

# Zoning Permit

Permit Number ZP-2022-004079

|                                                                    |                                |                                |
|--------------------------------------------------------------------|--------------------------------|--------------------------------|
| LOCATION OF WORK<br>2134-38 RIDGE AVE, Philadelphia, PA 19121-2937 | PERMIT FEE<br>\$2,239.00       | DATE ISSUED<br>12/7/2022       |
|                                                                    | ZBA CALENDAR<br>MI-2022-004117 | ZBA DECISION DATE<br>12/7/2022 |
|                                                                    | ZONING DISTRICTS<br>CMX2       |                                |

|                                          |                                                 |
|------------------------------------------|-------------------------------------------------|
| PERMIT HOLDER<br>Knossos Development LLC | 2035 Chatham Drive Bensalem, Pennsylvania 19020 |
|------------------------------------------|-------------------------------------------------|

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| OWNER CONTACT 1<br>Emmanuel Lagoudakis | 2035 Chatham Drive, Bensalem, PA, 19020 |
|----------------------------------------|-----------------------------------------|

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

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>For the erection of an attached structure with a roof deck accessed by multiple roof deck access structures (3). sizes and locations as shown in plan. amended as of 5/11/2023 to include the number of ZBA approved dwelling units in the permit language. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>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

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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2134 RIDGE AVE, Philadelphia, PA 19121-2937

## ADDITIONAL USE DETAILS

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

for use as a multi-family household living [for twenty-seven(27) units] and a vacant commercial space at the ground floor (separate use registration required prior to occupancy). the ground floor must occupy 100% of the ground floor frontage and be located within 30ft of building depth. The structure will be provided with eleven (11) parking spaces which will include one(1) accessible parking space and a minimum of nine(9) class 1A bicycle parking 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 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](http://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.

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

|                                                                                                   |                                                                                             |                                              |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Application Number:</b><br>ZP-2022-004079                                                      | <b>Zoning District(s):</b><br>CMX2                                                          | <b>Date of Refusal:</b><br><b>11/16/2022</b> |
| <b>Address/Location:</b><br>2134-38 RIDGE AVE, Philadelphia, PA 19121-2937<br>Parcel (PWD Record) |                                                                                             | <b>Page Number</b><br>Page 1 of 1            |
| <b>Applicant Name:</b><br>Designblendz Architecture, LLP<br>DBA: DESIGNBLENDZ LLC                 | <b>Applicant Address:</b><br>4001 Main Street<br>Suite 203<br>Philadelphia, PA 19127<br>USA |                                              |

**Application for:**

For the erection of a semi-detached structure with a roof deck accessed by multiple roof deck access structures (3). sizes and locations as shown in plan. for use as a multi-family household living [with twenty-seven (27)] and a vacant commercial space at the ground floor (separate use registration required prior to occupancy). the ground floor must occupy 100% of the ground floor frontage and be located within 30ft of building depth. The structure will be provided with eleven (11) parking spaces which will include one (1) accessible parking space and a minimum of nine (9) class 1A bicycle parking spaces.

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](http://www.phila.gov).)

