

| NO. | REVISION / ISSUE                        | DATE       |
|-----|-----------------------------------------|------------|
|     | ZONING SET                              | 06/09/2021 |
| 1   | ZONING REVISION SET                     | 07/06/2021 |
| 2   | ZONING REVISION SET AS PER L&I COMMENTS | 07/22/2021 |



226 West Cheltenham Avenue  
Philadelphia, PA 19144

## Floor Plans and Details

# Z-100



|                                        | REQUIRED                                                                                               | PROPOSED                                      |
|----------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| ZONING CLASSIFICATION                  | ZONED CMX2.5                                                                                           |                                               |
| BLDG TYPE                              | DETACHED/ SEMI-DETACHED/<br>ATTACHED                                                                   | SEMI-DETACHED                                 |
| USE                                    | REFER TO CMX 2.5                                                                                       | GROUND FL. COMMERCIAL<br>FL. 2-5 MULTI-FAMILY |
| MAX. OCCUPIED AREA (%)                 | 75% (INTERMEDIATE)                                                                                     | 75%                                           |
| MIN. FRONT YARD DEPTH                  | MUST BE BUILT TO FRONT LOT LINE                                                                        | 0'                                            |
| MIN. SIDE YARD WIDTH, EA.              | 5' IF USED                                                                                             | 5' WHERE USED                                 |
| MIN. REAR YARD DEPTH                   | GREATER OF 9' OR 10% OF LOT DEPTH<br>(25' LOT DEPTH X 10% = <b>25'</b> )                               | 27'-6"                                        |
| MAX. HEIGHT                            | 55'                                                                                                    | 55'                                           |
| MIN. CORNICE HEIGHT                    | 25'                                                                                                    | 55'                                           |
| NUMBER OF DWELLING UNITS               | MIN. 270 SF OF LOT AREA PER DWELLING UNIT<br>(12,500 SF LOT AREA/270 = <b>MAX. 46 DWELLING UNITS</b> ) | 46 UNITS                                      |
| PARKING                                | 0                                                                                                      | 10 SPACES @ 8'-6" x 18'                       |
| BIKE PARKING                           | 1 FOR EVERY 3 DWELLING UNITS OR<br>FRACTION THEREOF (46 UNITS / 3 = <b>16</b> )                        | 16 SPACES                                     |
| WISSASHIKEN WATERSHED OVERLAY DISTRICT | 226 W CHELTEN AVE IS CATEGORY 5. THERE<br>ARE NO RELATED IMPERVIOUS COVERAGE<br>RESTRICTIONS           | N/A                                           |

| PARKING LOT LANDSCAPING            |                                                                      |          |
|------------------------------------|----------------------------------------------------------------------|----------|
|                                    | REQUIRED                                                             | PROPOSED |
| PARKING LOT TOTAL AREA OPEN TO SKY | NA                                                                   | 1,666 SF |
| PARKING LOT LANDSCAPING AREA       | 167 SF (10% OF PARKING LOT TOTAL AREA OPEN TO SKY AS PER 14-803.5)   | 175 SF   |
| PARKING LOT LANDSCAPING AREA TREES | 0 TREES (1 TREE FOR EVERY 300 SF OF LANDSCAPED AREA AS PER 14-803.5) | 0 TREES  |

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:

**STEEP SLOPE PROTECTION:**

☒ Approved 0 - 24%

☐ Disapproved >= 25%

Applied Electronically by: **SARAH CHIU**  
**August 2, 2021**  
**PHILADELPHIA CITY PLANNING COMMISSION**

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to:

