

Zoning Permit

Permit Number ZP-2023-012537

LOCATION OF WORK 2640-48 E LEHIGH AVE, Philadelphia, PA 19125-3841	PERMIT FEE \$2,442.00	DATE ISSUED 12/15/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

BERMAN HOWARD M, BERMAN BARBARA KIND 44 ANTLER DR HOLLAND PA 18966

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE COMPLETE DEMOLITION OF AN EXISTING STRUCTURE AND ERECTION OF A 4-STORY STRUCTURE FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (36 UNITS) ABOVE VACANT NON-RESIDENTIAL SPACE WITH GREEN ROOF BONUS & LOW-INCOME DENSITY/HEIGHT BONUS; SIZE AND LOCATION PER PLAN.

APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

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

2640-48 E LEHIGH AVE, Philadelphia, PA 19125-3841

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

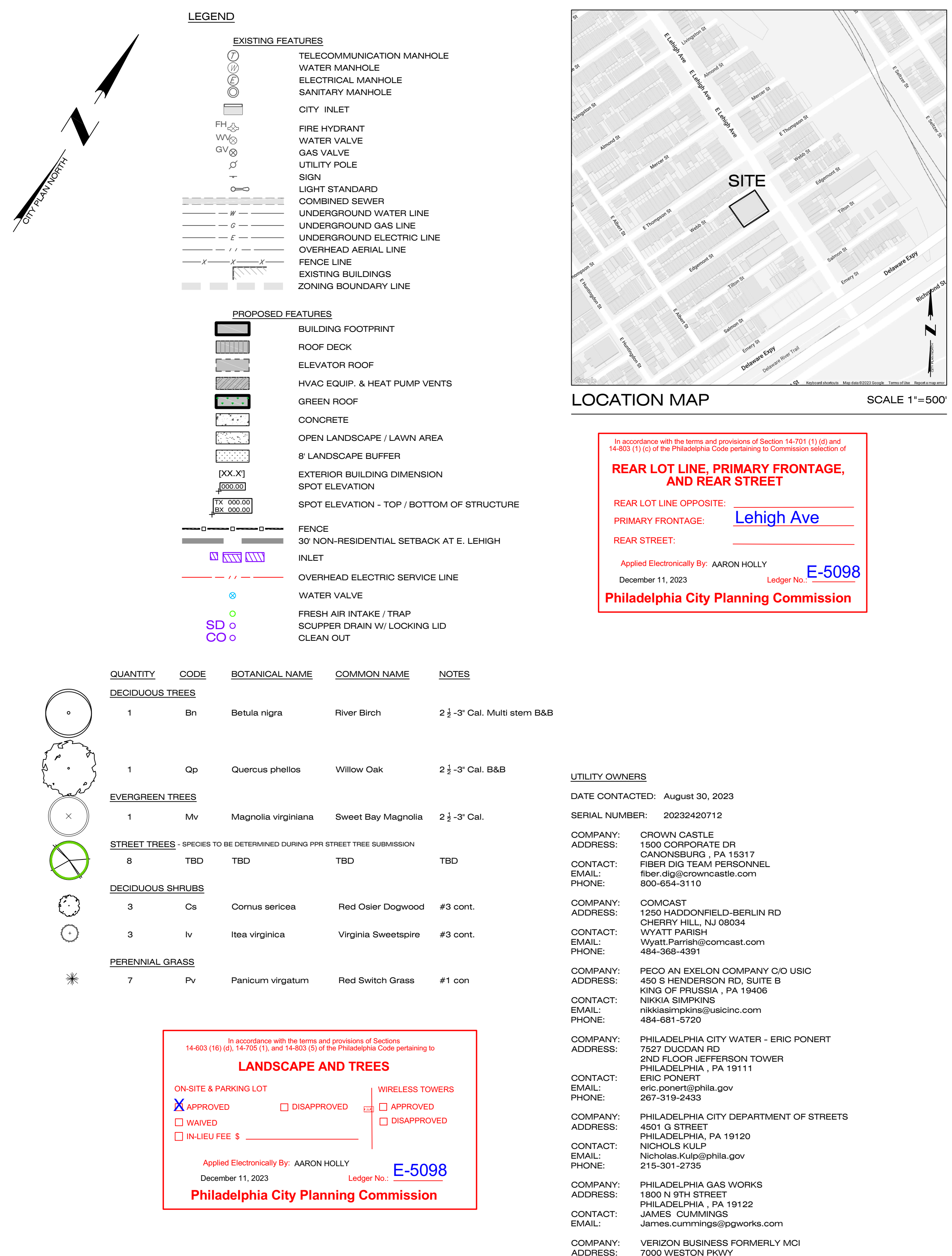
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

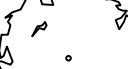
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.



	QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	NOTES
	1	Bn	Betula nigra	River Birch	2 1/2 -3' Cal. Multi stem B&B
	1	Op	Quercus phellos	Willow Oak	2 1/2 -3' Cal. B&B
EVERGREEN TREES					
	1	Mv	Magnolia virginiana	Sweet Bay Magnolia	2 1/2 -3' Cal.
STREET TREES: SPECIES TO BE DETERMINED DURING PPR STREET TREE SUBMISSION					
	8	TBD	TBD	TBD	TBD
DECIDUOUS SHRUBS					
	3	Cs	Cornus sericea	Red Osier Dogwood	#3 cont.
	3	Iv	Itea virginica	Virginia Sweetpire	#3 cont.
PERENNIAL GRASS					
	7	Pv	Panicum virgatum	Red Switch Grass	#1 con

FLOOR LEVELS AND AREA CHART		
FLOOR LEVEL	BUILDING USE	AREA (GFA)
BASEMENT	STORAGE	(1,545)*
FIRST FLOOR	NON-RESIDENTIAL OFFICE	
	MULTIPURPOSE / COMMUNITY ROOM)	2,237sf
	COMMON AREAS	1,971sf
	DWELLING UNITS	4,071sf
SECOND FLOOR	DWELLING UNITS	7,022sf
	COMMON AREAS	1,257sf
THIRD FLOOR	DWELLING UNITS	7,022sf
	COMMON AREAS	1,257sf
FOURTH FLOOR	DWELLING UNITS	7,022sf
	COMMON AREAS	1,257sf
<u>ROOF</u>	<u>ELEVATOR BULKHEADS</u>	<u>(81)sf**</u>
TOTAL		33,116sf

0* BASEMENT SF NOT INCLUDED IN TOTAL
0**ROOF SF NOT INCLUDED IN TOTAL

Engineering Commission

NOTES

1. Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on September 12, 2023.
2. Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
3. The change from inches to the more precise decimal expression may result in minor changes in the area and the decimal places. These are not mistakes or oversights but more precise values.
4. The elevations for this plan are based on City Plan Datum. The site benchmark is a mag nail in the sidewalk on the northerly side of Webb Street having an elevation of 11.23, as shown hereon.
5. The bearings shown hereon are referenced City Plan Number 195.
6. FEMA FIRN map #42077018161 map revised January 17, 2007 designates the site as Zone X, areas outside of the 0.2% annual chance floodplain.
7. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
8. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
9. The property is identified as within the (CMX-2) Neighborhood Commercial Mixed-Use-2 Zoning District and is within the (NS) Narcoptes Intersection (14-539) and (NCA) Neighborhood Commercial Area - North Delaware Avenue Overlay Districts.
10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
11. A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
12. This survey does not address the presence or absence of freshwater wetlands.

[illegible]

In accordance with the terms and provisions of Sections 14-701 (1) (d) and 14-603 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____

PRIMARY FRONTAGE: Lehigh Ave

REAR STREET: _____

Applied Electronically By: AARON HOLLY

December 11, 2023

Ledger No. **E-5098**

Philadelphia City Planning Commission

UTILITY OWNERS

DATE CONTACTED: 2023/04/20, 2023

SERIAL NUMBER: 20232420712

COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CONTACT: CANADON BAY, PA 15317
EMAIL: FIBER DIG TEAM PERSONNEL@crowncastle.com
PHONE: 800-654-3110

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CONTACT: CHERY HILL, NJ 08034
EMAIL: WYATT PARRISH
PHONE: WYATT.PARRISH@comcast.com
484-368-4381

COMPANY: PECO AN EXELON COMPANY CO USIC
ADDRESS: 460 S DUGGARD RD, SUITE B
CONTACT: CITY OF PRUSSIA, PA 19406
EMAIL: NIKLASAM@usicinc.com
PHONE: NIKLASAM@usicinc.com
484-681-6720