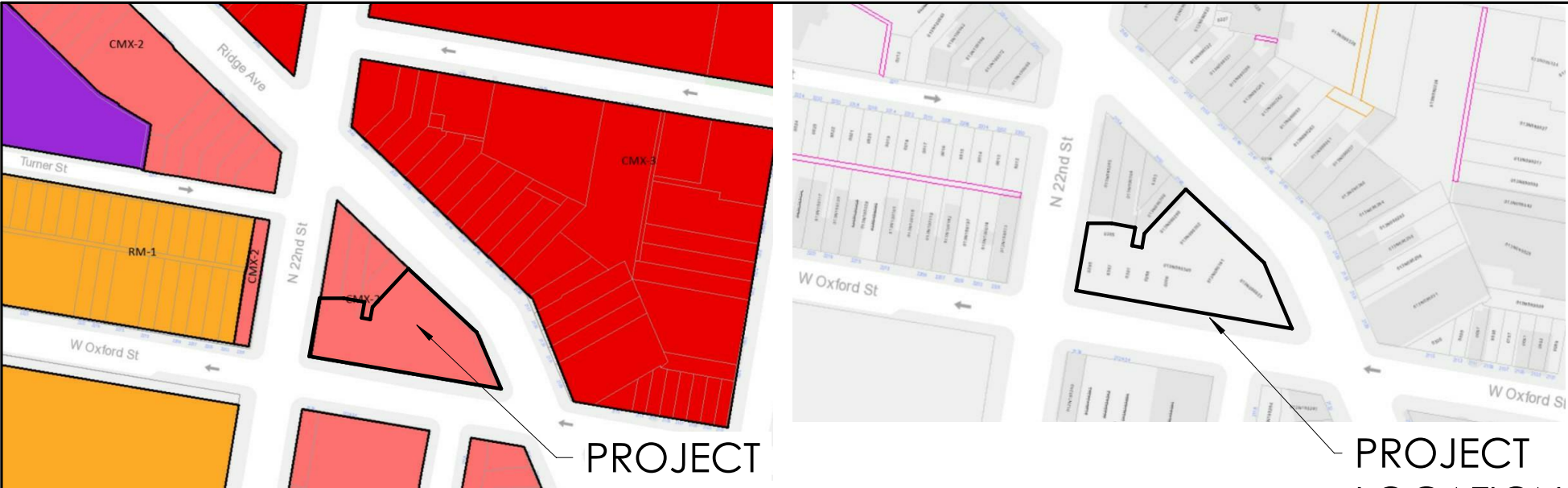
| <u>Code Section(s):</u> | <u>Code Section Title(s):</u>                             | <u>Reason for Refusal:</u>                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14-803(1)(c)(.1)        | Additional Parking Regulations for RSA-5, RM-1 and CMX-2. | In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family, or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot. |
| Table 14-602-2          | Uses Allowed in Commercial Districts - Refusal            | Whereas the proposed use, multi-family household living for twenty-seven (27) dwelling units], is expressly prohibited in the [Enter District] commercial zoning district.                                                                                                                                                                                  |
| Table 14-701-3          | Dimensional Standards for Commercial districts - Refusals | Whereas any structure over 38 ft in height, is expressly prohibited in the CMX-2 commercial zoning district.                                                                                                                                                                                                                                                |

TWO (2) USE REFUSALS  
ONE (1) ZONING REFUSAL  
**Fee to File Appeal:** \$ (300)  
NOTES TO THE ZBA:  
DENIAL AMENDMENT  
Parcel Owner:



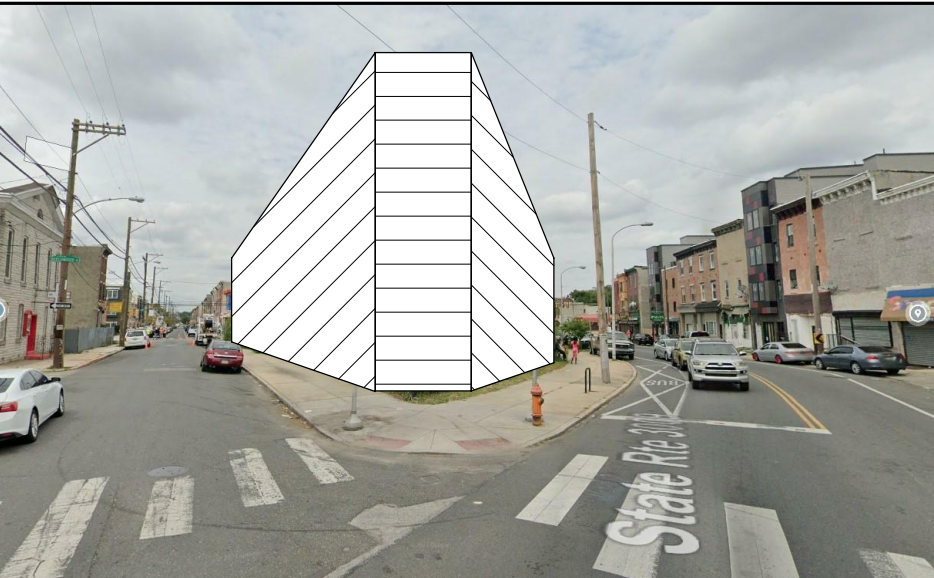
ROLAND NGABA  
PLANS EXAMINER

11/16/2022  
DATE SIGNED

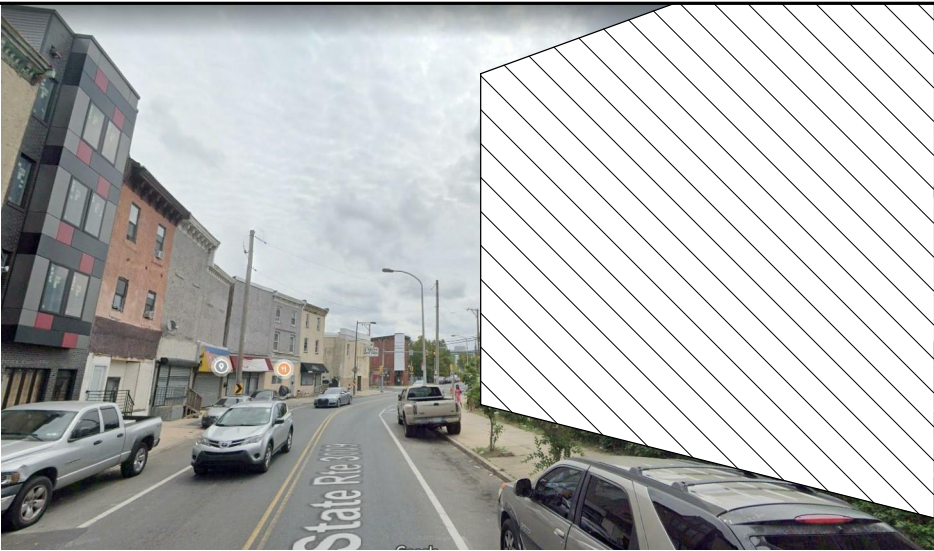


ZONING MAP

VICINITY MAP



SITE PHOTO



SITE PHOTO

| ZONING REGULATIONS                                   | REQUIRED                                                           | PROPOSED                         | VARIANCE |
|------------------------------------------------------|--------------------------------------------------------------------|----------------------------------|----------|
| USE TYPE:                                            | SEE TABLE 14-602-2                                                 | RESIDENTIAL/ COMMERCIAL SERVICES | NO       |
| GROUND FLOOR FRONTAGE USE:                           | 30'-0" NON RESIDENTIAL OR PARKING USE                              | 30' - 0"                         | NO       |
| DENSITY:                                             | 480 SQ FT. OF LOT AREA PER UNIT                                    | 22 + MODERATE BONUS = 27         | NO       |
| MAX OCCUPIED AREA: CORNER:                           | INTERMEDIATE: 75%. CORNER: 80%                                     | 8,424.77SF [79.4%]               | NO       |
| MINIMUM FRONT YARD DEPTH:                            | N/A                                                                | N/A                              | NO       |
| MINIMUM SIDE YARD WIDTH:                             | 5' - 0" IF USED                                                    | N/A                              | NO       |
| MINIMUM REAR YARD DEPTH:                             | THE GREATER OF 9'-0" OR 10% OF LOT DEPTH                           | 9' - 0"                          | NO       |
| MAXIMUM HEIGHT:                                      | 38'-0" + MODERATE INCOME BONUS                                     | 45' - 0"                         | NO       |
| MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:  | 0' - 0"                                                            | N/A                              | NO       |
| MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: | 0' - 0"                                                            | 26'-2"                           | NO       |
| VEHICLE PARKING:                                     | 0 REQUIRED                                                         | 12                               | NO       |
| BIKE PARKING:                                        | SEE TABLE 14-804-1                                                 | 9                                | NO       |
| STREET TREES:                                        | FOR LOTS GREATER THAN 5,000 SQ FT:<br>1 TREE PER 35 FT OF FRONTAGE | 9                                | NO       |

