

Zoning Permit

Permit Number ZP-2022-001453

LOCATION OF WORK 625 N 53RD ST, Philadelphia, PA 19131-5004	PERMIT FEE \$722.00	DATE ISSUED 9/22/2021
	ZBA CALENDAR	ZBA DECISION DATE 9/22/2021
	ZONING DISTRICTS ICMX	

PERMIT HOLDER CITY OF PHILADELPHIA	625 N 53RD ST PHILADELPHIA, PA 19131-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) DETACHED STRUCTURE (NTE 38' HIGH) WITH FIVE (5) ACCESSORY PARKING SPACES INCLUDING WITH THREE (3) ACCESSIBLE SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION. [FOR AN ADMINISTRATIVE ADJUSTMENT ON 12/9/2024 FOR MINOR CHANGES TO EXTERIOR DIMENSIONS OF THE STRUCTURE AS PER APPROVED PLANS AND IN ACCORDANCE WITH SECTION 14-303(16)(b)(.1).]

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) calendar# MI-2021-002094; with no proviso
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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.

Zoning Permit

Permit Number ZP-2022-001453

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

625 N 53RD ST, Philadelphia, PA 19131-5004

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (31 DWELLING UNITS).

This permit is subject to the following specific conditions.

CONDITIONS

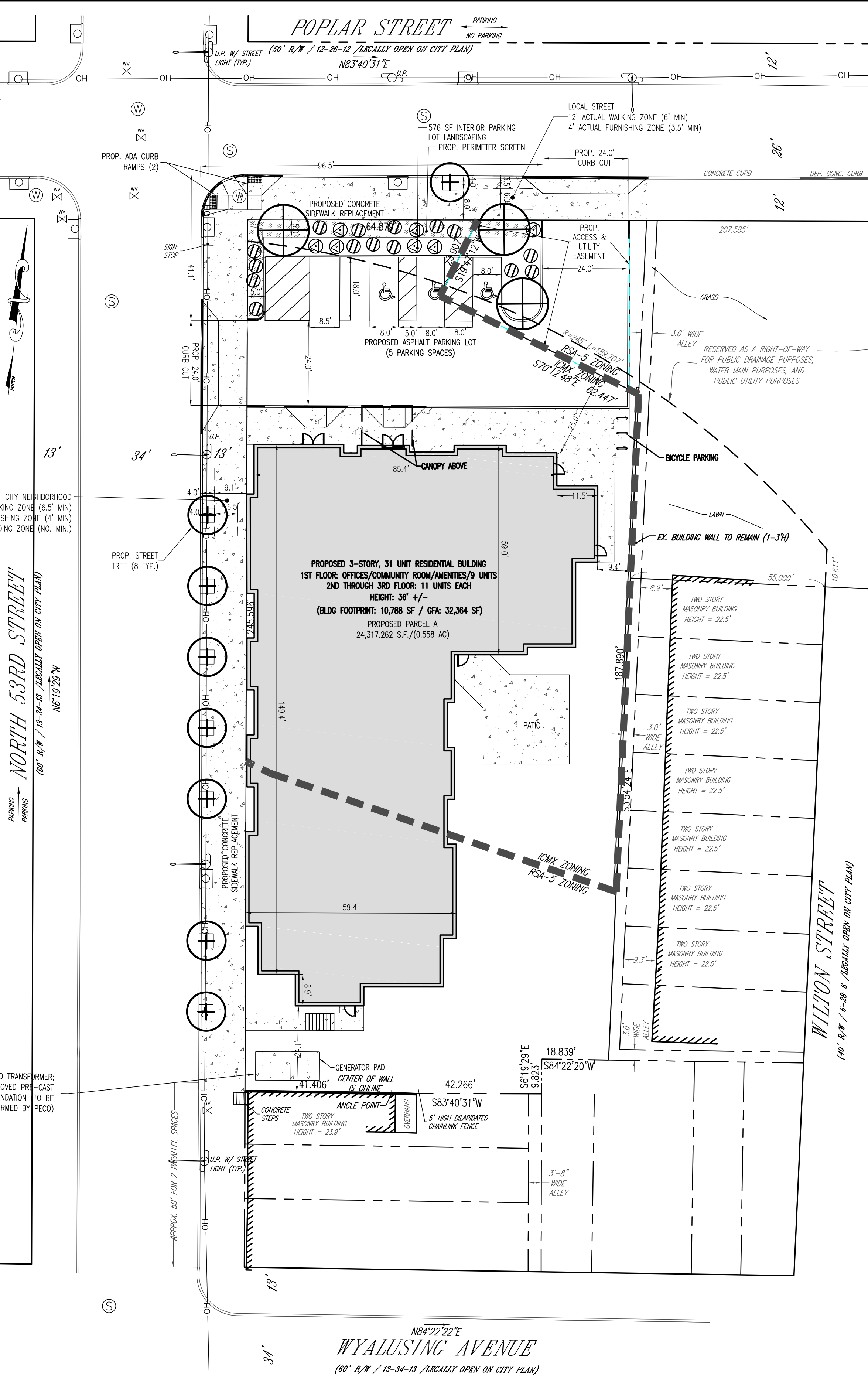
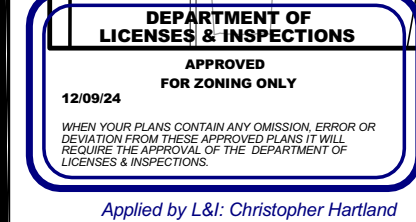
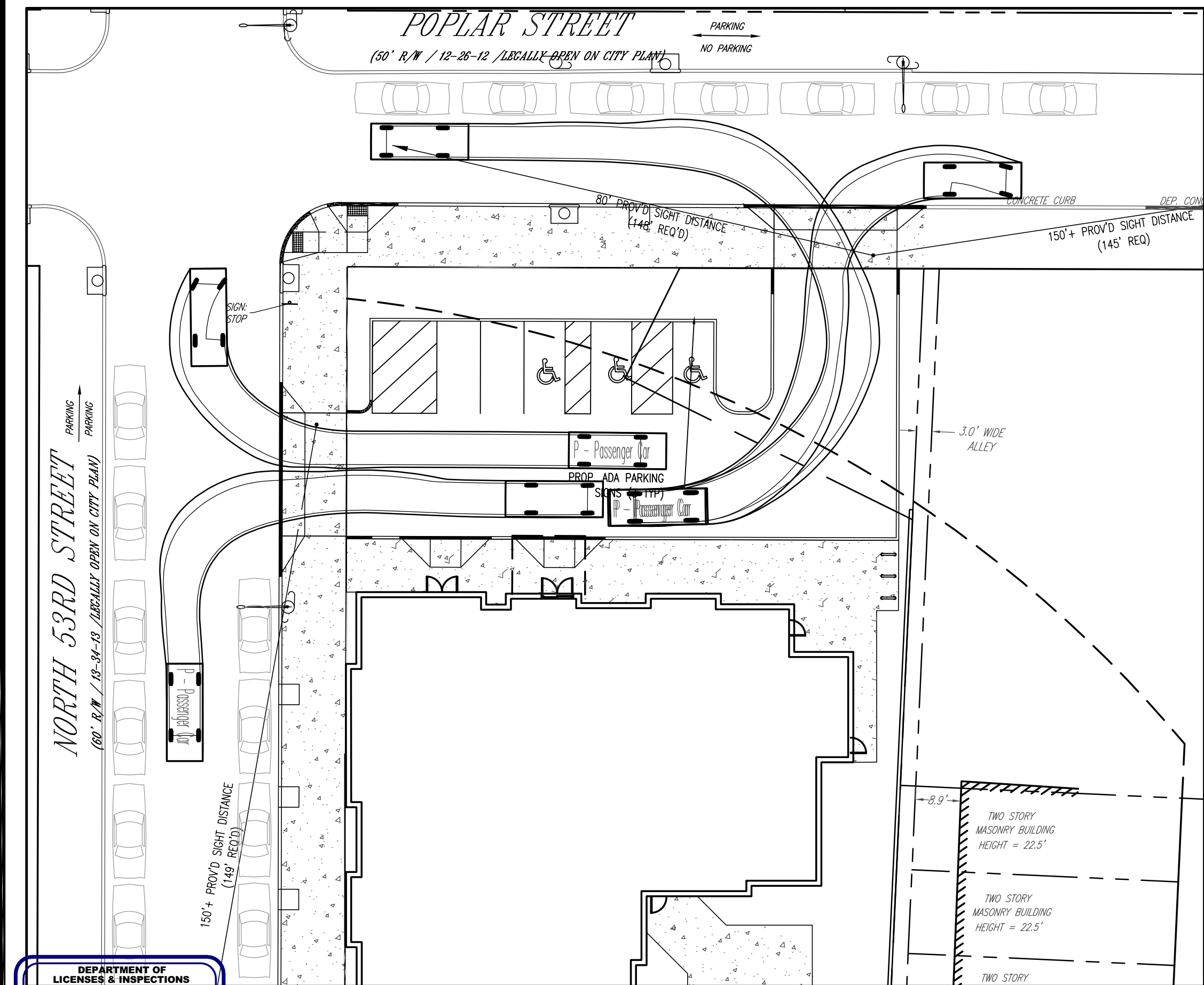
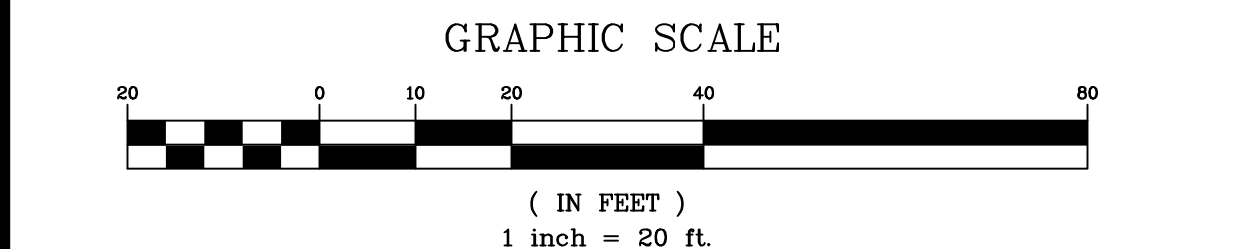
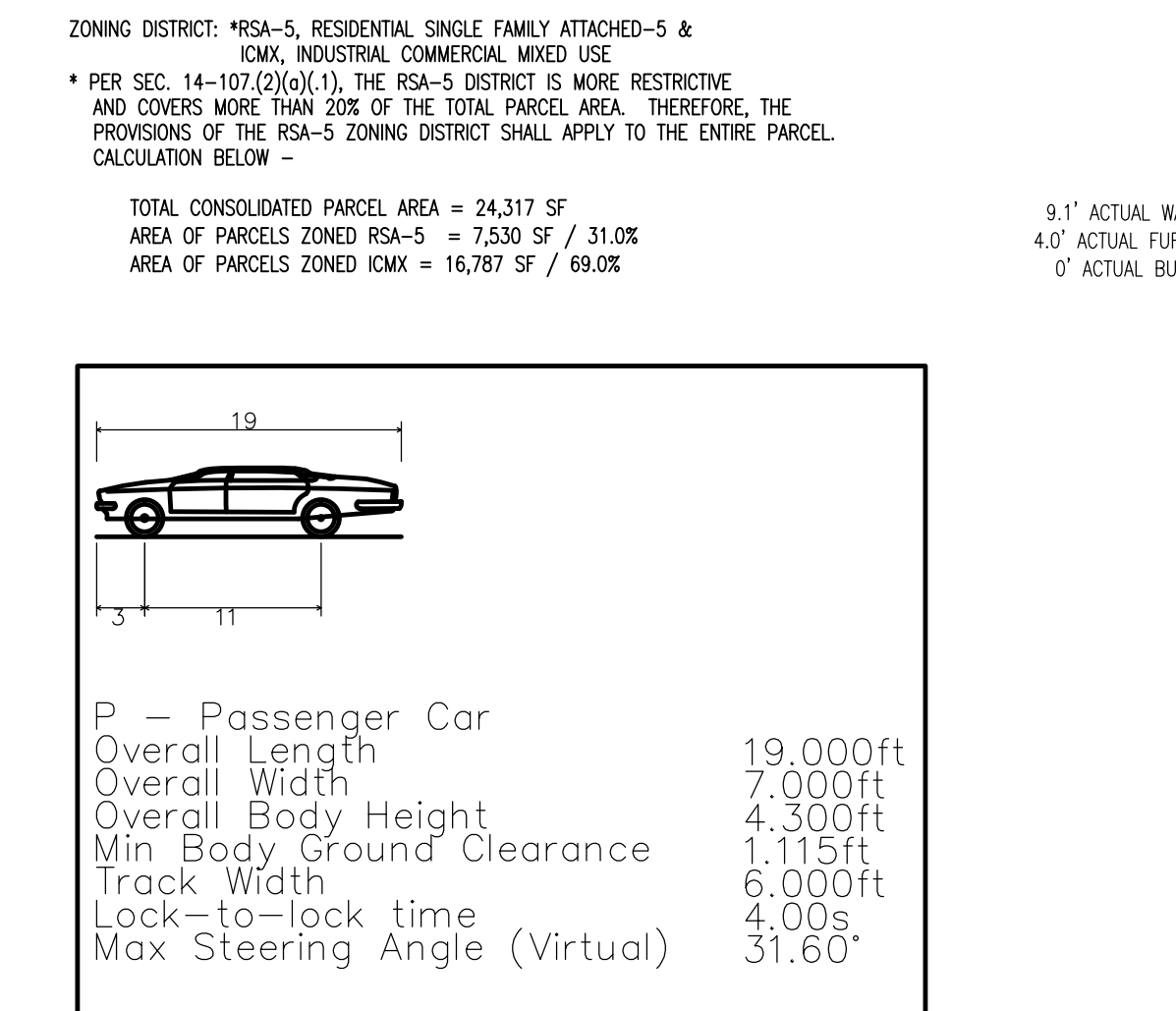
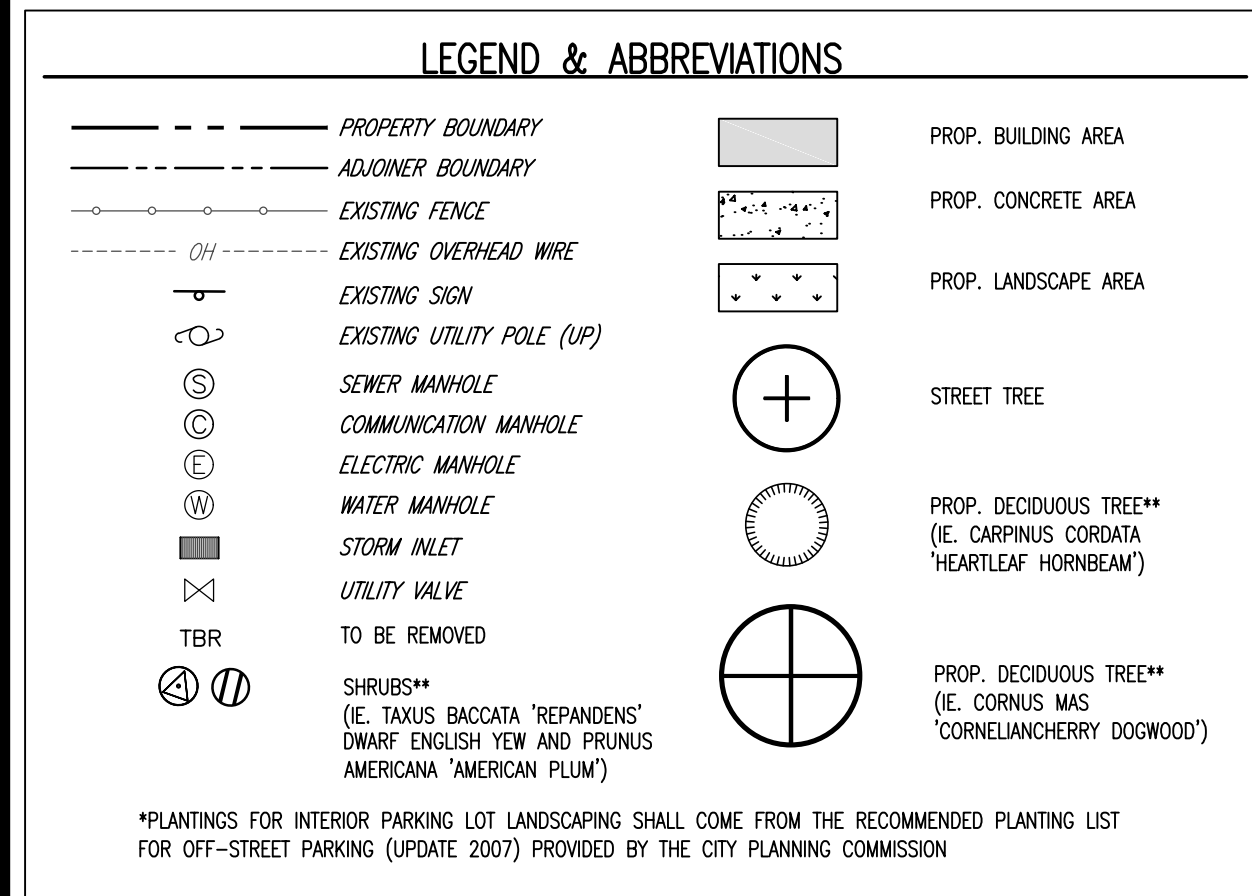
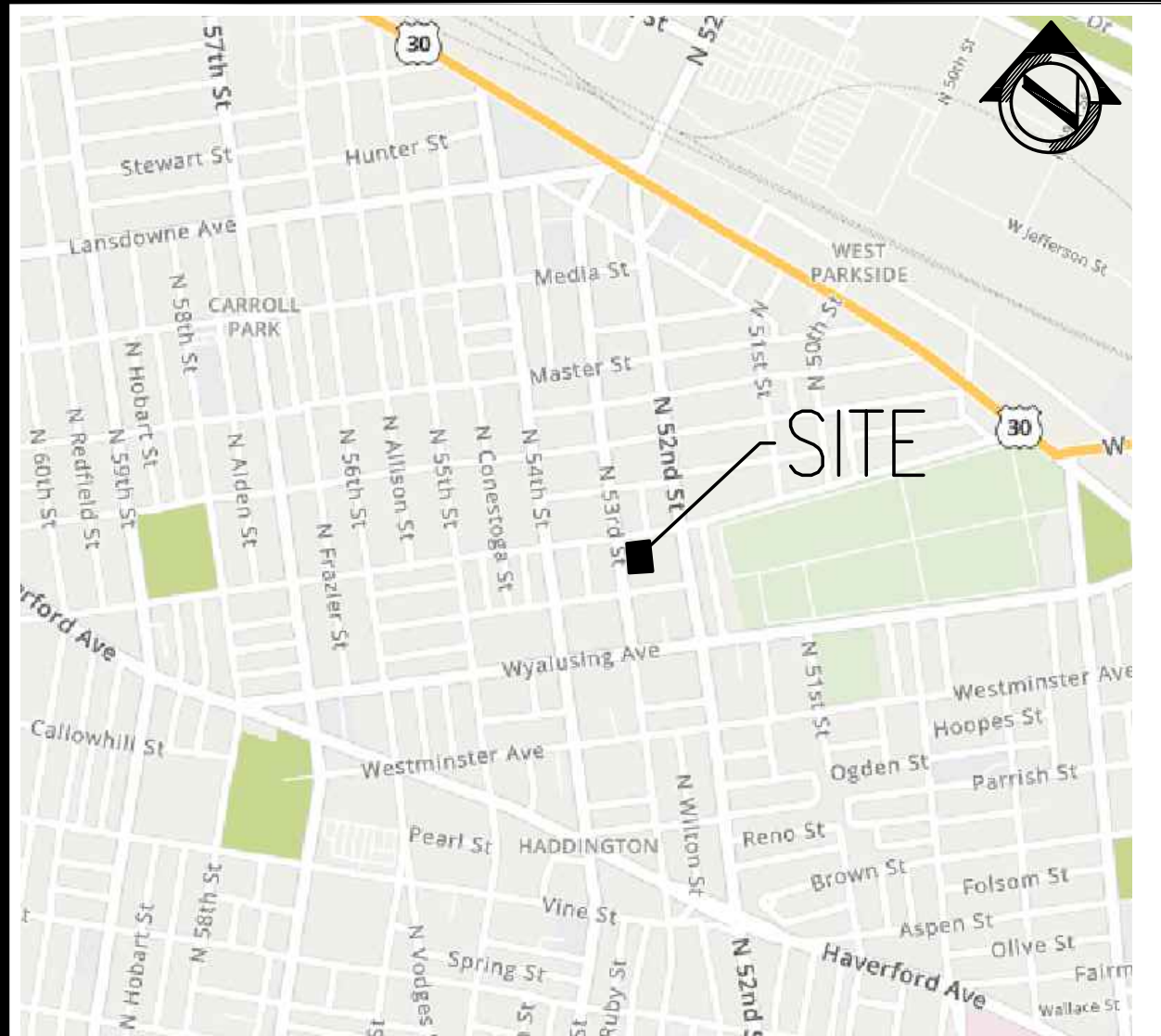
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 213 W. MAIN STREET, SUITE 200, LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION & TOPOGRAPHIC SURVEY" PLAN DATED: 5/7/2020
 - OWNER/APPLICANT: LIBERTY HOUSING DEVELOPMENT CORPORATION 112 N. 8TH STREET, SUITE 600 PHILADELPHIA, PA 19107
 - PROJECT LOCATION INFORMATION: 607, 625, 633, 635 & 637 NORTH 53RD STREET CITY OF PHILADELPHIA PHILADELPHIA COUNTY, PENNSYLVANIA 19131
 - ZONING INFORMATION: ZONING DISTRICTS: RSA-5, RESIDENTIAL SINGLE FAMILY ATTACHED-5* ICMX, INDUSTRIAL COMMERCIAL MIXED USE (RSA-5 PROVISIONS GOVERN) EXISTING USE: VACANT LOT / WAREHOUSE PROPOSED USE: MULTI-FAMILY - 31 UNITS
 - ZONING BULK AND AREA REQUIREMENTS: CURRENT RSA-5 ZONING DISTRICTS:

