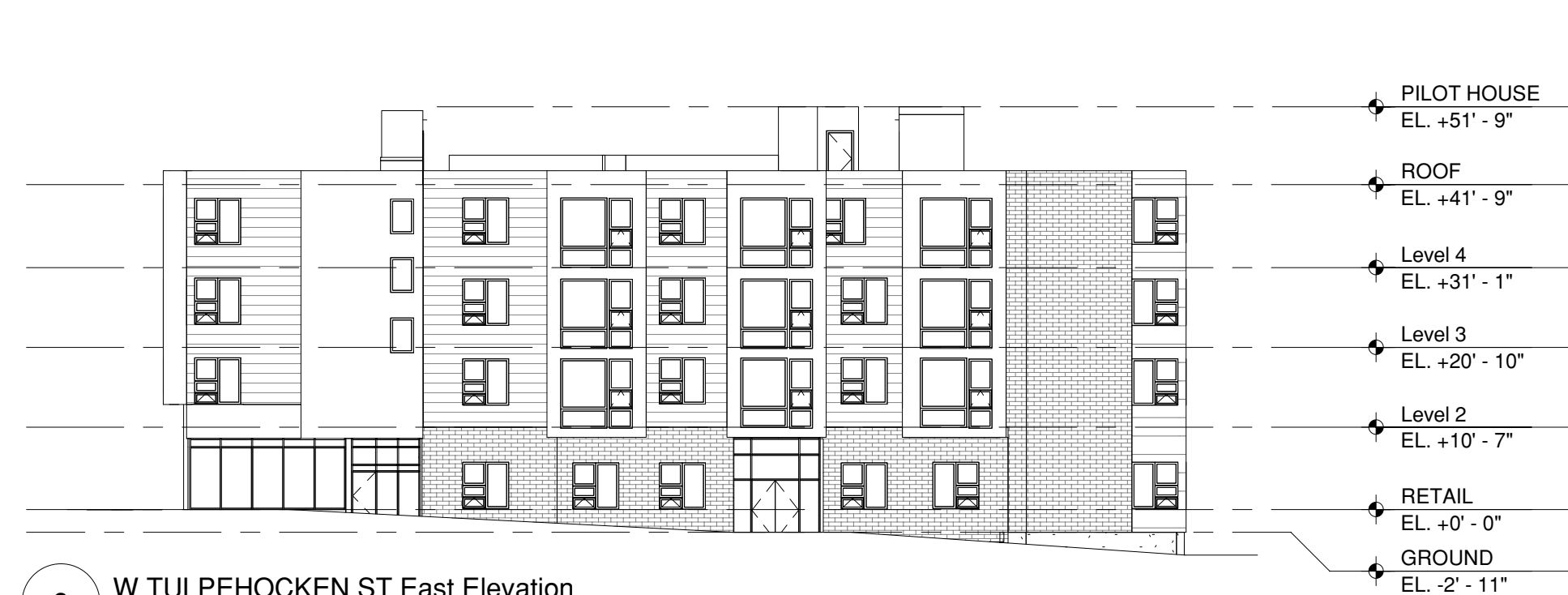
4. FIVE (5) LOW INCOME UNITS TO BE PROVIDED PER 14-702(7)(B)(.1): 10% OF 50 UNITS

5. FIFTY (50) OUT OF POSSIBLE 56 UNITS BEING BUILT.

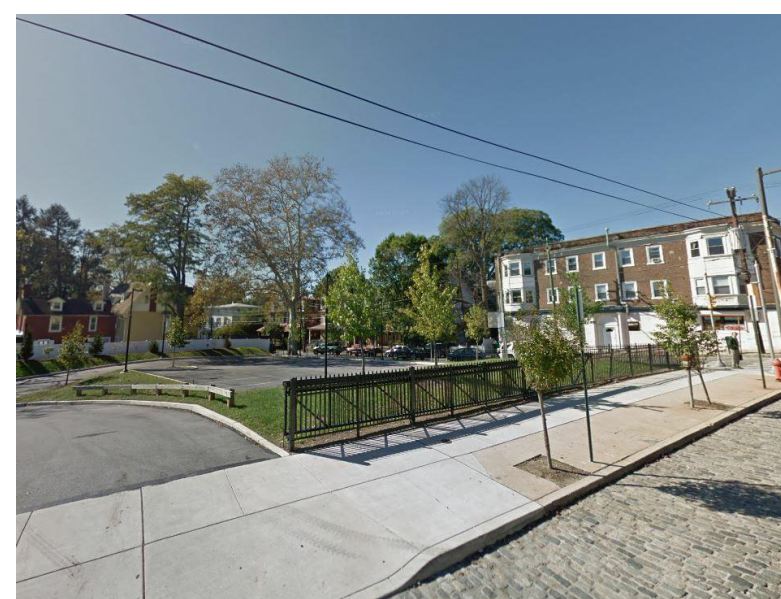
1 ZONING SITE PLAN
SCALE: 1" = 10'-0"



