

Zoning Permit

Permit Number ZP-2021-016410

LOCATION OF WORK 2004 CECIL B MOORE AVE Parcel A, Philadelphia, PA 19121	PERMIT FEE \$672.00	DATE ISSUED 12/20/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES AND FOR THE ERECTION OF A DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. SEE ZP-2021-010818 FOR LOT ADJUSTMENT (CONSOLIDATION) PERMIT.

APPROVED USE(S)
Wholesale, Distribution, and Storage - Equipment and Materials Storage Yards and Buildings

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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2004 CECIL B MOORE AVE Parcel A, Philadelphia, PA 19121

ADDITIONAL USE DETAILS

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

FOR USE AS EQUIPMENT & MATERIALS STORAGE YARD & BUILDING WITH ELEVEN ACCESSORY OFF-STREET SURFACE PARKING SPACES TO INCLUDE TWO (2) ACCESSIBLE SPACES (ONE (1) VAN-ACCESSIBLE SPACE).

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.

EXISTING LEGEND	
— — — — —	PROPERTY LINE
— X ——— X —	FENCE
//// //// ////	BUILDING
— S ——— S —	SANITARY SEWER
— W ——— W —	WATER
— G ——— G —	GAS
— SS ——— SS —	STORM SEWER
— E ——— E —	ELECTRIC
— T ——— T —	TELEPHONE
— OH ——— OH —	OVERHEAD ELECTRIC
	FIRE HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	LIGHT POLE
	SIGN
	TRAFFIC SIGNAL
	BOLLARD
	BASEMENT DOOR
	TREE

PROPOSED LEGEND	
OR	PROPOSED SHRUB
	PROPOSED TREE
	PROPOSED CONCRETE SIDEWALKS
	PROPOSED GRASS
	PROPOSED SUBSURFACE STORMWATER
	PROPOSED MULCH AREA
	PROPOSED PAVEMENT MILL & OVERLAY AREA
	PROPOSED PARKING LOT LIGHT
	PROPOSED FENCE
	PROPOSED ELECTRIC METER LOCATION
	PROPOSED BUILDING ENTRANCE / EXIT
	PROPOSED STORMWATER PIPE
	PROPOSED YARD DRAIN
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED WALL PACK LIGHT FIXTURE

ZONING DATA TABLE			
ICMX, INDUSTRIAL COMMERCIAL MIXED-USE			
PROPOSED USE: EQUIPMENT AND MATERIALS STORAGE YARD AND BUILDING			
ZONING CRITERIA	REQUIRED (ICMX)	REQUIRED (RM-1)	PROPOSED
MAX. OCCUPIED AREA (%)	100%	N/A	2.2%
MIN. FRONT YARD DEPTH (FT.)	0' [3]	N/A	0' [3]
MIN. SIDE YARD DEPTH (FT.)	8' IF USED [3]	12' (RM-1)	12'
MIN. REAR DEPTH (FT.)	8' IF USED [3]	12' (RM-1)	N/A
MAX. BUILDING HEIGHT (FT.)	60'	N/A	14'
MAX. FLOOR AREA RATIO (FAR)(%)	500%	N/A	2.2%
NUMBER OF PARKING STALLS	1 /2,000 GSF EQUIP. & MATL. STORAGE YD. & BLDG. (1 SPACES)	N/A	11

NOTES:

- [illegible]

Applied Electronically by: **DAVID FECTEAU**
December 3, 2021
PHILADELPHIA CITY PLANNING

1. PERIMETER SCREENING FROM PUBLIC STREETS FOR THE PARKING LOT AREA HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 14-803(5)(d) OF THE PHILADELPHIA CODE.
2. TREES MUST BE PROVIDED WITHIN THE REQUIRED LANDSCAPED AREA AT A RATE OF AT LEAST ONE TREE PER 35 FEET OF LINEAR FRONTAGE. SUCH TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS, PROVIDED THAT THERE IS AT LEAST 15 FEET OF SPACE BETWEEN TREE TRUNKS. SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 35 FEET OF LINEAR FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.

