

Zoning Permit

Permit Number ZP-2022-002226

LOCATION OF WORK 644-46 N 40TH ST, Philadelphia, PA 19104-1848	PERMIT FEE \$1,797.00	DATE ISSUED 5/9/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA3 RM1	

PERMIT HOLDER CITY OF PHILA	1234 MARKET ST PHILADELPHIA PA 19107
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OWNER CONTACT 1 Philadelphia RDA	1234 Market St, 16th FL, Philadelphia, PA 19107
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET), FOR USE AS HOUSEHOLD LVIING (TEN (10) DWELLING UNTIS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. *AMENDMENT 8/5/24 FOR THE ERECTION OF CANOPY.*

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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

644-46 N 40TH ST, Philadelphia, PA 19104-1848

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

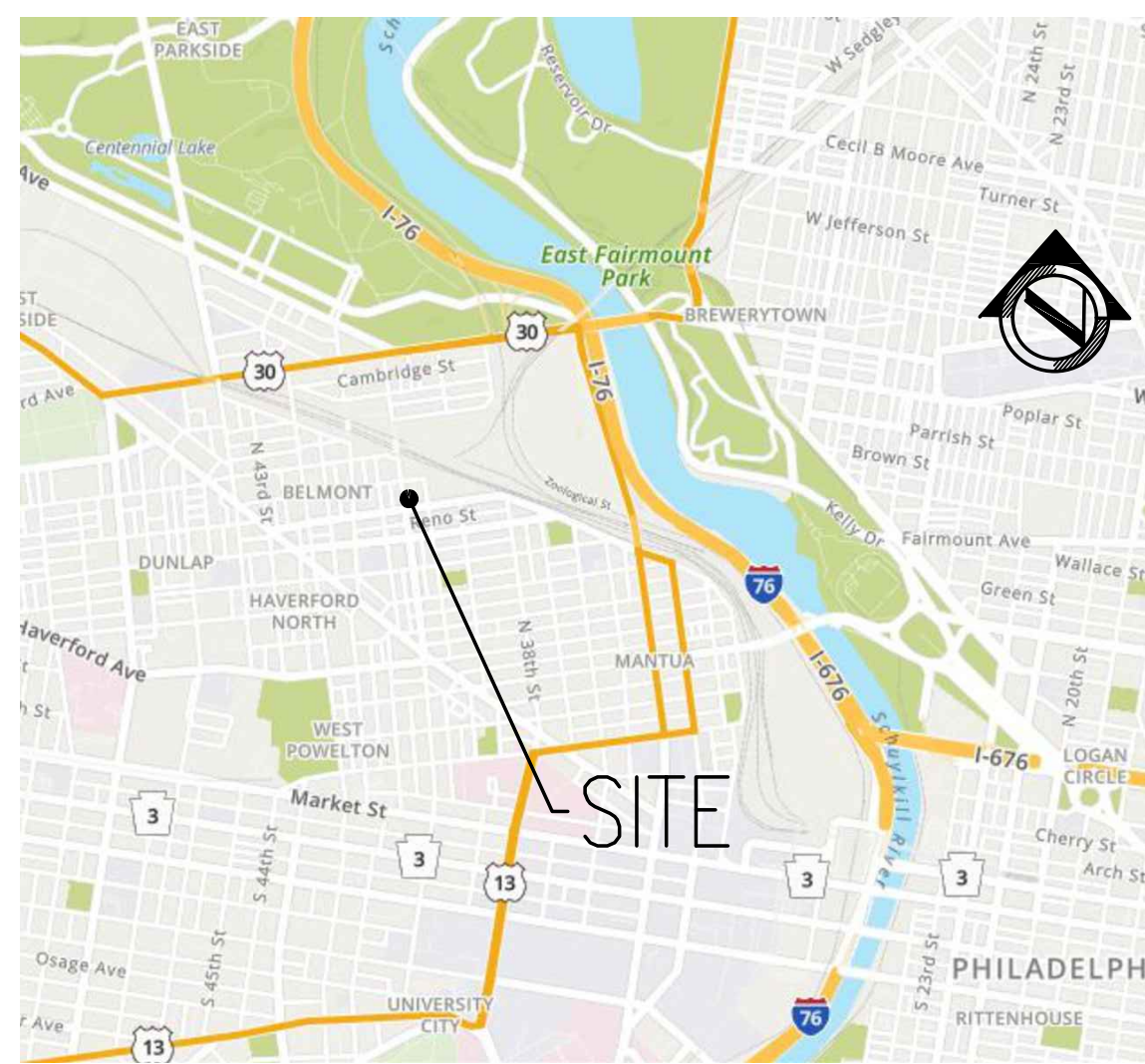
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