RSA-5 MINIMUM LOT REQUIREMENTS:	RSA-5 REQUIRED:
MIN. LOT WIDTH:	16 FT
MIN. LOT AREA:	1,400 SF [2]
MIN. OPEN AREA:	INTERMEDIATE 25%; CORNER 20% [3]
MIN. FRONT SETBACK:	[4] [5]
MIN. SIDE YARD WIDTH [6], PERMITTED RESIDENTIAL USE:	2/5 FT EA.
DETACHED INTERMEDIATE LOT:	5 FT
DETACHED CORNER LOT:	5 FT
SEMI-DETACHED:	N/A
ATTACHED:	N/A
MIN. SIDE YARD WIDTH [6], PERMITTED NON-RESIDENTIAL USE:	2/8 FT EA.
DETACHED INTERMEDIATE LOT:	8 FT
DETACHED CORNER LOT:	9 FT [7]
MIN. REAR YARD DEPTH:	38 FT
MAX. BUILDING HEIGHT:	
- [2] IN THE RSA-5 DISTRICT, A LOT CONTAINING AT LEAST 1,600 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 800 SQ. FT., PROVIDED THAT:
- (A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED IS 1,000 SQ. FT. OR LESS;
- (B) EACH OF THE LOTS CREATED IS USED FOR ONE SINGLE-FAMILY ATTACHED HOME; AND
- (C) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.
- [3] IN THE RSA-5 DISTRICT, BUILDINGS ON LOTS EQUAL TO OR LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.
- [4] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORES OF ENCLOSED AREA, THE STORES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
- [5] IN THE RSA-5 DISTRICT, FRONT SETBACKS SHALL COMPLY WITH THE FOLLOWING:
- (A) ON ANY GIVEN STREET, THE FRONT SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.
- (B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.
- (C) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(1)(D), (4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.
- [6] NUMBER OF REQUIRED YARDS / REQUIRED WIDTH (FT). "EACH" IDENTIFIES THAT EACH YARD MUST MEET THE REQUIRED MINIMUM SIZE WHERE EACH YARD SIZE IS NOT IDENTIFIED. TABLE IDENTIFIES TOTAL REQUIRED YARD.
- [7] IN THE RSA-5 DISTRICT, THE MINIMUM REAR YARD DEPTH FOR LOTS EQUAL TO OR LESS THAN 45 FT. IN DEPTH SHALL BE 7 FT.
- PARKING REQUIREMENTS: REQUIRED: 0 SPACES FOR MULTI-FAMILY DWELLINGS PROPOSED: 5 PARKING SPACES PROVIDED (INCLUDING 3 ACCESSIBLE PARKING SPACES)
 - BICYCLE PARKING REQUIREMENTS: REQUIRED: 1 PER EVERY 3 DWELLINGS FOR MULTI-FAMILY DWELLINGS 31 UNITS PROPOSED / 3 UNITS = 10.3 BICYCLE SPACES REQUIRED PROPOSED: 0 CLASS 1A BICYCLE SPACES
 - THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
 - THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
 - BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. (MAP NUMBER 42075701766, NOT PRINTED, EFFECTIVE JANUARY 17, 2007.)
 - THE WATERSHED FOR THE SITE IS THE LOWER SCHUYLKILL RIVER WATERSHED B.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THE ENTIRE SITE CONTAINS U - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
 - THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT OF WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. SCD0101.
- B. ALL PROPOSED BICYCLE BACKS WITHIN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS FZ0101A, FZ0101B AND FZ0101C.
- C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:
- CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
 - STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - SPECIAL PROVISIONS: SPECIAL PROVISIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATION 408, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S DESIGN UNIT.
 - STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTION IN THE CITY OF PHILADELPHIA. WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL CURRENT STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT: <https://www.philadelphiestreets.com/customer-service/downloads-and-links/>