1. A CONTINUOUS SCREENING WALL, BERM, FENCE OR ROW OF PLANTS AT LEAST 5 FEET TALL SHALL BE PROVIDED BETWEEN THE SURFACE PARKING LOT OR SURFACE PARKING AREA AND THE RESIDENTIAL DISTRICT.

1. REFER TO PARCEL "A" CONSOLIDATION PLAN SD-01; PREPARED BY KS ENGINEERS, DATED 8/5/2021 FOR CONSOLIDATION OF LOTS.
2. STREET CURB LINES AND RIGHTS-OF-WAY SHOWN ARE BASED ON COMPILATION CITY PLANS NO. 119, 120, AND 121 SHEET 5 OF 7 DATED OCTOBER 28, 2005. DISTANCES SHOWN FOR STREET AND R.O.W. DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. ALL OTHER DIMENSIONS SHOWN ARE IN U.S. STANDARD MEASURE.
3. SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY KS ENGINEERS IN MARCH 2021.
4. SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR OF THIS PLAN.
5. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE FALSE FOR ANY OTHER PURPOSES.
6. INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
7. THE SITE LIES OUTSIDE OF THE DELINEATED FLOOD HAZARD AREA UP TO THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP NO. 42075701816 FOR THE CITY OF PHILADELPHIA, DATED JANUARY 17, 2007.
8. PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AND THERE ARE NO WETLANDS ON SITE. THERE ARE NO WATER COURSES OR BODIES OF WATER LOCATED WITHIN 100 FEET OF THE PROPERTY.
9. RIGHTS OF WAY OR EASEMENTS DO NOT EXIST WITHIN PROJECT AREA.

TOTAL PARKING SPACES PROVIDED = 11 (INCLUDES 2 ADA SPACES)

INTERIOR LANDSCAPING PROVIDED = 2,149 S.F. (14.5%)

WHAT YOU DON'T KNOW CAN HURT YOU.
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE
Pennsylvania One Call System, Inc.
1-800-242-1776

2004-34 CECIL B. MOORE AVENUE
PHILADELPHIA, PA 19121

882006670

PROPERTY OWNER:
PHILADELPHIA HOUSING AUTHORITY
PROPERTY OWNER ADDRESS:

PHILADELPHIA, PA 19121

APPLICANT

PHILADELPHIA HOUSING AUTHORITY
2013 RIDGE AVENUE
PHILADELPHIA, PA 19121

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	REMARKS
DECIDUOUS TREES						
8	CC	<i>Cercis canadensis</i> 'The Rising Sun'	The Rising Sun Redbud	B& B	3'-3 1/2'	Cal.
2	LS	<i>Liquidambar styraciflua</i> 'Rotundiloba'	'Rotundiloba' Sweetgum	B& B	3'-3 1/2'	Cal.
0	CS	<i>Celtis occidentalis</i>	Hackberry	B& B	3'-3 1/2'	Cal.
5	JM	<i>Ulmus</i> 'Morton' ACCOLADE	Accolade Elm	B& B	3'-3 1/2'	Cal.
EVERGREEN TREES						
79	JV	<i>Juniperus virginiana</i> 'Hillspire'	Hillspire Eastern Red Cedar	B& B	5-6' Ht. 8'	O.C.
SHRUBS						
16	AM	<i>Aronia melanocarpa</i> 'Morton'	'Iroquois Beauty' Black Chokeberry	Cont	24" Ht.	4' O.C.
17	IC	<i>Ilex crenata</i> 'Helleri'	Heller Japanese Holly	Cont	24" Ht.	4' O.C.

