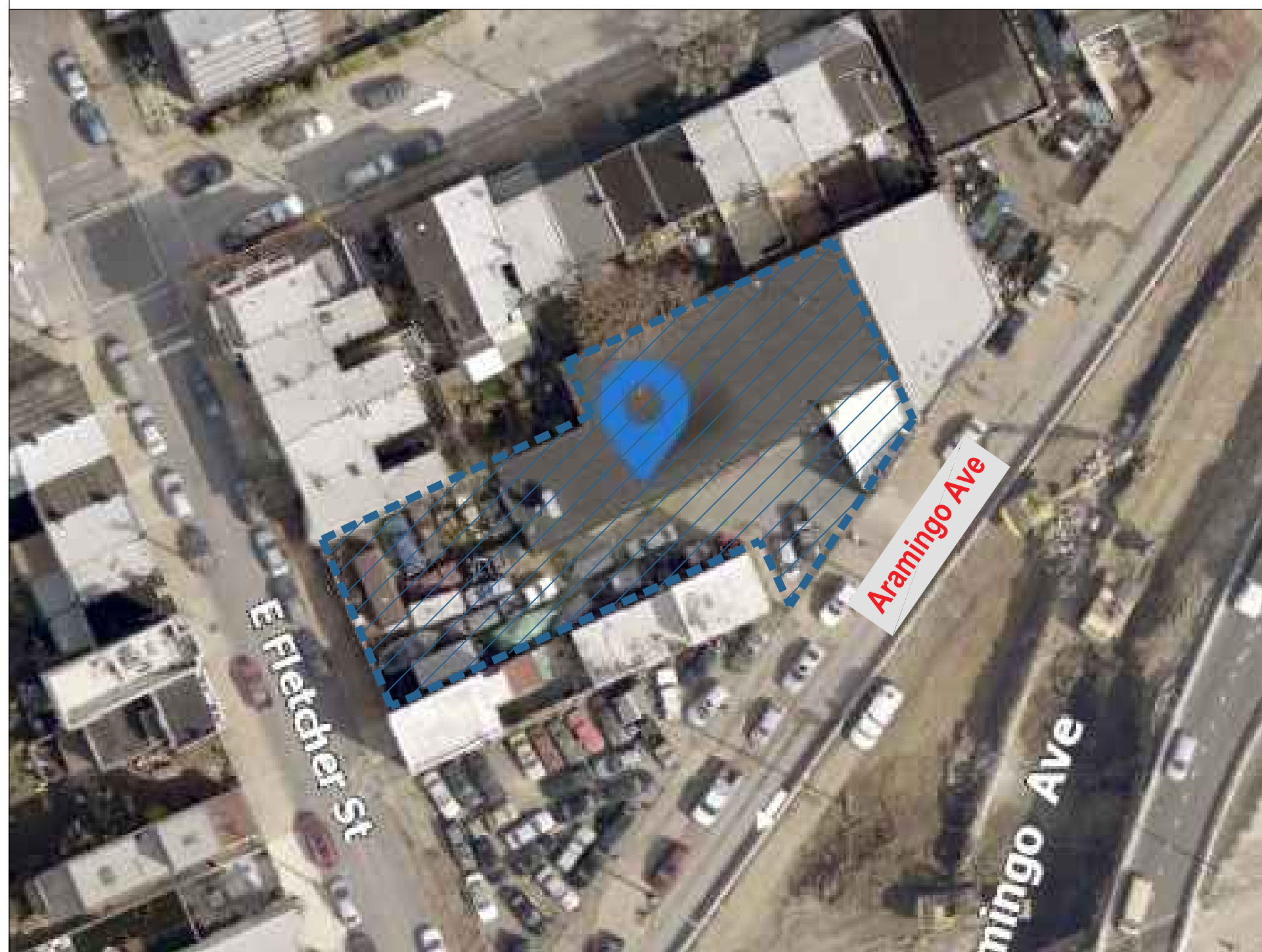
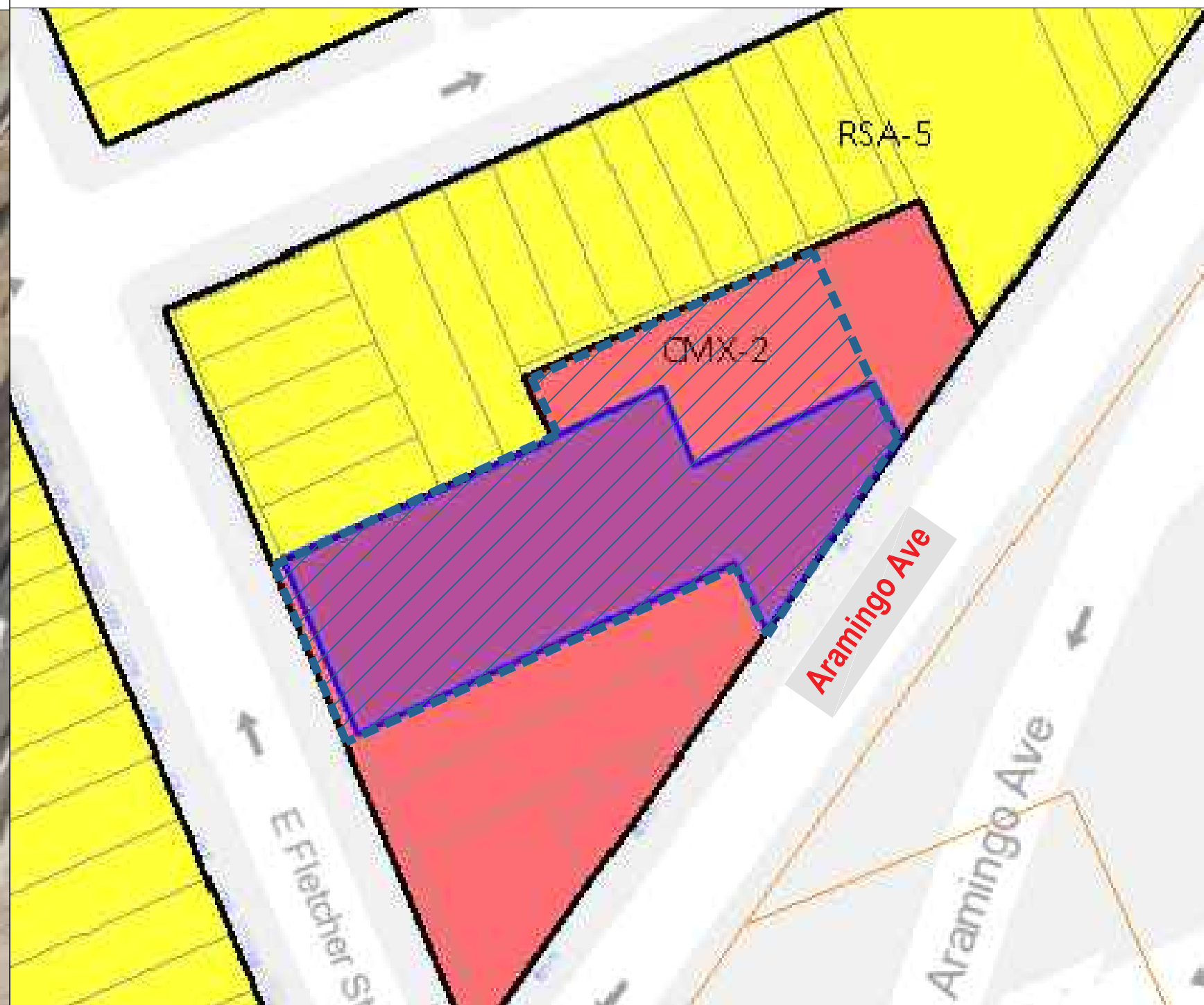