WISSAHICKON WATERSHED OVERLAY DISTRICT

☒ APPROVED  
☐ DISAPPROVED

Applied Electronically by: SARAH CHIU

August 2, 2021

PHILADELPHIA CITY PLANNING COMMISSION

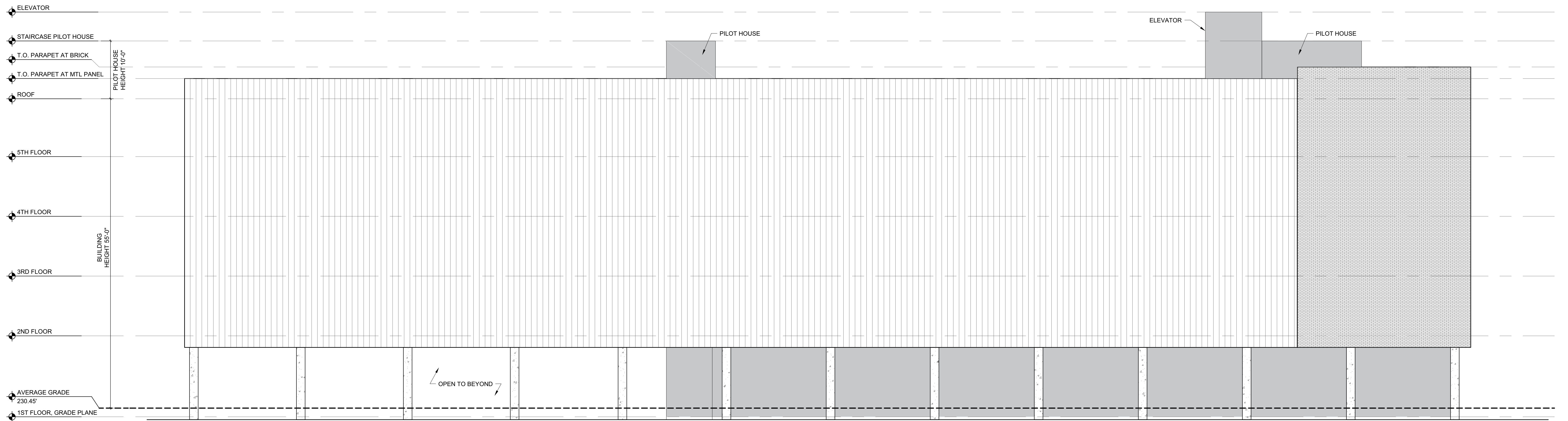
E-1960

| LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section: |                                          |
|-------------------------------------------------------------------------------------------------------|------------------------------------------|
| 14-603(1)(d) & 14-803(5)<br>Landscaping / Screening                                                   | 14-705(1)(d) Buffering between Land Uses |
| <input checked="" type="checkbox"/> APPROVED                                                          | <input type="checkbox"/> APPROVED        |
| <input type="checkbox"/> DISAPPROVED                                                                  | <input type="checkbox"/> DISAPPROVED     |
| <input type="checkbox"/> WAIVED                                                                       |                                          |