14-603(16)(d) & 14-803(5)
Landscaping / Screening

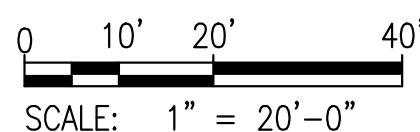
☒ APPROVED

☐ DISAPPROVED
☐ WAIVED

Applied Electronically by: **DAVID FECTEAU**

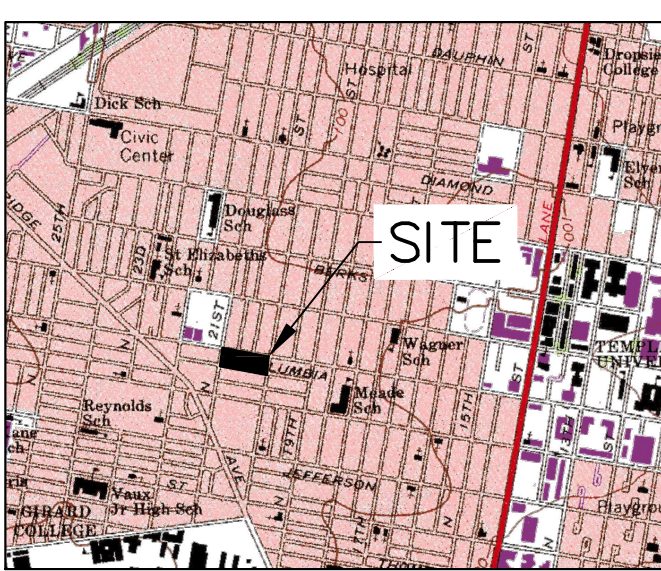
December 3, 2021

PHILADELPHIA CITY PLANNING COMMISSION



FRANK A. FREGA
PROFESSIONAL ENGINEER LIC. #PE041605R

Frank A. Fye—



VICINITY MAP
1" = 1000'
LOWER SCHUYLKILL RIVER WATERSHED

PREPARED
FOR:



Synterra Ltd.

NAVY YARD CORPORATE CENTER
ONE CRESCENT DR., SUITE 104
PHILADELPHIA, PA 19112
856.227.2030

CIVIL ENGINEER



35 S. 3RD STREET
PHILADELPHIA, PA 19106
215.925.0425

Revisions:

NO.	DESCRIPTION	DATE
1	REVISED PER L&J COMMENTS DATED 10/08/21	11/02/21
2	REVISED PER L&J COMMENTS DATED 11/10/21	12/03/21

