

Zoning Permit

Permit Number ZP-2022-014053

LOCATION OF WORK 2004 RIDGE AVE, Philadelphia, PA 19121-3910	PERMIT FEE \$672.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS RM1 CMX2	

PERMIT HOLDER PHILADELPHIA HOUSING AUTH	2013 RIDGE AVE OFFICE OF GENERAL COUNSEL PHILADELPHIA PA 19121
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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 COMPLETE DEMOLITION OF ANY REMAING EXISTING STRUCTURES ON THE LOT. APPLICATION IS FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (64.6' HIGH); FOR THE CREATION OF FIVE(5) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH 14 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) CALENDAR NUMBER; MI-2022-004845 With proviso: "Use registration for commercial space required prior to occupancy."
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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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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.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2004 RIDGE AVE, Philadelphia, PA 19121-3910

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR FRONT (WITHIN 30' OF BUILDING DEPTH MEASURED FROM THE FRONT BUILDING LINE) WITH MULTI-FAMILY HOUSEHOLD LIVING (40 DWELLING UNITS)

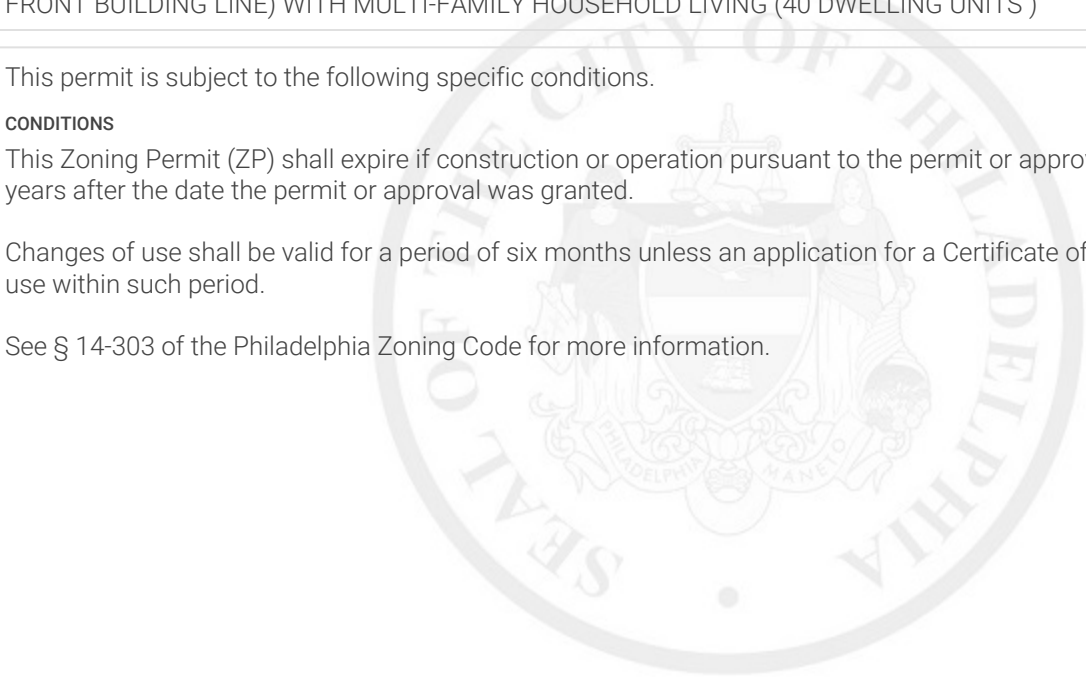
This permit is subject to the following specific conditions.