# 817-23 ARAMINGO AVE, PHILA PA

## AERIAL MAP



## ZONING MAP



### STREETS DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION PER DRAWING NUMBER SC-0101
- MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
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- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
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- EGRESS WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING

### PROJECT SUMMARY: 817-23 ARAMINGO AVE

ZONING: CMX-2  
ABUTTING ZONING DISTRICT: CMX-2 / RSA-5  
ZONING DISTRICT ACROSS STREET: RSA-5  
LOT AREA: 12,407 US SF (12,345 DS SF)

USE: PROPOSED STRUCTURE CONTAINING 1 VACANT COMMERCIAL SPACE & 45 DWELLING UNIT.  
APPLICATION USES GREEN ROOF BONUS (14-802 (4) [2] (C)) & LOW INCOME HOUSING BONUS (14-702 (7) (A) (2) LOW INCOME)

DWELLING UNITS	ALLOWED 24+6(GR)+15(LOW INC.)	PROPOSED 45 + 1 VACANT COMMERCIAL SPACE
OPEN AREA	3,101.75 SF (25%)	3,113 SF (25.1%)
OCCUPIED AREA	9,305.25 SF (75%)	9,294 SF (74.9%)
FRONT YARD SETBACK	0'	0'
REAR YARD	5' EACH IF USED	0' NOT USED
HEIGHT	38' + 7' = 45'-0"	NA (2) STREET FRONTAGES
TOTAL GFA:	NA	27,650 SF

### DENSITY AND HEIGHT BONUS SUMMARY:

#### LOW INCOME HOUSING BONUS :

DWELLING UNITS	ALLOWED 30	EARNED 30 x 50% = 15	TOTAL USED 30 + 15 = 45
BLDG. HEIGHT	ALLOWED 38'-0"	EARNED + 7'-0"	USED 7'-0"
			TOTAL HEIGHT 45'-0"

FEE IN LIEU OF PROVIDING AFFORDABLE UNITS: LOW INCOME BONUS SOUGHT  
(THE GREATER OF THE 2 BELOW GOVERN)

METHOD 1:	COST PER UNIT FORMULA:	UNITS EARNED x \$30,000/UNIT = FEE 15 x \$30,000/UNIT = \$450,000
METHOD 2:	COST PER LOT AREA FORMULA:	\$24 PER SF OF LOT AREA = FEE \$24 x 12,407 SF = \$297,768.00
		FINAL FEE IN LIEU OF = \$450,000

### ZONING NOTES:

- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
- PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
- GUARD RAIL/TYPICAL PARAPETS ARE: 42" AFF
- 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

### PARKING SUMMARY

BICYCLE PARKING (45 / 3)	REQUIRED 15	PROPOSED 15
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### LANDSCAPING SUMMARY

