

Zoning Permit

Permit Number ZP-2022-012533

LOCATION OF WORK 2112 RIDGE AVE, Philadelphia, PA 19121-3941	PERMIT FEE \$738.00	DATE ISSUED 9/14/2022
	ZBA CALENDAR	ZBA DECISION DATE 9/14/2022
	ZONING DISTRICTS CMX2	

PERMIT HOLDER PHILADELPHIA HOUSING AUTH	2118 RIDGE AVE 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 ERECTION OF ONE (1) ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) Provisos: NONE (MI-2022-003388).
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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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2118 RIDGE AVE, Philadelphia, PA 19121-3941

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON GROUND FLOOR (USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY AND FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTY-SIX (36) DWELLING UNITS AND ACCESSORY OFF STREET SURFACE PARKING FOUR (4) SPACES INCLUDING 1 ACCESSIBLE SPACE AND TWELVE (12) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.

PROPOSED LEGEND

- PROPOSED SHRUB
- PROPOSED STREET TREE
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED GRASS
- PROPOSED ADA RAMP
- PROPOSED SUBSURFACE STORMWATER
- PROPOSED MULCH AREA
- PROPOSED PAVEMENT MILL AND OVERLAY AREA
- PROPOSED PARKING LOT LIGHT
- PROPOSED FENCE
- PROPOSED ELECTRIC METER LOCATION
- PROPOSED BUILDING ENTRANCE / EXIT
- PROPOSED STORMWATER PIPE
- PROPOSED YARD DRAIN
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED WALL PACK LIGHT FIXTURE

EXISTING LEGEND

- PROPERTY LINES
- FENCE
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM/SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- SEWER VENT
- SEWER CLEANOUT
- FIRE HYDRANT
- UTILITY POLE/STREET LIGHT
- LIGHT POLE
- SIGN
- TRAFFIC SIGNAL
- BOLLARD
- BASEMENT DOOR
- TREE

ON-SITE PLANTINGS LEGEND

- SWEET BIRCH (*Betula lenta*)
- NEW JERSEY TEA (*Ceanothus americanus*)
- ROSE CULTIVARS (*Rosa* 'knockout')
- MOUNTAIN MINT (*Pycnanthemum muticum*)

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

REAR LOT LINE OPPOSITE: **Ridge Avenue**

PRIMARY FRONTAGE: **Ridge Avenue**

REAR STREET: **N Beechwood Street**

Applied Electronically By: **DAVID FECTEAU**

May 5, 2022 Ledger No.: **E-3252**

Philadelphia City Planning Commission

- GENERAL NOTES:
- THE PROPOSED DEVELOPMENT INCLUDES THIRTY-SIX (36) APARTMENTS, COMPRISED OF ONE AND TWO BEDROOM UNITS ON THE 2ND, 3RD, AND 4TH FLOORS OF THE PROPOSED BUILDING. THE FIRST FLOOR OF THE BUILDING WILL BE RETAIL SPACE. THERE ARE A TOTAL OF THIRTY-SIX (36) PROPOSED DWELLING UNITS.
 - PROPERTY DIMENSIONS ARE PER DEEDS OF RECORD AND STREET WIDTHS AS PER COMPILATION CITY PLAN NUMBERS 119, 120, AND 121, SHEET 5 OF 7 DATED OCTOBER 28, 2005 AND ARE SHOWN IN PHILADELPHIA DISTRICT STANDARD. ALL OTHER DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET.
 - SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY GEOTREK IN JANUARY 2022.
 - SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR OF THIS PLAN.
 - IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSES.
 - INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - THE PHILADELPHIA DELINEATED FLOOD HAZARD AREA UP TO THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP No. 4207570181G FOR THE CITY OF PHILADELPHIA, DATED JANUARY 17, 2007.
 - THERE ARE NO WETLANDS ON SITE AND THERE ARE NO WATER COURSES OR BODIES OF WATER LOCATED WITHIN 100 FEET OF THE PROPERTY.
 - RIGHTS OF WAY OR EASEMENTS DO NOT EXIST WITHIN PROJECT AREA.

ACT 187

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 187 AND TO CONTACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.

PENNSYLVANIA ONE CALL: 1-800-242-1776

PHILADELPHIA WATER DEPARTMENT
1101 MARKET STREET, 2ND FLOOR
PHILADELPHIA, PENNSYLVANIA 19107
(215) 685-6270

VERIZON
900 RAPE STREET
PHILADELPHIA, PENNSYLVANIA 19107
(215) 351-8947

PHILADELPHIA GAS WORKS
800 W. MONTGOMERY AVENUE, 3RD FLOOR
PHILADELPHIA, PENNSYLVANIA 19122
(215) 684-6796

COMCAST
1351 S. COLUMBUS BOULEVARD
PHILADELPHIA, PENNSYLVANIA 19147
(215) 952-4935

PECO-CONSTRUCTION DEPARTMENT
2301 MARKET STREET
PHILADELPHIA, PENNSYLVANIA 19103
(215) 731-3264

PROTECT YOURSELF

WHAT YOU DON'T KNOW CAN HURT YOU.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS IN DESIGN STAGE

Pennsylvania One Call System, Inc.
1-800-242-1776

BUILDING GROSS FLOOR AREA (S.F.)