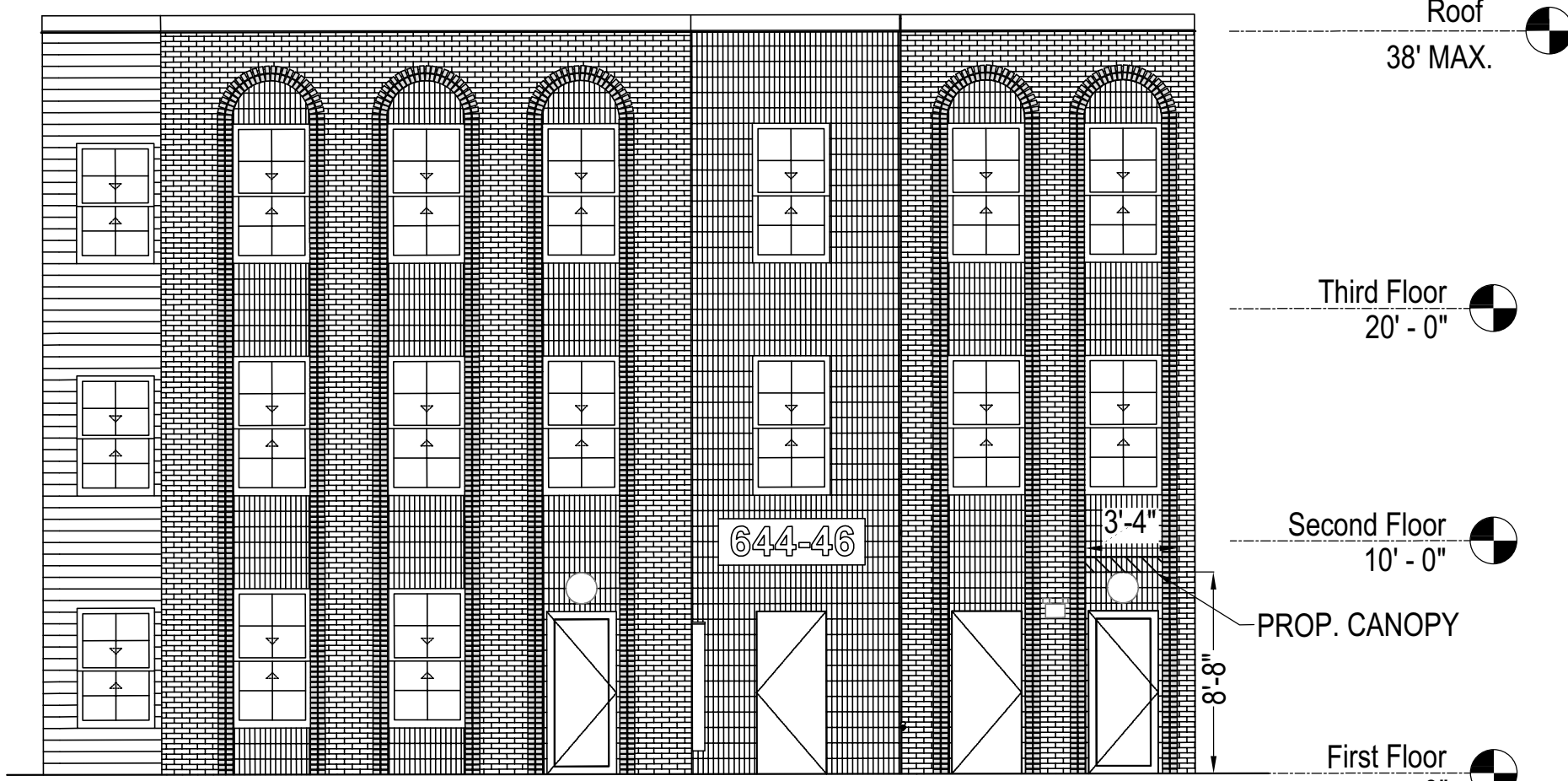
THE SITE IS 50% RM-1 AND 50% RSA-3. THEREFORE, PER SECTION 14-107(2)