COMPANY: PHILADELPHIA CITY WATER - ERIC PONERT
ADDRESS: 7927 DUGGARD RD
CONTACT: 2ND FLOOR JEFFERSON TOWER
EMAIL: PHILADELPHIA, PA 19111
PHONE: ERIC PONERT@phila.gov
267-319-2439

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 4501 G STREET
CONTACT: PHILADELPHIA, PA 19120
EMAIL: NICHOLAS KULP
PHONE: NICHOLAS.Kulp@phila.gov
215-301-2036

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 1800 N 9TH STREET
CONTACT: JAMES CUMMINGS
EMAIL: JAMES.CUMMINGS@pgworks.com

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CONTACT: CARY, NC 27513
EMAIL: VICTOR.WALSH@verizon.com
PHONE: 919-414-2782

OWNER OF RECORD
2640 E LEHIGH AVENUE
 Howard M. & Barbara Kind
 Berman
 44 Antler Drive
 Holland, PA 18966

REVISIONS					
1	2023-11-27	RESPONSE TO PCPC COMMENTS			
2	2023-12-01	RESPONSE TO PCPC COMMENTS			

2640 E. LEHIGH AVENUE
Philadelphia, PA 19125
31ST WARD - OPA #884715400

prepared for:
2640 East Lehigh, LLC c/o Eugene Tull
464 Hickory Street, Suite C
Fond du Lac, WI 54935
email: eugene@timberllc.co
(302)494-7349

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: November 14, 2023

Scale: 1" = 10'

10' 5' 0' 10'