LEVEL 1	8,695
LEVEL 2	8,225
LEVEL 3	8,225
LEVEL 4	8,225
TOTAL AREA	33,370

0 5' 10' 20'

SCALE: 1" = 10'-0"



04/20/22	2	PLAN REVISIONS PER L&I REVIEW DATED 04/19/2022		
04/07/22	1	PLAN REVISIONS PER L&I REVIEW DATED 03/28/2022	SS	--
DATE	NO.	REVISIONS	BY	APPR.

THE RESIDENCES AT 2112 RIDGE AVENUE

ZONING PLAN

PHILADELPHIA HOUSING AUTHORITY
2013 RIDGE AVE
PHILADELPHIA, PA 19121

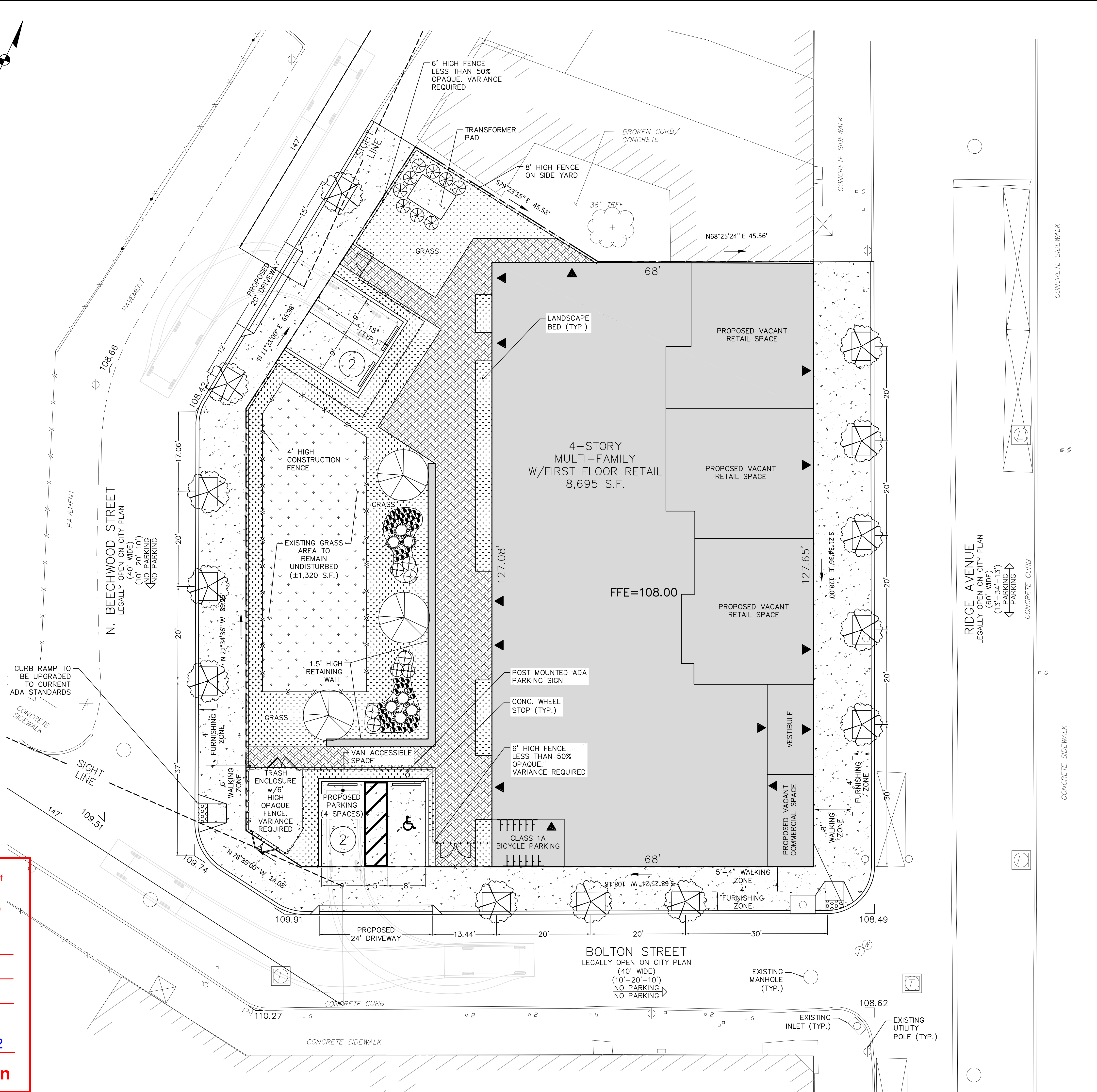
FRANK A. FREGA
PROFESSIONAL ENGINEER LIC. #FE041603R