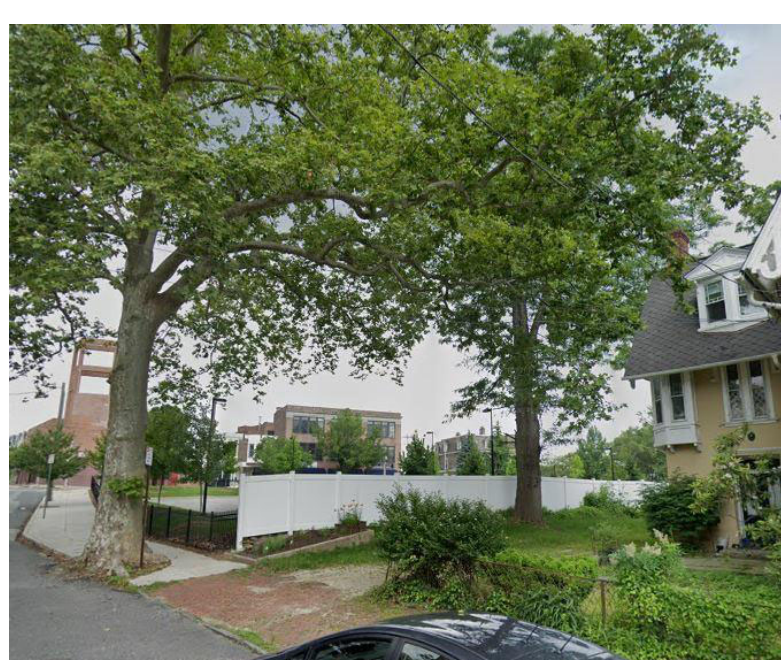
2 SOUTH ELEVATION (GERMANTOWN AVE)
SCALE: 1" = 20'-0"



3 W TULPEHOCKEN ST East Elevation
SCALE: 1" = 20'-0"



VIEW FROM GERMANTOWN AVENUE



VIEW FROM WEST TULPEHOCKEN STREET

Philadelphia City
Planning Commission
Keith F Davis
September 23, 2021
9/23/21
Development Planning

NO.	DATE	ISSUE
1	08.16.2021	ISSUED FOR ZONING PERMIT



HIGHTOP DEVELOPMENT
448 N 10TH STREET
PHILADELPHIA, PA 19123

KHAN SHIBLY ARCHITECT

KHAN SHIBLY ARCHITECT
106 SAINT MORITZ DRIVE
WILMINGTON, DE 19807

LEGEND

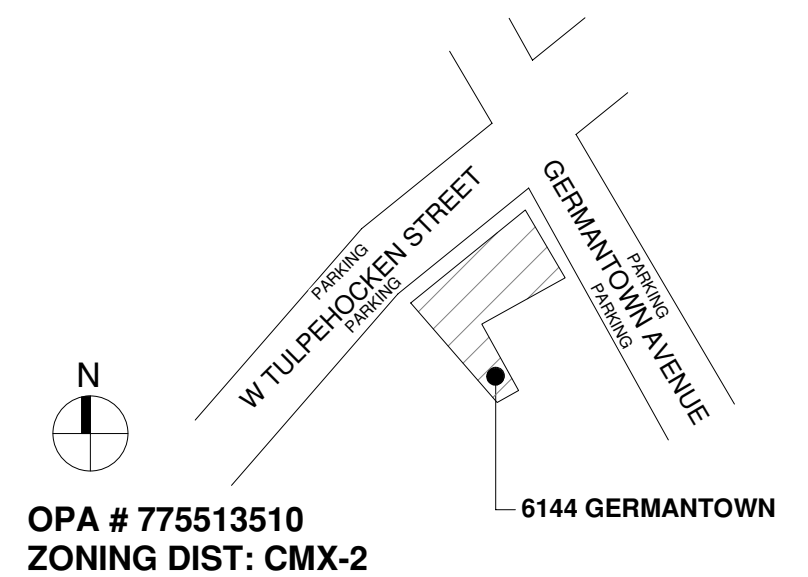
[1'-8"] EXISTING DIMENSION - ASSUMED

05500.101 MATERIAL / ASSEMBLY FINISHES

(1.01.C) SCOPE - DESCRIPTION KEYING

EXISTING CONSTRUCTION TO REMAIN
(NOTE: DEPICTED EXIST. CONDITIONS TO BE VERIFIED)