LANDSCAPE ZONING CODE COMPLIANCE CHART

	REQUIRED	PROVIDED
1. SECTION 14-705.1(1)(d) - LANDSCAPING BETWEEN A MULTI-FAMILY BUILDING IS ONLY REQUIRED WHEN ABUTTING A LOT IN A RSD ZONING DISTRICT.		
2. SECTION 14-705.2(2) - STREET TREES		
1 TREE / 35 LINEAR FEET OF FRONTAGE (EXCLUDES DRIVEWAYS)	4	1
A. POPLAR STREET, STREET TREES (2" CAL): 126 LF / 35 = 3.6	7	7
B. NORTH 53RD STREET, STREET TREES (2" CAL): 246 LF / 35 = 7.1		
3. SECTION 14-803.5(5)(d) - PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	2 TREES	2 TREES
1 TREE / 35 LF OF PARKING LOT AND 3 SHRUBS / 25 LF OF PARKING LOT	11 SHRUBS	11 SHRUBS
72 LF OF PARKING LOT ALONG POPLAR STREET & 18 LF OF PARKING ALONG 53RD ST.		
72 LF * 1 TREE/35 LF & 90 LF * 3 SHRUBS / 25 LF = 2.1 TREES & 10.8 SHRUBS		
4. SECTION 14-803.5(5)(e) - INTERIOR LOT LANDSCAPING FOR SURFACE PARKING LOTS	280 SF	576 SF
10% OF INTERIOR PARKING LOT SURFACES (2,795 SF) SHALL BE LANDSCAPED.	1 TREES	1 TREES
2,795 SF * 10% = 279.5 SF WITH 1 TREE PER 300 SF OR 2 TREES REQUIRED		

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocmon Region
570-839-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-362-2600

NO	BY	DATE	REVISIONS
1	LAC	3/19/2021	REVISED PER PDOS RSA & L&IS ZONING REVIEWS
2	RL	11/19/2024	REVISED PER UPDATED BUILDING FOOTPRINT

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-1978



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776



PROJECT LOCATION
ZONING PLAN SUBMISSION
FOR
"LIBERTY 53"

607, 625, 633, 635 & 637
NORTH 53RD STREET
CITY OF PHILADELPHIA,
PENNSYLVANIA, 19131

PRESENTED BY:
LIBERTY HOUSING
DEVELOPMENT CORPORATION

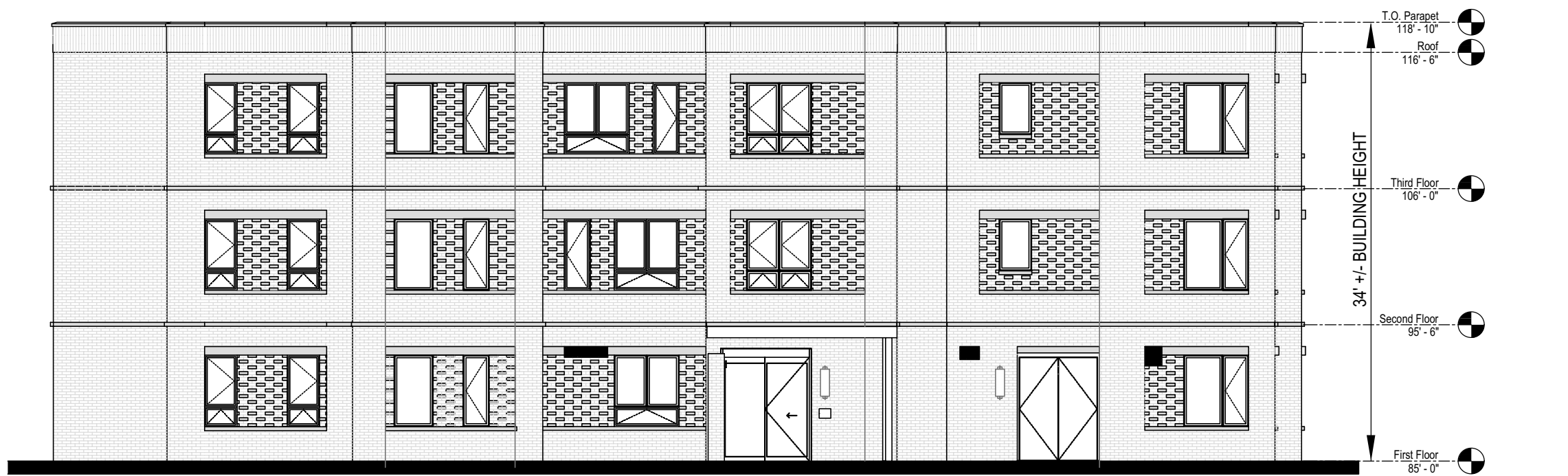
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SITE PLAN

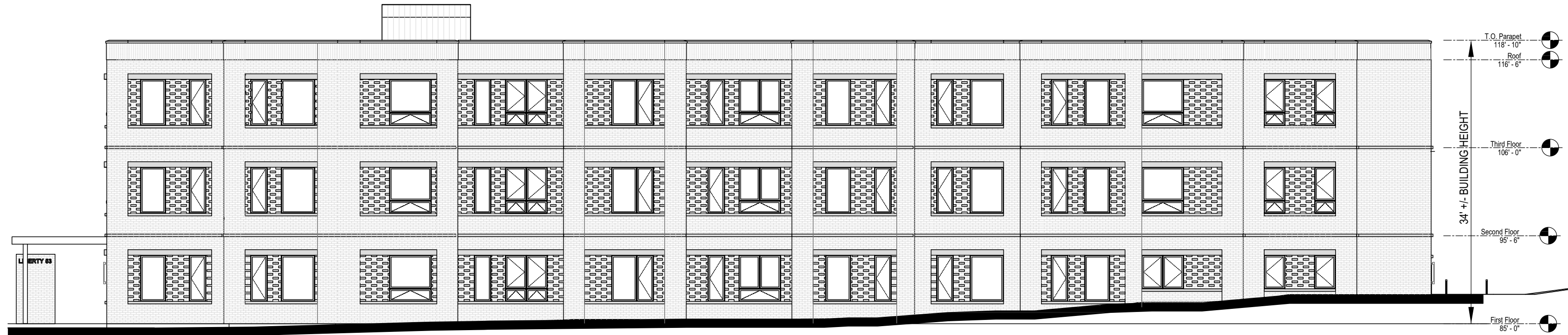
PROJ. #	20-0412	DATE	10/23/2020
CAD ID	20-0412	DRN BY	DB
SCALE	AS NOTED	CHK BY	JB

SHEET 1 OF 2

REVISION 2



NORTH ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.

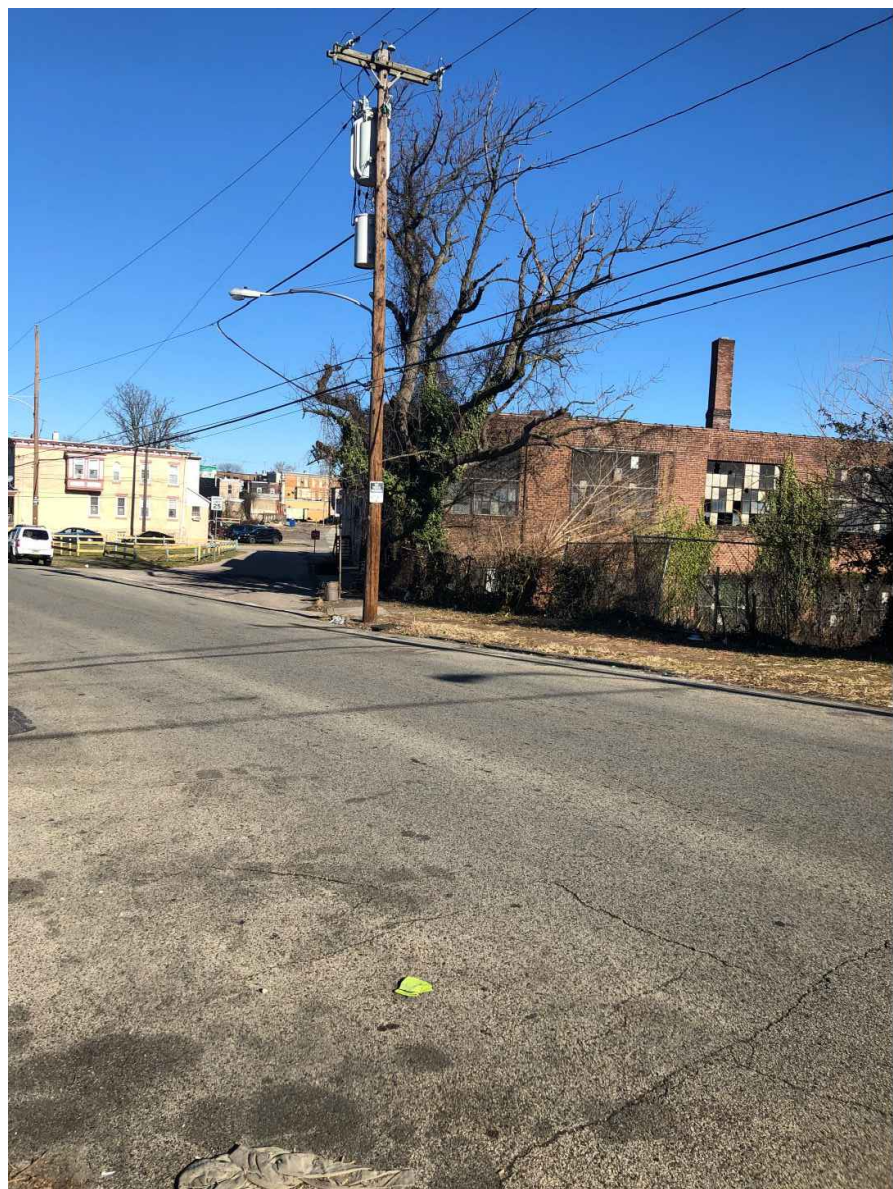


SOUTH ELEVATION
N.T.S.



EAST ELEVATION
N.T.S.

ELEVATIONS PROVIDED BY TONER ARCHITECTS



LOOKING NORTHEAST FROM N. 53RD STREET AT THE SITE AND MEETING HOUSE LANE. THE BUILDING WILL BE DEMOLISHED. ADDITIONALLY, MEETING HOUSE LANE HAS BEEN VACATED AND WILL ALSO BE CONSOLIDATED AS PART OF THE PROPERTY.



LOOKING NORTH ALONG THE SITE'S FRONTAGE OF N. 53RD STREET TOWARDS MEETING HOUSE LANE.