Applied Electronically by: **SARAH CHIU**

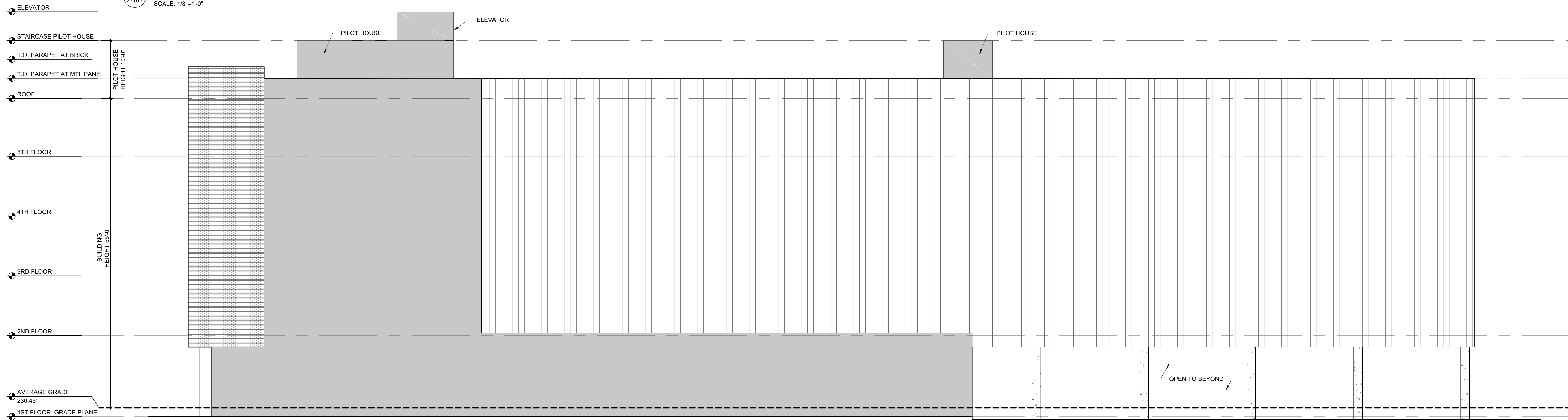
**August 2, 2021**

**PHILADELPHIA CITY PLANNING COMMISSION**



1  
Z-101  
Exterior Elevation - North

SCALE: 1/8"=1'-0"