CONDITIONS

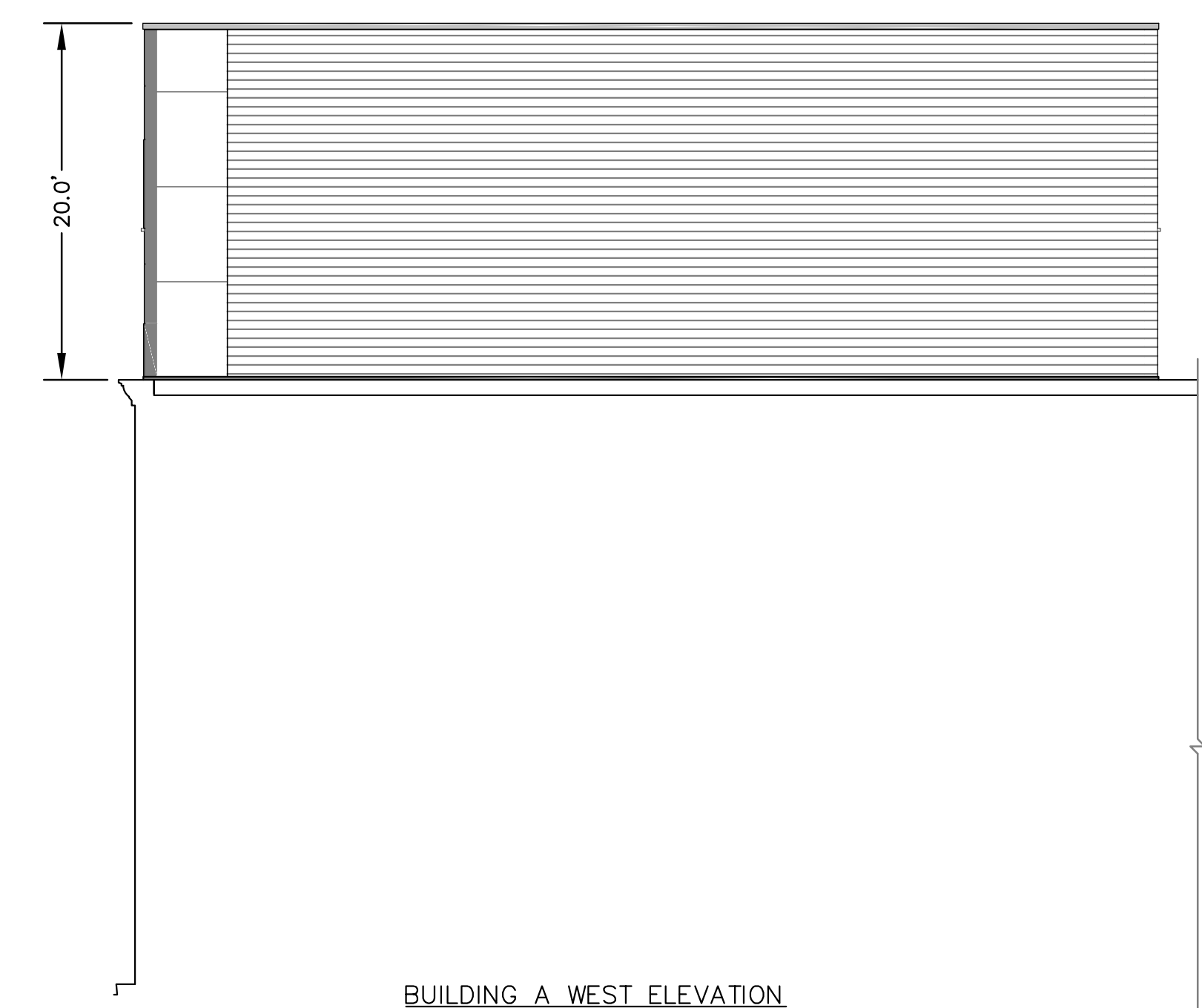
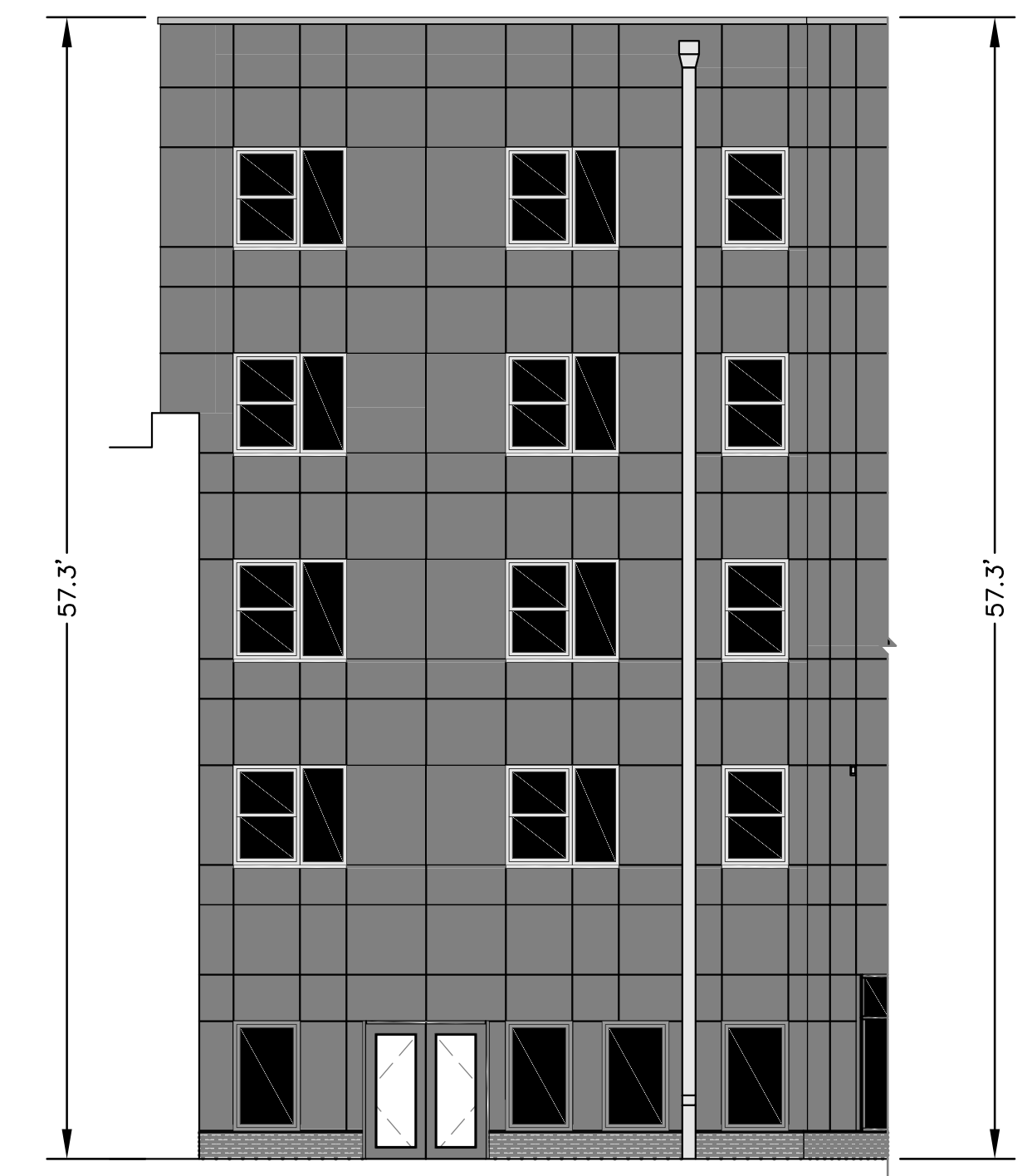