STREET TREES (126'-6.8125' / 35')	REQUIRED 3	PROPOSED 3
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### LANDSCAPE NOTES:

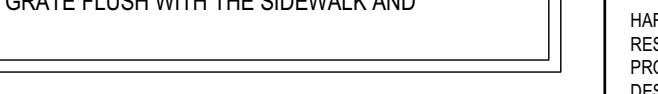
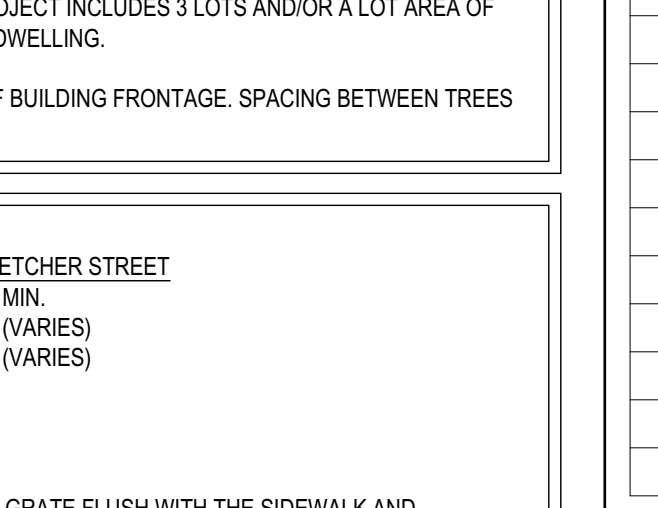
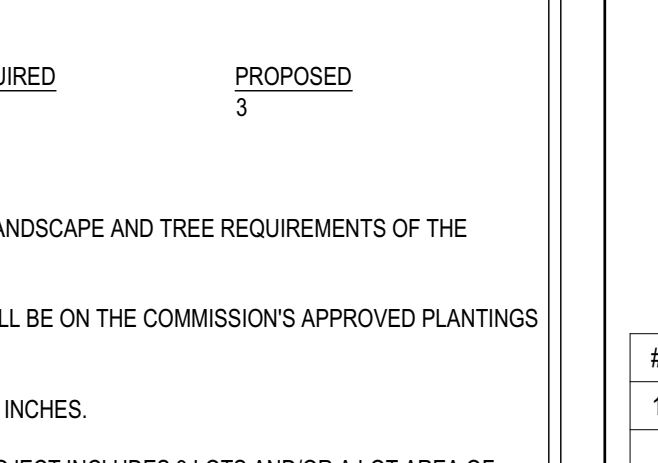
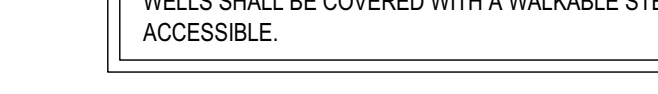
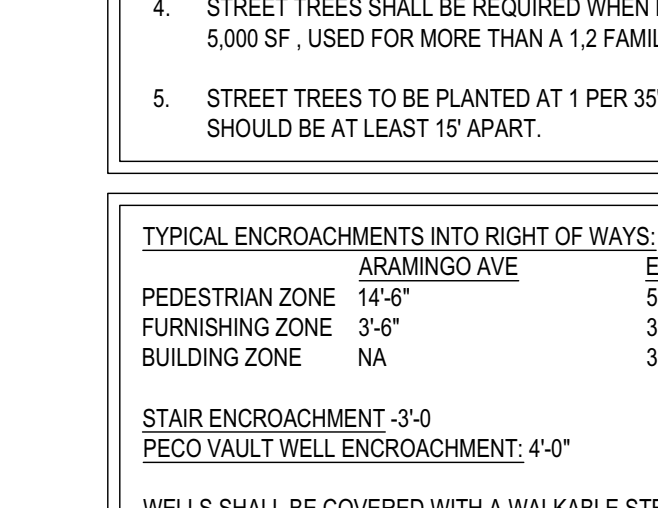