Frank A. Frega

KSE #2531

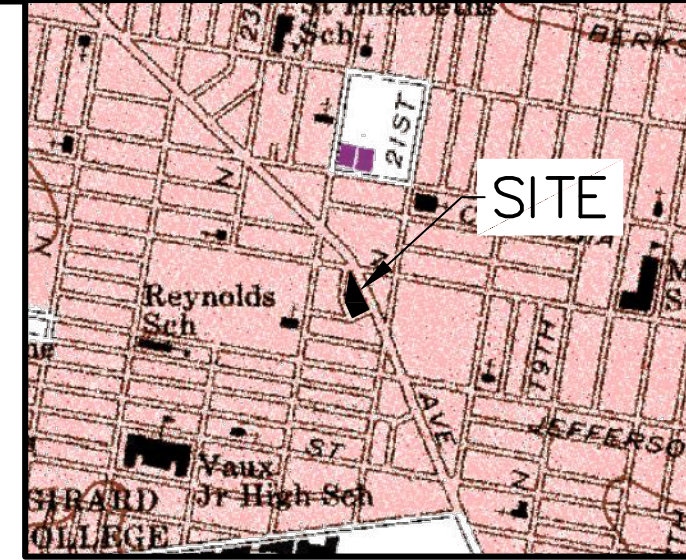
KSE
KS ENGINEERS, P.C.
ENGINEERS•SURVEYORS•CONSTRUCTION MANAGERS
630 WALNUT STREET, SUITE 460
PHILADELPHIA, PENNSYLVANIA 19106
PHONE: 215.925.0425 • FAX: 215.925.0430

ALL DOCUMENTS PREPARED BY KS ENGINEERS, P.C. ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OTHERS TO CONSIDER OR EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN NOTIFICATION OR ADAPTATION BY KS ENGINEERS, P.C. FOR THE SPECIFIC PURPOSES INTENDED WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF KS ENGINEERS, P.C. AND SHALL INDEMNIFY AND HOLD HARMLESS KS ENGINEERS, P.C. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.	SCALE 1" = 10'	APPROVED SS
	DRAWN BY AMA	1 OF 1
	DATE 02/28/22	DRAWING NO. ZP-01



CONSOLIDATION OF LOTS

ADDRESS	OPA/BRT ACCOUNT NO.	OWNER
1529 N BEECHWOOD ST	291291910	PHILADELPHIA HOUSING AUTHORITY
1537 N BEECHWOOD ST	291292100	PHILADELPHIA HOUSING AUTHORITY
2112 RIDGE AVE	291292600	PHILADELPHIA HOUSING AUTHORITY
2114 RIDGE AVE	291292700	PHILADELPHIA HOUSING AUTHORITY
2116 RIDGE AVE	291292810	PHILADELPHIA HOUSING AUTHORITY
2118 RIDGE AVE	291292910	PHILADELPHIA HOUSING AUTHORITY
2120 RIDGE AVE	291293000	PHILADELPHIA HOUSING AUTHORITY
2122 RIDGE AVE	291293100	PHILADELPHIA HOUSING AUTHORITY
2124 RIDGE AVE	291293200	PHILADELPHIA HOUSING AUTHORITY
2126 RIDGE AVE	291293310	PHILADELPHIA HOUSING AUTHORITY



VICINITY MAP
1" = 1,000'
LOWER SCHUYLKILL RIVER WATERSHED
FLOOD MANAGEMENT DISTRICT A

SITE LOCATION:
2112-2126 RIDGE AVENUE
1529 AND 1537 N BEECHWOOD STREET
PHILADELPHIA, PA 19121

PROPERTY OWNER:
PHILADELPHIA HOUSING AUTHORITY

PROPERTY OWNER ADDRESS:
2013 RIDGE AVENUE
PHILADELPHIA, PA 19121

APPLICANT:
PHILADELPHIA HOUSING AUTHORITY
2013 RIDGE AVENUE
PHILADELPHIA, PA 19121

ZONING TABLE

CMX-2 - COMMERCIAL MIXED-USE		
DESCRIPTION	REQUIRED (CMX-2)	PROPOSED
USE *	COMMERCIAL MIXED-USE LOT, SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY	COMMERCIAL MIXED-USE LOT, MULTI-FAMILY
MAXIMUM OCCUPIED AREA (CORNER LOT)	15,661 SF X 80% = 12,529 S.F.	8,695 S.F.
MINIMUM FRONT YARD SETBACK	0'	0'
MINIMUM SIDE YARD DEPTH	N/A PER 14-701 (1)(D)(2)	N/A
MINIMUM REAR YARD DEPTH	GREATER OF 9' OR 10% LOT DEPTH (128' X 10%) = 12.8'	52'
MINIMUM LOT AREA	NO LIMIT	N/A
MINIMUM LOT WIDTH	NO LIMIT	N/A
MAXIMUM BUILDING HEIGHT *	38'	45'
MAXIMUM FAR	NO LIMIT	N/A
MAXIMUM DWELLING UNIT DENSITY *	31	36
PARKING *	0	4
CLASS 1A BICYCLE PARKING	36 / (3) PER UNIT = 12	12
FENCE HEIGHT *	4 FEET	6 FEET

- NOTES:
- A VARIANCE FROM SECTION 14-602(4)(A)[3] FOR PROPOSED NON-RESIDENTIAL OR PARKING USE ALONG 100% OF THE GROUND FLOOR FRONTAGE AND WITHIN THE FIRST 30 FT. OF BUILDING DEPTH IS REQUIRED.
 - NO BUILDING BASEMENT IS PROPOSED.
 - THIS PROPOSED DEVELOPMENT IS NOT REQUIRED TO PROVIDE PARKING PER TABLE 14-802-2; 4 PARKING SPACES HAVE BEEN PROVIDED, ONE OF WHICH IS ADA COMPLIANT.
 - REQUIRED BICYCLE SPACES CALCULATED FOR 36 DWELLING UNITS PER TABLE 14-804-1 FOR 12 OR MORE MULTI-FAMILY DWELLING UNITS.
 - CLASS 1A BICYCLE PARKING FOR 12 SPACES IS PROVIDED INSIDE THE BUILDING VIA AN ACCESSIBLE ROUTE.
- *VARIANCE REQUIRED