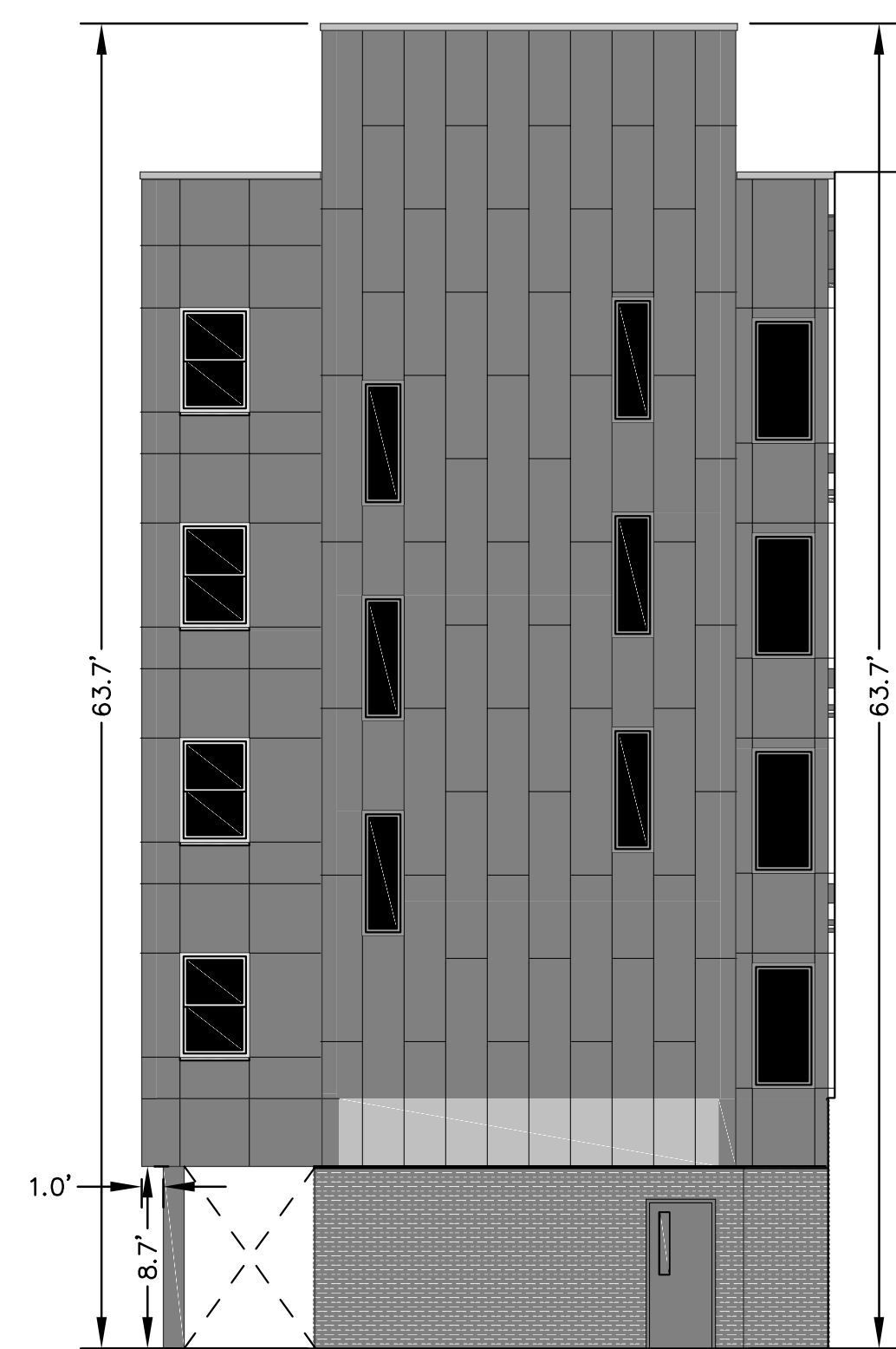
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



