

Zoning Permit

Permit Number ZP-2023-007716

LOCATION OF WORK 865 N 40TH ST T-C-200360, Philadelphia, PA 19104 Please note #865 and 867 were previously consolidated by ZP-2022-004418.	PERMIT FEE \$1,854.00	DATE ISSUED 8/17/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1
 Phila Re-development Authority 1234 Market St, 16th FL, Philadelphia, PA 19107

OWNER CONTACT 2

TYPE OF WORK
 New construction, addition, GFA change

APPROVED DEVELOPMENT
 FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAX. 45 FT. HIGH). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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)



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

865 N 40TH ST T-C-200360, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL NINE (9) 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 ENGINEERING & ARCHITECTURAL, INC.
213 W. MAIN STREET, SUITE 200
LANSDALE, PA 19446
PLAN ENTITLED: "LOCATION/BOUNDARY & 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@MYNCCDC.ORG, JAMES@RIGHT@PEC-CARES.ORG
4. PROJECT LOCATION INFORMATION: 865 N. 40TH STREET, OPA #24-3161700*
867 N. 40TH STREET, OPA #24-3161800*
CITY OF PHILADELPHIA,
PHILADELPHIA COUNTY, PENNSYLVANIA 19104
*LOT CONSOLIDATION ZONING PERMIT: ZP-2022-004418
5. ZONING INFORMATION: ZONING DISTRICT: RM-1, RESIDENTIAL MULTI-FAMILY-1 INCLUDING THE
MIN. MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT
EXISTING USE: VACANT LOT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (9 UNITS)
IN THE RM-1 /MIN OVERLAY DISTRICTS, THE MINIMUM LOT AREA REQUIRED
PER DWELLING UNIT IS AS FOLLOWS:
LOT AREA: 4,600 SF; (4,600-1,440 SF)/320 SF = 9 + 6 = 15 UNITS PERMITTED
6. ZONING BULK AND AREA REQUIREMENTS:
RM-1 ZONING DISTRICT:
- | | REQUIRED
RM-1 | PROPOSED |
|---------------------------------------|--------------------------|----------------|
| <u>RM-1 MINIMUM LOT REQUIREMENTS:</u> | | |
| MIN. LOT WIDTH: | 16 FT | 40.0 FT |
| MIN. LOT AREA: | 1,440 SF [1] | 4,600 SF |
| MAX. OCCUPIED AREA: | 75% INTERMEDIATE LOT [2] | 69% (3,152 SF) |
| MIN. FRONT YARD SETBACK: | [5][6] | 7.6 FT |
| MIN. SIDE YARD DEPTH: | | |
| MULTI FAMILY ATTACHED: | N/A | N/A |
| MIN. REAR YARD DEPTH: | 9 FT [9] | 20.9 FT |
| MIN. REAR YARD AREA: | 144 SF [9] | 836 SF |
| MAX. BUILDING HEIGHT: | 45 FT (/MIN OVERLAY) | 45 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, BUILDING HEIGHTS SHALL BE LIMITED TO 45 FEET IN DEPTH FROM THE MAXIMUM OCCUPIED AREA REQUIREMENT.
- [3] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING SHALL BE SET BACK AN ADDITIONAL EIGHT FEET FROM THE MINIMUM DISTANCE BETWEEN 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: 573
- (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 FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE 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 ON THE ADJACENT BUILDING TO THE STREET SUBJECT PROPERTY AND THE FRONT LOT LINE. IF THERE IS NO SUCH BUILDING, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE ZERO.
- (c) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(d)(1)(A) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (A) AND (B). ABOVE 574
- [9] IN THE RM-1 DISTRICT, LOTS WITH LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD OF 6 FT. IF:

3. PARKING REQUIREMENTS:
REQUIRED: 0 PARKING SPACES FOR MULTI-FAMILY IN THE RM-1 ZONING DISTRICT
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 DOES NOT ESTABLISH A BUILDING EXISTENCE. 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 THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
11. THE DRAWING IS PREPARED BY DISPERSONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECONSTRUCTION OR BY ANY OTHER MEANS OR STORED, REPRODUCED 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, "TRIM, FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA(ALL JURISDICTIONS)," PANEL 181 OF 230, MAP NUMBER 420750181G, REVISED JANUARY 17, 2007.
13. THE APPLICANT IS PROPOSING TO CONSTRUCT A 3-STORIED, MULTI-FAMILY RESIDENTIAL BUILDING (9 UNITS) ALONG WITH 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 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.
16. THE ENTIRE SITE CONTAINS UG – URBAN LAND SOIL (PER THE USDA NATIONAL 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. S00101.
- B. ALL PROPOSED STREET LIGHTING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. S00102.
- C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:
- CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (CURRENT EDITION)
 - UTILITIES: PHILADELPHIA STREETS DEPARTMENT, 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 MANAGED BY THE PHILADELPHIA STREETS DEPARTMENT
- 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 CURRENT EDITION OF THE STANDARD ROADWAY CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT SHALL BE APPLIED.
- STANDARD DETAILS ARE AVAILABLE AT: <https://www.philadelphiastreets.org/CUSTOMER-SERVICE/DOWNLOADS-AND-LINKS/>

[illegible]

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VIRGINIA LICENSE No. 0407045725