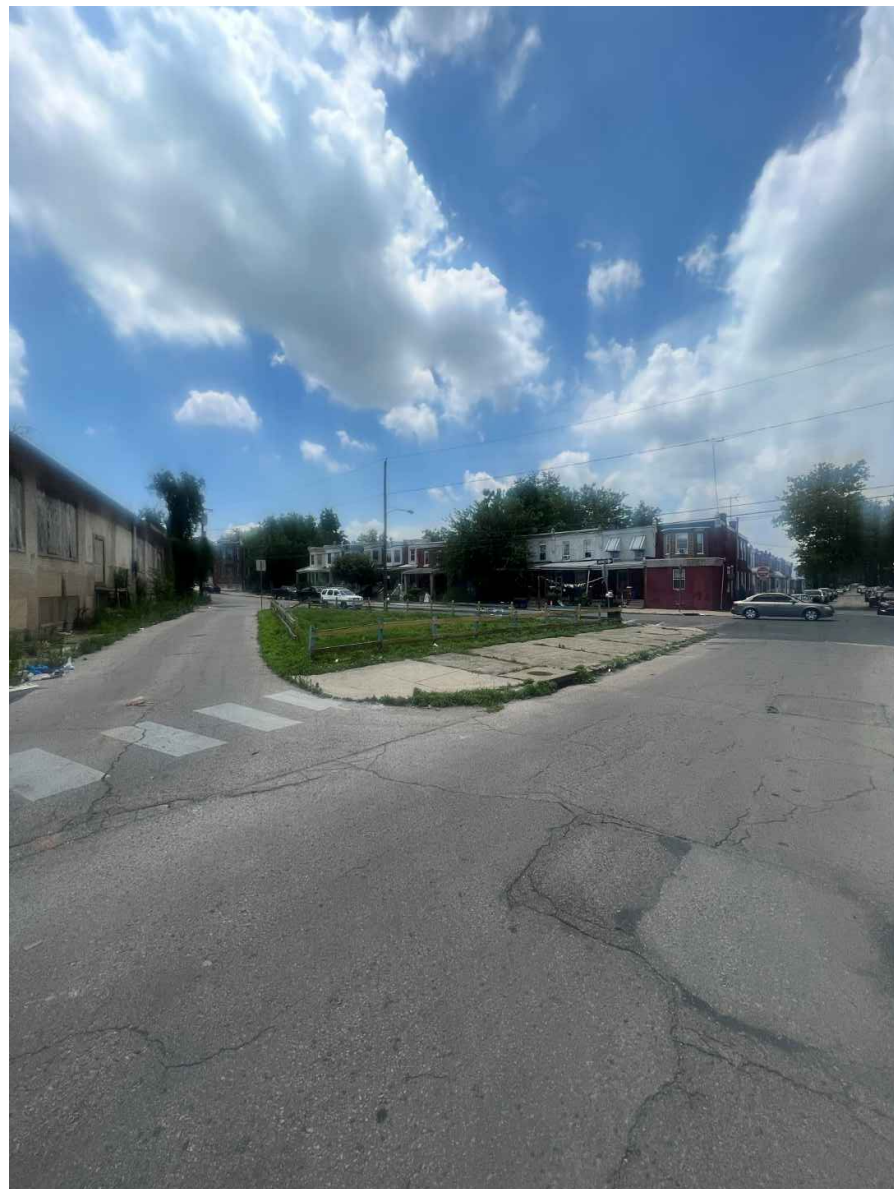
FROM THE INTERSECTION OF N. 53RD STREET AND POPLAR STREET, LOOKING SOUTHEAST AT LOTS #633, #635, AND #637. MEETING HOUSE LANE AND THE BUILDING TO BE DEMOLISHED ARE PICTURED AT THE BACK OF THE PHOTO ALSO.



LOOKING SOUTH ALONG THE SITE'S FRONTAGE OF N. 53RD STREET TOWARDS MEETING HOUSE LANE, FROM POPLAR STREET.



LOOKING SOUTHWEST TOWARDS MEETING HOUSE LANE AND N. 53RD STREET, OPPOSITE THE PROPOSED DRIVEWAY/PARKING AREA OFF OF POPLAR STREET.



LOOKING WEST ALONG THE SITE'S FRONTAGE OF POPLAR STREET TOWARDS MEETING HOUSE LANE AND N. 53RD STREET.



Applied by L&I: Christopher Hartland

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.

213 West Main Street - Lansdale, PA 19446
Phone: 215-362-2600 - Fax: 215-362-8400
WWW.CORNERSTONE1.COM

Pocono Region
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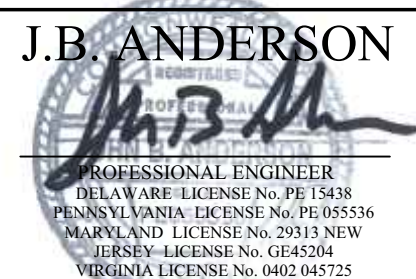
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PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776



PROJECT LOCATION
ZONING PLAN SUBMISSION
FOR
"LIBERTY 53"

607, 625, 633, 635 & 637
NORTH 53RD STREET
CITY OF PHILADELPHIA,
PENNSYLVANIA, 19131

PRESENTED BY:
LIBERTY HOUSING
DEVELOPMENT CORPORATION

TITLE

ELEVATIONS

PROJ. #	20-0412	DATE	10/23/2020
CAD ID	20-0412	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 2

REVISION 2

**STREETS PLAN AND PROJECT REVIEW APPLICATION
RIGHT OF WAY UNIT**

Apr-2014
Rev. Mar-2015

Date: 1-13-2021 ~~2015~~

PROJECT INFORMATION (PLEASE PRINT)			
Project Title: Liberty 53		For Resubmissions: ROW Unit Log No 20 -	
Address (include State Route Numbers): 607, 625, 633, 635, 637 N 53rd St			
Additional Street Frontages (include State Route Numbers): Poplar Street			
Development Type: residential re-development			
Submission is for ONE of the following (with the review checklist number provided):			
☒ Zoning Permit (Checklist No. 1)		☐ Building Permit (Checklist No. 1 or 2)	
☐ Foundation Permit (Checklist No. 3)		☐ Encroachment Legislation (Checklist No. 4)	
☐ Other:		☐ Preliminary MPT/TTC or TIS (include 2 paper & 1 PDF copy)	
<i>A separate application is required with each of the above requests, and with each resubmission. Each application must include ONE plan review checklist.</i>			
OWNER INFORMATION (PLEASE PRINT)			
First Bianca	Middle	Last Waliddin	Suffix
Address: 112 N. 8th Street, Suite 600, Philadelphia, PA 19107			
Phone# (267) 765 - 1500		Fax# () -	
Company: Liberty Housing Development Corporation		Email: BiancaWaliddin@libertyresources.org	
DEVELOPER INFORMATION (PLEASE PRINT)			
First same as owner	Middle	Last	Suffix
Address:			
Phone# () -		Fax# () -	
Company:		Email:	
DESIGN PROFESSIONAL OF RECORD (PLEASE PRINT)			
First John	Middle	Last Anderson	Suffix
Address: 213 W. Main St, Suite 201, Lansdale, PA 19446			
Phone# (215) 362 - 2600		Fax# () -	
Company: Cornerstone Consulting Engineers & Architects, Inc.		Email: janderson@cornerstonenet.com	
Relationship to Owner (Architect, Landscape Architect, Engineer):			
APPROVED FOR ZONING ONLY			
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED CONDITIONS, YOU WILL BE REQUIRED TO RE-SUBMIT YOUR PLANS TO THE DEPARTMENT OF LICENSES & INSPECTIONS. Pennsylvania License Number: PE055536		Have you worked previously in Philadelphia? Y N	

Applied Electronically by L&I User:

For questions or additional information regarding plan submission requirements, please contact the Technical Services Counter Staff at (215) 686-5502.

**STREETS PLAN AND PROJECT REVIEW APPLICATION
RIGHT OF WAY UNIT**

Apr-2014
Rev. Mar-2015

PROJECT QUESTIONNAIRE <i>Must be completed by the Design Professional of Record</i> <i>A questionnaire is required for ALL Zoning submissions, and the FIRST Building Permit submission</i>	
Project Coordination Component <i>An answer of yes to any of the following will be subject to separate application(s), review coordination and approval.</i>	
Does the project include (or propose):	
- New, or changes to existing ADA-compliant corner curb ramps?	Y / N
- New, or changes to existing, street lighting?	Y / N
- New, or changes to existing, traffic signals (a Complete Streets trigger)?	Y / N
- Bicycle racks, sidewalk cafes, newsstands, pedestrian plazas, or parklets? List all that apply:	Y / N
- Encroachments not permitted by §11-600 of the Philadelphia Code?	Y / N
Pavement Restoration Component	
Have all fronting City streets been confirmed as legally open and on City Plan?	Y / N
Are you requesting approval for any encroachment by ordinance of City Council? <i>(Encroachment Legislation is handled separately from other plan review tasks, however legislative approval of encroachments may be held as a prerequisite of any plan review approval necessary to obtain a building permit).</i>	Y / N
Is this application for a residential development involving six (6) or more units?	Y / N
If yes, how many lots are being developed on the same street/block? <i>(The Right of Way Unit requires comprehensive site plans be developed for multi-lot developments on the same block (both sides of the same street, and between the same intersecting streets) within the two (2) years following any approvals given. The Right of Way Unit reserves the right to reject applications it considers to be partial submissions.</i>	1 lot with a multi-family building (31 units)
If yes, list the average number of utility connections in the cartway, per unit.	5 total
List the total legal property frontage of all projects subject to development on the same City block and by the same owner. <i>(Both sides of the same street and between the same intersecting streets). Larger projects may list this information on a cover letter.</i>	246' - N. 53rd St 115' - Poplar St
Do the proposed curb/sidewalk/roadway restoration limits comply with Streets Department standards (re: Standard Detail SC0101, PP0101, PP0102)?	Y / N
Does this project disturb 40%+ of the cartway, within the project area?	Y / N
Does this project involve the extension of a utility main, duct or conduit?	Y / N
Is any portion of the street historical, or paved with historical materials?	Y / N
Pedestrian Safety & Complete Streets Component	
Does the project involve a corner property (one or more)?	Y / N
Are you proposing any curb cut(s) greater than twenty four (24) feet wide?	Y / N
Does the project meet the City's minimum walking zone requirements?	Y / N
Have you been requested, or are you required, to submit a traffic impact study? <i>Answer yes for all sites expected to generate any of the following: 3,000 trips/day (1,500 vehicles/day), 100 trips/peak hour (entering), 100 trips/peak hour (exiting), 100 additional trips/peak hour (entering and exiting a redevelopment site), or as required by the Streets Department or other City agencies (applies to all city and state routes).</i>	Y / N
Does this project impact a signalized intersection?	Y / N
Is this project subject to a Civic Design Review, as required by the Zoning Code?	Y / N
Does this project require submission of a City Plan Action Request?	Y / N
APPROVED FOR ZONING ONLY 02/11/22 Validator's Affirmation By affixing your signature and professional seal within this box, you are affirming, in accordance with the ethical canons of your profession, that the information contained in this application and supporting documents is true and correct. I further affirm you have advised your client of all Streets Department requirements and agree to resubmit revised plans to the Department of Streets, Right of Way Unit, in the event the nature or scope of work causes this information to no longer be valid.	

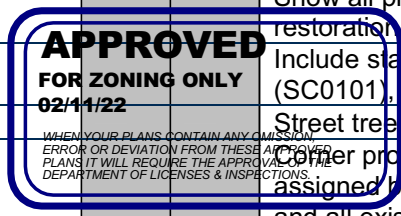


CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
PLAN REVIEW CHECKLIST No. 1 (Zoning & Checklist 1 Building Permit Review Plans)

Apr-2014
Rev. Mar-2015

SITE STREET ADDRESS: 607, 625, 633, 635, 637 N. 53rd Street

Included	Approved	Rejected	MINIMUM DRAWING INFORMATION FOR ALL ZONING AND "CHECKLIST 1" (MINOR) REVIEW APPLICATIONS
ZONING PERMIT: The following information is REQUIRED for all drawings submitted to the Streets Department, Technical Services Counter, for review and approval at the Zoning Permit level.			
X			Submit an aerial view Site Plan and Elevation Plan which: ○ Dimensions all items in both the right of way, and parking facilities, (PROPOSED OR EXISTING) that require our review and approval. Dimensions should and will include length, width, height, vertical clearance above sidewalk, and distances from curb-line(s) ○ Identifies and labels items either "PROPOSED" or "EXISTING" ○ Is drawn to a minimum scale of 1/8 inch per foot or 1/10 inch per foot
X			Identify, on the plan, which portions of § 14-301(9)(b) (Open Air Parking & Parking Garages), or §14-804 (Bicycle Parking) require Streets Department Approval.
X			All driveway curb-cuts, located relative to the curb-line(s), dimensioned (width) and labeled "PROPOSED" or "EXISTING". All unsignalized curb cuts will be designed and constructed per Standard Detail SC0105 (Standard Driveway Detail)
X			Provide a turning plan for all curb cuts, clearly showing all travel and parking lanes.
X			Provide roadway information in accordance with Standard Detail PP0101 (Roadway Symbols and Abbreviations Standard)
X			Show curb-lines, property lines
X			Show all existing and proposed street furniture at the project location and adjacent properties. Some examples of street furniture are trees, fire hydrants, inlets, traffic signs and signals, poles, streetlights, manholes, steps, etc
X			Identify the required minimum furnishing zone, and walking zones, per the Complete Streets Policy, and the attached sketch
X			Call out all corner curb ramps to be upgraded to current ADA standards, or provide evidence with the submission demonstrating existing ramps have been upgraded.
X			Two (2) or more photographs showing the existing conditions at the site, and providing parallel and perpendicular views relative to the roadway/sidewalk
X			Provide space sufficient for all approval stamps (4"h x 5"w per stamp is typical)
BUILDING PERMIT: The following information is ALSO REQUIRED for drawings submitted to the Streets Department for review and approval (Quick Review – Minor Development) at the Building Permit level.			
			A copy of the approved zoning plan.
			Plans for new construction must be prepared, signed and sealed by a design professional licensed in the Commonwealth of Pennsylvania.
			Show all underground utilities and service connections (PROPOSED AND EXISTING), and include the PA One Call Serial Number, as required by the Pennsylvania Underground Utility Line Protection Act (Act 287, and as revised)
			Show all proposed utility trenches, and pavement restoration limits. Roadway restoration requirements are governed by Streets Department regulation.
			Include standard construction details for all street work, including curb & sidewalk (SC0101), driveways (SC0105) & all encroachments on or below the street.
			Street trees, dimensioned to show conformance with Standard Detail FZ0202
			Corner properties must include a ramp package number at each corner, as assigned by the Streets Department ADA Unit. Approved as-built drawings of any and all existing ADA compliant ramps (to remain) may also be submitted.
			Complete Streets Checklist: for all projects proposing curb cuts greater than twenty four (24) feet, and no other triggers. Include additional information on the plans, as required.