ZONING SUBMISSION
Sheet Title:
ZONING PLAN
Sheet 2 of 2

DEVON GRAY
dgray@jkrparchitects.com
215.928.9331

OWNER/CLIENT

TIMBER LLC
445 S HICKORY ST, SUITE C
FOND DU LAC, WI 54935
920.454.7349

STRUCTURAL ENGINEER

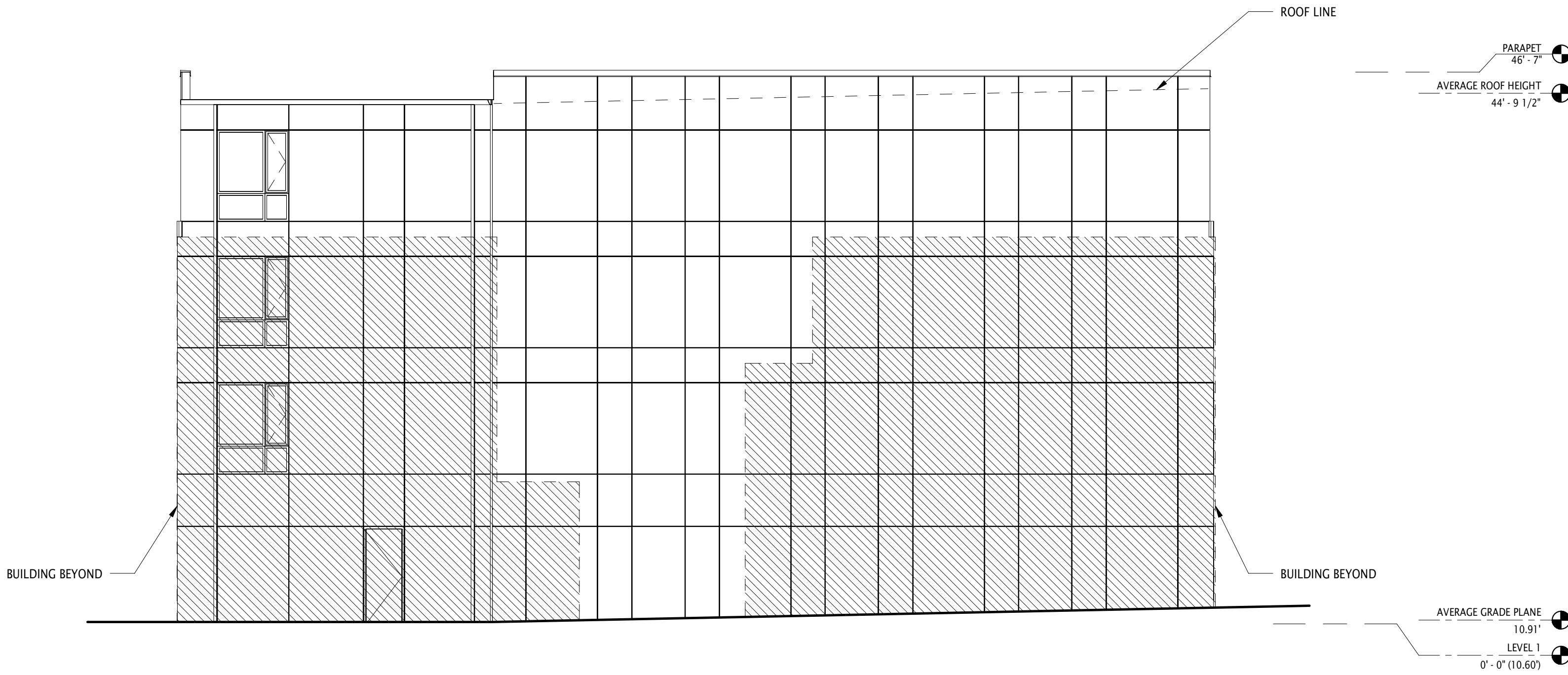
COOKE BROWN
7 EAST SHIRPPACK AVE, SUITE 310
BROAD AVE, PA 19002
215.654.0105

MEP ENGINEER

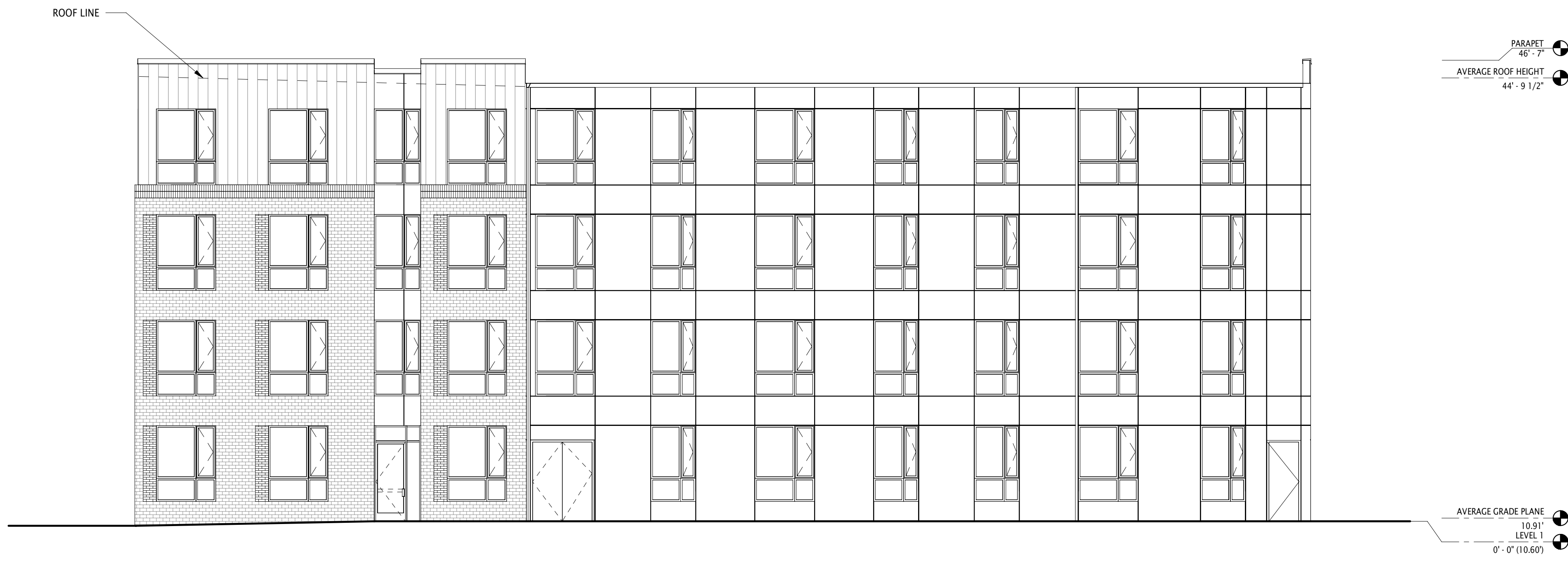
HOLSTEIN WHITE, INC.
3800 HORIZON BLVD, SUITE 503
TREVINO, PA 19053
215.322.7711