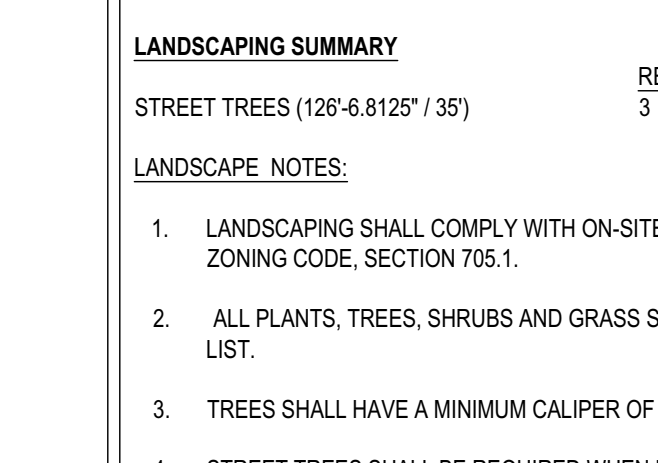
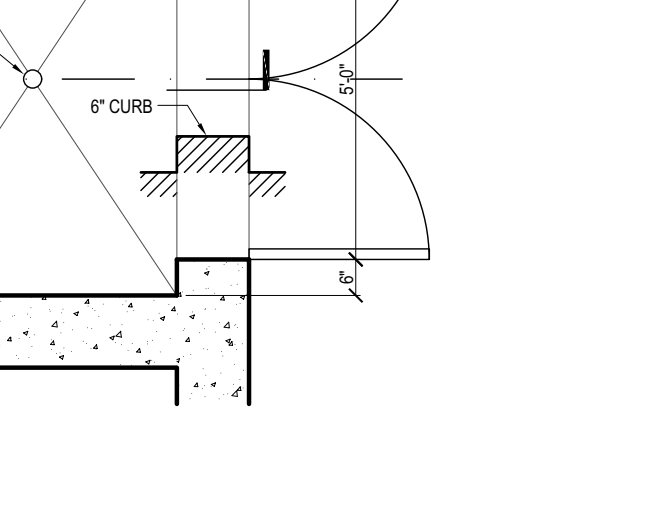
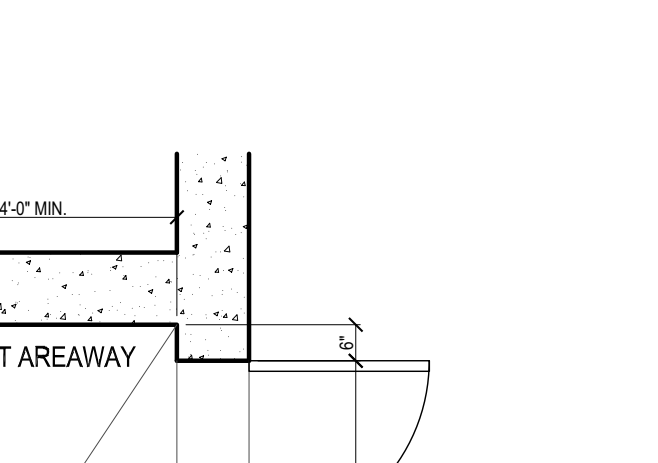
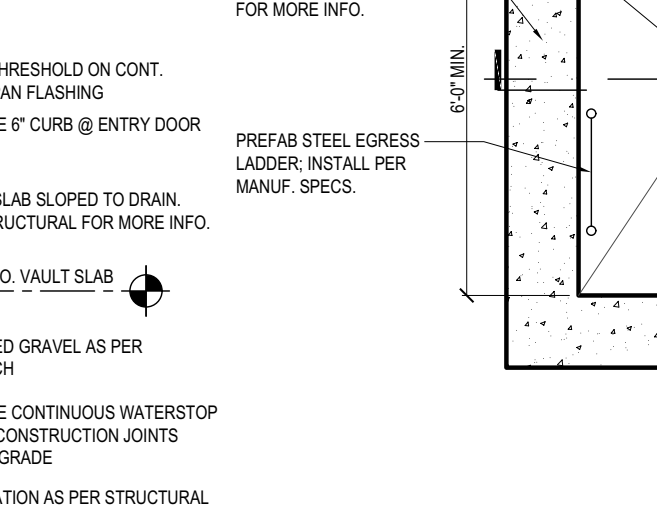
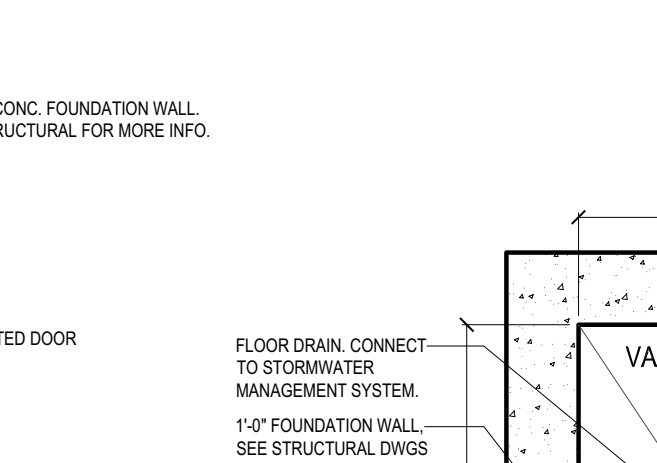
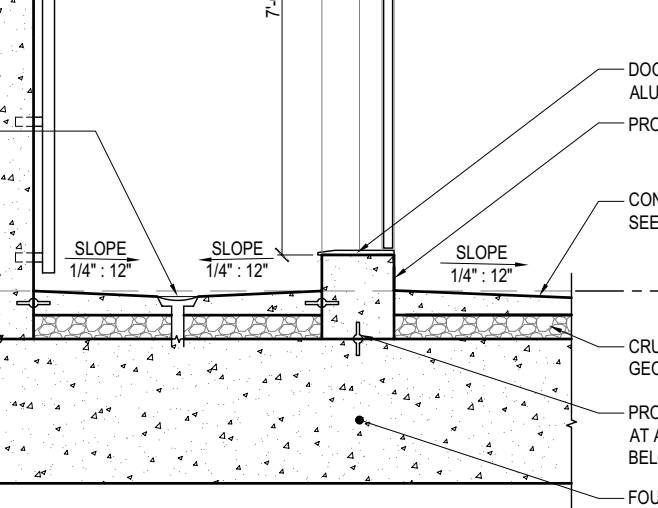
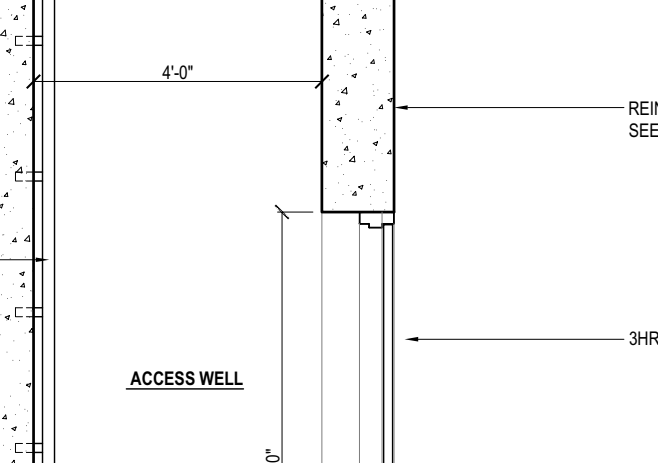