IF ANY ZONING DISTRICT COVERS A CONTIGUOUS AREA ON THE LOT THAT IS GREATER THAN OR EQUAL TO EITHER OF THE FOLLOWING, THE MOST RESTRICTIVE PROVISIONS OF ALL ZONING DISTRICTS THAT HAVE A CONTIGUOUS AREA THAT COVERS AT LEAST 10% THE TOTAL LOT AREA SHALL APPLY:

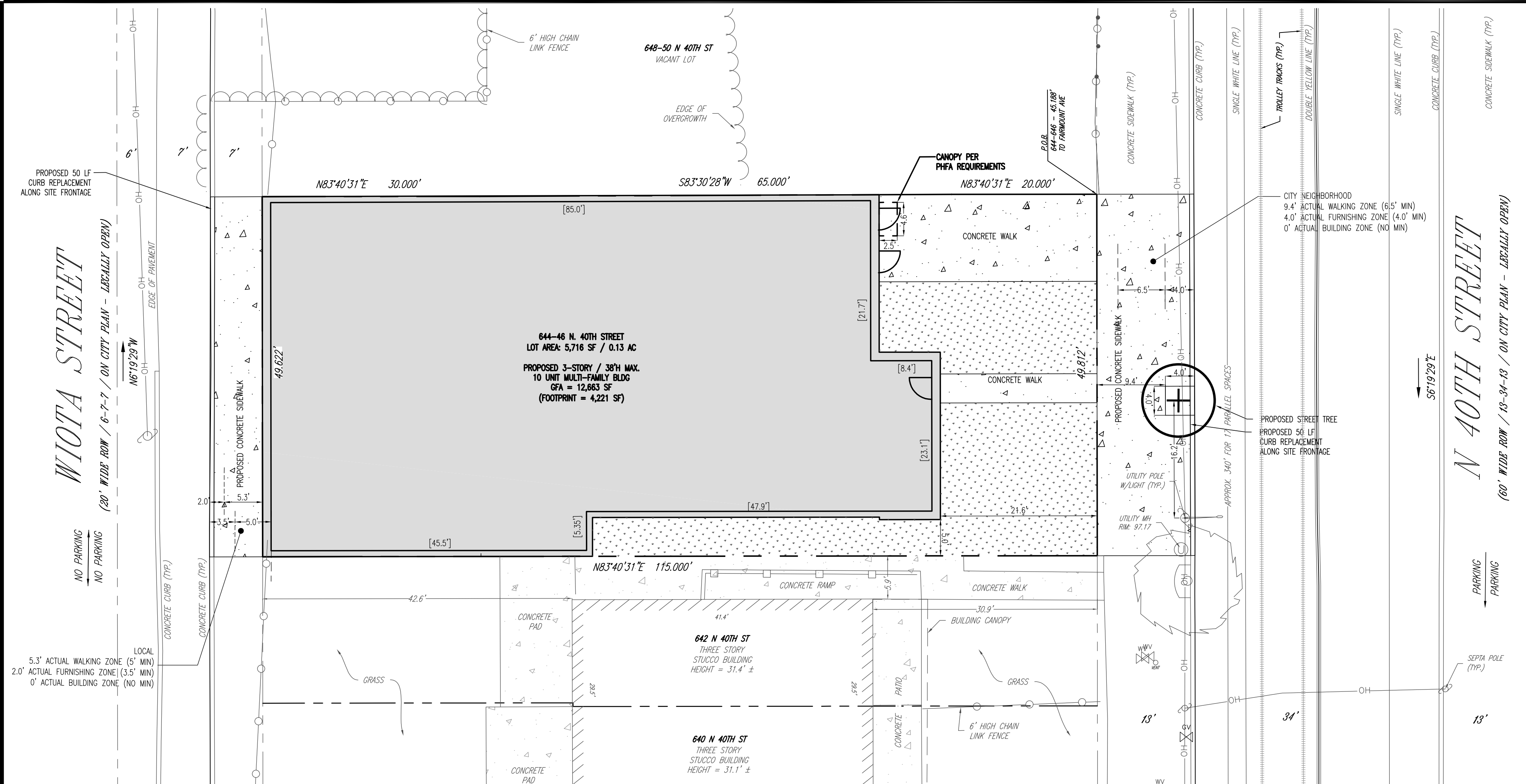
- (1) THE MINIMUM LOT AREA FOR THAT DISTRICT; OR
- (2) 1,600 SQ. FT. IF THE ZONING DISTRICT DOES NOT REQUIRE A MINIMUM LOT AREA.