**OVERLAY DISTRICTS -**  
**DESCRIPTION -** 4 STORY BUILDING CONTAINING GROUND FLOOR COMMERCIAL AND OFF STREET PARKING, WITH THREE STORIES OF RESIDENTIAL UNITS ABOVE. A ROOF DECK WILL BE INCLUDED IN THE PROJECT. A MODERATE INCOME BONUS WILL BE UTILIZED FOR EXTRA UNIT DENSITY AND HEIGHT.

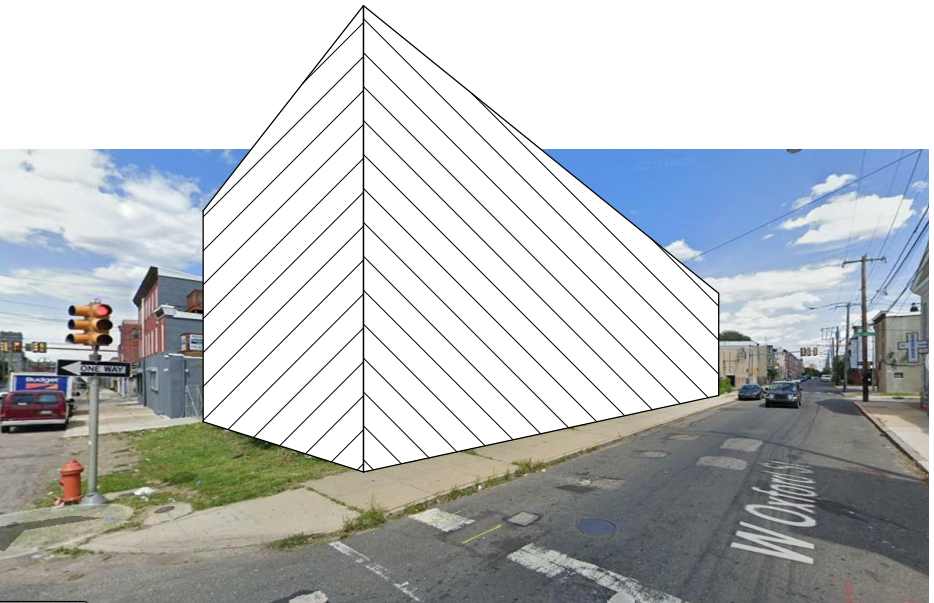
### BONUS INFORMATION

#### MODERATE INCOME BONUS CALCULATION

**BY RIGHT:**  
22 UNITS

**W/ MODERATE INCOME:**  
= MODERATE INCOME + 25%  
= **27 UNITS + 7 FT HEIGHT**

**MODERATE INCOME CALCULATION:**  
27 UNITS X 10% = 2.7 UNITS  
TOTAL = **3 UNITS** (2.7 ROUNDED UP)



SITE PHOTO



PERSPECTIVE VIEW  
(FOR REFERENCE ONLY)



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**PROJECT ADDRESS**  
2134 RIDGE AVE, PHILADELPHIA, PA 19121

|   |                         |    |      |            |
|---|-------------------------|----|------|------------|
| C | ZONING PERMIT REV 03    | TK | CC   | 06/08/2022 |
| B | ZONING PERMIT REV 02    | TK | CC   | 05/17/2022 |
|   | ISSUE FOR ZONING        | TK | CC   | 03/29/2022 |
|   | SUBMISSIONS & REVISIONS | BY | APPD | YYYY.MM.DD |

**PROJECT**  
2134 RIDGE AVE

**SHEET TITLE**  
ZONING PLAN

**PROJECT NO**  
21133105

**DRAWING NO**  
TK

**REVISION**  
C

**SCALE**  
As indicated

**Z001**

**1 ZONING SITE PLAN**  
Z001 | 3/32" = 1'-0"



6/8/2022 10:03:04 AM

ORIGINAL SHEET - ARCH D (24"x36")



