

Zoning Permit

Permit Number ZP-2024-012333

LOCATION OF WORK 912-22 LOCUST AVE, Philadelphia, PA 19138-2321 new	PERMIT FEE \$2,210.00	DATE ISSUED 1/30/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER GB LOCUST LLC	105 CEDAR GLEN DRIVE ATTN: NICK BURKE GB LOCUST LLC NEW HOPE PA 18938
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT Full demolition of existing structures on the lot and for the Erection of a structure to use as multifamily household living with (43) forty-three dwelling units under affordable housing project (low income dwelling units - height bonus) and with a community center on 1st floor frontage and with (5) five interior bike parking spaces and with roof access structure (no roof deck). size and location as shown on the plan.

APPROVED USE(S) Public, Civic, and Institutional - Community Center; Residential - Household Living - Multi-Family

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

912-22 LOCUST AVE, Philadelphia, PA 19138-2321

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

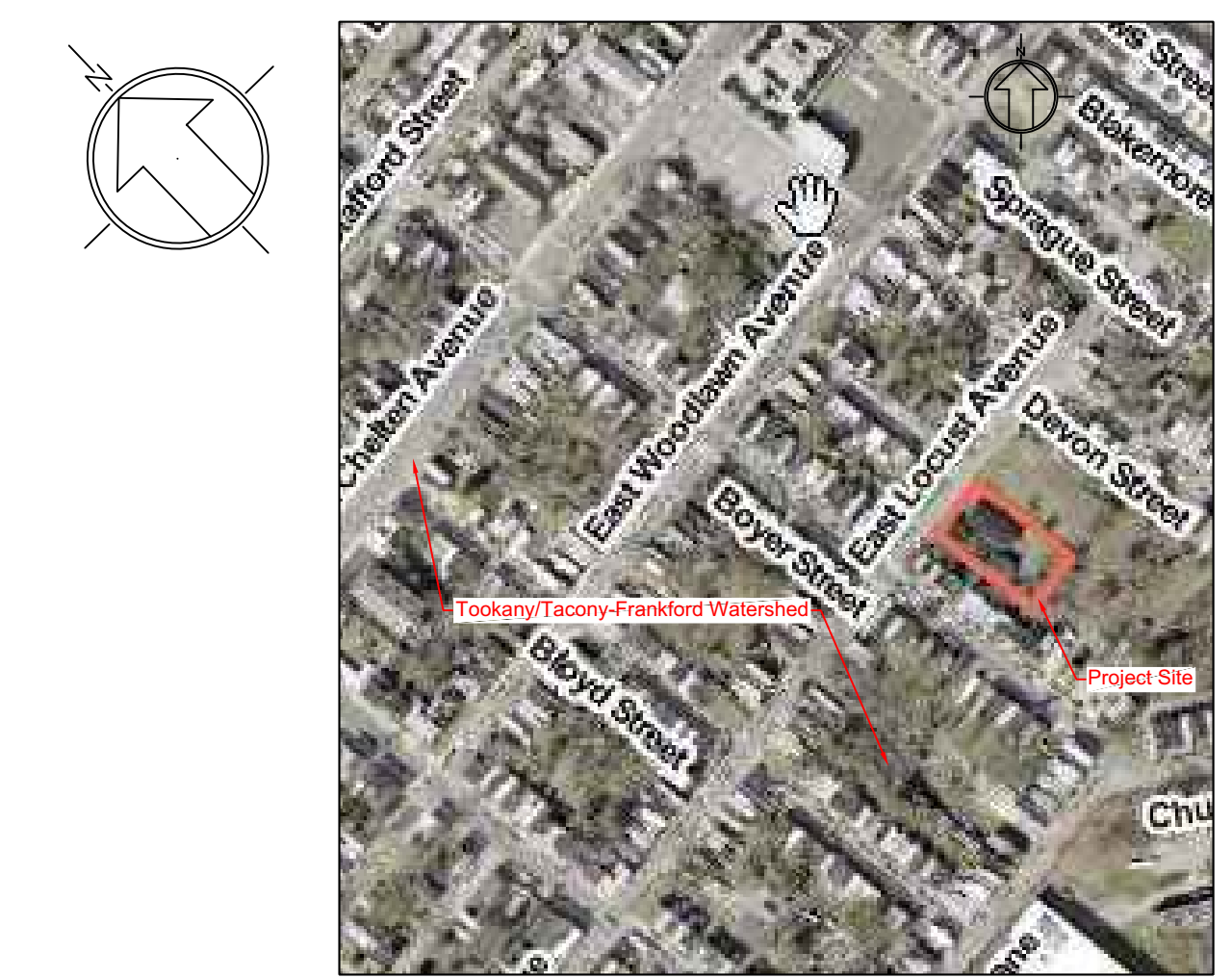
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