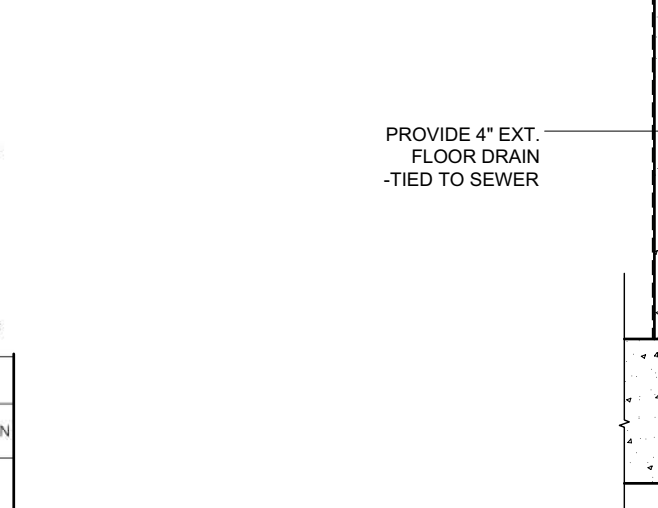
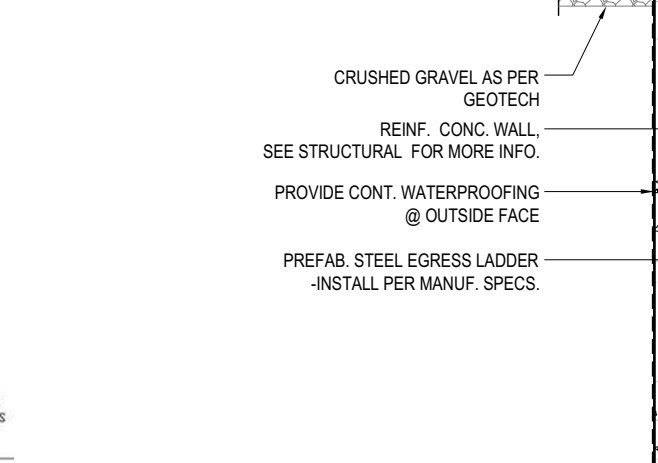
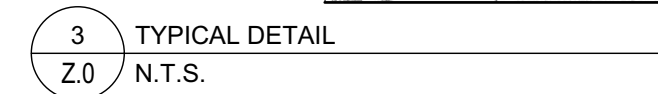
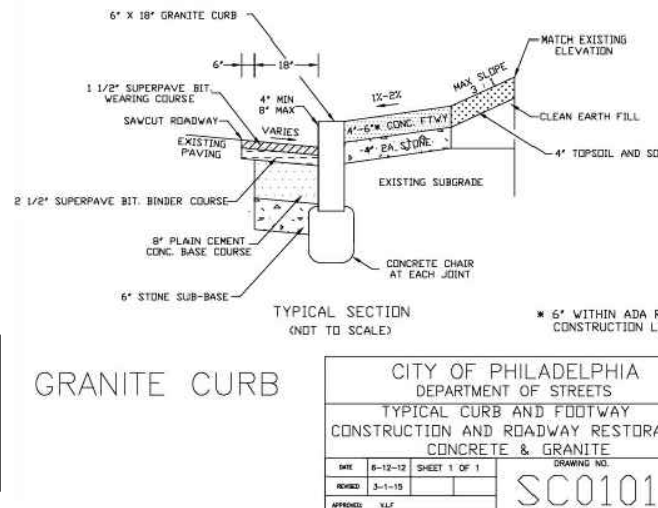
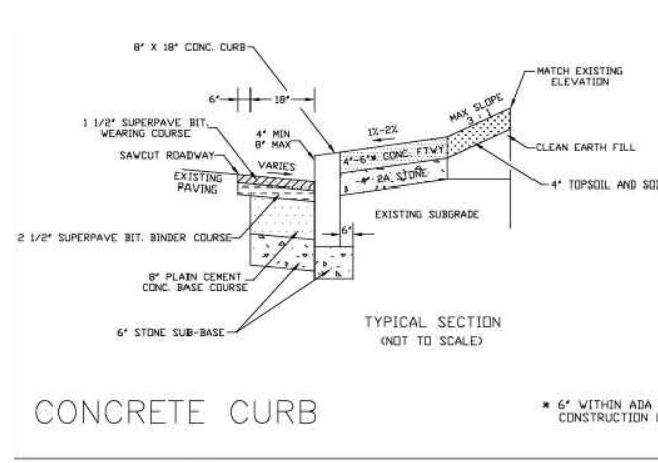
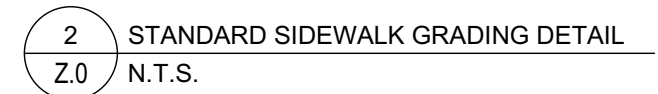
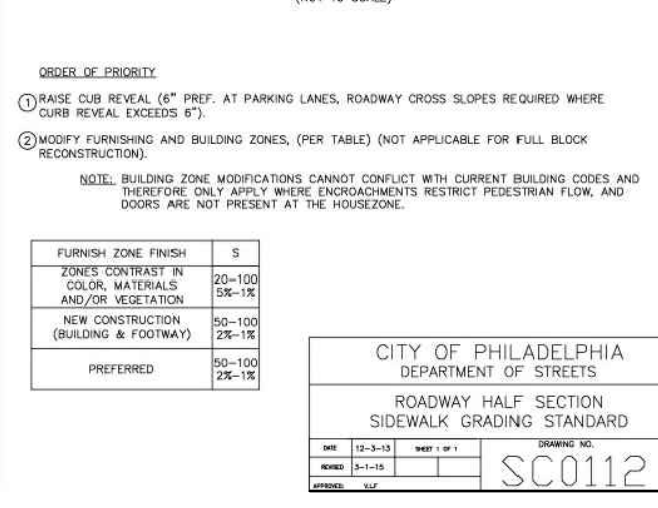
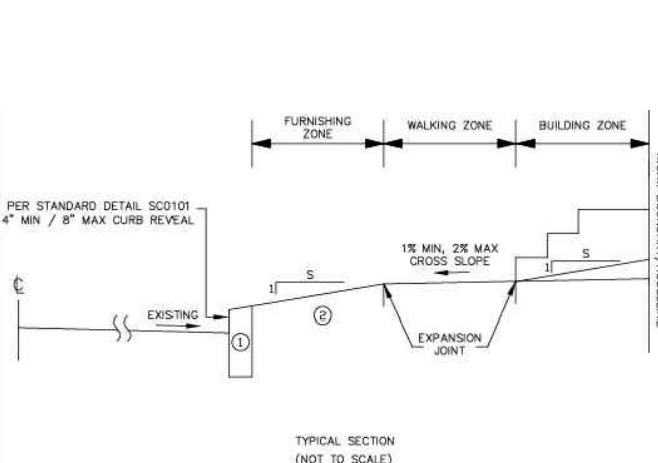