## 1 | LEVEL 01 FLOOR PLAN

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

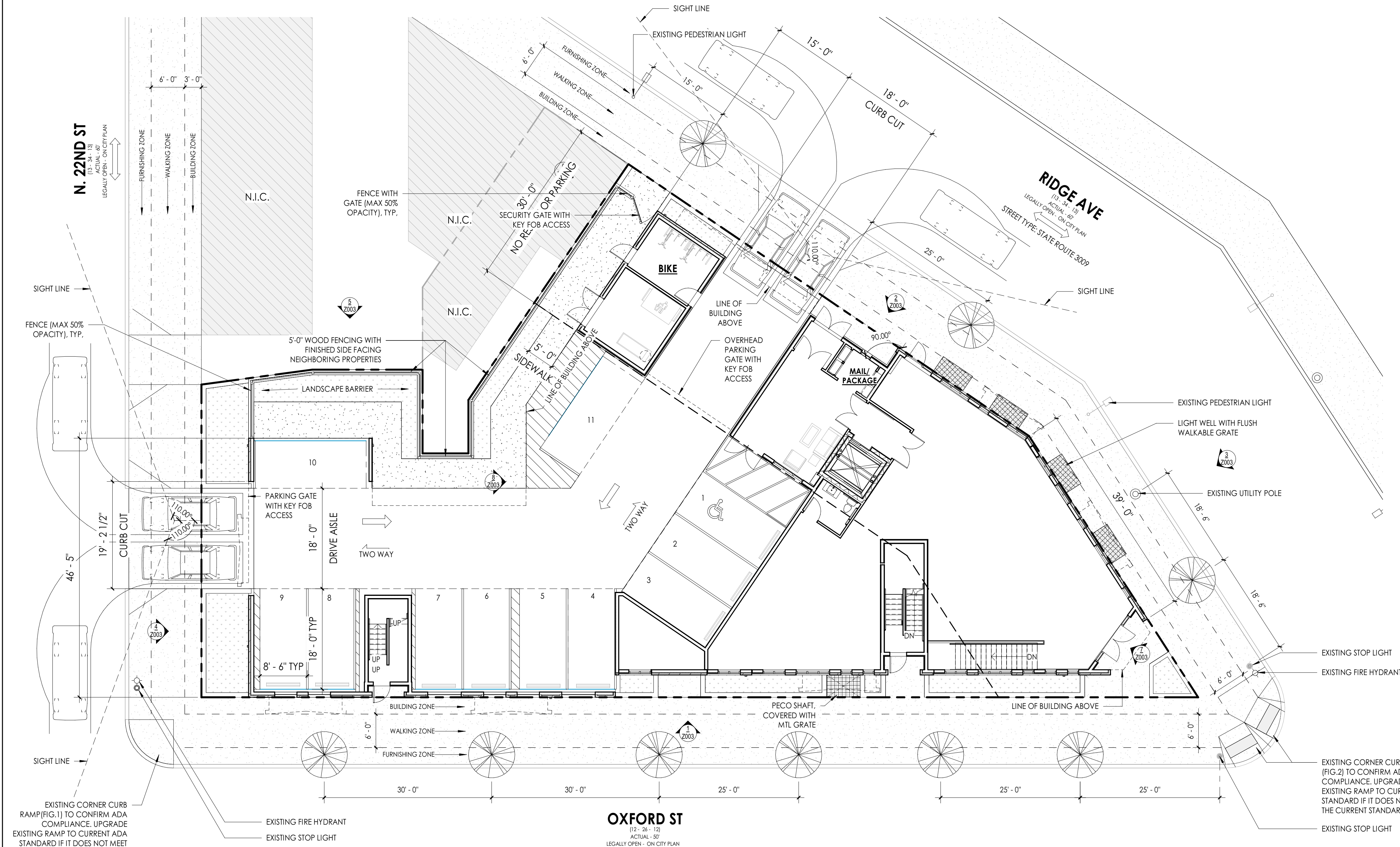


FIG.1 CORNER CURB RAMP AT THE INTERSECTION OF N 22ND ST AND OXFORD ST

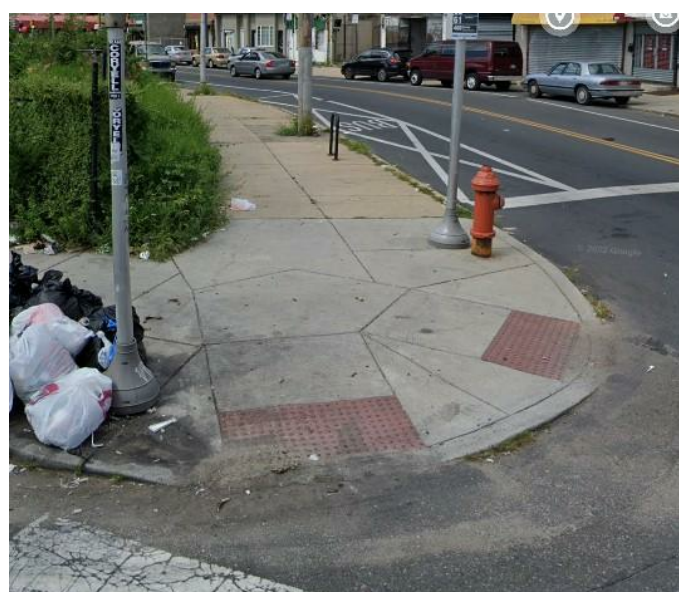


FIG.2 CORNER CURB RAMP AT THE INTERSECTION OF RIDGE AVE AND OXFORD ST

### OCCUPIED AREA

#### OCCUPIED AREA CALCULATION

PROPERTY AREA = 10602.64 SF  
OCCUPIED AREA = 8424.77 SF  
OPEN AREA = 2187.55 SF

OCCUPIED AREA/PROPERTY AREA = OCCUPIED AREA PERCENTAGE  
8424.77 SF/10602.64 SF = .794

OCCUPIED AREA PERCENTAGE = 79.4%

### STREET TREE PLANTING SCHEDULE

| QUANTITY | BOTANICAL NAME | COMMON NAME     | HEIGHT  | CAL.  | SIZE | NOTE                     |
|----------|----------------|-----------------|---------|-------|------|--------------------------|
| 9        | ACER GRiseum   | PAPERBARK MAPLE | 20'-30' | 2'-3" | B&B  | FULL HEAD, SINGLE LEADER |

### PARKING LANDSCAPE & SCREENING NOTES

INTERIOR LANDSCAPING REQUIREMENT: 269 SF OPEN PARKING AREA X 10% = 26.9 SF  
INTERIOR LANDSCAPING PROVIDED: 741 SF  
INTERIOR LANDSCAPING TREES PROVIDED: 1 PER EVERY 300 SF OF INTERIOR LANDSCAPING = 0