Scale: 1" = 1000

	Property Line / Right-of-Way
	Setback Line
	Existing Building
	Existing Edge of Pavement
	Existing Curb
	Existing Wetlands
	Existing Concrete
	Existing Asphalt Paving
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Phone Line
	Existing Storm Line
	Existing Overhead Wire
	Existing Fence
	Existing Minor Contour
	Existing Major Contour
	Existing Tree Line
	Existing Retaining Wall
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Sign
	Existing Water Valve
	Existing Light Standard
	Existing Cleanout
	Existing Water Valve
	Existing Inlet
	Existing Tree w/ Caliper Size
	Existing Storm Manhole
	Existing Telephone Manhole
	Existing Spot Elevation

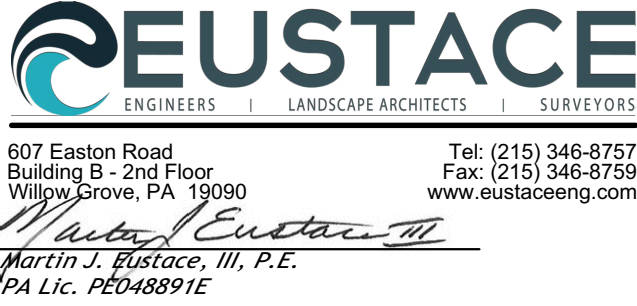


PWD TRACKING#: FY25-EAST-7942-01

REVISID PER I & I 12-24-24 REVIEW COMMENT

912-22 Locust Avenue

12TH WARD OF THE CITY OF PHILADELPHIA



DRAWN BY JAS
CHECKED BY MJE
DATE 11/11/2024
DRAWING No. D 2418-01 03

SHEET 1 OF 1

1. Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
2. The bearings shown hereafter are referenced from deeds of records.
3. FEMA FIRMS map #4207575009SG effective January 17, 2007 designates the site as Zone X, is not printed.
4. Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Commercial Mixed-Use (CMX-2) Zoning District.
5. The elevations for this plan are based on CP#177 datum. Site benchmark is identified as sewer manhole in Locust Avenue, rim elevation 235.93'.
6. The location of service connections are unable to be determined.

Utility information shown is a composite of information obtained from the Pennsylvania Gas Call System Serial Number 20243174683 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.

1. C.P. #177.
2. 'Site Plan', made by Juron Mapping & Surveying, dated December 2, 2013 reviewed and approved by 9th Survey District on December 12, 2013.

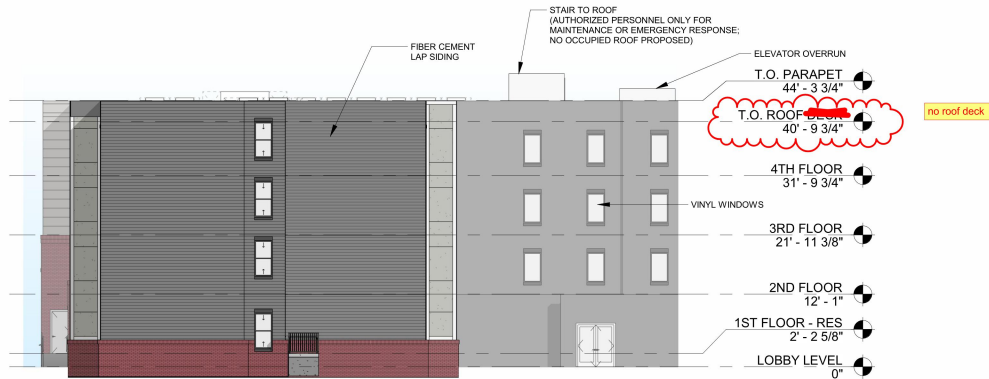
RESIDENTIAL MULTI-FAMILY (CMX-2) ZONING DATA TABLE		
DESCRIPTION	REQUIRED	EXISTING
MAX. OCCUPIED AREA (INTERMEDIATE)	75%	36.90%
(CORNER)	80%	
BUILDING SETBACKS (BSBL)		
FRONT	N/A	0 FT
REAR	20'	66.3 FT
THE GREATER OF 9' OR 10% OF LOT DEPTH		
SIDE	5 FT IF USED	0 FT
MAXIMUM BUILDING HEIGHT	38 FT*	< 38 FT
ELIGIBLE FOR 7 FT HEIGHT BONUS FOR LOW-INCOME HOUSING PER 14-702(7)		
Parking Requirements	CMX-2 Zoning District	
Residential Use Category	REQUIRED	EXISTING
Multi-Family	0	0