LOGISTICS CENTER
PHILADELPHIA, PA

PHILADELPHIA HOUSING
AUTHORITY

FLEET BUILDING ZONING PLAN

Project Number	KSE NO. 2445
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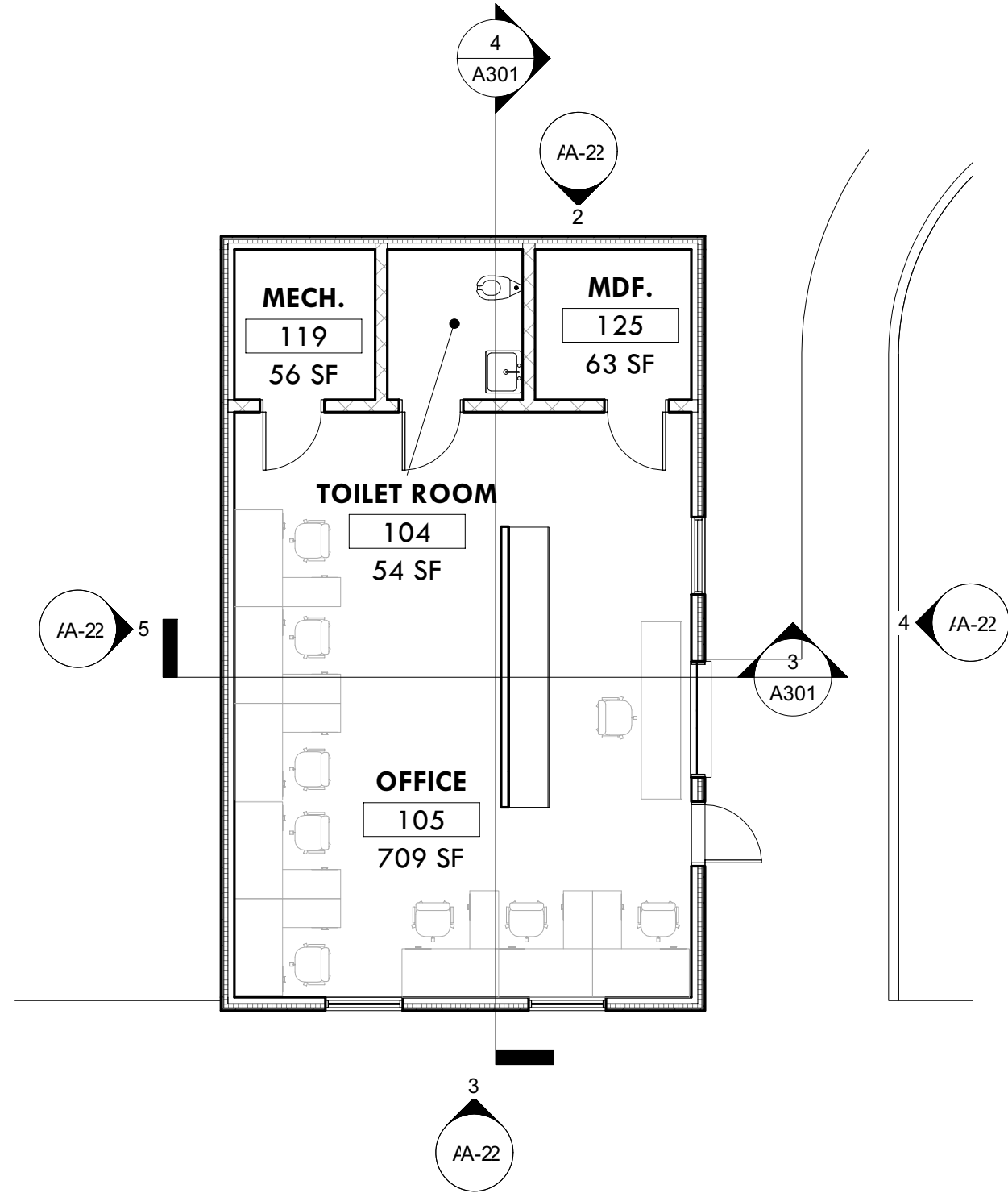
Date	2021/11/02
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Drawn By	RDC
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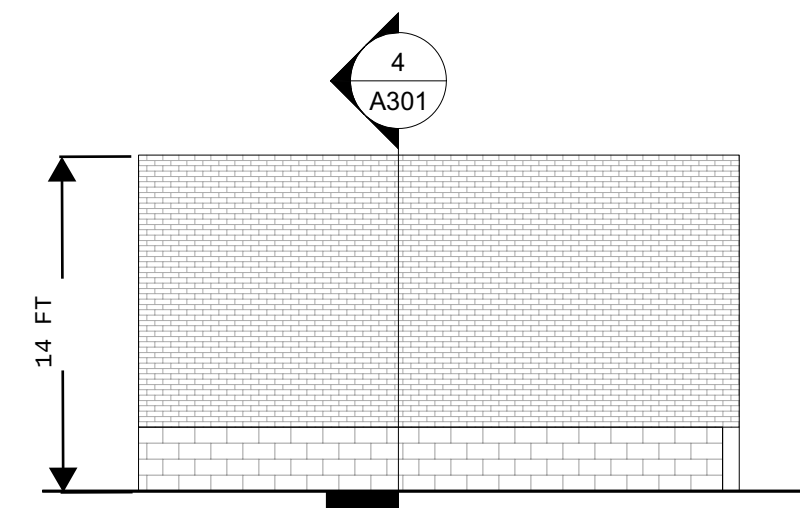
Checked By DJH

