



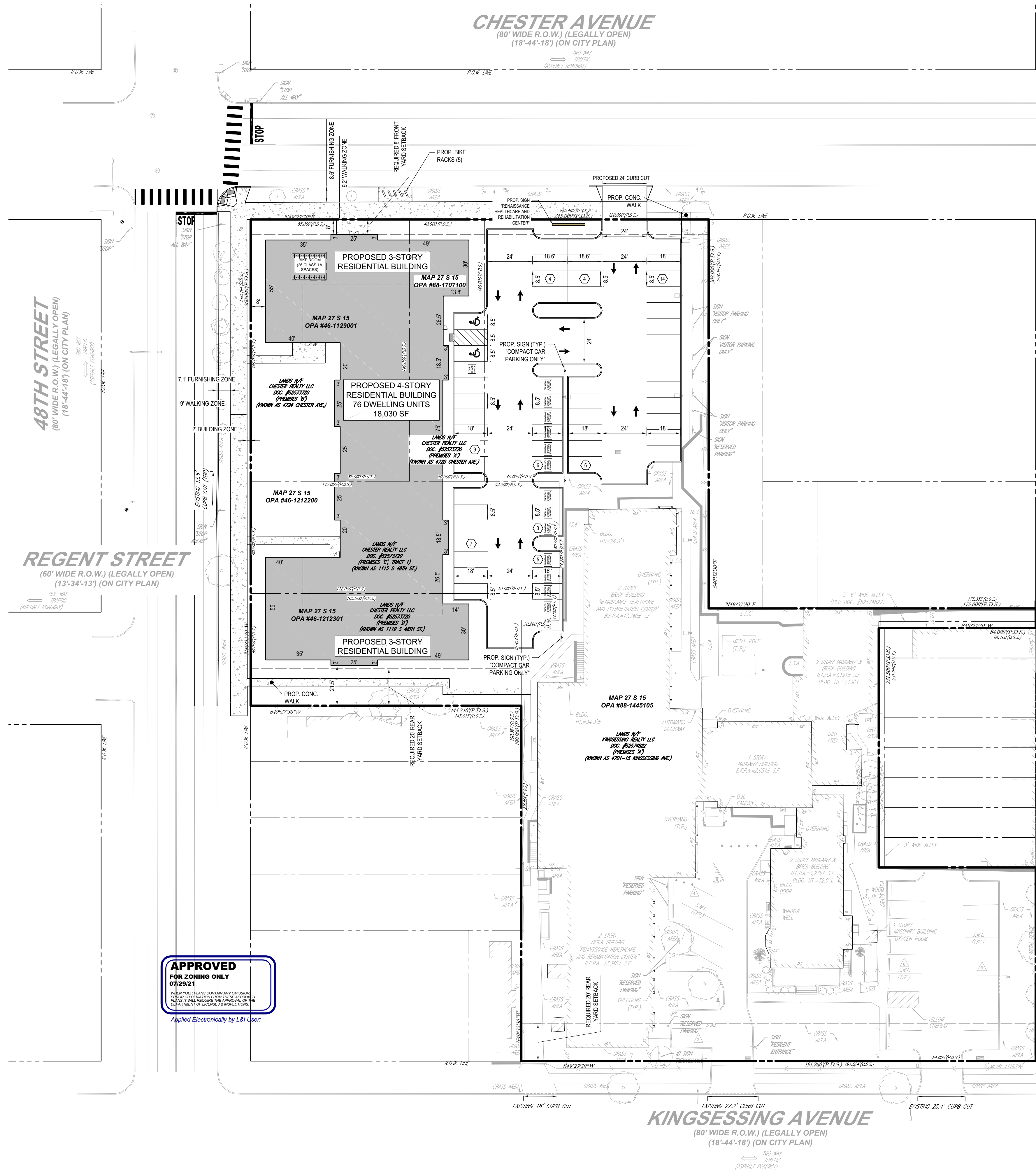
ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS

PROPERTY ADDRESS: 4701-15 Kingessing Ave, 4720 Chester Ave, 4724 Chester Ave, 1115 S 48th St, 1119 S 48th St UNDER UNITY OF USE	APPLICATION NUMBER: ZP-2020-004939	CALENDAR NUMBER: ZP-2020-004939
OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL): BRETT FELDMAN, DBA: KLEHR HARRISON HARVEY BRANZBURG		
PROPOSED CHANGES: ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:		
Attached plans show the below changes. •Removed two proposed curb cuts and driveways and upgraded one existing curb cut. •Decreased the number of proposed dwelling units from 83 units to 76 units. •In addition to the unit reduction, parking reductions have been applied. Reducing the parking requirements by a total of 16 stalls, now requiring 80 stalls and providing 81. •Increased the proposed front yard setback from 5 ft. to 8 ft. •Decreased maximum proposed building height from 47'0" to 42'4". •Reconfigured the layout of the building footprint, relocated the open space to 48th Street.		
INSTRUCTIONS AND PLAN REQUIREMENTS:		
1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES: ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100' ARCHITECT: 1/16; 1/8; 1/4; 3/16 2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET. 3. THE SITE PLAN MUST INCLUDE THE FOLLOWING: IDENTIFICATION OF NORTH POINT; EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN; ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES; THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS; STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY; LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES; NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE; THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;		
NOTES: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED TO THE DEPARTMENT OF LICENSES AND INSPECTIONS. APPROVED FOR ZONING ONLY 07/29/21 WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES AND INSPECTIONS. SIGNATURE OF OWNER/OWNERS REPRESENTATIVE: <i>[Signature]</i> 7/6/2021 Applied Electronically by L&I User:		

APPROVED

Revised plans, 3 pages,
approved by ZBA 6/02/21

Sharon Suleta
Sharon Suleta, Esq.



Per 14-701(1)(d)(1), the City Planning Commission has determined that:
_____ is the primary street;
Opposite of S 48th Street is the rear;
_____ Street is the rear street
Applied Electronically by: SARAH CHU
July 19, 2021
PHILADELPHIA CITY PLANNING COMMISSION

GENERAL NOTES

1. THIS PLAN REFERENCES:

A.) BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
JAMES ROBERT AIKEN II P.L.S. #SU075233
PREPARED FOR: PLATINUM DEVELOPERS, LLC
FILE: 02-190214-000
DATED: 08-23-2020

2. OWNER/APPLICANT:
PLATINUM DEVELOPERS, LLC
210 OCEAN AVENUE
LAKEWOOD, NJ 08701

3. SITE ADDRESS:

4720 CHESTER AVENUE
4724 CHESTER AVENUE
1115 S 48TH STREET
1119 S 48TH STREET
4701-4715 KINGSSESSING AVENUE
PHILADELPHIA, PA 19143

4. ZONING DATA:

RTA-1 - RESIDENTIAL TWO-FAMILY ATTACHED

EXISTING USE: NURSING HOME W/ ACCESSORY OFF-STREET PARKING AND SIGNAGE (4701-4715 KINGSSESSING AVENUE)
VACANT (4720 CHESTER AVENUE, 4724 CHESTER AVENUE, 1115 S 48TH STREET, 1119 S 48TH STREET)

PROPOSED USE: NURSING HOME W/ ACCESSORY OFF-STREET PARKING AND SIGNAGE - NO CHANGES TO EXISTING (4701-4715 KINGSSESSING AVENUE)
MULTI-FAMILY RESIDENTIAL W/ 76 DWELLING UNITS AND OFF-STREET PARKING (4720 CHESTER AVENUE, 4724 CHESTER AVENUE, 1115 S 48TH STREET, 1119 S 48TH STREET) (VARIANCE REQUIRED)

*UNITY OF USE PROPOSED FOR 4701-4715 KINGSSESSING AVENUE, 4720 CHESTER AVENUE, 4724 CHESTER AVENUE, 1115 S 48TH STREET, & 1119 S 48TH STREET. ALL LOTS CALCULATED AS ONE FOR ZONING PURPOSES ONLY.