(.1)

(.2)



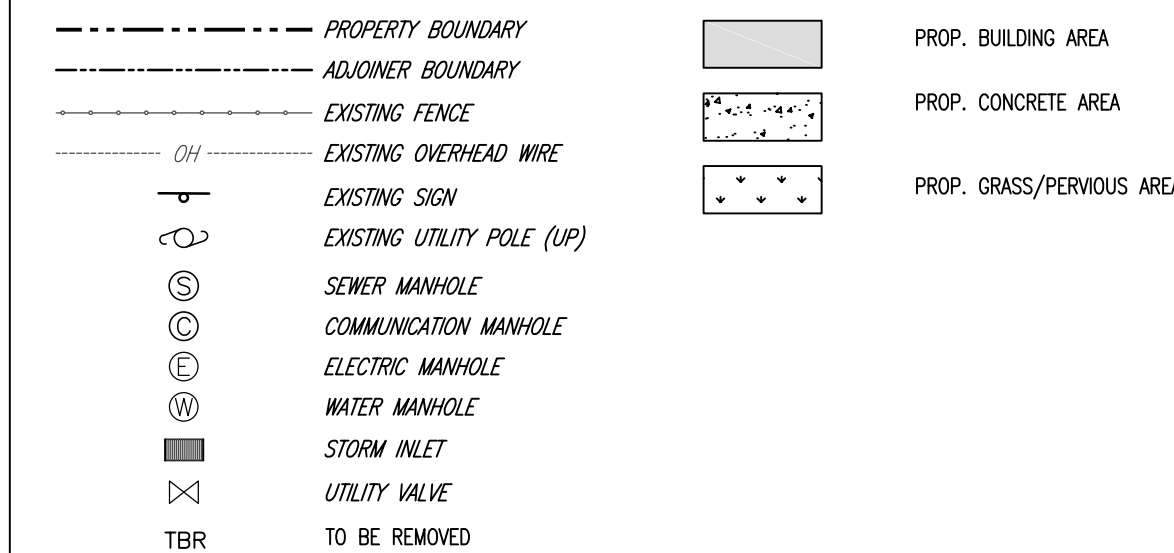
40TH STREET ELEVATION
NOT TO SCALE



SITE PLAN

SCALE: 1" = 10'

LEGEND & ABBREVIATIONS



LANDSCAPE ZONING CODE COMPLIANCE CHART

1. SECTION 14-705.2) - STREET TREES
1 TREE / 35 LINEAR FEET OF FRONTAGE
50 LF OF FRONTAGE / 35 = 1.4 STREET TREES REQUIRED

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- GENERAL NOTES:

- THIS PLAN REFERENCES: CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC.
213 W. MAIN STREET, SUITE 200
LANSDALE, PA 19446
PLAN ENTITLED: "BOUNDARY/LOCATION & TOPOGRAPHIC SURVEY"
PLAN DATED: 11/18/2021