Applied Electronically by: [Signature]

Due to the complexity of some projects, the City reserves its right to require additional information.

For questions or additional information regarding plan submission requirements, please contact the
Technical Services Counter Staff at (215) 686-5502

DRIVEWAY SIGHT DISTANCE MEASUREMENTS

(FOR LOCAL ROADS, USE PENNDOT PUB 70)

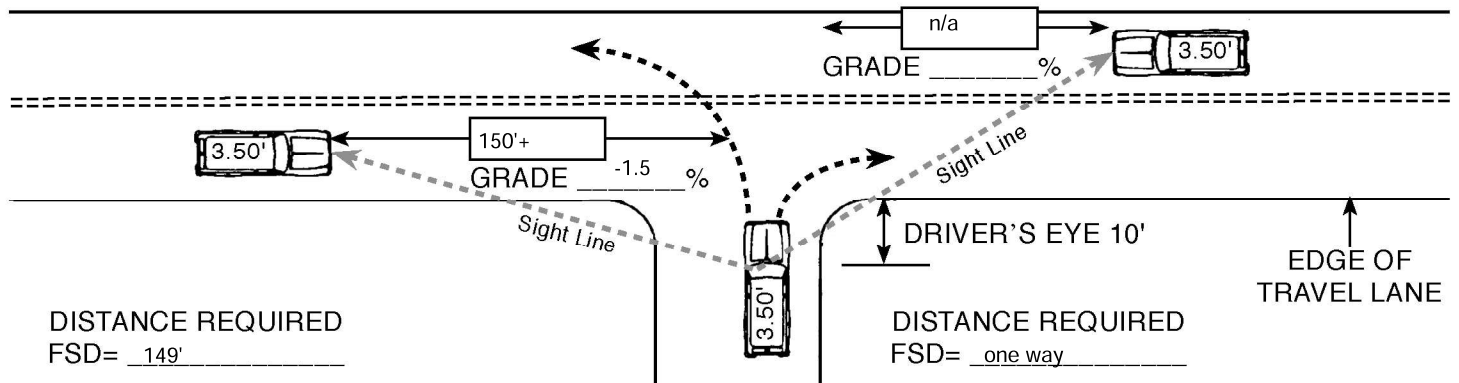
APPLICANT Cornerstone Consulting APPLICATION NO. _____

S.R. N 53rd Street SEG. _____ OFFSET _____ LEGAL SPEED LIMIT 25 MPH

MEASURED BY LAC DATE 1-13-2021

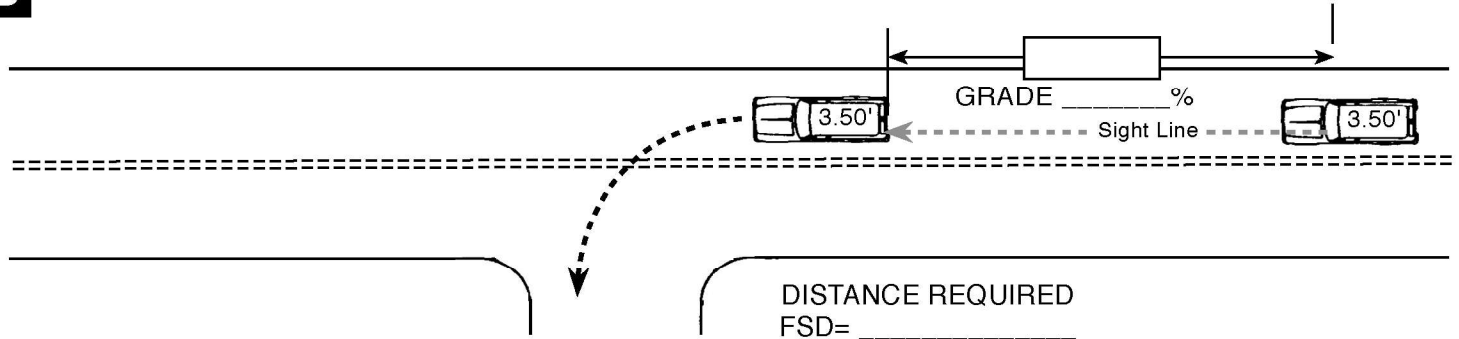
FOR DEPARTMENT USE ONLY: Safe-Running Speed _____ 85th Percentile Speed _____

A



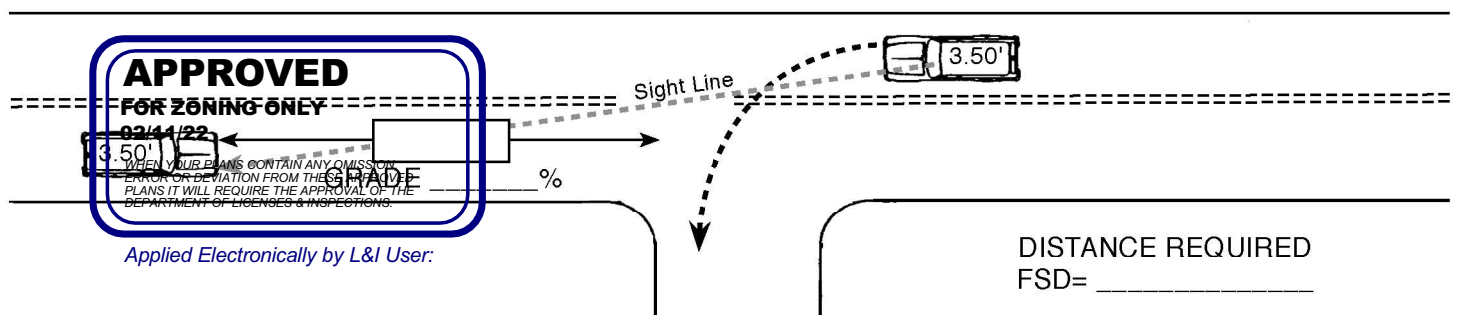
THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER AT A DRIVEWAY LOCATION CAN CONTINUOUSLY SEE ANOTHER VEHICLE APPROACHING ON THE ROADWAY.

B



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER ON THE ROADWAY CAN CONTINUOUSLY SEE THE REAR OF A VEHICLE WHICH IS LOCATED IN THE DRIVER'S TRAVEL LANE AND WHICH IS POSITIONED TO MAKE A LEFT TURN INTO A DRIVEWAY.

C



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER OF A VEHICLE INTENDING TO MAKE A LEFT TURN INTO A DRIVEWAY CAN CONTINUOUSLY SEE A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION.

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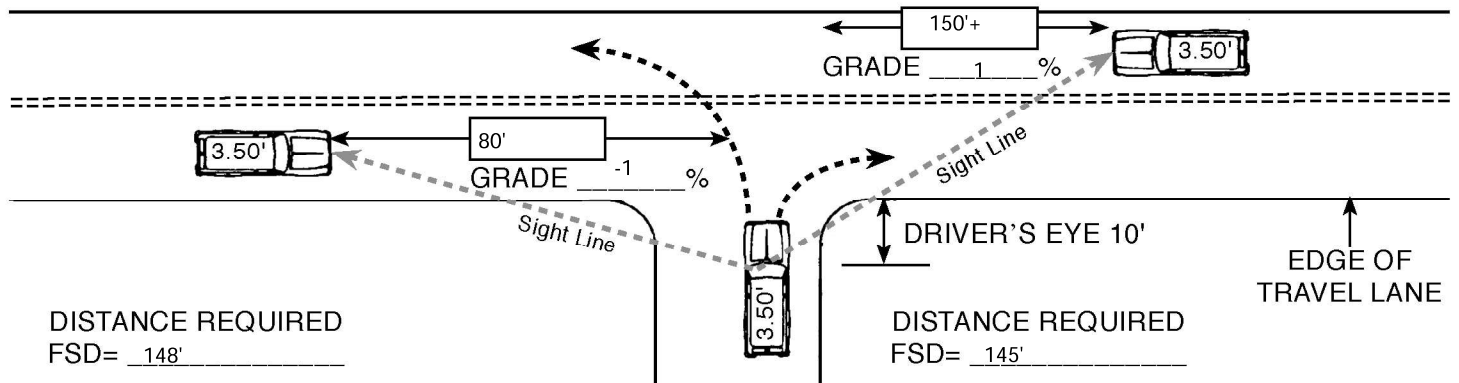
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S.R. Poplar Street SEG. _____ OFFSET _____ LEGAL SPEED LIMIT 25 MPH