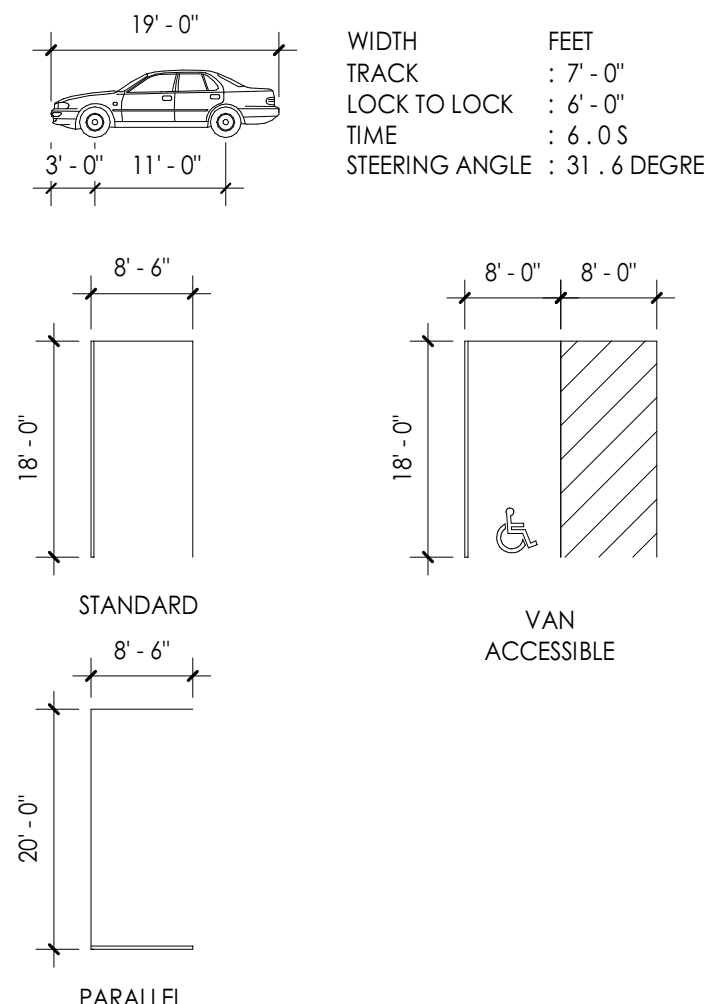
- HERBACEOUS PLANTS OR LAWN INSTALLED IN THE REQUIRED LANDSCAPED AREA SHALL BE FROM THE LIST OF APPROPRIATE PLANTINGS PER SECTION 14-705 OF THE PHILADELPHIA ZONING CODE.
- TREES INSTALLED IN THE REQUIRED LANDSCAPE AREA SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.

### BUILDING GROSS SF

| LEVEL     | AREA     |
|-----------|----------|
| BASEMENT  | 3946 SF  |
| LEVEL 01  | 3718 SF  |
| LEVEL 02  | 8333 SF  |
| LEVEL 03  | 8332 SF  |
| LEVEL 04  | 8334 SF  |
| T.O. ROOF | 303 SF   |
| TOTAL:    | 32967 SF |

### PARKING LEGEND

|                     | REQUIRED | PROVIDED |
|---------------------|----------|----------|
| RESIDENTIAL UNITS   |          | 27       |
| PARKING             | 0        |          |
| RESIDENTIAL PARKING | 0        | 11       |
| STANDARD            | 0        | 10       |
| ADA                 | 1        | 1        |



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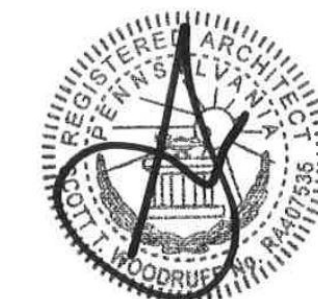
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#### SEAL



#### PROJECT ADDRESS

2134 RIDGE AVE, PHILADELPHIA, PA  
19121

|                         |                      |      |            |            |
|-------------------------|----------------------|------|------------|------------|
| B                       | ZONING PERMIT REV 02 | TK   | CC         | 05/17/2022 |
| A                       | PERMIT REVISION 01   | TK   | CC         | 04/13/2022 |
|                         | ISSUE FOR ZONING     | TK   | CC         | 03/29/2022 |
| SUBMISSIONS & REVISIONS | BY                   | APPD | YYYY.MM.DD |            |

#### PROJECT

2134 RIDGE AVE

#### SHEET TITLE

ZONING PLAN

#### PROJECT NO DRAWING NO

21133105

#### REVISION

B

#### SCALE

As indicated

# Z002



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2134 RIDGE AVE, PHILADELPHIA, PA  
19121

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|                         |    |      |            |
|-------------------------|----|------|------------|
| ISSUE FOR ZONING        | TK | CC   | 03/29/2022 |
| SUBMISSIONS & REVISIONS | BY | APPD | YYYY.MM.DD |

2134 RIDGE AVE

## ZONING PLAN

21133105

REVISION

SCALE

$$3/32'' = 1'-0''$$

# 2003