NOTE: ALL DIMENSIONS ARE APPROXIMATE - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.



OPA # 775513510
ZONING DIST: CMX-2

6144 GERMANTOWN AVE
PHILADELPHIA, PA
HIGHTOP DEVELOPMENT
PHILADELPHIA, PA



ZONING SUMMARY

SCALE: As indicated

Z-001.00

8/17/2021 9:08:01 AM



Applied Electronically by L&L User:

6128-44 GERMANTOWN AVENUE

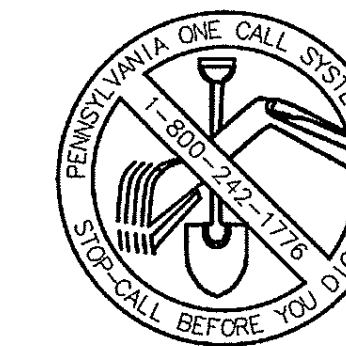
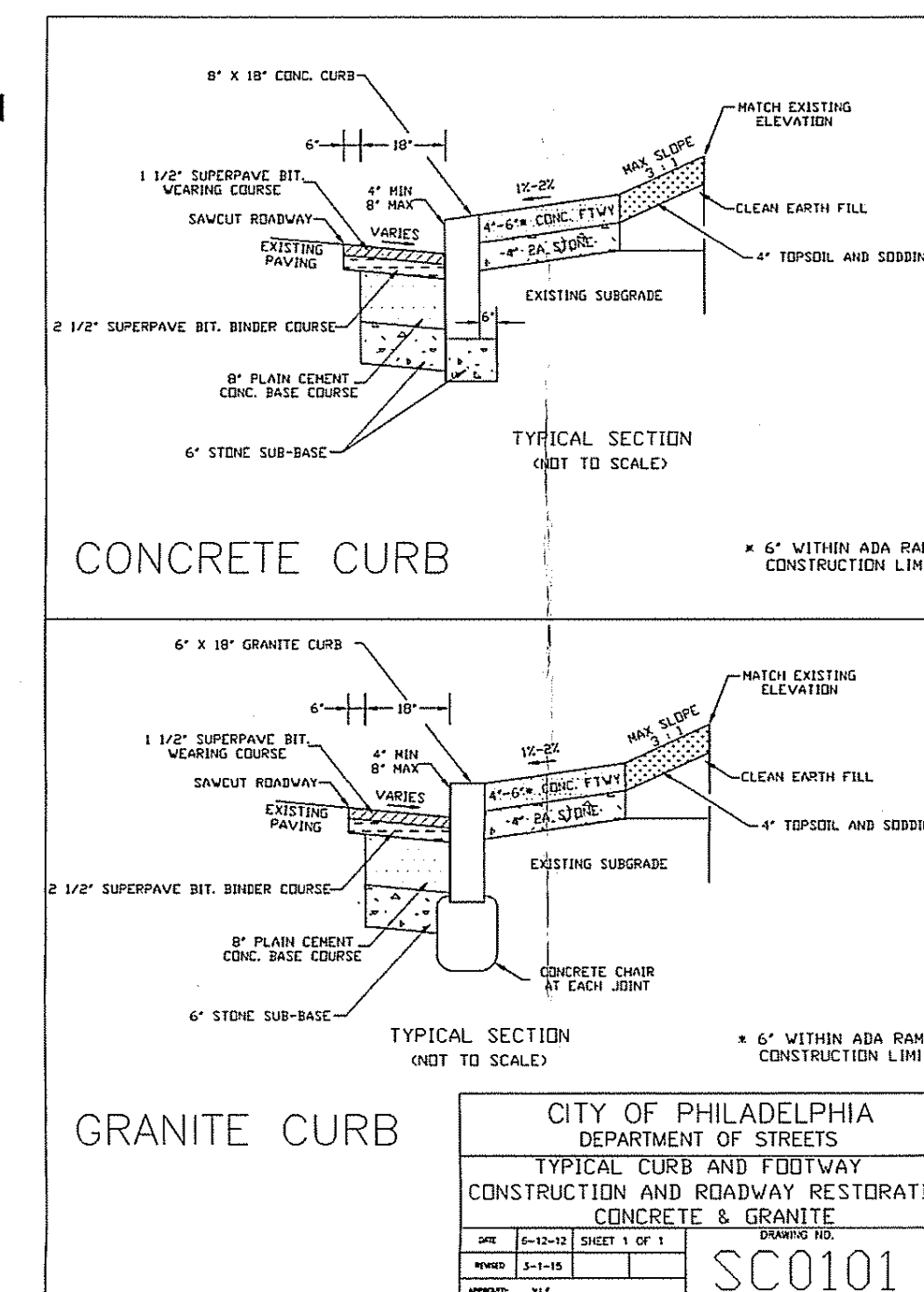
Philadelphia, PA