MEASURED BY LAC DATE 1-13-2021

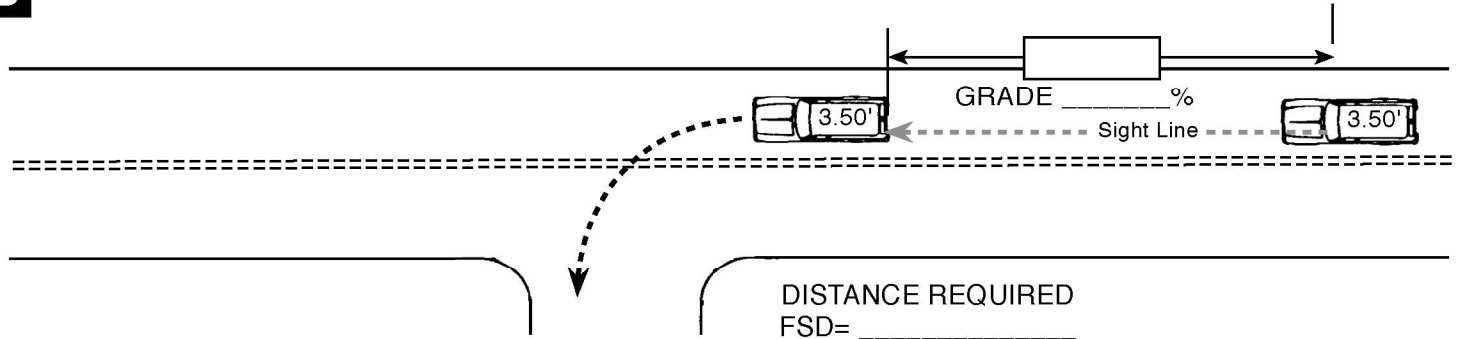
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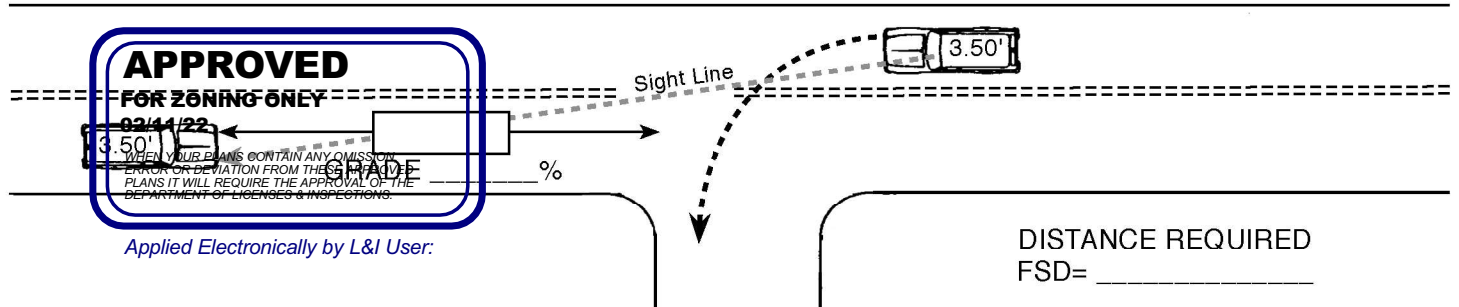
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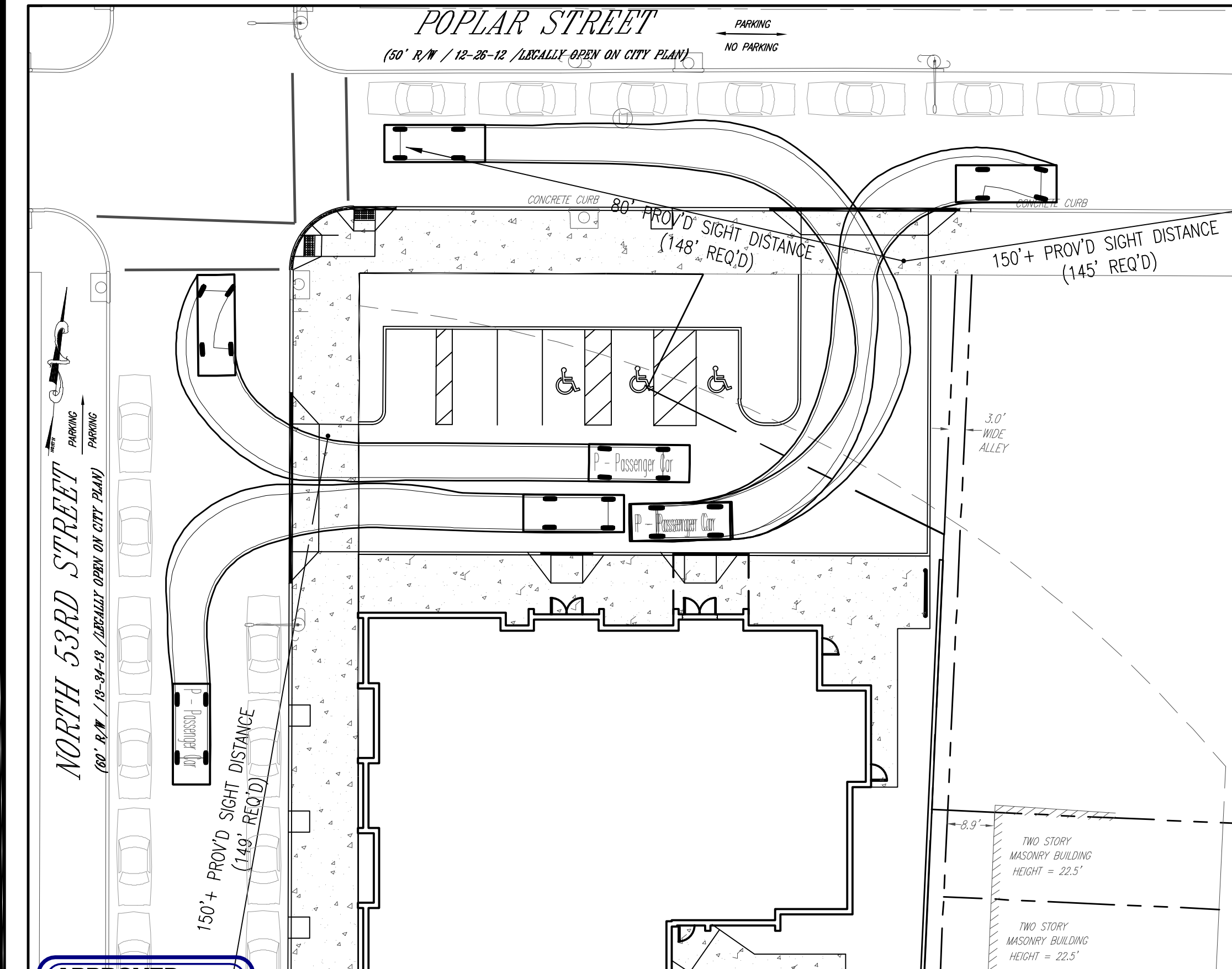
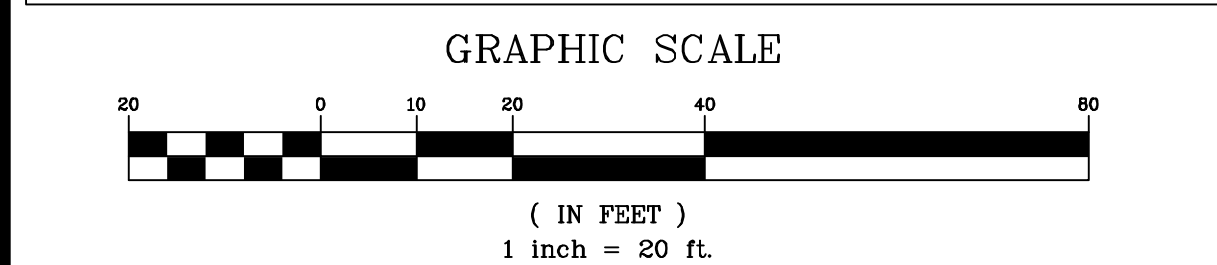
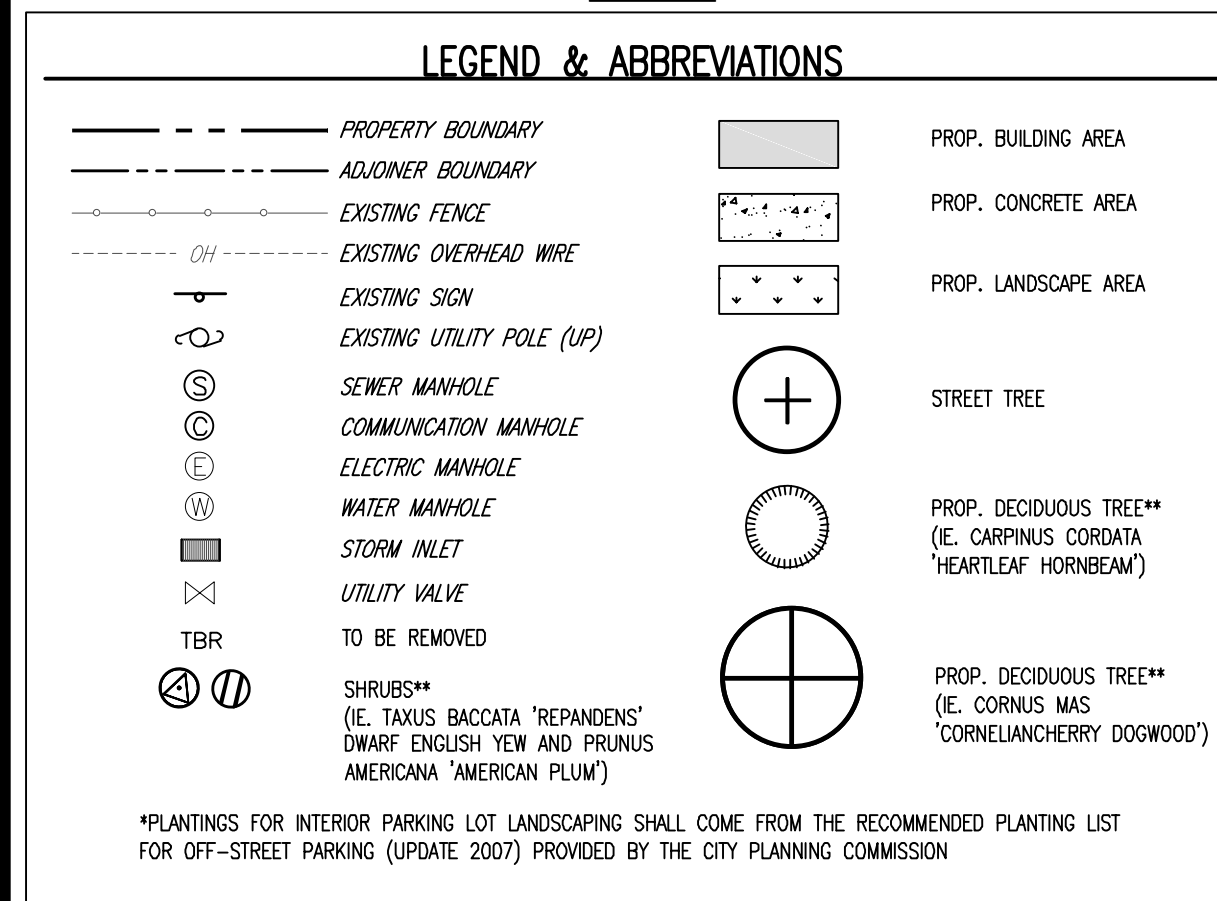
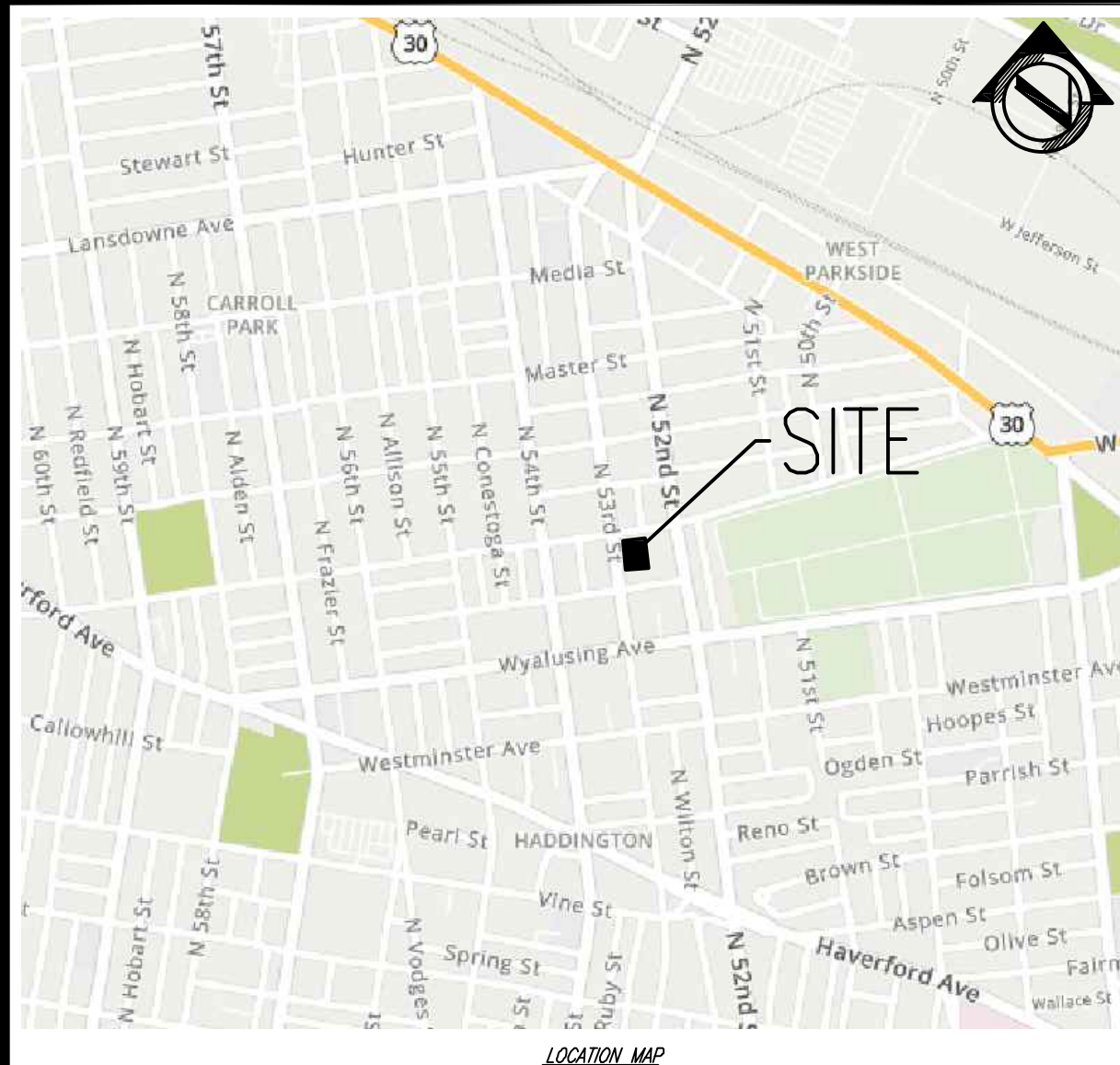