PROJECT LOCATION

ZONING PLAN SET FOR
865 & 867 N. 40TH STREET
OPA #24-3161700
OPA #24-3161800

N. 40TH STREET
CITY OF PHILADELPHIA
PENNSYLVANIA, 19104

PREPARED FOR:
NORTH 40TH STREET, LP

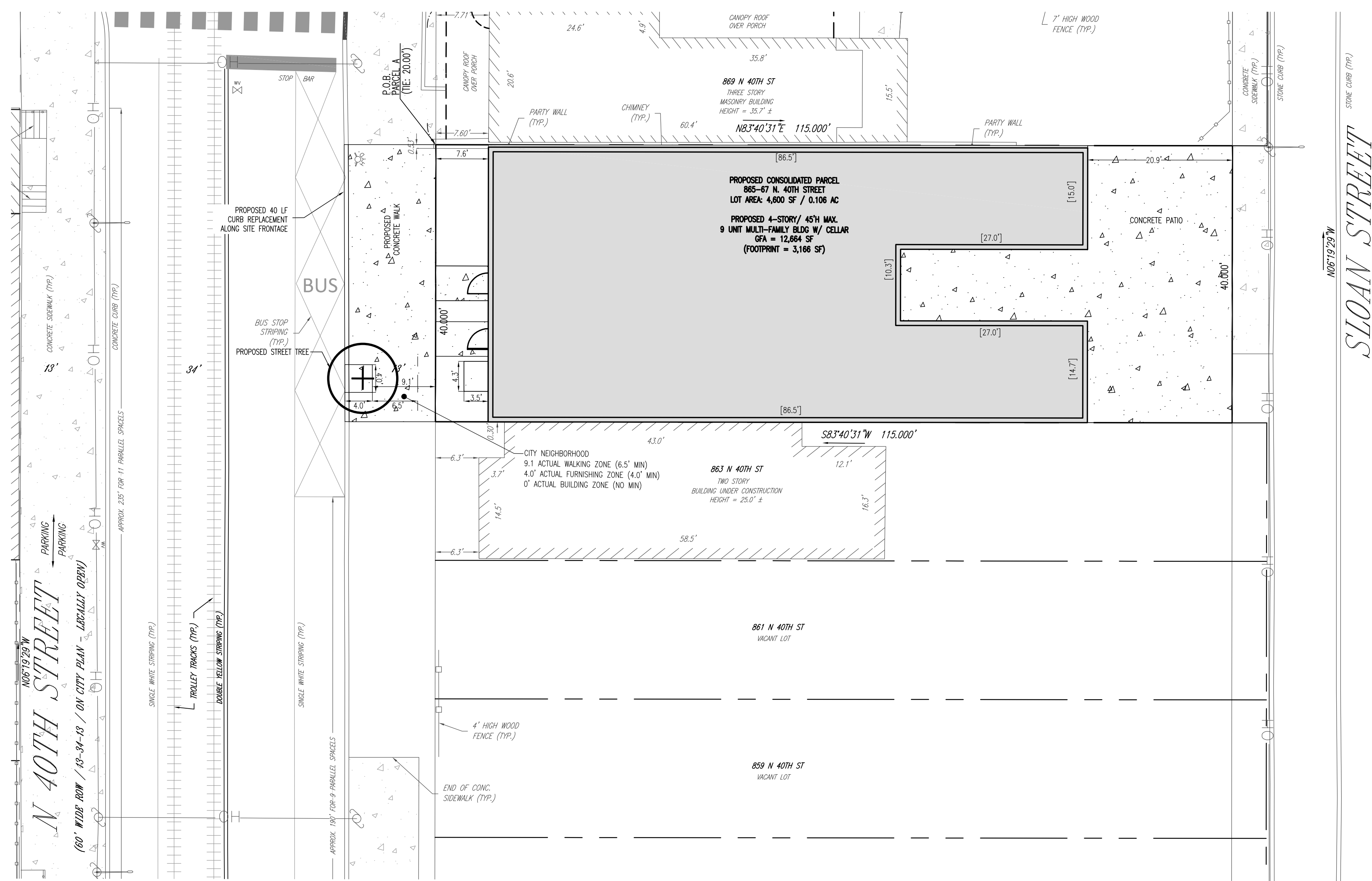
TITLE

ZONING SITE PLAN

PROJ. #	21-0919	DATE	7/20/2023
CAD ID.	21-0919	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 1