BUILDING A MASTER STREET ELEVATION

BUILDING A COLLEGE AVENUE ELEVATION

BUILDING A RIDGE AVENUE ELEVATION

BUILDING A N COLLEGE AVENUE ELEVATION

BUILDING A SOUTH WEST ELEVATION

BUILDING A SOUTH ELEVATION

BUILDING A WEST ELEVATION

LAND DEVELOPMENT PLAN
SHARSWOOD PHASE III
2000-14 RIDGE AVE, 2008 MASTER ST
ZONING PLAN ELEVATIONS
SITUATED IN

CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

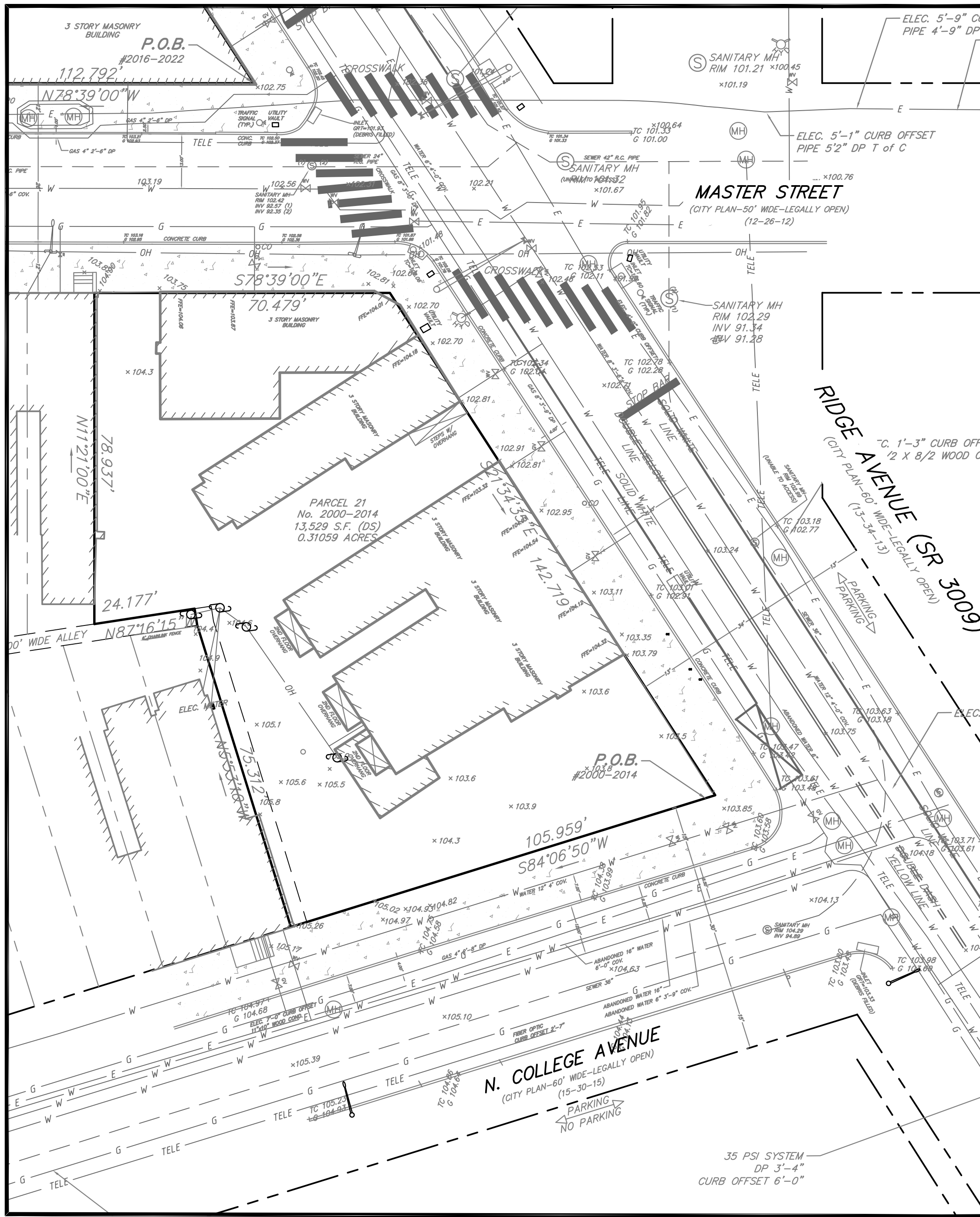
321 W. State Street
Media, PA 19063
610-565-0020