HIGHTOP REAL ESTATE + DEVELOPMENT

**STUDIO
AGOOS
LOVERA**

ARCHITECT:
Studio Agoos Lovera
One South Broad Street
Suite 1700
Philadelphia, PA 19107

tel: 215.735.0100
fax: 215.735.2333
www.agooslovera.com



THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 207 OF 1974 AS AMENDED BY ACT 187 OF 1995
AND ACT 108 JANUARY 2005

SITE SERIAL NO. 20150221589
20150221547

LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 207 OF 1974 AS AMENDED BY ACT 187 OF
1995 AND ACT 108 JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY HOPEING FACILITY CHARGES
THROUGH THE UTILITY SYSTEM. ADDITIONALLY, NO LESS THAN 10
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



LOOKING WEST FROM GERMANTOWN AVE



LOOKING EAST FROM W TULPEHOCKEN ST



LOCATION MAP

Zoning Code Summary

Applicable Code:	Philadelphia Zoning Code, 11th Edition, 2016	
Reviewing Agency:	Philadelphia Department of License + Inspections	
Applicable Regulations	Required / Permitted	Proposed
Zoning Classification:	CMX-2, Community Commercial Mixed-Use	No Change
Minimum District Area:	N/A	N/A
Minimum Street Frontage:	N/A	133' - 0" x 72' - 0"
Minimum Lot Area:	N/A	17,478 SF
Maximum Occupied Area:	80% Corner	54.5%
Minimum Front Yard:	N/A	0' - 0"
Minimum Side Yard:	5' - 0" if used (for bldgs w/dwelling units)	N/A
Minimum Rear Yard:	Greater of 9' or 10% of lot depth	13' - 5 1/2"
Maximum Height:	38' - 0" + 7' - 0" bonus = 45' - 0" (1)	45' - 0"
Minimum Cornice Height:	N/A	N/A
Maximum Floor Area Ratio:	N/A	N/A
Uses Permitted (Table 14-602-2):	Multi-Family permitted as of right	Ground floor commercial and 50 residential dwelling units(2)(3)
Required Parking (Table 14-802-2):	N/A	N/A
Bike Storage (Table 14-804-1):	Multi-Family: 1 per 3 = 50 units / 3 = 17 spaces	17
Off-Street Loading (Table 14-806-1):	0 required	0

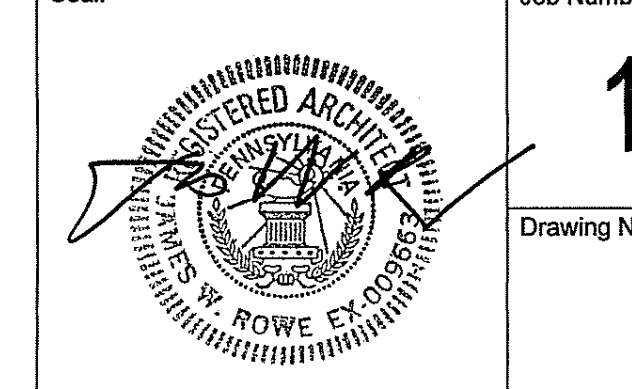
- Mixed Income Housing, Low Income(14-702(7)) - Additional building height of 7ft.
- 17,478 SF lot area - 1919 SF (3 units) = 15,559 SF / 480 SF = 32 (+3) = 35 units. 50% increase in dwelling units permitted by mixed-income housing, low income bonus (14-702(7)) = additional 17 units. Maximum of 52 units with low income bonus.
- 5 low income units to be provided per 14-702(7)(b)(1) (10% of 50 units).