2. OWNER: PHILA REDEVELOPMENT AUTHORITY
1234 MARKET STREET, 16TH FL
PHILADELPHIA, PENNSYLVANIA, 19107

3. APPLICANT: NORTH 40TH STREET LP
631 N. 39TH STREET
PHILADELPHIA, PENNSYLVANIA, 19104
PH: 215.475.9492
ATTN: MICHAEL THORPE AND JAMES WRIGHT
E-MAIL: MICHAEL@NWMCCO.ORG; JAMES@NWMCCO-CAES.ORG

4. PROJECT LOCATION INFORMATION: 644-646 N. 40TH STREET, OPA #06-1166810
CITY OF PHILADELPHIA,
PHILADELPHIA COUNTY, PENNSYLVANIA 19104

5. ZONING INFORMATION: ZONING DISTRICT: RSA-3, RESIDENTIAL SINGLE FAMILY ATTACHED-3 AND
RM-1, RESIDENTIAL MULTI-FAMILY-1, INCLUDING THE
MIN. MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT
EXISTING USE: VACANT LOT
PROPOSED USE: MULTI FAMILY RESIDENTIAL (10-UNITS)
IN THE RM-1 DISTRICT, THE MINIMUM LOT AREA REQUIRED PER DWELLING UNIT
IS AS FOLLOWS:
LOT AREA, 5,716 SF; (5,716-1,440 SF)/480 SF = 8.9 + 4 = 12 UNITS PERMITTED

6. ZONING BULK AND AREA REQUIREMENTS:
CURRENT RSA-3 & RM-1 ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	RSA-3 REQUIRED	RM-1 REQUIRED	PROPOSED
MIN. LOT WIDTH:	25 FT	16 FT	49,622 SF
MIN. LOT AREA:	2,250 SF	1,440 SF [1]	5,728 SF
MAX. OCCUPIED AREA:	N/A	74%	74% (4,233 SF)

MIN. FRONT SETBACK: 8 FT [5] [6] 21.6 FT

MIN. SIDE YARD WIDTH ATTACHED: N/A N/A N/A

MIN. REAR YARD DEPTH: 20 FT 9 FT [9] 0 FT

MIN. REAR YARD DEPTH: N/A 144 SF [9] 0 SF

MAX. BUILDING HEIGHT: 38 FT 38 FT 38 FT MAX.

[1] IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:

(a) AT LEAST SEVENTY-FIVE PERCENT (75%) OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND

(b) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.

[2] IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MAXIMUM OCCUPIED AREA REQUIREMENT.

[5] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STOREYS OF ENCLOSED AREA, STOREYS ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE DESCRIBED IN § 14-701(c)(2)(B) BELOW. EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

[6] IN THE RM-1 DISTRICT, FRONT FACADES SHALL COMPLY WITH THE FOLLOWING:

(a) ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE; AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.

(b) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL MATCH THE DISTANCE BETWEEN THE FRONT FACADE AND THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE.

(c) ON SUCH BUILDING, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE 10 FT.

(d) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTS AS DESIGNATED IN § 14-701(d)(4) (PRIMARY FRONTS) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (A) AND (B) ABOVE.

[9] IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.

7. PARKING REQUIREMENTS: REQUIRED: RSA-3: 1 PER UNIT = 10 PARKING SPACES REQUIRED
RM-1: 0 PARKING SPACES
PROPOSED: 0 PARKING SPACES

8. BICYCLE PARKING REQUIREMENTS: 0 SPACES REQUIRED FOR FEWER THAN 12 DWELLING UNITS

9. 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.

10. 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.

11. 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.

12. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP ENTITLED, "FIRM, FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA(ALL JURISDICTIONS)", PANEL 179 OF 230, MAP NUMBER 42075701736, REVISED JANUARY 17, 2007.

13. THE APPLICANT IS PROPOSING TO CONSTRUCT A 3-STORYED, RESIDENTIAL BUILDING WITH 10 UNITS AND ASSOCIATED SITE IMPROVEMENTS.

14. THE WATERSHED FOR THE SITE IS THE SCHUYLKILL RIVER.

15. 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 SUPERIMPOSED 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.

16. THE ENTIRE SITE CONTAINS US - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).

17. 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. SC0011.

B. ALL PROPOSED BICYCLE RACKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. 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.

STANDARDIZED 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.philadelphiasstreets.com/customer-service/downloads-and-links/>