AREAS AND DIMENSIONS	REQUIRED (RTA-1)	EXISTING	PROPOSED
MIN. LOT WIDTH:	25 FT.	192 FT.	192 FT.
MIN. LOT AREA:	2,250 SF	114,782 SF	114,782 SF
MIN. OPEN AREA:	50%	76.8%	61.7%
MIN. FRONT YARD SETBACK:	8 FT.	7 FT.	8 FT.
MIN. SIDE YARD SETBACK:	N/A**	N/A	N/A
MIN. REAR YARD SETBACK:	20 FT.	7 FT.	7 FT. (E.N.C.)
MAX. HEIGHT:	38 FT.	45 FT.	42' 4" (VARIANCE REQUIRED)

**SIDE YARD REQUIREMENTS SHALL NOT APPLY PURSUANT TO §14-701(1)(d)(2)

5. PARKING REQUIREMENTS

REQUIRED PARKING:	PROPOSED BUILDING: 1 SPACE FOR EVERY UNIT 76 UNITS = 76 SPACES
EXISTING BUILDINGS:	1 SPACE FOR EVERY 10 PERMANENT BEDS 123 BEDS = 13 SPACES
REDUCTIONS:	-1 SPACE FOR EVERY 5 CLASS 1A BICYCLE SPACES 26 CLASS 1A BICYCLE SPACES = -5 SPACES -4 SPACES FOR EVERY CAR SHARE SPACE 1 CAR SHARE SPACE = -4 SPACES
TOTAL REQUIRED:	80 SPACES
PROVIDED PARKING:	PROPOSED: REGULAR SPACES: 55 SPACES ADA SPACES: 2 SPACES (2 VAN ACCESSIBLE) CAR SHARE SPACES: 1 SPACE
EXISTING TO REMAIN:	REGULAR SPACES: 21 SPACES ADA SPACES: 2 SPACES (VAN ACCESSIBLE)
TOTAL PROVIDED:	81 SPACES
REQUIRED BICYCLE PARKING:	PROPOSED BUILDING: 1 CLASS 1A SPACE PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF 76 UNITS / 3 = 25.33 = 26 BICYCLE SPACES TOTAL PROVIDED: 36 SPACES (CLASS 1A = 26 SPACES)

6. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.

7. PWD PROJECT ERS# # PY20-TNCH-6056-01

8. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.

9. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.

10. WATERSHED DISTRICT: LOWER SCHUYLKILL RIVER WATERSHED; MANAGEMENT ZONE A

11. PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.

12. STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.

13. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.

14. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.

15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

16. CHESTER AVENUE: LOWER DENSITY RESIDENTIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 3.5'
PROPOSED = 8.0'
PROPOSED = 9.2'
48TH STREET: LOWER DENSITY RESIDENTIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 3.5'
PROPOSED = 7.1'
REQUIRED = ≥ 9'
PROPOSED = 9'

LEGEND	
PROPOSED	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIDEWALK	
PARKING COUNT	

SEE SHEET 2 FOR LOT PLAN FOR PROPOSED UNITY OF USE

LEGEND	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
LEASE LINE	
SETBACK REQUIREMENT	

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	08/26/2020	PER L&J COMMENTS	KAS
2	10/05/2020	PER STREETS COMMENTS	KAS
3	10/26/2020	PER STREETS COMMENTS	MJK
4	04/05/2021	PER BUILDING LAYOUT CHANGES	KAS

811

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	PP193125
DRAWN BY:	KAS
CHECKED BY:	MJK
DATE:	07/29/2020
CAD ID:	PP193125-BASE-ZONING-4

PROJECT:

ZONING PLANS

FOR
PLATINUM DEVELOPERS, LLC

PROPOSED RESIDENTIAL DEVELOPMENT
4720-4724 CHESTER AVENUE
1115-1119 SOUTH 48TH STREET
4701-4715 KINGSSESSING AVENUE
CITY & COUNTY OF PHILADELPHIA, PA 19143