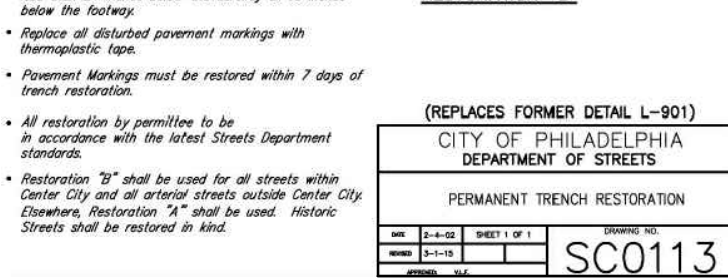
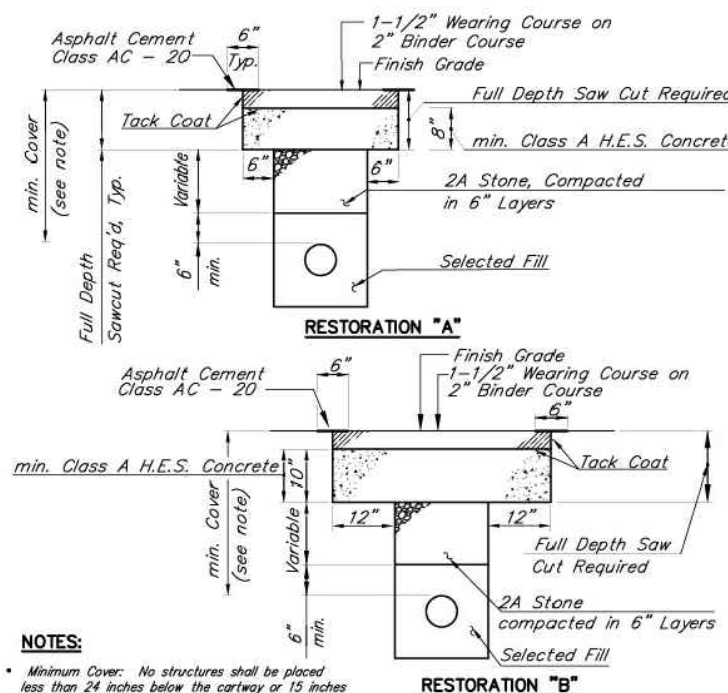
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### TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	ARAMINGO AVE	E FLETCHER STREET
PEDESTRIAN ZONE	14'-6"	5'-6" MIN.
FURNISHING ZONE	3'-6"	3'-6" (VARIES)
BUILDING ZONE	NA	3'-0" (VARIES)