100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215 . 928 . 9331
JKRPARCHITECTS.COM

NOT FOR CONSTRUCTION

OWNER/CLIENT

Client Name
Client Address 01
Client Address 02
###.###.###

CONSULTANT 1 DISCIPLINE

CONSULTANT 1
Address 01
Address 02
###.###.###

CONSULTANT 2 DISCIPLINE

CONSULTANT 2
Address 01
Address 02
###.###.###

CONSULTANT 3 DISCIPLINE

CONSULTANT 3 NAME
Address 01
Address 02
###.###.###

CONSULTANT 4 DISCIPLINE

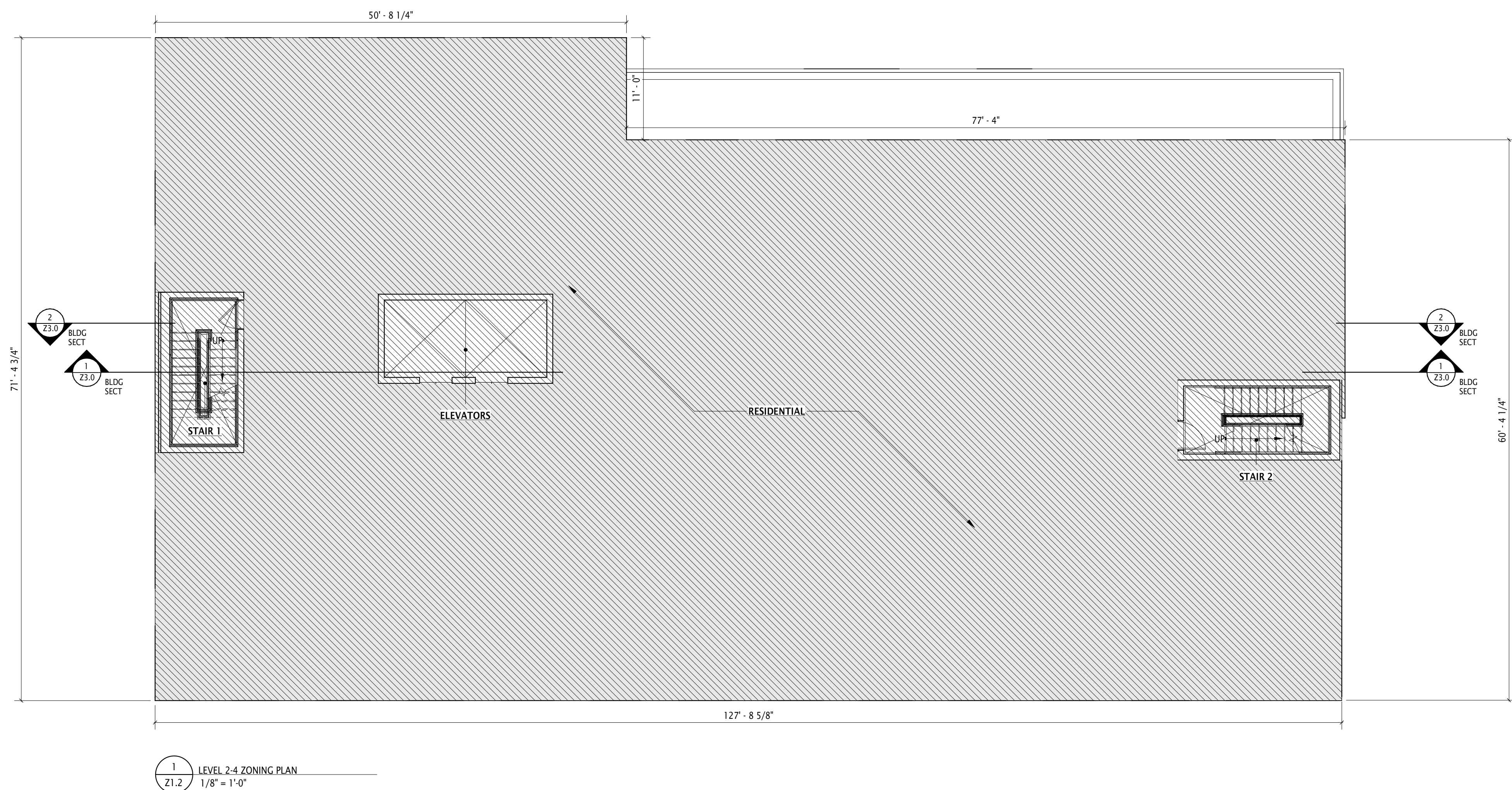
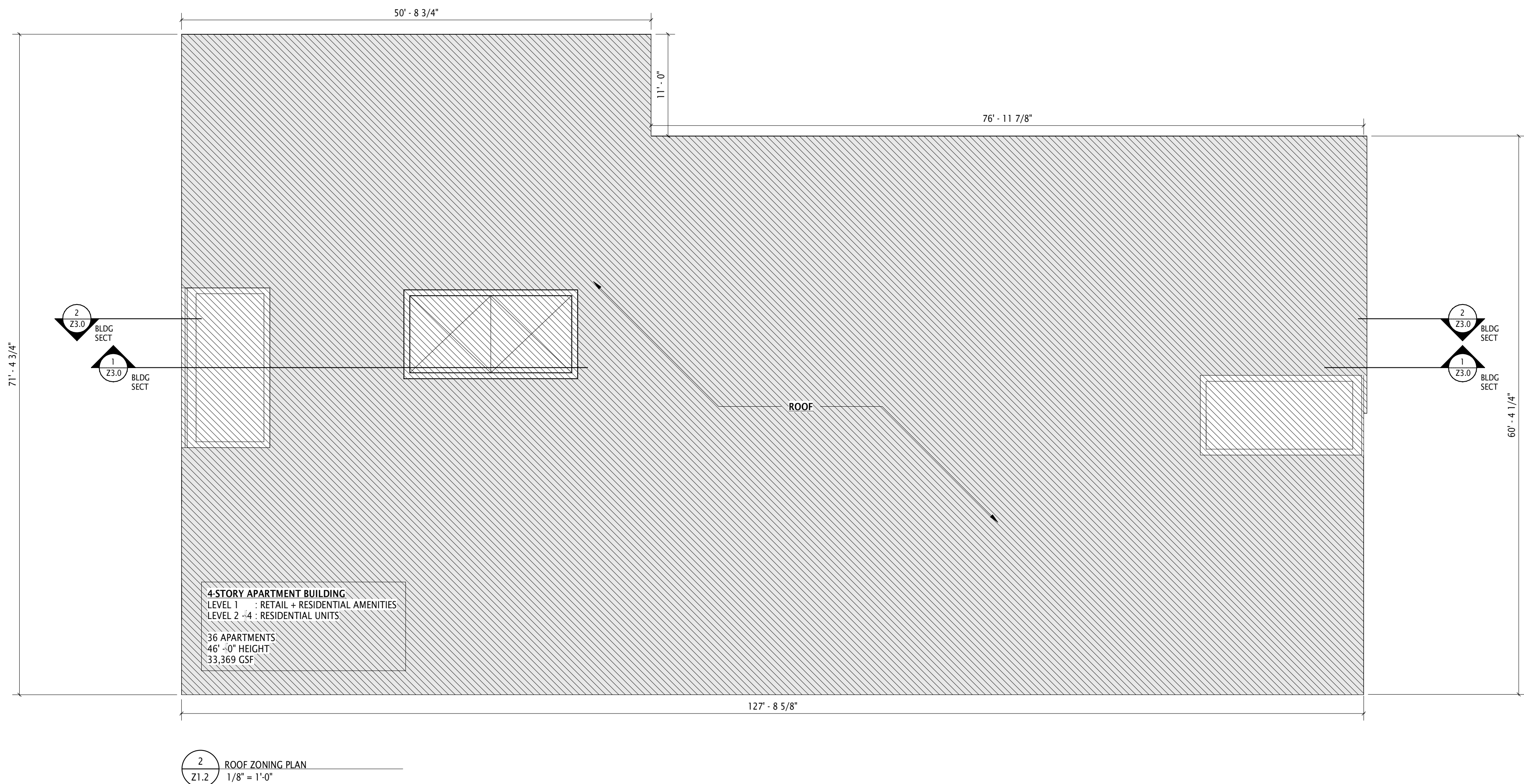
CONSULTANT 4 NAME
Address 01
Address 02
###.###.###