Sheet Number
7-A102

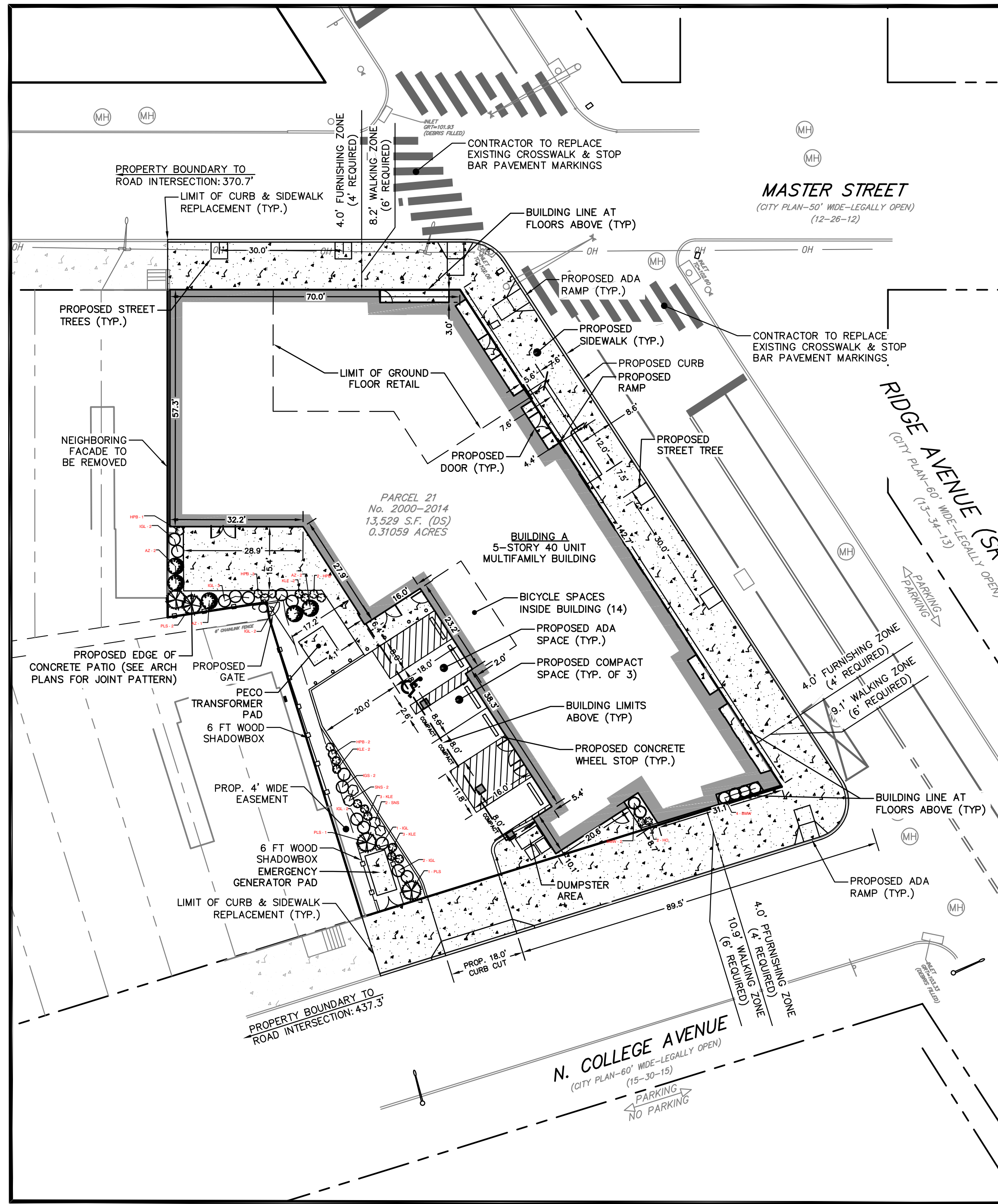
File Name: C:\Program Files\Autodesk\AutoCAD 2007\Templates\acad.dwg
Plot time: 06/08/2007 07:07pm

APPROVED
FOR ZONING ONLY
12-17-22
NO OTHER PLANS CONTAIN ANY OMISSION,
REVISION OR CHANGE FROM THESE APPROVED
PLANS. ALL REQUIREMENTS OF THE
ZONING ORDINANCE AND THE
ZONING DEPARTMENT OF LICENSING & INSPECTIONS.
Approved Electronically by L&I User:

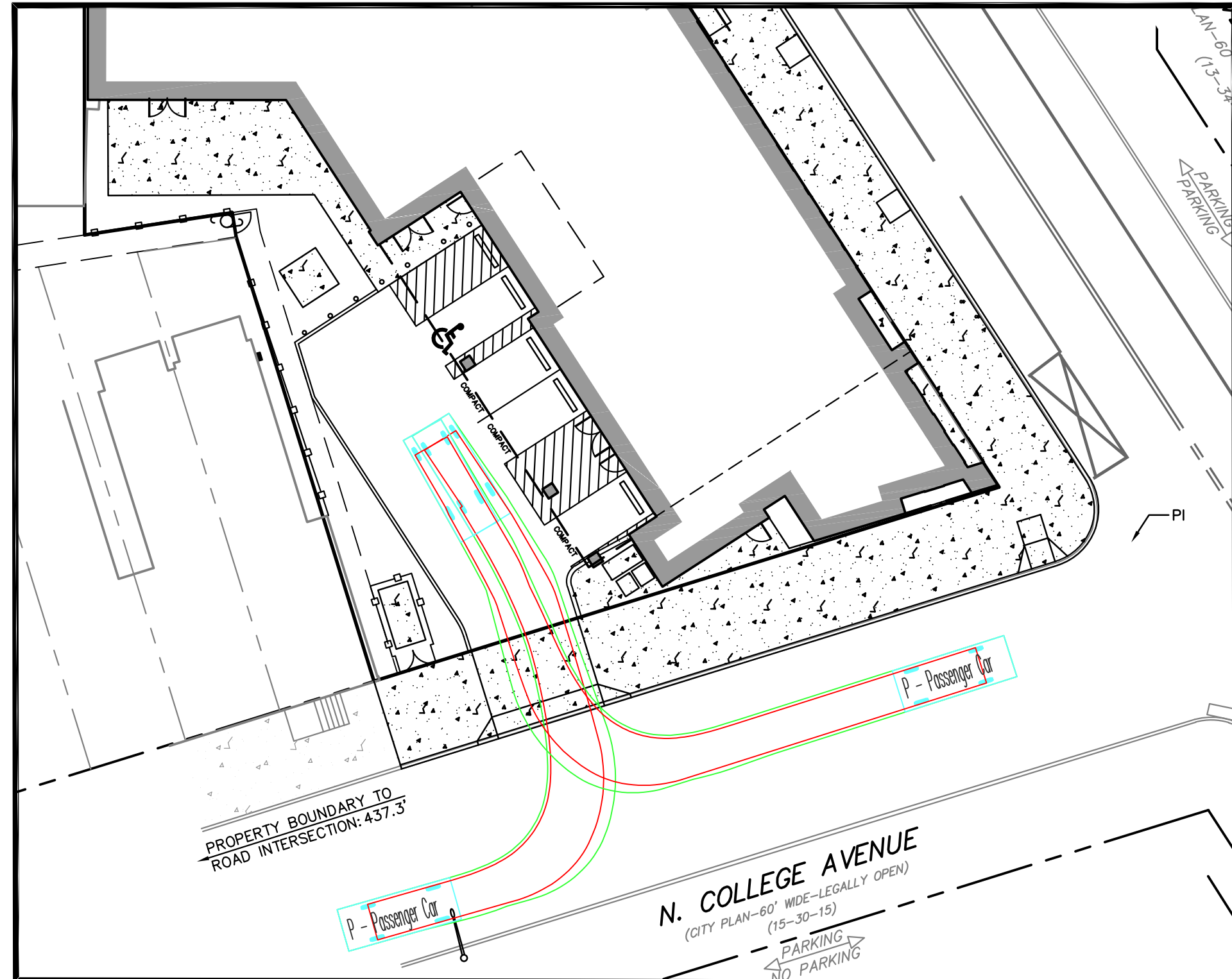
NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS
AMENDED BY ACT 121 OF 2008 REQUIRES
THAT CONTRACTORS DETERMINE THE
LOCATION OF ALL UTILITY, SEWER AND WATER
LINES BEFORE COMMENCING CONSTRUCTION.