STAIR ENCROACHMENT- 3'-0"  
PECO VAULT WELL ENCROACHMENT: 4'-0"

WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.



Applied Electronically by L&L User:

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

Aramingo, Fletcher is the primary street;

Opposite of \_\_\_\_\_ Street is the rear;

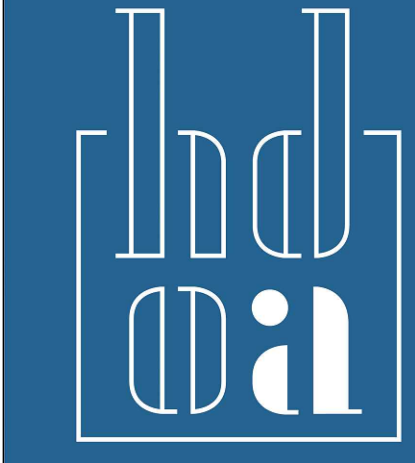
\_\_\_\_\_ Street is the rear street

Applied Electronically by: KEITH DAVIS

September 17, 2020

PHILADELPHIA CITY PLANNING COMMISSION

mixed income bonus  
09/17/2020  
Keith F Davis



harman deutsch ohler architecture

1225 n 7th street  
philadelphia, pa 19122  
hdoarch.com  
267.324.3601

PROJECT ADDRESS:

817-23 ARAMINGO AVE  
PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	09.14.2020	ZONING SUBMISSION

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DRAWINGS PREPARED BY:

BL

DRAWINGS CHECKED BY:

RS / EQ

DRAWING TITLE:

ZONING COVER SHEET

DRAWING NUMBER:

Z.0

ZONING ONLY

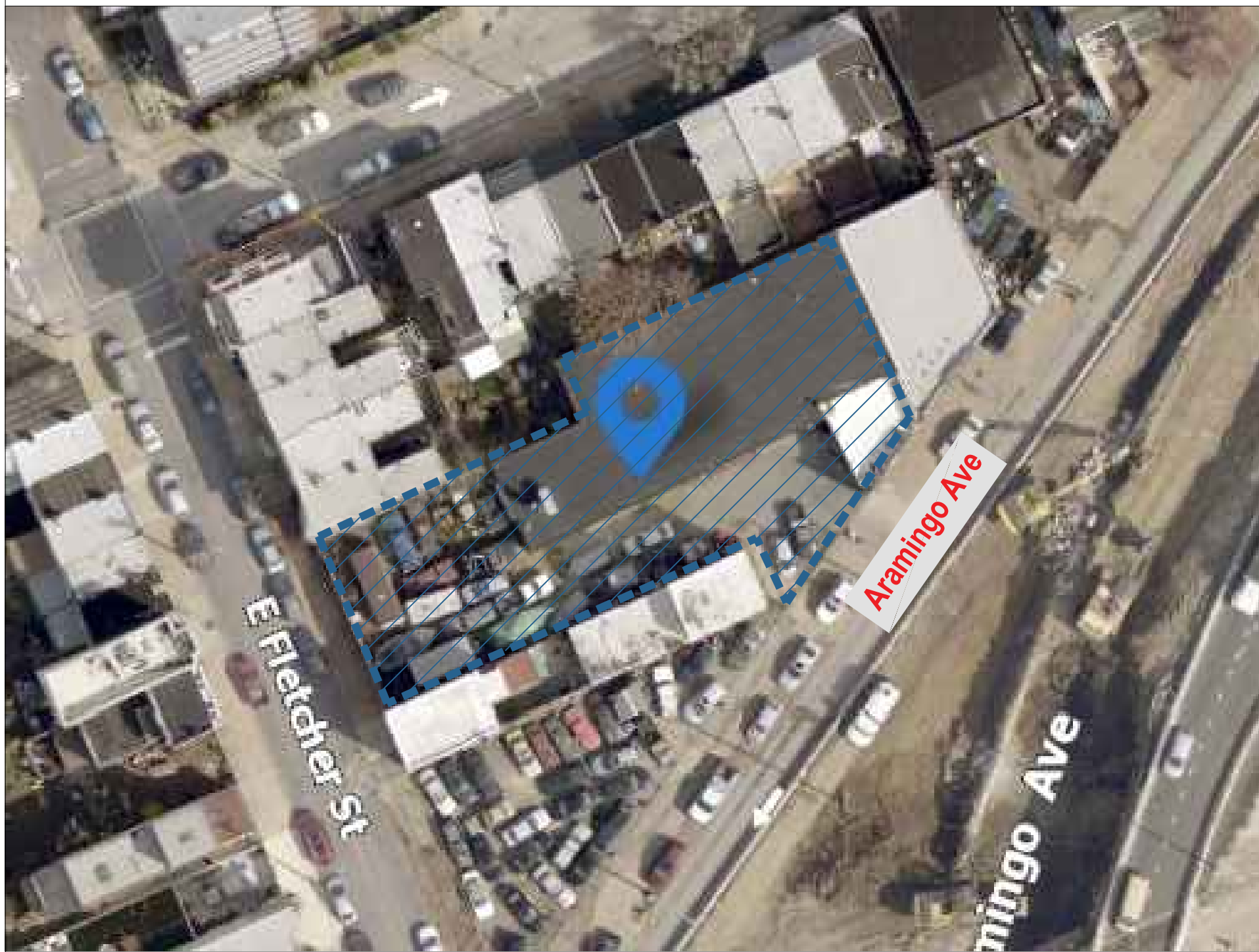






# 817-23 ARAMINGO AVE, PHILA PA

## AERIAL MAP



## ZONING MAP



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ABUTTING ZONING DISTRICT: CMX-2 / RSA-5  
ZONING DISTRICT ACROSS STREET: RSA-5  
LOT AREA: 12,407 US SF (12,345 DS SF)