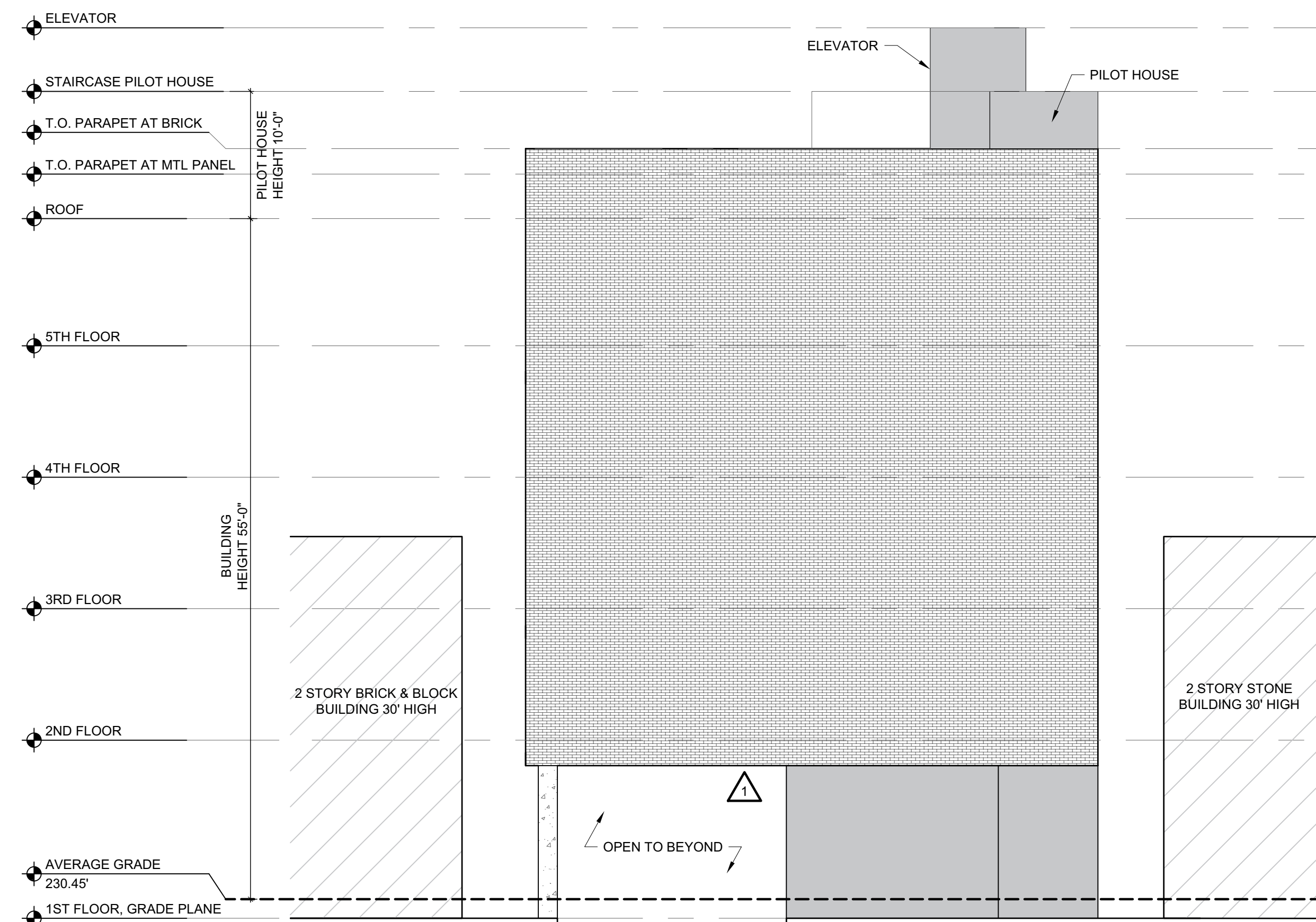


2  
Z-101  
Exterior Elevation - South

SCALE: 1/8"=1'-0"