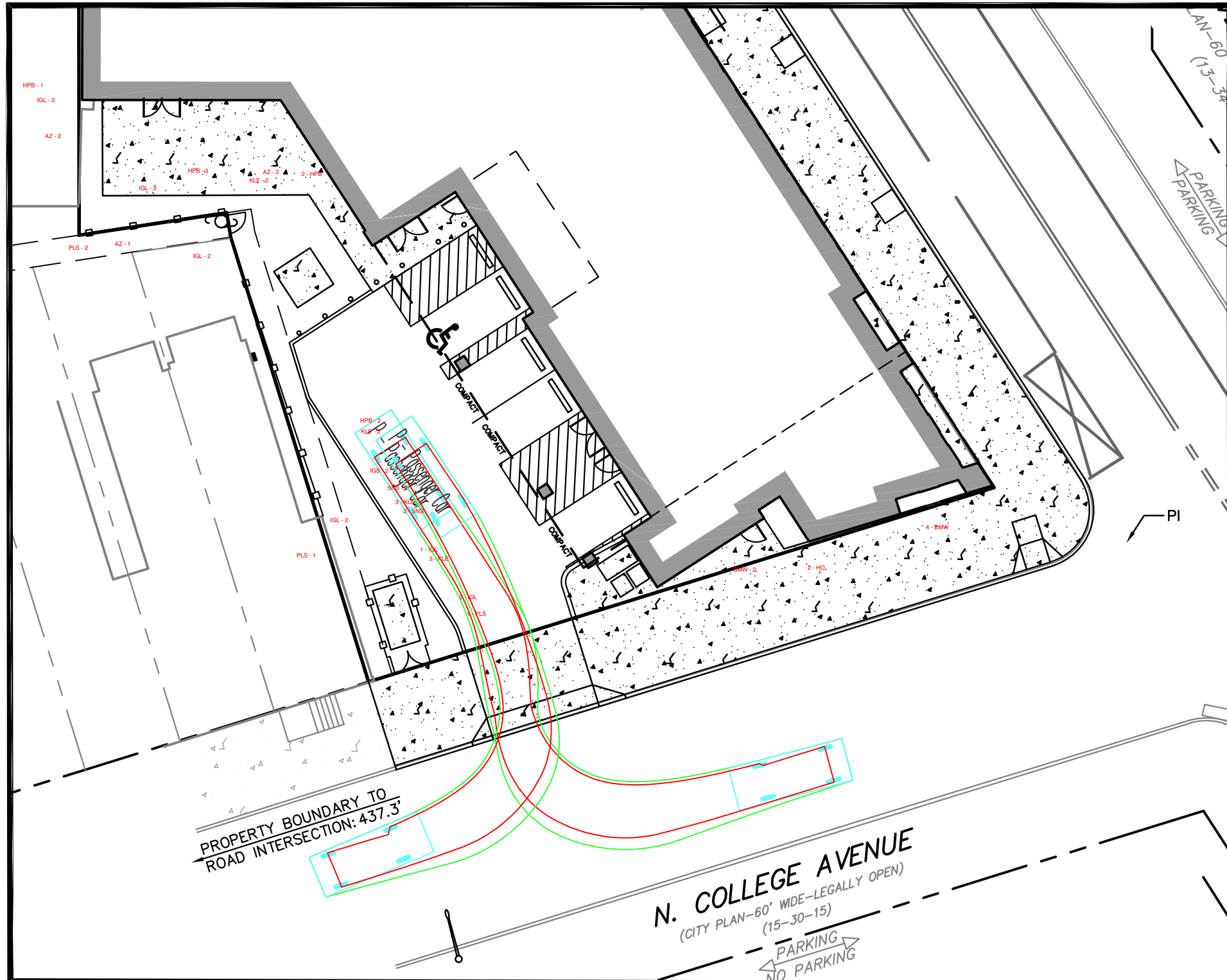
EXISTING CONDITIONS



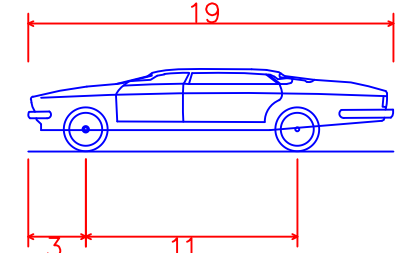
PROPOSED CONDITIONS



INGRESS MANEUVER



EGRESS MANEUVER



P - Passenger Car
Overall Length 19
Overall Width 7.000ft
Overall Body Height 7.000ft
Min Body Ground Clearance 1.115ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°

19.000ft
7.000ft
7.000ft
1.115ft
6.000ft
4.00s
31.60°

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of
REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET
Ridge Ave
Ridge Ave

REAR LOT LINE OPPOSITE: Ridge Ave
PRIMARY FRONTAGE: Ridge Ave

APPROVED
FOR ZONING ONLY
JULY 22, 2022
Approved Electronically By: Gregory Waldman
July 20, 2022
Ledger No.: E-3626
Philadelphia City Planning Commission

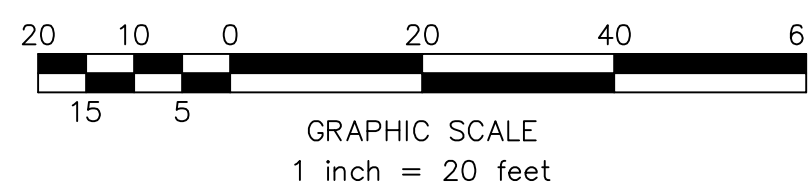
PLANT SCHEDULE

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BMW	6	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18-24" HT.	B&B	
IGL	15	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	18-24" HT.	B&B	
IGS	2	Ilex glabra Strongbox	Strongbox Inkberry Holly	18-24" HT.	B&B	POPC approved shrub
KLE	10	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	18-24" HT.	2 gal	native evergreen, compact 2.5-3' ht.
PLS	4	Prunus laurocerasus 'Shipkaensis'	Shipka English Laurel	4-5' HT.	B&B	flowering, compact
AZ	6	Rhododendron x 'Robles'	Autumn Lilac Encore Azalea	18-24" HT.	B&B	Mature ht. of 8-10'
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SNS	4	Spiraea nipponica 'Snowmound'	Snowmound Spirea	18-24" HT.	B&B	18-24" spread
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HO	2	Hosta x 'Night Before Christmas'	Plantain Lily	1 gal.	Pot	
HPB	2	Hosta x 'Pandora's Box'	Plantain Lily	1 gal.	Pot	

EXISTING BOUNDARY
EXISTING INTERIOR BOUNDARY
EXISTING BUILDING
EXISTING BUILDING OVERHANG
EXISTING BUILDING INTERIOR
EXISTING CURB
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING INLET
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS VALVE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT

LEGEND

EXISTING FENCELINE