ENERGY CONSULTANT

MAGRANN ASSOCIATES
1500 MARKET ST, 8TH FLOOR
PHILADELPHIA, PA 19103
856.722.9799



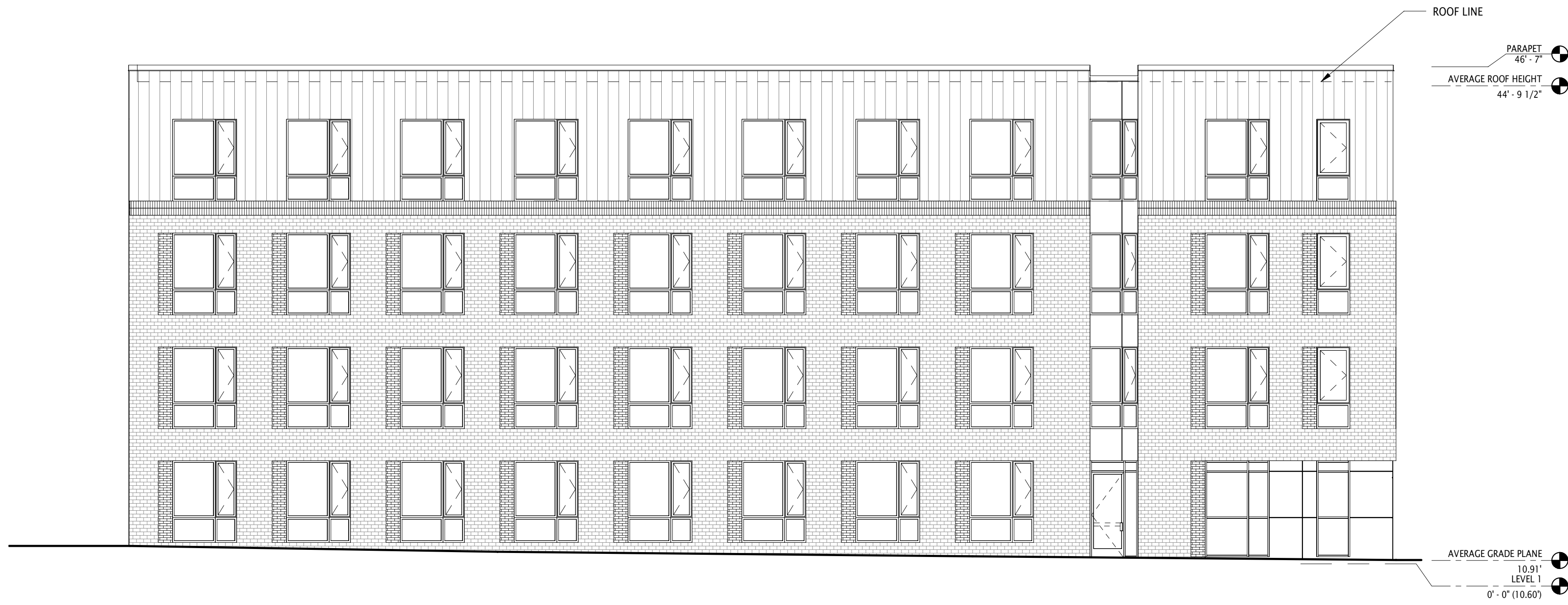
3 WEST ELEVATION
Z3.00 1/8" = 1'-0"



4 NORTH ELEVATION (WEBB STREET)
Z3.00 1/8" = 1'-0"



1 SOUTH ELEVATION (EDGEMONT STREET)
Z3.00 1/8" = 1'-0"



2640 E. LEHIGH AVENUE

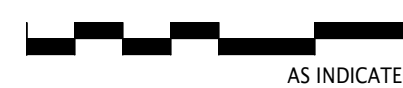
MIXED USE APARTMENTS

2640 E LEHIGH AVE
PHILADELPHIA, PA 19125



ZONING ELEVATIONS

DATE: 2023.11.15
DRAWN BY: DU | DG | MRM
REVISIONS:



AS INDICATED

Z3.00

ZONING