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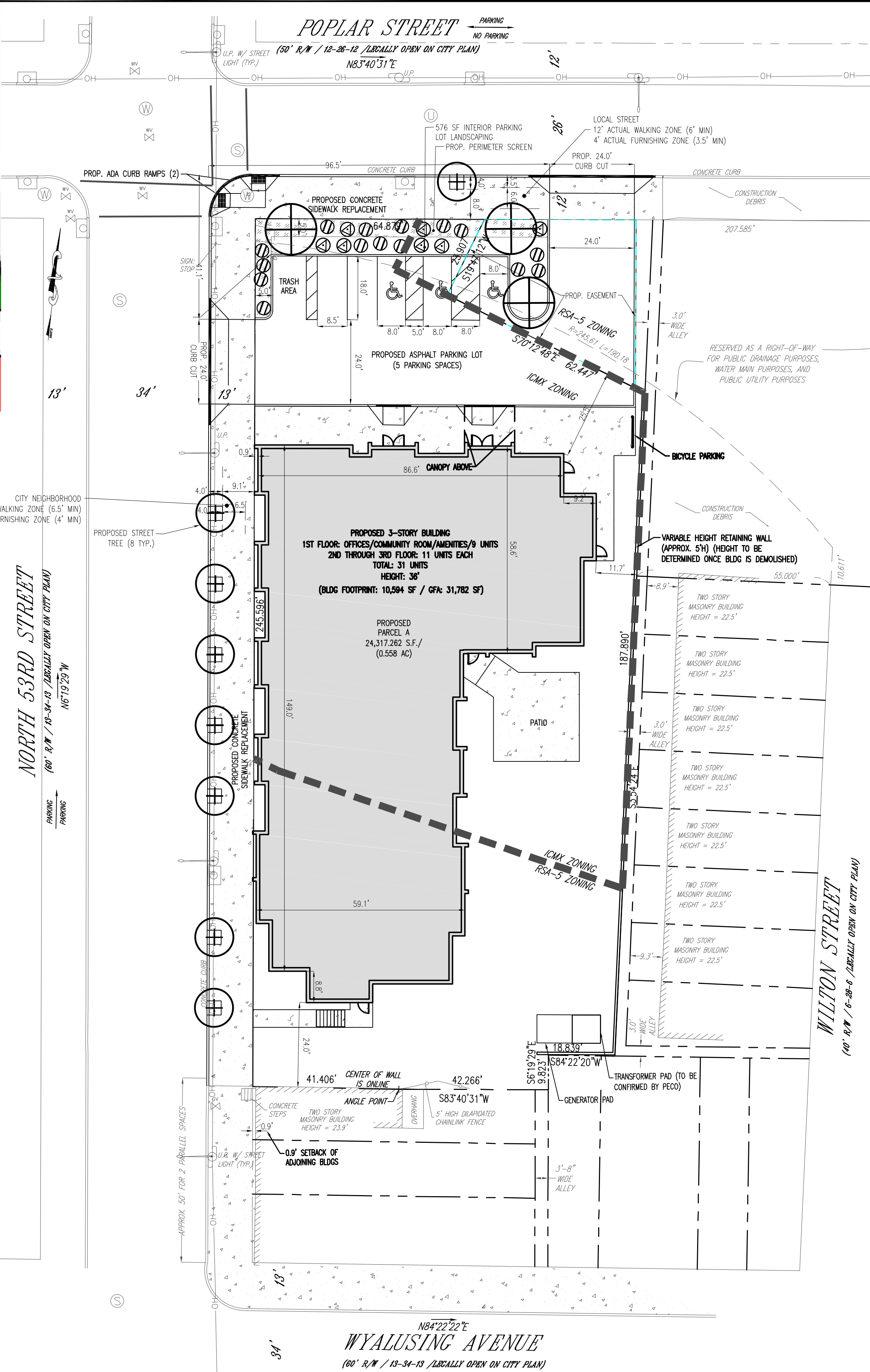
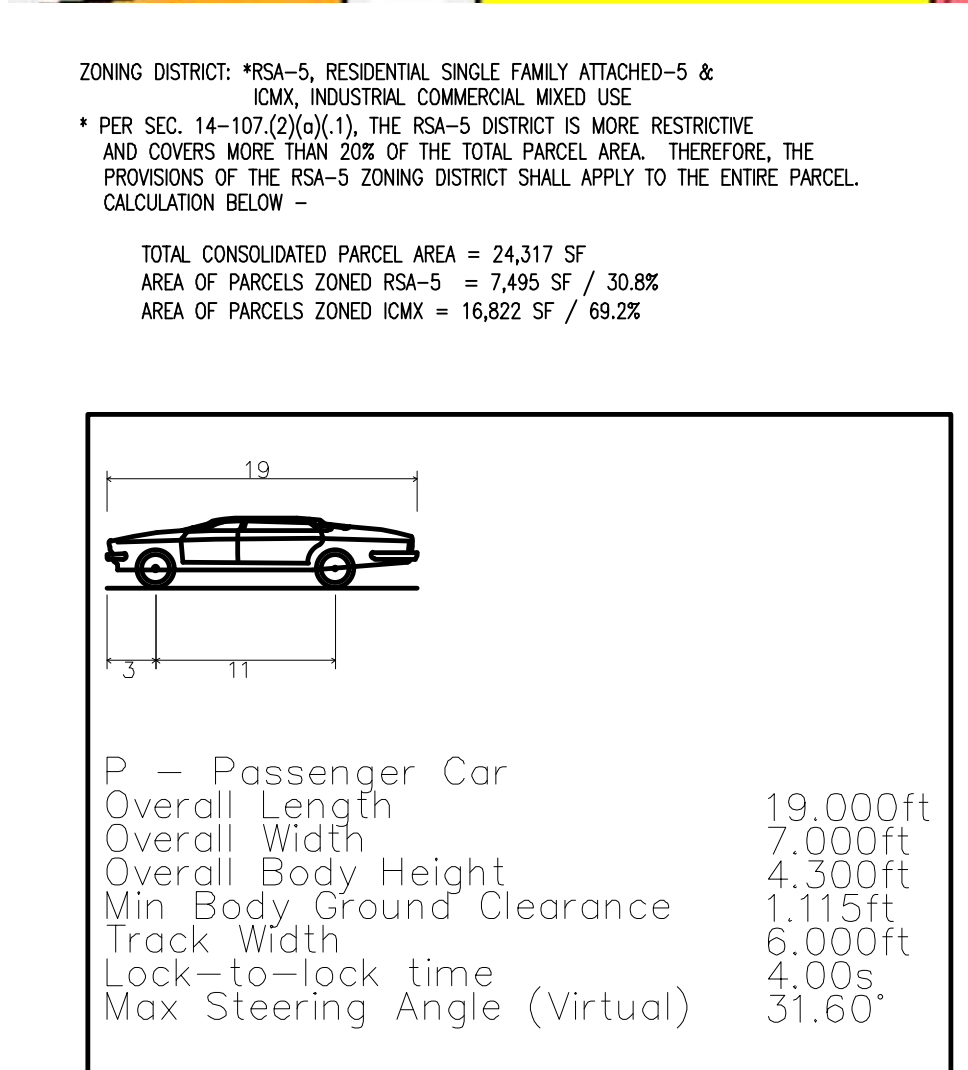
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APPROVED FOR ZONING ONLY 02/17/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, CORRECTIONS OR CHANGES, YOU MUST OBTAIN THE APPROVAL OF THE DEPARTMENT OF LICENSING AND INSPECTIONS.

Applied Electronically by L&I User



GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. 213 W. MAIN STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION & TOPOGRAPHIC SURVEY" PLAN DATED: 5/7/2020
- REGISTERED OWNER: 607 & 625 N. 53RD STREET CITY OF PHILADELPHIA 1401 JFK BLVD PHILADELPHIA, PA 19102
- APPLICANT: LIBERTY HOUSING DEVELOPMENT CORPORATION 112 N. 8TH STREET, SUITE 600 PHILADELPHIA, PA 19107
- PROJECT LOCATION INFORMATION: 607, 625, 633, 635 & 637 NORTH 53RD STREET CITY OF PHILADELPHIA, PENNSYLVANIA 19131
- ZONING INFORMATION: ZONING DISTRICTS: RSA-5, RESIDENTIAL SINGLE FAMILY ATTACHED-5* ICMX, INDUSTRIAL COMMERCIAL MIXED USE (RSA-5 PROVISIONS GOVERN) EXISTING USE: VACANT LOT / WAREHOUSE PROPOSED USE: MULTI-FAMILY - 31 UNITS
- ZONING BULK AND AREA REQUIREMENTS: CURRENT RSA-5 ZONING DISTRICTS:

RSA-5 MINIMUM LOT REQUIREMENTS:	RSA-5 REQUIRED
MIN. LOT WIDTH:	16 FT
MIN. LOT AREA:	1,400 SF [2]
MIN. OPEN AREA:	INTERMEDIATE 25%; CORNER 20% [3]
MIN. FRONT SETBACK:	[4] [5]
MIN. SIDE YARD WIDTH [6], PERMITTED RESIDENTIAL USE:	2/5 FT EA.
DETACHED INTERMEDIATE LOT:	5 FT
DETACHED CORNER LOT:	5 FT
SEMI-DETACHED:	N/A
ATTACHED:	N/A
MIN. SIDE YARD WIDTH [6], PERMITTED NON-RESIDENTIAL USE:	2/8 FT EA.
DETACHED INTERMEDIATE LOT:	8 FT
DETACHED CORNER LOT:	9 FT [7]
MIN. REAR YARD DEPTH:	38 FT
MAX. BUILDING HEIGHT:	

LANDSCAPE ZONING CODE COMPLIANCE CHART

	REQUIRED	PROVIDED
1. SECTION 14-705(1)(a) - LANDSCAPING BETWEEN A MULTI-FAMILY BUILDING IS ONLY REQUIRED WHEN ABUTTING A LOT IN A RSD ZONING DISTRICT.		
2. SECTION 14-705(2) - STREET TREES		
1 TREE / 35 LINEAR FEET OF FRONTAGE (EXCLUDES DRIVEWAYS)	4	1
A. POPLAR STREET, STREET TREES (2" CAL): 126 LF / 35 = 3.6	7	7
B. NORTH 53RD STREET, STREET TREES (2" CAL): 246 LF / 35 = 7.1		
3. SECTION 14-803(5)(a) - PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	2 TREES	2 TREES
1 TREE / 35 LF OF PARKING LOT AND 3 SHRUBS / 25 LF OF PARKING LOT	11 SHRUBS	11 SHRUBS
72 LF OF PARKING LOT ALONG POPLAR STREET & 18 LF OF PARKING ALONG 53RD ST.		
72 LF * 1 TREE/35 LF & 90 LF * 3 SHRUBS / 25 LF = 2.1 TREES & 10.8 SHRUBS		
4. SECTION 14-803(5)(a) - INTERIOR LOT LANDSCAPING FOR SURFACE PARKING LOTS	280 SF	576 SF
10% OF INTERIOR PARKING LOT SURFACES (2,795 SF) SHALL BE LANDSCAPED.	1 TREES	1 TREES
2,795 SF * 10% = 279.5 SF WITH 1 TREE PER 300 SF OR 2 TREES REQUIRED		

CLIENT DATA

Cornerstone

Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446

Phone: 215-362-2600, Fax: 215-362-8400

WWW.CORNERSTONEINC.COM

Pocmon Region

570-839-1770

Philadelphia Region

215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.

922 Irwin Run Road

West Mifflin, Pennsylvania

15122 - 1978

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

J.B. ANDERSON

PROFESSIONAL ENGINEER

PA License No. PE 005536

PA License No. 2013 NEW

PA License No. 0454304

PA License No. 0402 045725

PROJECT LOCATION

ZONING PLAN SUBMISSION FOR "LIBERTY 53"