CONSULTANT 5 DISCIPLINE

CONSULTANT 5 NAME
Address 01
Address 02
###.###.###

CONSULTANT 6 DISCIPLINE

CONSULTANT 6 NAME
Address 01
Address 02
###.###.###



2112 RIDGE AVE
MULTIFAMILY DEVELOPMENT



DATE: 2022.02.11
DRAWN BY: JB | JP | PS
REVISIONS:



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Z1.2

SCHEMATIC DESIGN

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Client Address 01
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CONSULTANT 1 DISCIPLINE

CONSULTANT 1
Address 01
Address 02
###.###.###

CONSULTANT 2 DISCIPLINE

CONSULTANT 2
Address 01
Address 02
###.###.###

CONSULTANT 3 DISCIPLINE

CONSULTANT 3 NAME
Address 01
Address 02
###.###.###

CONSULTANT 4 DISCIPLINE

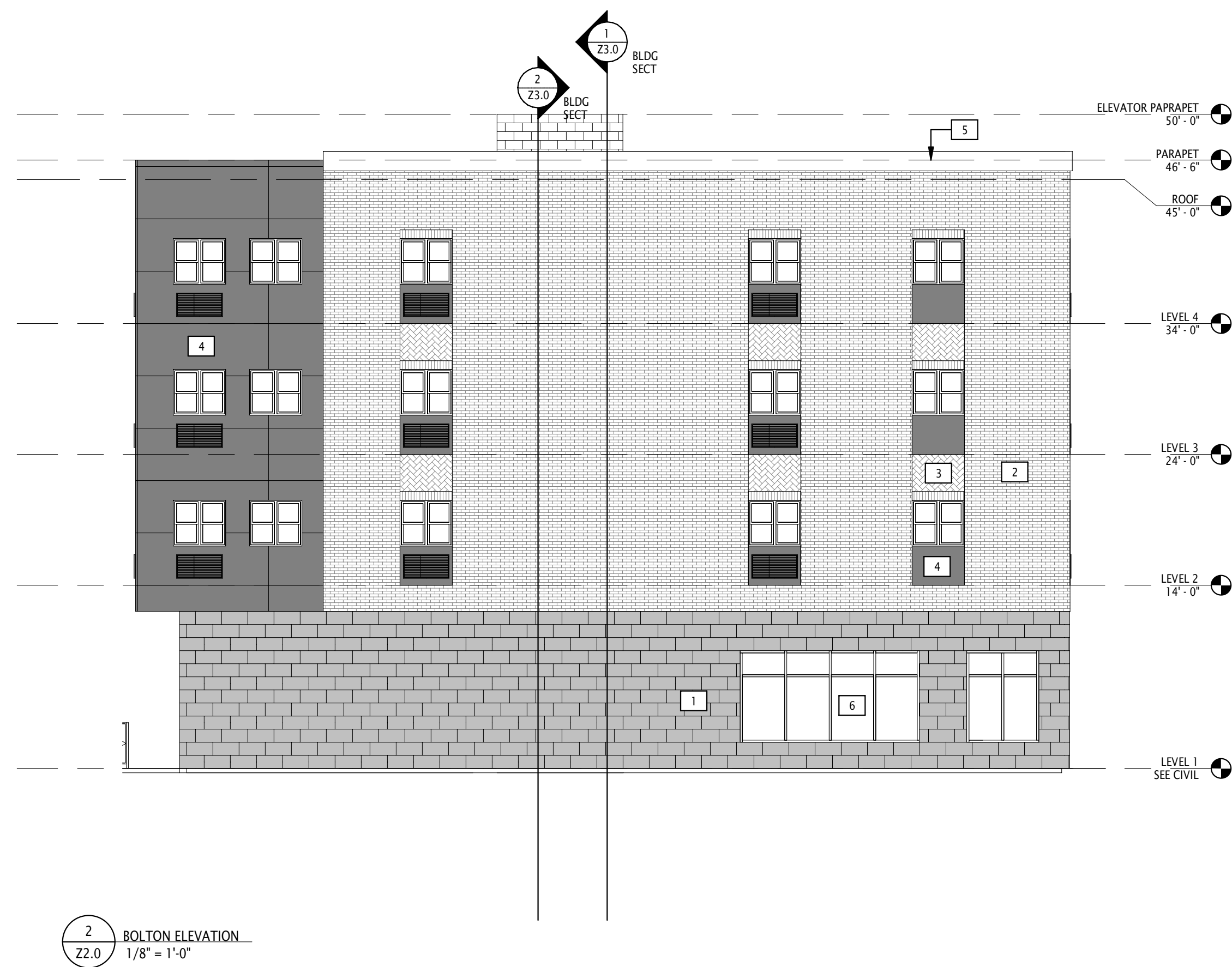
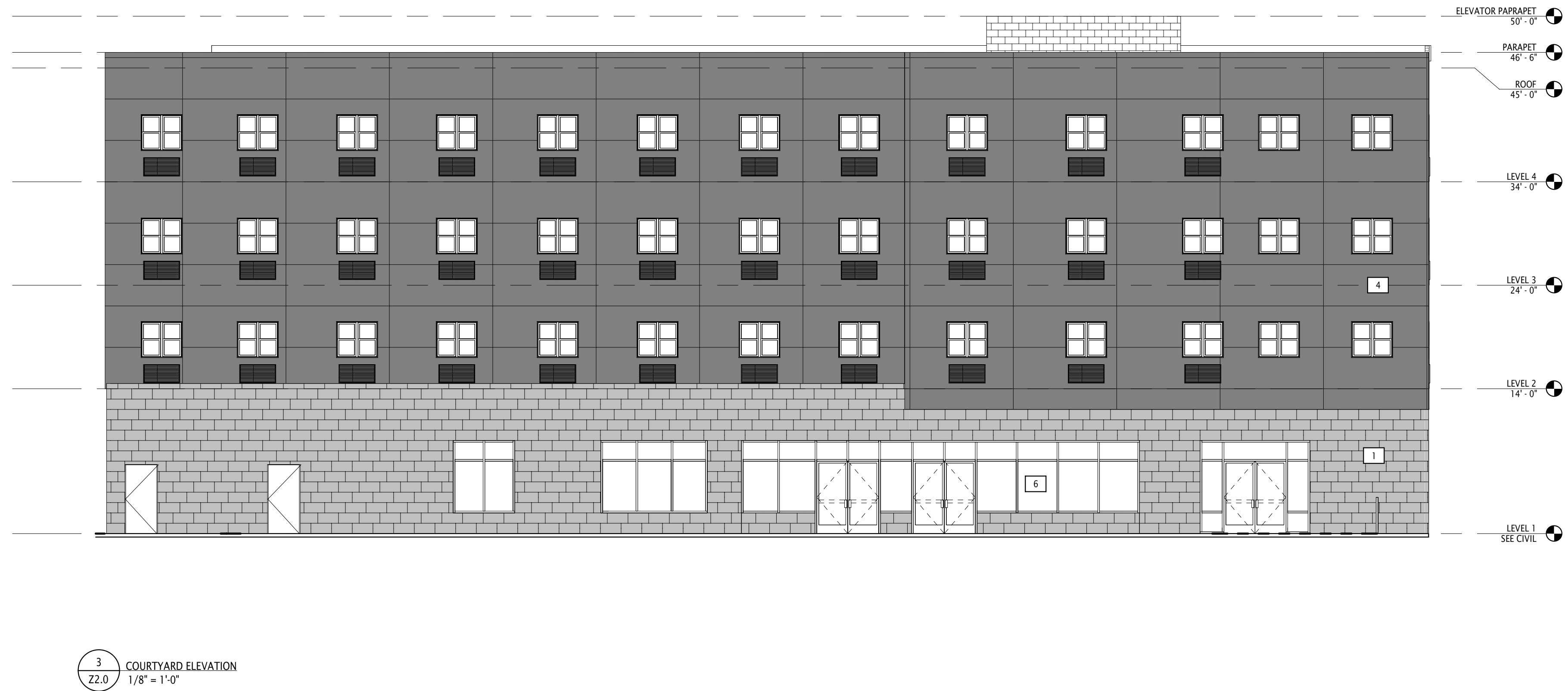
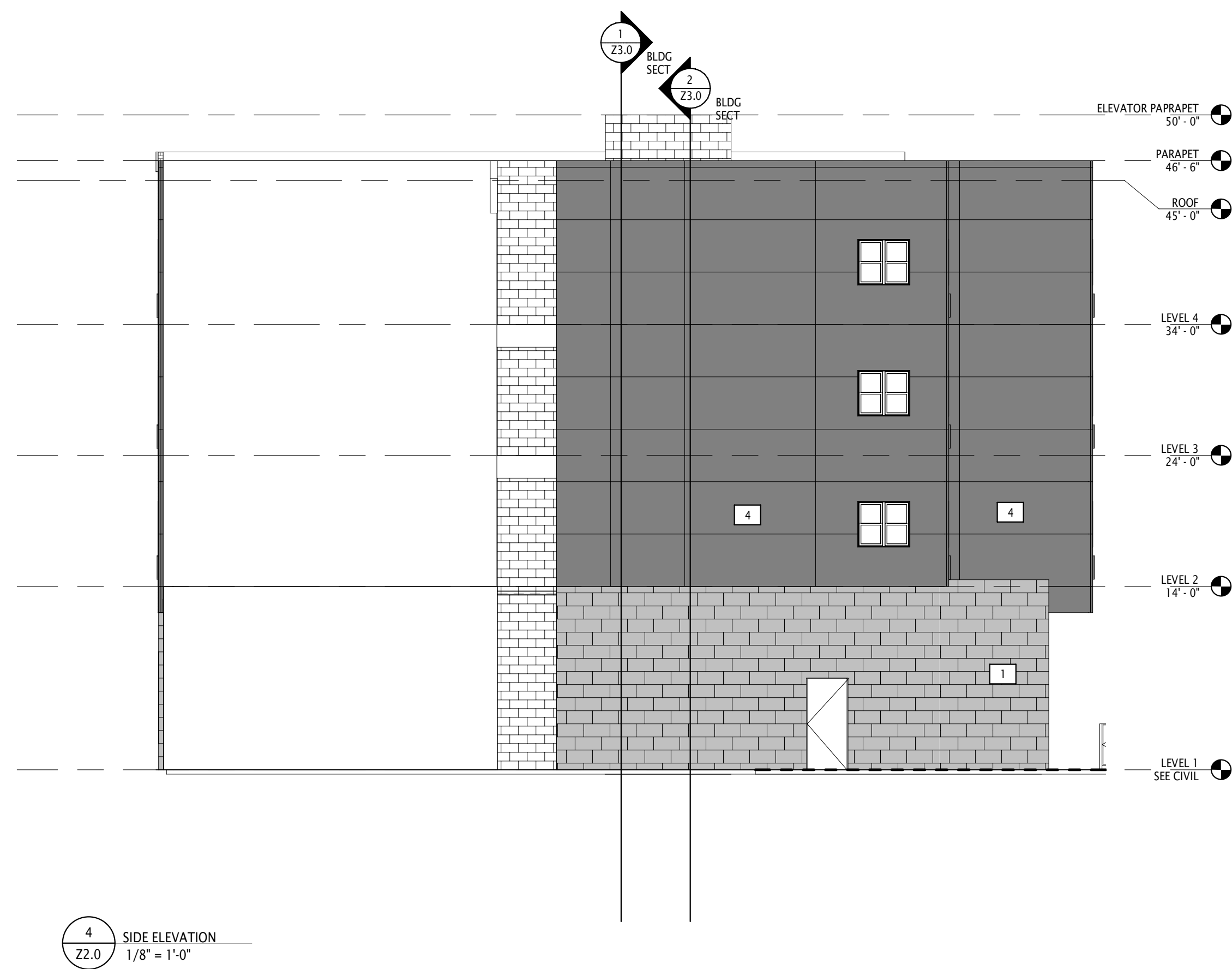
CONSULTANT 4 NAME
Address 01
Address 02
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CONSULTANT 5 DISCIPLINE