Z-01

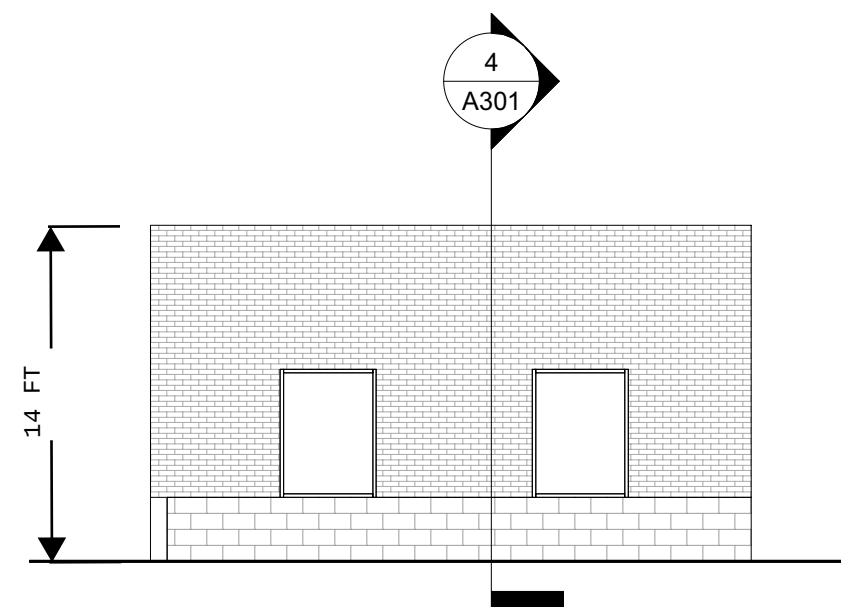
Scale	1" = 20'-0"
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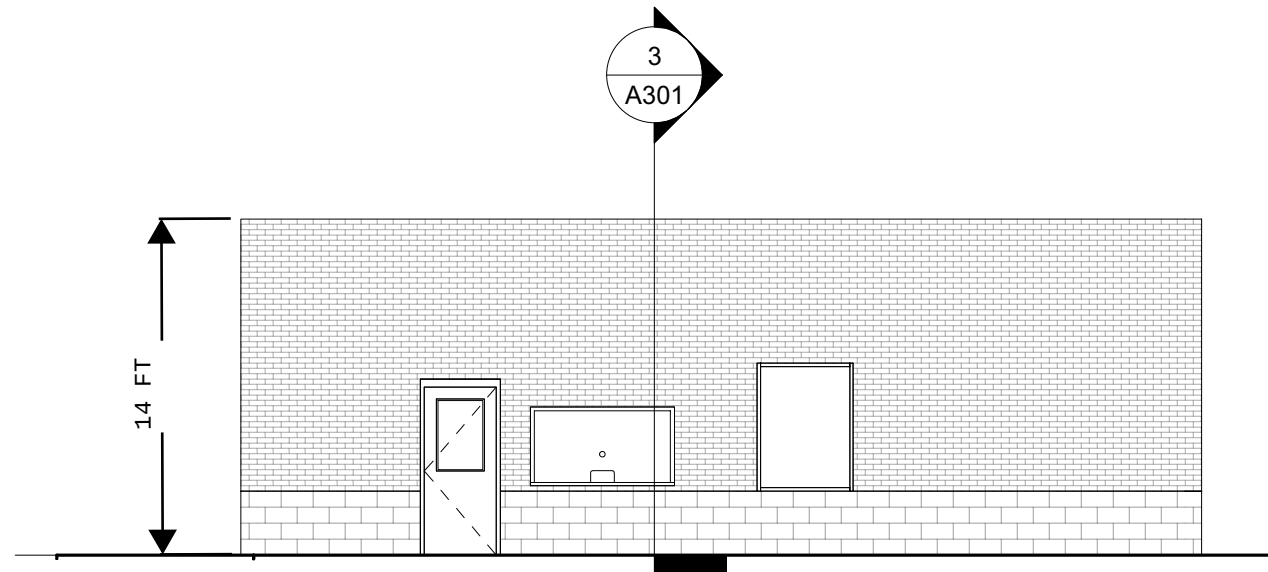
1 FLEET BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"