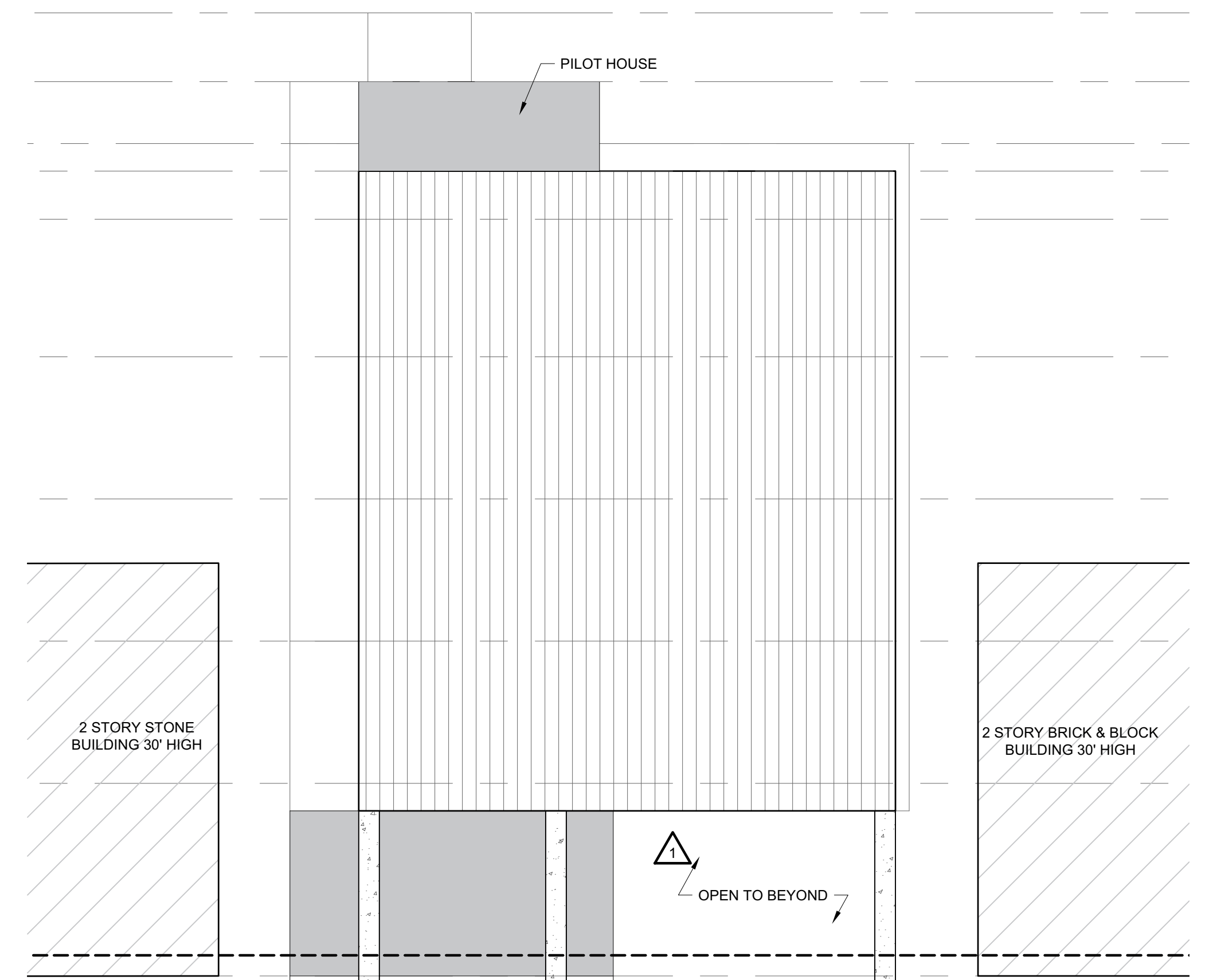
ELEVATION LEGEND

|  |                    |
|--|--------------------|
|  | METAL PANEL        |
|  | BRICK              |
|  | FIBER CEMENT PANEL |
|  | CONCRETE COLUMN    |



3  
Z-101  
Exterior Elevation - West

SCALE: 1/8"=1'-0"



4  
Z-101  
Exterior Elevation - East

SCALE: 1/8"=1'-0"

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|     | ZONING REVISION SET | 07/06/2021 |



project name + address:

**Chelten Ave Development**

226 West Chelten Avenue  
Philadelphia, PA 19144

project number:  
2103

sheet:

**Z-101**

date:  
06/09/2021

sheet title:  
Elevations

# Zoning Permit

Permit Number ZP-2021-006487

|                                                                        |                            |                         |
|------------------------------------------------------------------------|----------------------------|-------------------------|
| LOCATION OF WORK<br><br>226 W CHELTEN AVE, Philadelphia, PA 19144-3803 | PERMIT FEE<br>\$1,722.00   | DATE ISSUED<br>8/6/2021 |
|                                                                        | ZBA CALENDAR               | ZBA DECISION DATE       |
|                                                                        | ZONING DISTRICTS<br>CMX2.5 |                         |

|                                        |                                                       |
|----------------------------------------|-------------------------------------------------------|
| PERMIT HOLDER<br><br>Yvonne B. Haskins | 7035 MCCALLUM STREET PHILADELPHIA, Pennsylvania 19119 |
|----------------------------------------|-------------------------------------------------------|

|                                                           |                                                |
|-----------------------------------------------------------|------------------------------------------------|
| APPLICANT<br><br>ALMA architecture DBA: ALMA architecture | 441 North 5th Street Philadelphia, PA 19123USA |
|-----------------------------------------------------------|------------------------------------------------|

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

|                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br><br>FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE(NTE 55' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE WITH ELEVATOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                              |
|------------------------------------------------------------------------------|
| APPROVED USE(S)<br><br>Residential - Household Living - Multi-Family; Vacant |
|------------------------------------------------------------------------------|

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) |
|------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> </ul> <p>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.</p> <p>Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.</p> |
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# Zoning Permit

**Permit Number** ZP-2021-006487

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

226 W CHELTEN AVE Philadelphia, PA 19144-3803

## ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR ( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING( FOURTY-SIX( 46) DWELLING UNITS) FROM SECOND(2ND) FLOOR THROUGH FIFTH(5TH) FLOORS WITH SIXTEEN(16) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND WITH TEN(10) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE ACCESSED BY A SHARED DRIVEWAY

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.