CONSULTANT 5 NAME
Address 01
Address 02
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CONSULTANT 6 DISCIPLINE

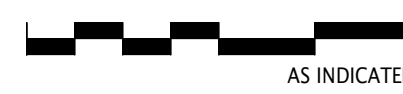
CONSULTANT 6 NAME
Address 01
Address 02
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EXTERIOR MATERIALS LEGEND	
1	CAST STONE
2	STANDARD BRICK - RUNNING BOND
3	STANDARD BRICK - HERRINGBONE
4	METAL PANEL
5	CORNICE
6	STOREFRONT SYSTEM

2112 RIDGE AVE
MULTIFAMILY DEVELOPMENT
2112 RIDGE AVE
PHILADELPHIA PA 19121
ZONING ELEVATIONS

DATE: 2022.02.11
DRAWN BY: JP
REVISIONS:



AS INDICATED

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THIS DOCUMENT CONTAINS ANY DESIGN
INFORMATION AND/OR CONSTRUCTION
INFORMATION OF CONSULTANT'S REPRESENTATION.

Applied Electronically by L&J User:



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SUITE 1080
PHILADELPHIA, PA 19107
215 . 928 . 9331
JKRPARCHITECTS.COM

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OWNER/CLIENT

Client Name
Client Address 01
Client Address 02
###.###.###

CONSULTANT 1 DISCIPLINE

CONSULTANT 1
Address 01
Address 02
###.###.###

CONSULTANT 2 DISCIPLINE

CONSULTANT 2
Address 01
Address 02
###.###.###

CONSULTANT 3 DISCIPLINE

CONSULTANT 3 NAME
Address 01
Address 02
###.###.###

CONSULTANT 4 DISCIPLINE

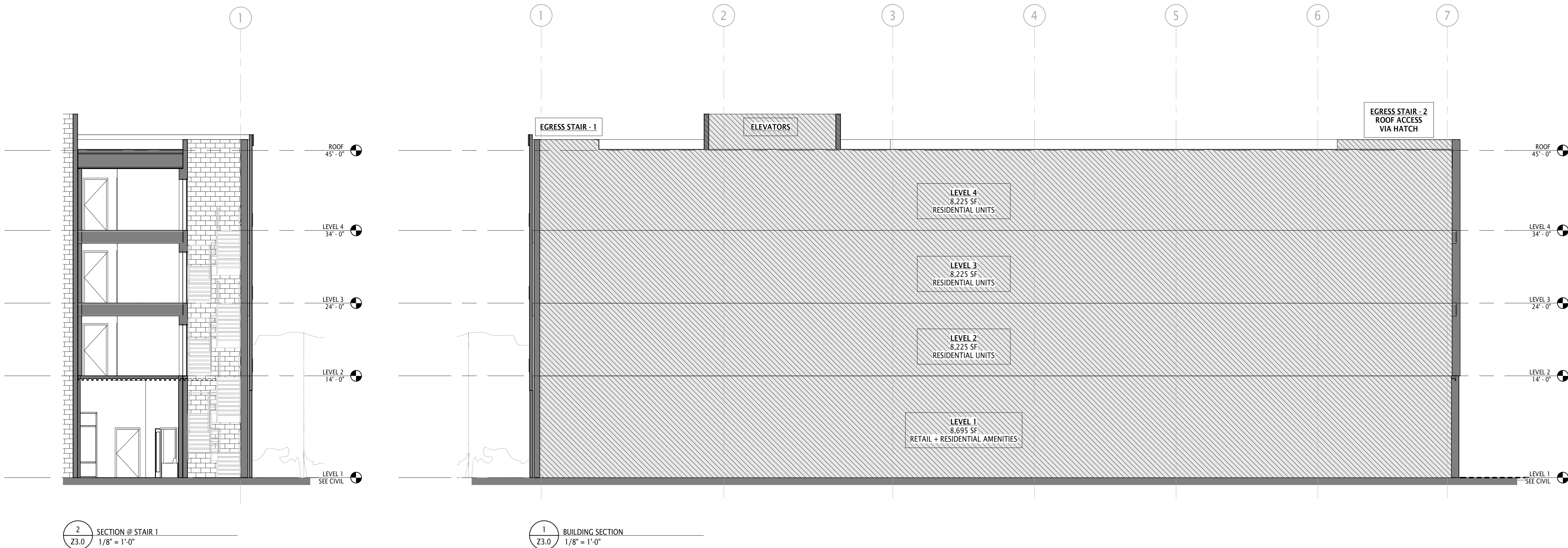
CONSULTANT 4 NAME
Address 01
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CONSULTANT 5 DISCIPLINE

CONSULTANT 5 NAME
Address 01
Address 02
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CONSULTANT 6 DISCIPLINE

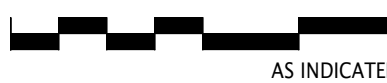
CONSULTANT 6 NAME
Address 01
Address 02
###.###.###



2112 RIDGE AVE
MULTIFAMILY DEVELOPMENT
2112 RIDGE AVE
PHILADELPHIA PA 19121

ZONING SECTION

DATE: 2022.02.11
DRAWN BY: JB1/P1/PS
REVISIONS:



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Z3.0

SCHEMATIC DESIGN

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11/08/22

SEAL REQUIRED FOR ALL PROFESSIONAL STAMPS AND SIGNED AND DATED FOR THE PROJECT AND DATE OF APPLICATION OF THE SEAL.

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