607, 625, 633, 635 & 637 NORTH 53RD STREET CITY OF PHILADELPHIA, PENNSYLVANIA, 19131

PRESENTED BY: LIBERTY HOUSING DEVELOPMENT CORPORATION

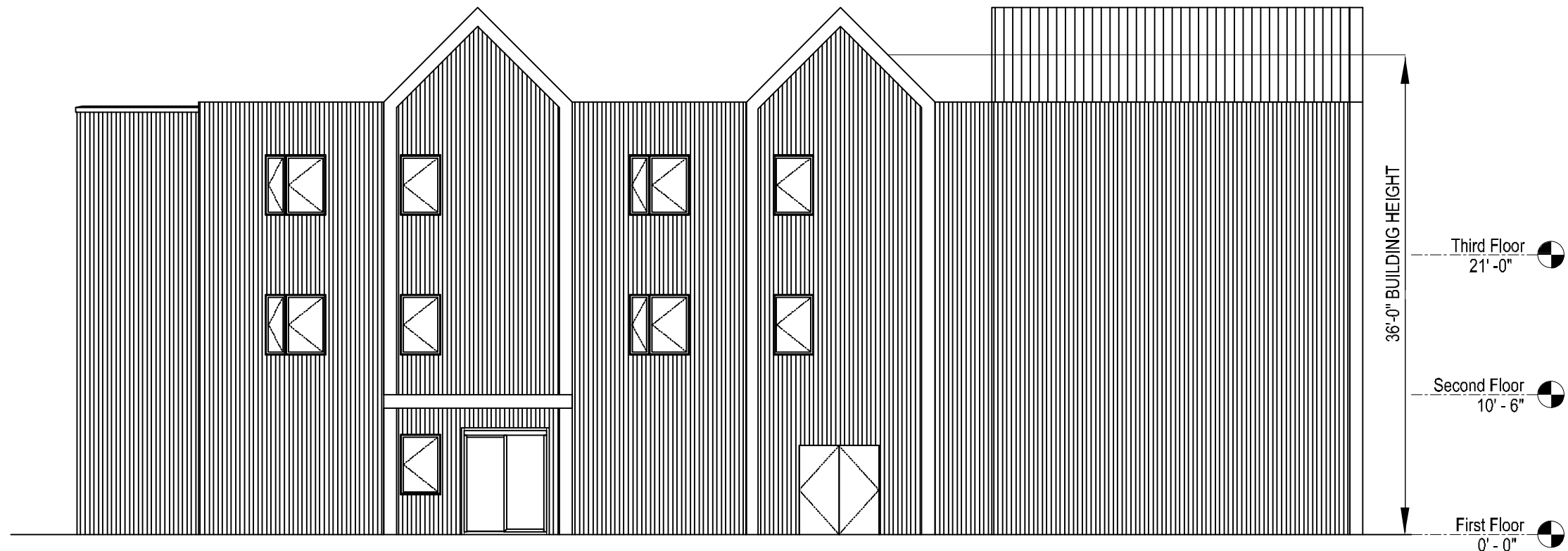
TITLE

SITE PLAN

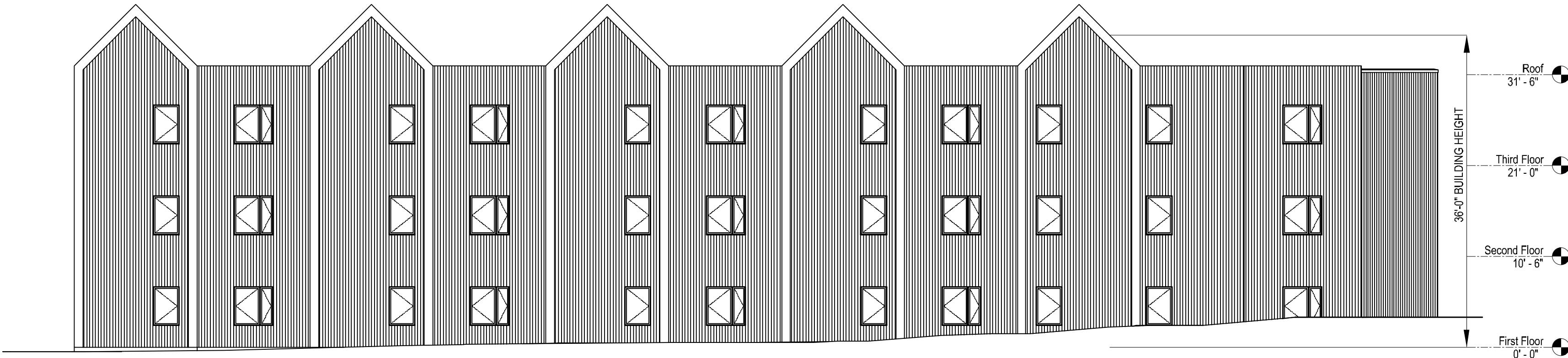
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CAD ID	20-0412	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 2

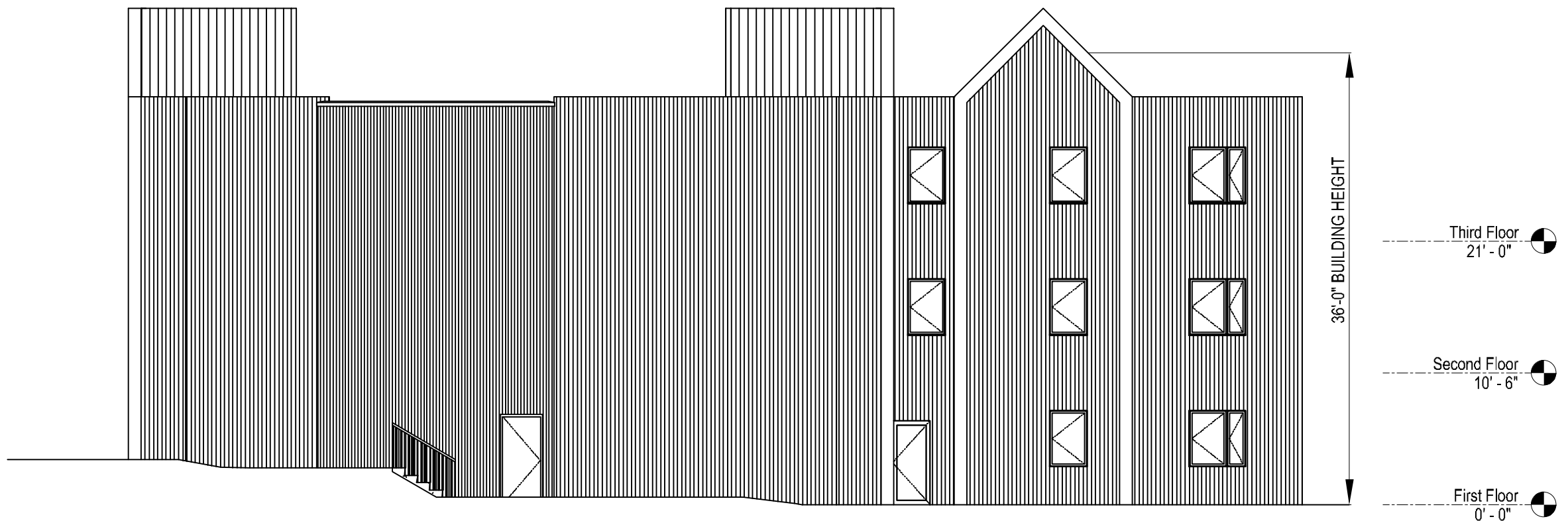
REVISION 0



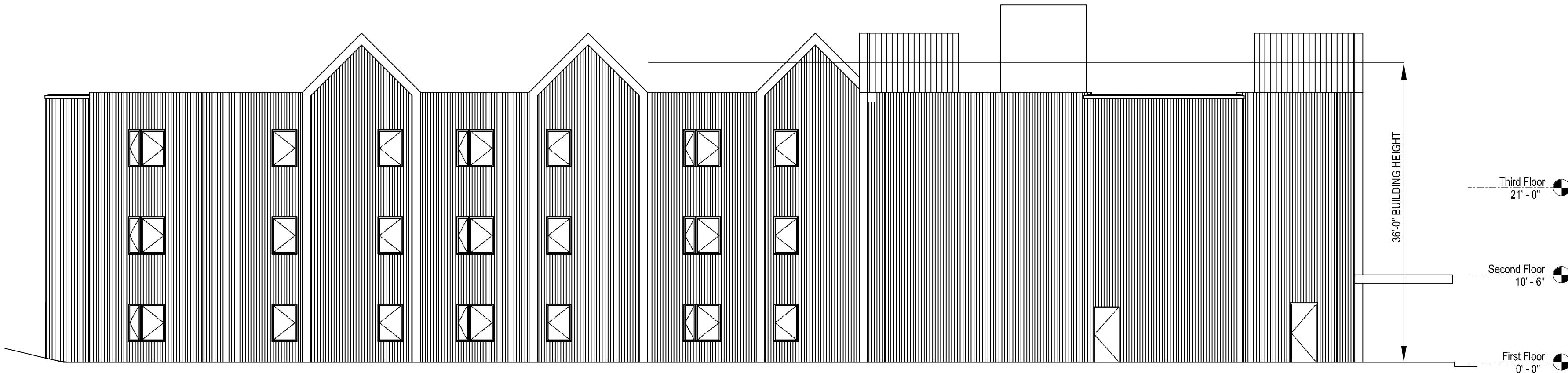
NORTH ELEVATION
N.T.S.



WEST ELEVATION
N.T.S.



SOUTH ELEVATION
N.T.S.

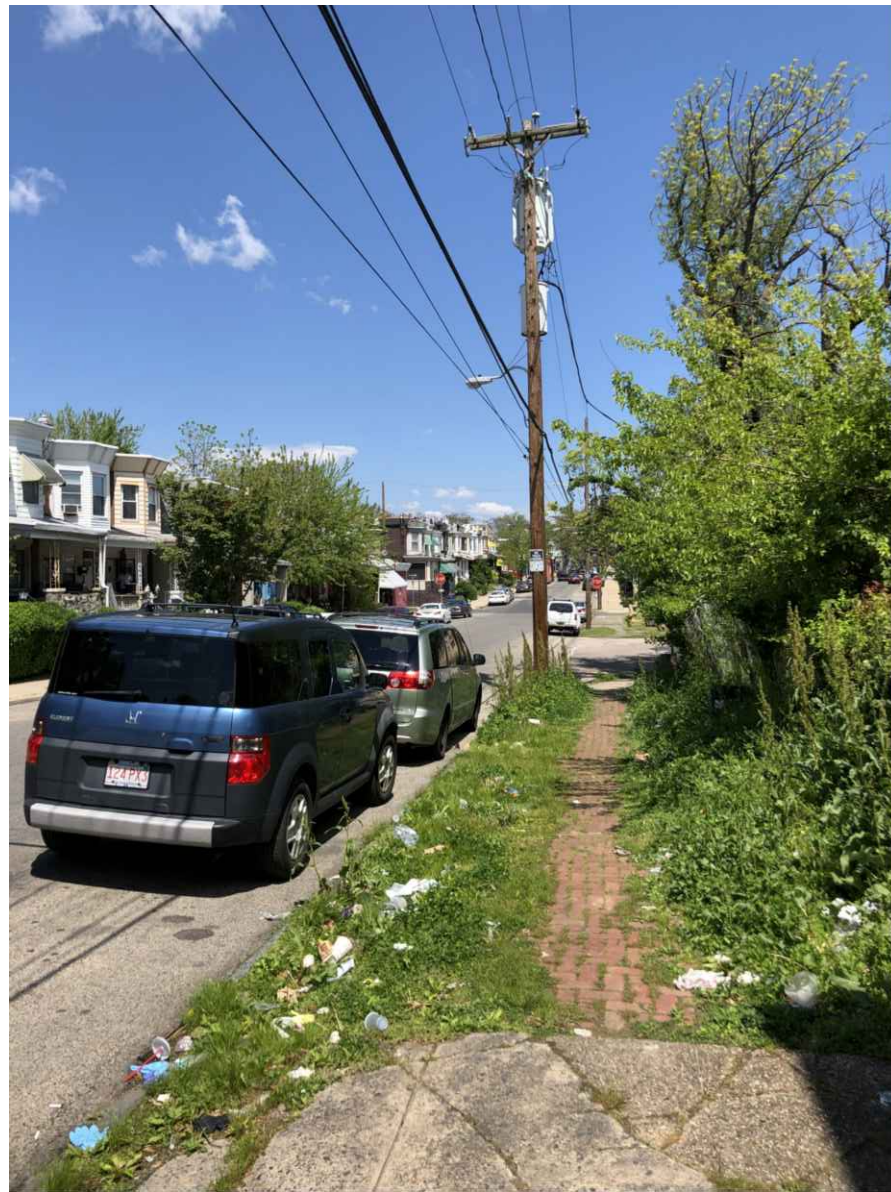


EAST ELEVATION
N.T.S.

ELEVATIONS PROVIDED BY TONER ARCHITECTS



LOOKING NORTHEAST FROM N. 53RD STREET AT THE SITE AND MEETING HOUSE LANE. THE ADDITIONALLY, MEETING HOUSE LANE HAS BEEN VACATED AS PART OF THE PROPERTY.



LOOKING NORTH ALONG THE SITE'S FRONTAGE OF N. 53RD STREET TOWARDS MEETING HOUSE LANE.



FROM THE INTERSECTION OF N. 53RD STREET AND POPLAR STREET, LOOKING SOUTHEAST AT LOTS #633, #635, AND #637. MEETING HOUSE LANE AND THE BUILDING TO BE DEMOLISHED ARE PICTURED AT THE BACK OF THE PHOTO ALSO.



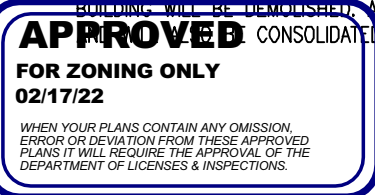
LOOKING SOUTH ALONG THE SITE'S FRONTAGE OF N. 53RD STREET TOWARDS MEETING HOUSE LANE, FROM POPLAR STREET.



LOOKING SOUTHWEST TOWARDS MEETING HOUSE LANE AND N. 53RD STREET, OPPOSITE THE PROPOSED DRIVEWAY/PARKING AREA OFF OF POPLAR STREET.



LOOKING WEST ALONG THE SITE'S FRONTAGE OF POPLAR STREET TOWARDS MEETING HOUSE LANE AND N. 53RD STREET.



Applied Electronically by L&I User

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street - Lansdale, PA 19446
Phone: 215-362-2600 - Fax: 215-362-8400
WWW.CORNERSTONEINC.COM
Lehigh Valley Region
Philadelphia Region
Pocomo Region
610-820-8200
215-362-2600
570-839-1770

REVISIONS			DATE
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE 055136
DELETED LICENSE No. 2013 NEW
JERSEY LICENSE No. GE45304
VIRGINIA LICENSE No. 6002 065725

PROJECT LOCATION
ZONING PLAN SUBMISSION
FOR
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607, 625, 633, 635 & 637
NORTH 53RD STREET
CITY OF PHILADELPHIA,
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SHEET 2 OF 2

REVISION 0