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

PROFESSIONAL ENGINEER

SEAL

NEW JERSEY LICENSE # 260101400

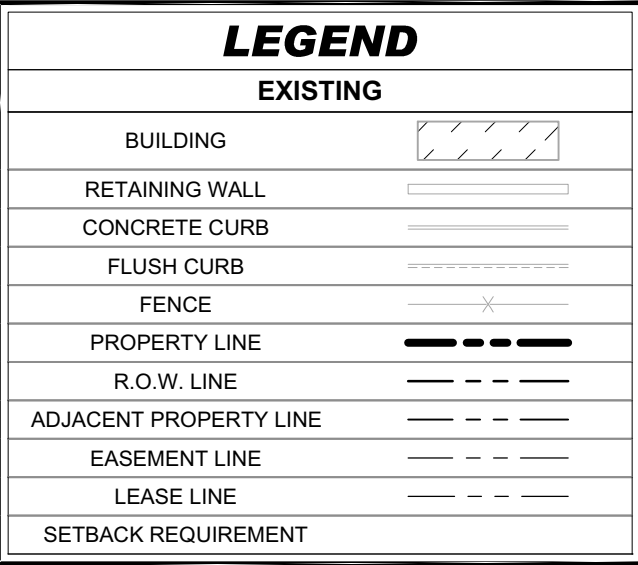
SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

1

REVISION 4 - 04/05/2021



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

Application Number: ZP-2020-004939	Zoning District(s): RTA1 RM1 CMX2	Date of Refusal: 11/6/2020
Address/Location: 4701-15 KINGSESSING AVE, Philadelphia, PA 19143-3818 Parcel (PWD Record) (ALONG 48 TH ST., CHESTER AVE. AND 47 TH ST.)		Page Number Page 1 of 2
Applicant Name: Brett Feldman DBA: KLEHR HARRISON HARVEY BRANZBUR	Applicant Address: 1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103 USA	

Application for:

FOR THE ESTABLISHMENT OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES WITH COVENANTS, EASEMENTS AND AGREEMENTS TO BE RECORDED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS FIVE (5) PARCELS (4701-15 KINGSESSING AVE., 4720 CHESTER AVE., 4724 CHESTER AVE., 1115 S 48TH ST., 1119 S 48TH ST) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM THE SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS AND COVENANTS MUST BE SUPPLIED; FOR THE ERECTION OF A DETACHED BUILDING FOR THE USE AS MULTI-FAMILY (83 UNITS) HOUSEHOLD LIVING ON THE SAME LOT WITH AN EXISTING BUILDING WITH AN EXISTING USE OF NURSING HOME; TO INCLUDE FOURTY-ONE (41) ACCESSORY PARKING SPACES INCLUDING THREE (3) ELECTRIC PARKING SPACES AND ONE (1) ADA VAN ACCESSIBLE PARKING SPACE ON THE SAME LOT WITH EXISTING FOURTY FOUR (44) PARKING SPACES INCLUDING TWO (2) ADA PARKING SPACES AND TO INCLUDE TWENTY-EIGHT (28) ACCESSORY BICYCLE PARKING SPACES (SIZE AND LOCATION 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>	
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi-family Household Living, is expressly prohibited in the RTA-1 residential zoning district.	
\$14-401(4)(a)	No more than one principal use is allowed per lot in RTA zoning districts, except as otherwise expressly stated in this Zoning Code whereas the proposed lot has more than 1 principal use.		
\$14-401(4)(b)	No more than one principal building is allowed per lot in RTA zoning districts whereas the proposed has more than 1 principal buildings.		
\$14-803(5)(e)	A minimum of 10% of landscaping is required to be provided within the interior surface of parking lot and is not being provided		
Table 14-701-1	Maximum Building Height (Ft.)	ALLOWED	PROVIDED
		38 FT.	47 FT.
Table 14-701-1; \$14-604(14)(e)	Minimum Front Yard Depth (Ft.) (Along 48 th St.)	REQUIRED	PROVIDED
		8 FT.	3.5 FT.
Table 14-802-1	Number of Parking Spaces	REQUIRED	PROVIDED
		83	41