OPA#: 881421630
Tax Map ID: 086N030207



Serial Number: 20243171683

X:\PROJECTS\2400 - 2499\2418\912 Locust Ave\AutoCAD\DRAWINGS\Land Development\Existing Conditions Plan.dwg November 22, 2024



2 EAST ELEVATION
1/16" = 1'-0"



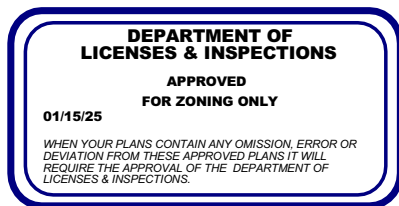
1 LOCUST AVE (NW) ELEVATION
1/16" = 1'-0"

Elevation 1/16" = 1'-0"

Blackney Hayes Architects

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Old Three Hundred Communities
912 E Locust Ave Multifamily



Applied by L&I: Varughese Koithottu



2 SOUTH ELEVATION
1/16" = 1'-0"



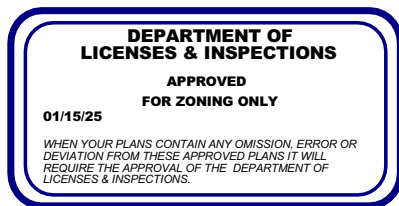
1 NORTH ELEVATION
1/16" = 1'-0"

Elevation 1/16" = 1'-0"

Blackney Hayes Architects

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Old Three Hundred Communities
912 E Locust Ave Multifamily



Applied by L&I: Varughese Koithottu

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DEPARTMENT OF REVENUE
DIVISION OF TAX SERVICES
FOR ZONING ONLY
APPROVED
THEREON ARE NOT TO BE USED FOR ANY OTHER PURPOSES.
PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004
AND PENNSYLVANIA ACT 101, OF 2006, PROVIDING THAT THE SEAL OF THE
DIVISION OF TAX SERVICES SHALL BE AFFIXED TO ALL ZONING MAPS AND
CERTIFICATES OF ZONING COMPLIANCE. UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND
NOT TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE
APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE
SITE WORK, IN ACCORDANCE WITH ACT 287.

N/F TODD SAFRA & CAREN R. SILVERMAN
326-38 LOCUST AVENUE
OP# 885124080
(NOT INCLUDED)

NELSON STREET

On City Plan
40' Wide (8'-24'-8")
Legally Open

LOCUST AVENUE

On City Plan - 50' Feet Wide (10'-30'-10") - Legally Open
M43°54'00"E

INTERIOR 5 SPACE BIKE
MAINTENANCE ROOM

POB 912-22 LOCUST AVE
40' 0" 0" FROM BOYD ST

General Notes

- Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
- The bearings shown hereon are referenced from deeds of records.
- FEMA FIRM map #4207570095G effective January 17, 2007 designates the site as Zone X, is not printed.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Commercial Mixed-Use (CMX-2) Zoning District.
- The elevations for this plan are based on CP#177 datum. Site benchmark is identified as sewer manhole in Locust Avenue, rim elevation 235.93'.
- The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number: 20243171683 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.

RESIDENTIAL MULTI-FAMILY (CMX-2) ZONING DATA TABLE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MAX. OCCUPIED AREA (INTERMEDIATE)	75%	36.90%	56.35%
BUILDING SETBACKS (BSBL)			
FRONT	N/A	0 FT	NO CHANGE
REAR (THE GREATER OF 9' OR 10% OF LOT)	20'	66.3 FT	20.0 FT
SIDE	5 FT IF USED	0 FT	0 FT
MAXIMUM BUILDING HEIGHT	38 FT*	< 38 FT	44 FT
ELIGIBLE FOR 7 FT HEIGHT BONUS FOR LOW-INCOME HOUSING PER 14-702(7)			
Parking Requirements	CMX-2 Zoning District		
Residential Use Category	REQUIRED	EXISTING	PROPOSED
Age Restricted Multi-Family	0	0	0
Bicycle Requirements	CMX-2 Zoning District		
Residential Use Category	REQUIRED	EXISTING	PROPOSED
Age Restricted Multi-Family	1 per / 10 Dwelling units	0	5

Site Data:

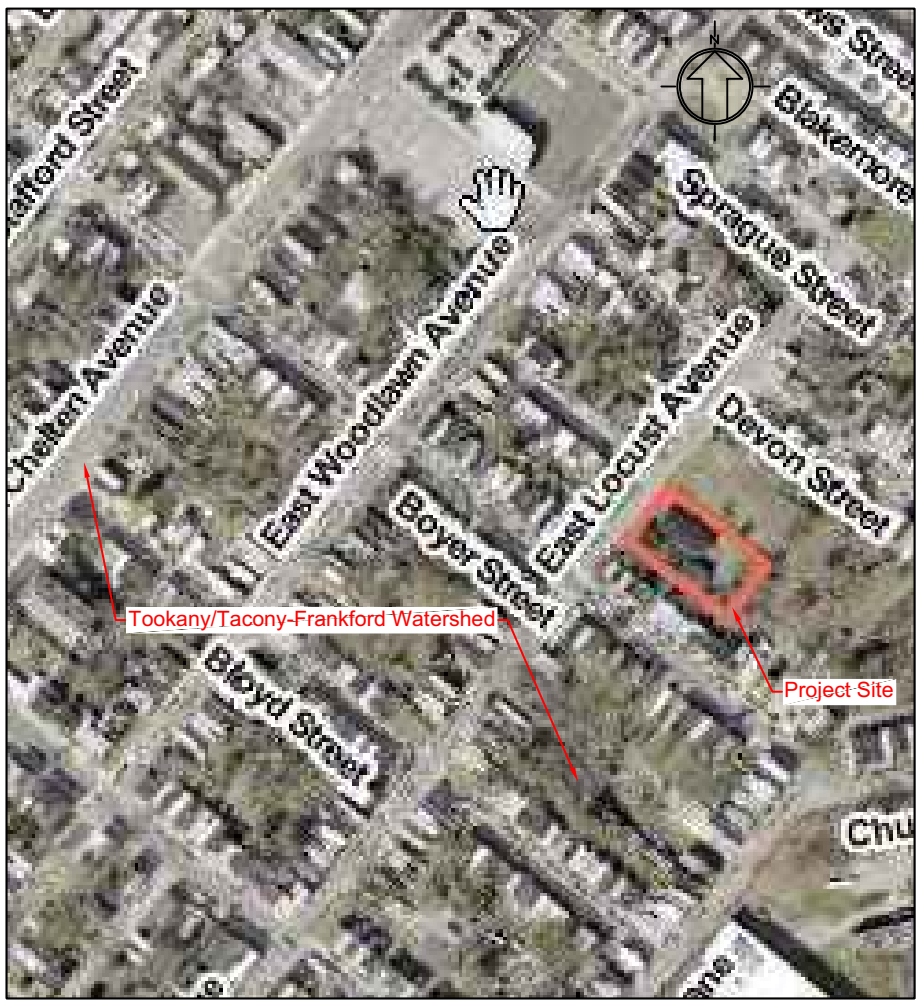
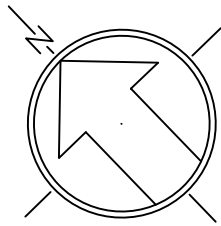
Address: 912-22 Locust Avenue
Philadelphia, PA 19138
Zoned: CMX-2
Lot Area: 21,173 SF or 0.48606 AC

Owner/Applicant:

GB Locust LLC
105 Cedar Glen Drive
Attn: Nick Burke
New Hope PA 18938

Parcel Information:

OP# 881421630
Tax Map ID: 086N030207



Location Map

Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Wetlands
- Existing Concrete
- Existing Asphalt Paving
- Existing Sanitary Sewer Line
- Existing Water Line
- Existing Gas Line
- Existing Phone Line
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- Existing Fence
- Existing Minor Contour
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- Existing Tree Line
- Existing Railroad Tracks
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Cleanout
- Existing Inlet
- Existing Water Valve
- Existing Inlet
- Existing Tree w/ Caliper Size
- Existing Storm Manhole
- Existing Telephone Manhole

- Proposed Building
- Proposed Concrete
- Proposed Commercial area

GRAPHIC SCALE



DRAWING SCALE: 1" = 10'

PWD TRACKING#: FY25-EAST-7942-01

2	1/03/25	JAS	REVISED PER L&I 12-24-24 REVIEW COMMENTS
1	11/22/24	JAS	REVISED PER PWD 11-21-24 REVIEW COMMENTS

ZONING PLAN

912-22 Locust Avenue

12TH WARD OF THE CITY OF PHILADELPHIA

807 Easton Road
Building B - 2nd Floor
Willsboro, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.
PA Lic. #2048891E

DRAWN BY: JAS

CHECKED BY: MJE

DATE: 11/11/2024

DRAWING No.: D 2418-01 04