EXISTING LIGHT POLE
EXISTING SIGNAGE
PROPOSED CURB
PROPOSED SIDEWALK
PROPOSED FURNISHING ZONE
PROPOSED WALKING ZONE
PROPOSED NEW BUILDING
PROPOSED REHAB BUILDING
PROPOSED PAINT
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED TREE PIT
PROPOSED FENCELINE
EXISTING ZONING BOUNDARY
EXISTING ZONING DISTRICT
PROPOSED LIMIT OF DISTURBANCE



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

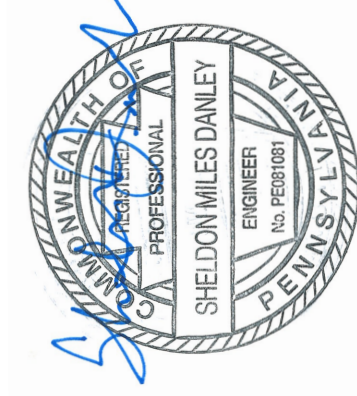
General Notes

- Owner: Philadelphia Housing Authority, 2013 Ridge Ave., Philadelphia, PA 19121
- Applicant: Penrose PH, LLC, c/o Lindsey Sami, Senior Developer, 1301 North 31st Street, Philadelphia, PA 19121
- Project site being known as 2000-14 Ridge Ave, 2008 Master Street and designated as Map Registry No. 010N160168. Map registry #s obtained from atlas.phila.gov.
- Project boundary and existing conditions shown based upon map entitled "Boundary and Topographic Survey, 2000-2014 Ridge Avenue situated in City of Philadelphia, Philadelphia County, Pennsylvania" prepared by MidAtlantic Engineering Partners, LLC, dated 08/13/21.
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88 (Vertical Datum adjusted to City of Philadelphia Datum with a -4.8' correction factor)
- The contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
- All construction to be in accordance with the City of Philadelphia Streets Department Specifications & PennDOT Standard Specifications for Road and Bridge Construction, latest edition. All signage and striping to be in accordance with The Manual on Uniform Traffic Control Devices (MUTCD).
- Existing corner curb ramps are to be upgraded to current ADA standards.
- Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- All sidewalks shall conform to state and federal barrier free design standards.
- All proposed parking, both open air and garage, require Streets Department Approval.
- All contractors must call the PA One Call System (800-242-1776) in accordance with the Underground Facilities Control Act Law three working days prior to any subsurface activity.