REEBA MERIN BABU
PLANS EXAMINER

11/6/2020
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2020-004939	Zoning District(s): RTA1 RM1 CMX2	Date of Refusal: 11/6/2020
Address/Location: 4701-15 KINGSESSING AVE, Philadelphia, PA 19143-3818 Parcel (PWD Record) (ALONG 48 TH ST., CHESTER AVE. AND 47 TH ST.)		Page Number Page 2 of 2
Applicant Name: Brett Feldman DBA: KLEHR HARRISON HARVEY BRANZBUR	Applicant Address: 1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103 USA	

FOUR (4) USE REFUSALS
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300

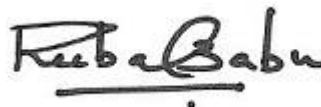
CIVIC DESIGN REVIEW (§14-304(5)):

☐ THIS APPLICATION DOES NOT REQUIRE CIVIC DESIGN REVIEW

☒ THIS APPLICATION DOES REQUIRE CIVIC DESIGN REVIEW

Parcel Owner:

KINGSESSING REALTY LLC



REEBA MERIN BABU
PLANS EXAMINER

11/6/2020
DATE SIGNED

Zoning Permit

Permit Number ZP-2020-004939

LOCATION OF WORK 4701-15 KINGSESSING AVE, Philadelphia, PA 19143-3818 Proposed Unity of Use for Zoning Purposes (with the following 5 existing zoning/opa lots):	PERMIT FEE \$1,722.00	DATE ISSUED 6/2/2021
	ZBA CALENDAR MI-2020-003174	ZBA DECISION DATE 6/2/2021
	ZONING DISTRICTS RTA1, RM1 CMX2 RTA1, RTA1, RTA1, RT	

PERMIT HOLDER KINGSESSING REALTY LLC	260 CHAMBERS BRIDGE RD BRICK TOWNSHIP NJ 08723
--	--

APPLICANT Brett Feldman DBA: KLEHR HARRISON HARVEY BRANZBUR	1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103
---	--

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED BUILDING FOR THE USE AS MULTI-FAMILY (76 UNITS) HOUSEHOLD LIVING ON THE SAME LOT WITH AN EXISTING BUILDING WITH AN EXISTING USE OF NURSING HOME (SIZE AND LOCATION AS SHOWN ON 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) CAL# MI-2020-003174 GRANTED WITH PROVISIO: ZBA approved Revised plans, 3 pages.

 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. 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-2020-004939

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1115 S 48TH ST, Philadelphia, 19143-3510

1119 S 48TH ST Philadelphia, PA 19143-3510

4701-15 KINGSESSING AVE, Philadelphia, PA 19143-3818

4720 CHESTER AVE Philadelphia, PA 19143-3513

4724 CHESTER AVE, Philadelphia, 19143-3513

ADDITIONAL USE DETAILS

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

TO INCLUDE FIFTY-FIVE (55) ACCESSORY PARKING SPACES, TWO (2) ADA VAN ACCESSIBLE PARKING SPACES AND ONE (1) AUTO-SHARE PARKING SPACE ON THE SAME LOT WITH EXISTING TWENTY-ONE (21) PARKING SPACES AND TWO (2) ADA VAN ACCESSIBLE PARKING SPACES AND, TO INCLUDE TWENTY-SIX (26) ACCESSORY CLASS 1A BICYCLE PARKING SPACES AND TEN (10) BICYCLE SPACES ON THE PUBLIC RIGHT OF WAY (PER §14-804(2)(b), BICYCLE RACKS MAY BE PLACED IN THE PUBLIC RIGHT-OF-WAY PROVIDED THAT THE BUILDING OWNER ENTERS INTO A MAINTENANCE AGREEMENT WITH THE STREETS DEPARTMENT AND AN APPROVAL FOR THE INSTALLATION IS OBTAINED FROM THE STREETS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING 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.