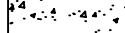
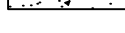
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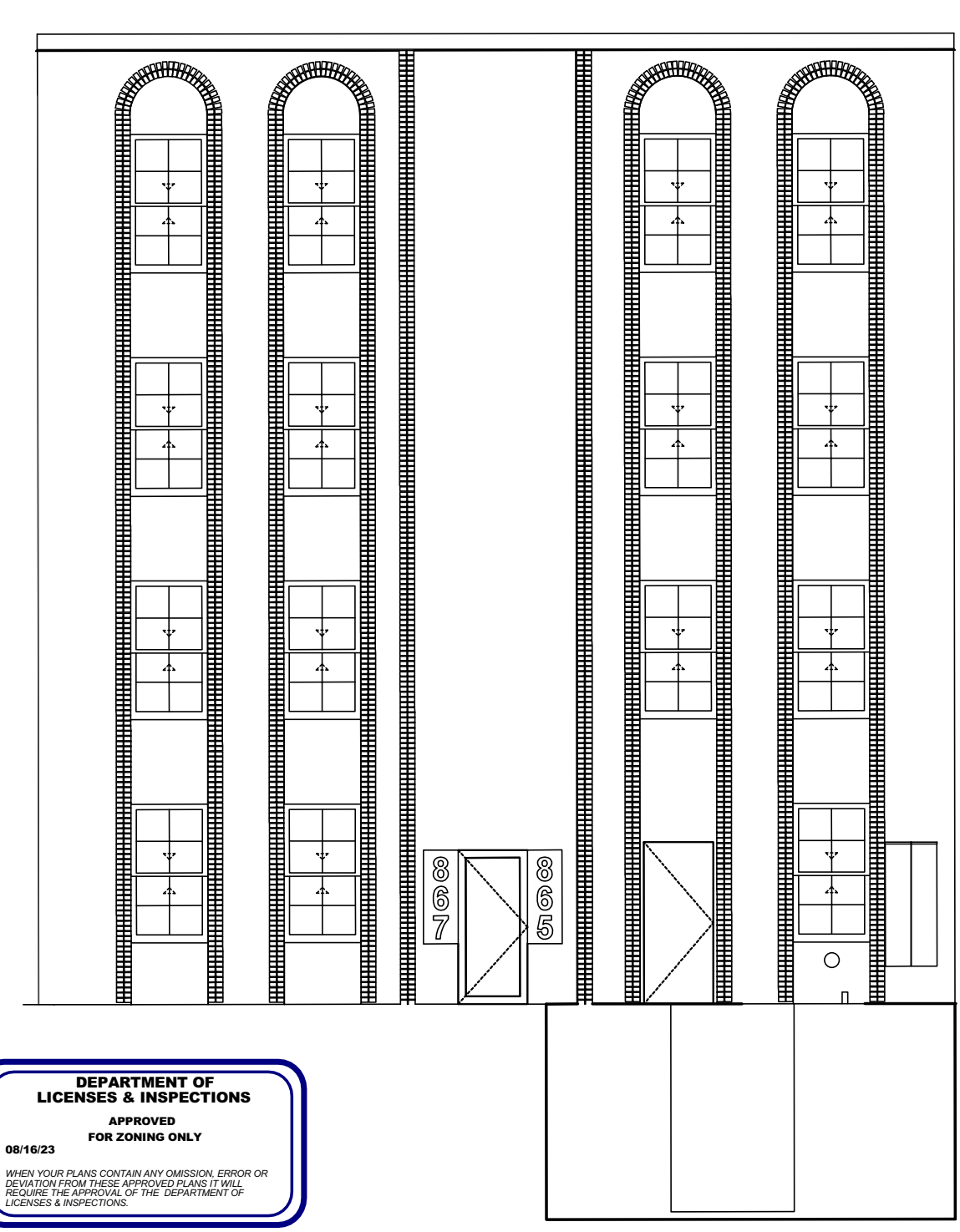
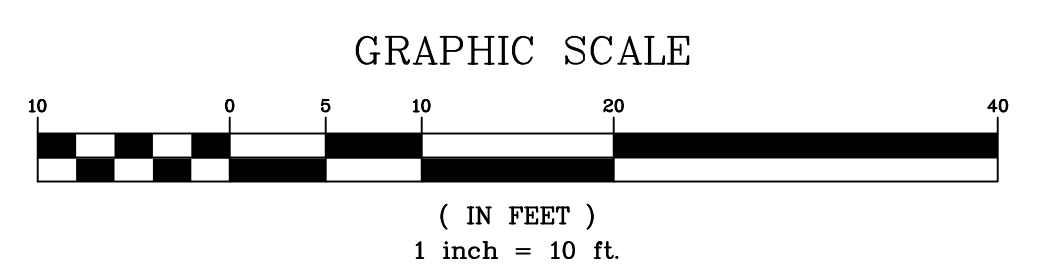


SITE PLAN

SCALE: 1" = 10'

LEGEND & ABBREVIATIONS

- | | | | |
|---|----------------------------|---|----------------------------|
| --- | PROPERTY BOUNDARY |  | PROP. BUILDING AREA |
| - - - - - | ADJACENT BOUNDARY |  | PROP. CONCRETE AREA |
| —○—○—○— | EXISTING FENCE |  | PROP. ASPHALT AREA |
| - - - - - OH - - - - - | EXISTING OVERHEAD WIRE |  | PROP. GRASS LANDSCAPE AREA |
| - - - - - | EXISTING SIGN |  | PROP. FENCE |
|  | EXISTING UTILITY POLE (UP) | | |
|  | SEWER MANHOLE | | |
|  | COMMUNICATION MANHOLE | | |
|  | ELECTRIC MANHOLE | | |
|  | WATER MANHOLE | | |
|  | STORM INLET | | |
|  | UTILITY VALVE | | |
| TRR | TO BE REMOVED | | |



FRONT ELEVATION
NOT TO SCALE

NOT TO SCALE