LAND DEVELOPMENT PLAN
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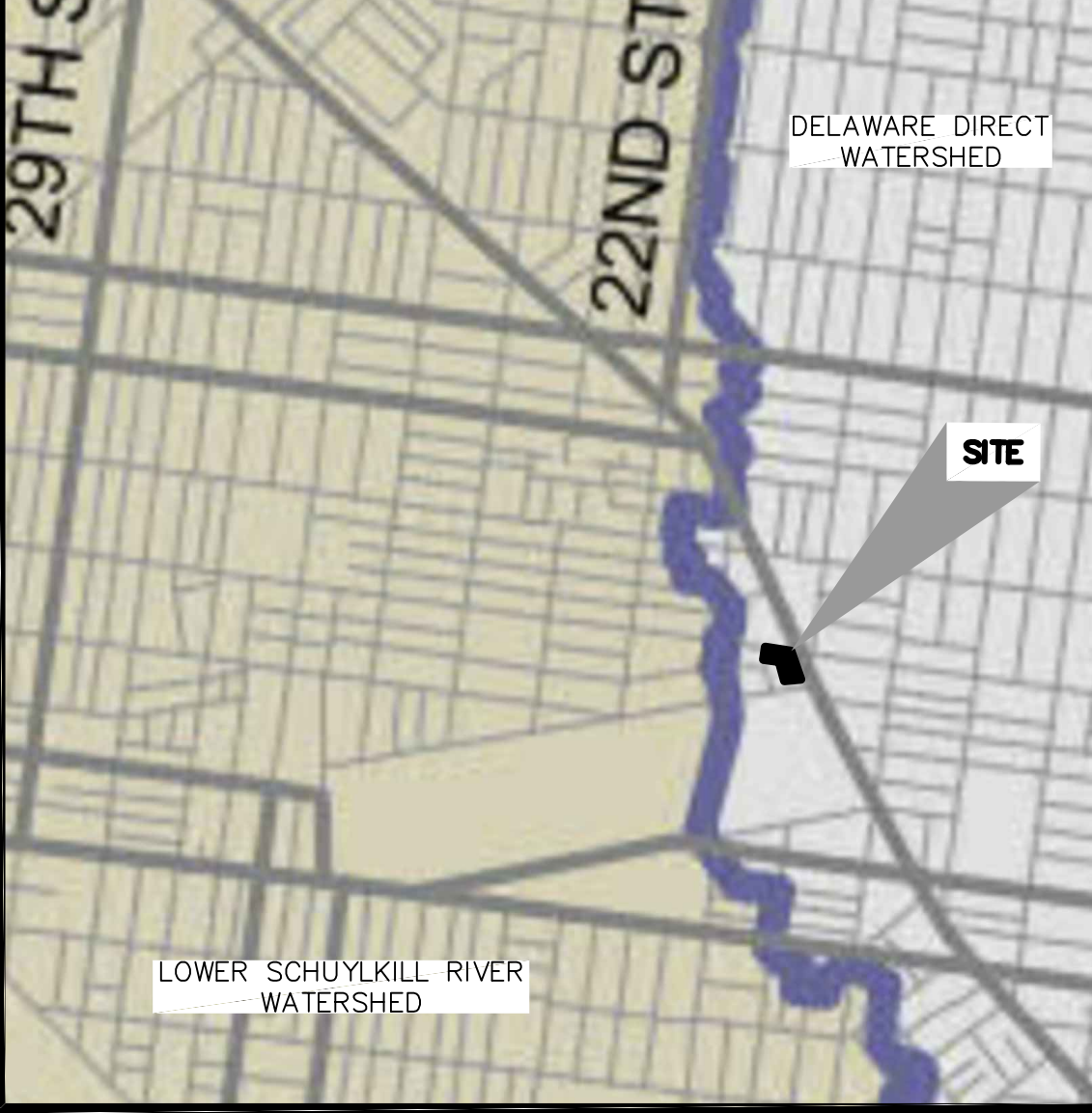
Sheet Number
Z-A101

321 W. State Street
Philadelphia, PA 19103
610-555-0020



LOCATION MAP

PHILADELPHIA NJ-PA USGS QUAD MAP
SCALE: 1"=2000'



WATERSHED MAP

LOWER SCHUYLKILL RIVER
SCALE: 1"=1000'

REVISIONS	DATE	REVISIONS PER PSD COMMENTS	REVISIONS	DATE	REVISIONS PER PSD COMMENTS
1	6/14/22	JMM	2	6/27/22	JMM

RELEASED BY	DATE	VERTICAL SCALE	HORIZONTAL SCALE	PROJECT No.	DRAWING NAME
WM	05/05/2022	N/A	1"=20'	PEN-2104	Z-A101.dwg