REVISION

Issue No.	Issue Date	Issue Description
1	03/12/20	ZONING PERMIT

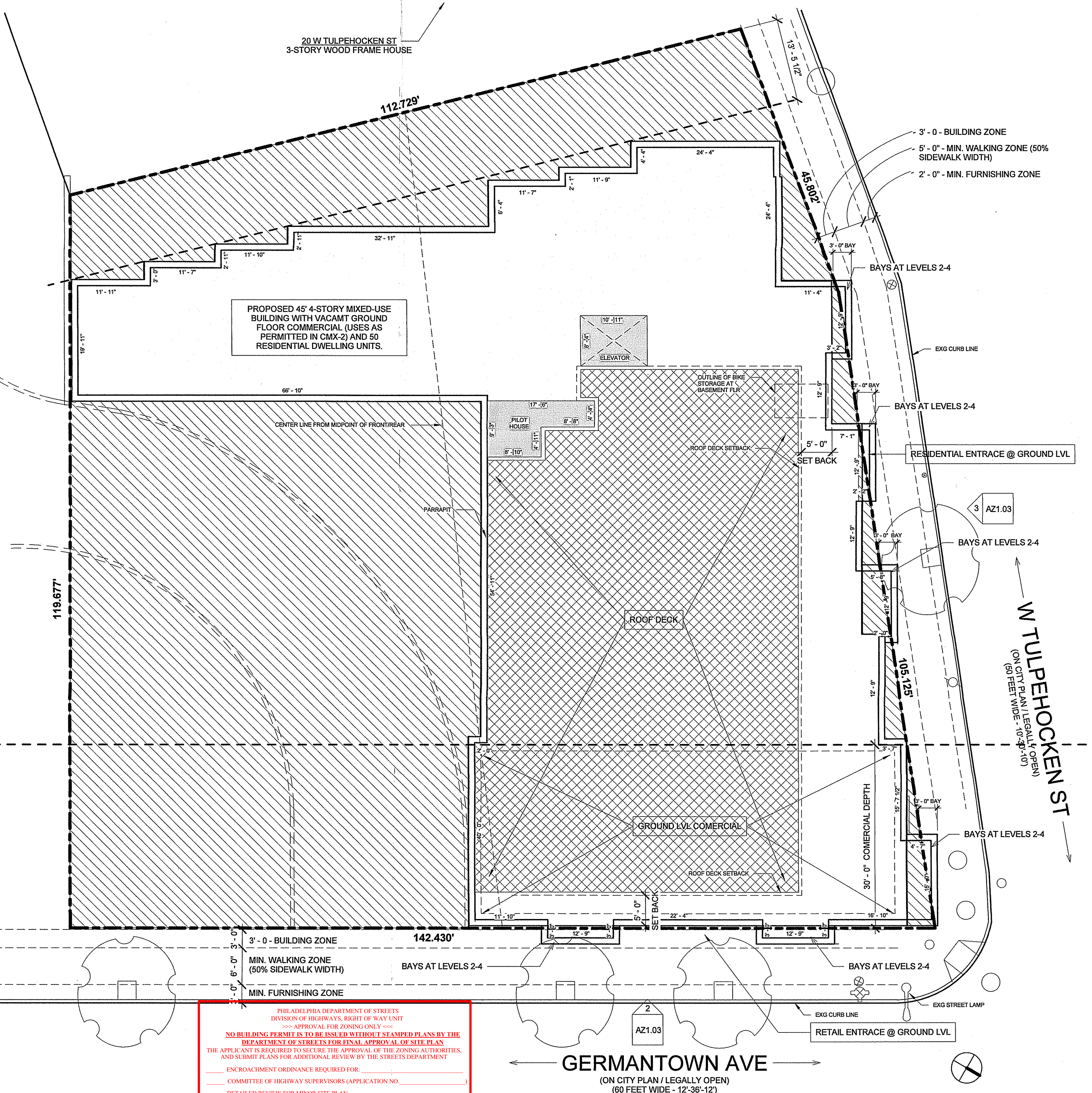
Seal: Job Number:



1918.00

Drawing No:

Z1.0



① Zoning Plan
1" = 10'-0"

REFERENCE
ONLY