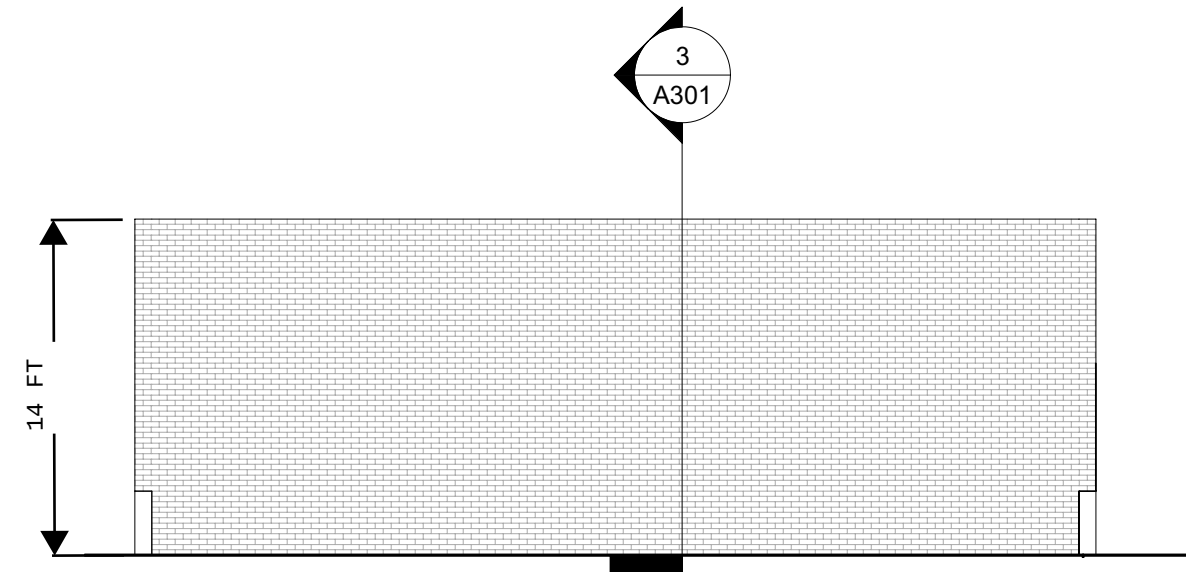
2 FLEET BUILDING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 FLEET BUILDING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 FLEET BUILDING EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 FLEET BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
12/20/21

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Applied Electronically by L&L User:

PREPARED FOR:

AP Construction

ESTABLISHED 1984

Synterra Ltd.

NAVY YARD CORPORATE CENTER
ONE CRESCENT DR., SUITE 104
PHILADELPHIA, PA 19112
856.227.2030

CIVIL ENGINEER

KSE

KS Engineers, P.C.

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215.925.0425

ARCHITECT

THE SHEWARD PARTNERSHIP, LLC

www.theshepardpartnership.com

architecture planning urban design sustainable design

2300 CHESTNUT STREET
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engineering

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STRUCTURAL ENGINEER

MACINTOSH

ENGINEERS

300 DELAWARE AVENUE
SUITE 820
WILMINGTON, DE 19801
302.252.9200

LANDSCAPE ARCHITECT

Synterra Ltd.

4747 S. BROAD STREET
BLDG 101, SUITE LL33
PHILADELPHIA, PA
215.243.0700

Revisions:		
NO.	DESCRIPTION	DATE
1	ZONING UPDATE	2021.09.10

LOGISTICS CENTER
PHILADELPHIA, PA
PHILADELPHIA HOUSING
AUTHORITY

FLEET BUILDING

Project Number	TSP No. 2663
Date	2021/06/02
Drawn By	Author
Checked By	Checker

A-2	
Scale	1/8" = 1'-0"

SCHEMATIC DESIGN SUBMISSION

THIS DRAWING IS FORMATTED TO BE PRINTED AT 30" X 42"