USE: PROPOSED STRUCTURE CONTAINING 1 VACANT COMMERCIAL SPACE & 45 DWELLING UNIT.  
APPLICATION USES GREEN ROOF BONUS (14-802 (4) [2] (.C)) & LOW INCOME HOUSING BONUS (14-702 (7) (A) (2) LOW INCOME)

DWELLING UNITS	ALLOWED 24+6(GR)+15(LOW INC.)	PROPOSED 45 + 1 VACANT COMMERCIAL SPACE
DIMENSIONAL STANDARDS	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	3,101.75 SF (25%)	3,113 SF (25.1%)
OCCUPIED AREA	9,305.25 SF (75%)	9,294 SF (74.9%)
FRONT YARD SETBACK	0'	0'
SIDE YARD	5' EACH IF USED	0' NOT USED
REAR YARD	NA (2) ST FRONTAGES	NA (2) STREET FRONTAGES
HEIGHT	38' + 7' = 45'-0"	NTE 45'-0"
TOTAL GFA:	NA	27,650 SF

### DENSITY AND HEIGHT BONUS SUMMARY:

#### LOW INCOME HOUSING BONUS :

DWELLING UNITS	ALLOWED 30	EARNED 30 x 50% = 15	TOTAL USED 30 + 15 = 45
BLDG. HEIGHT	ALLOWED 38'-0"	EARNED + 7'-0"	USED 7'-0"
			TOTAL HEIGHT 45'-0"

FEE IN LIEU OF PROVIDING AFFORDABLE UNITS: LOW INCOME BONUS SOUGHT  
(THE GREATER OF THE 2 BELOW GOVERN)

METHOD 1: COST PER UNIT FORMULA: UNITS EARNED x \$30,000/UNIT = FEE  
15 x \$30,000/UNIT = \$450,000

METHOD 2: COST PER LOT AREA FORMULA: \$24 PER SF OF LOT AREA = FEE  
\$24 x 12,407 SF = \$297,768.00

FINAL FEE IN LIEU OF = \$450,000

### ZONING NOTES:

- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
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### PARKING SUMMARY

BICYCLE PARKING (45 / 3)	REQUIRED 15	PROPOSED 15
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### LANDSCAPING SUMMARY

STREET TREES (126'-6.8125' / 35')	REQUIRED 3	PROPOSED 3
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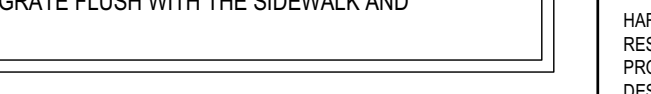
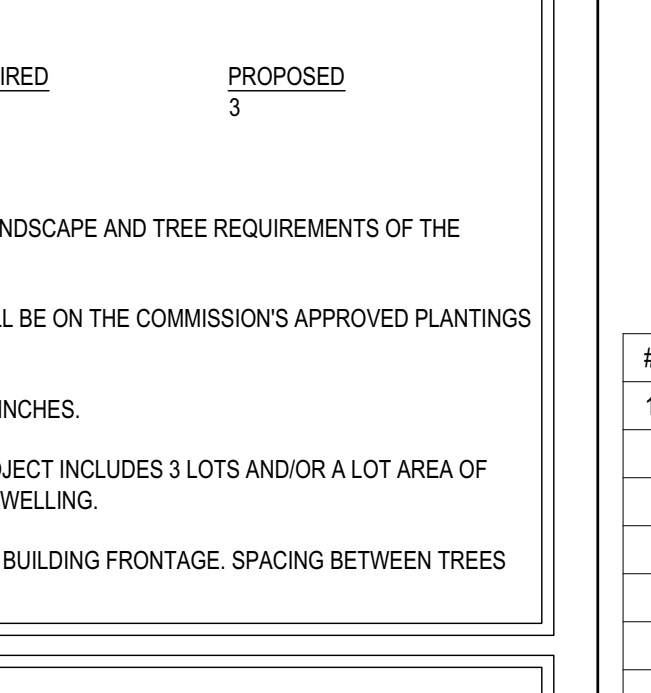
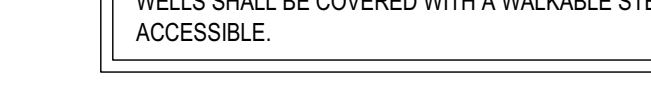
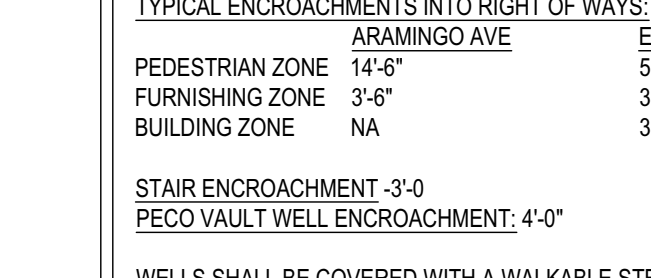
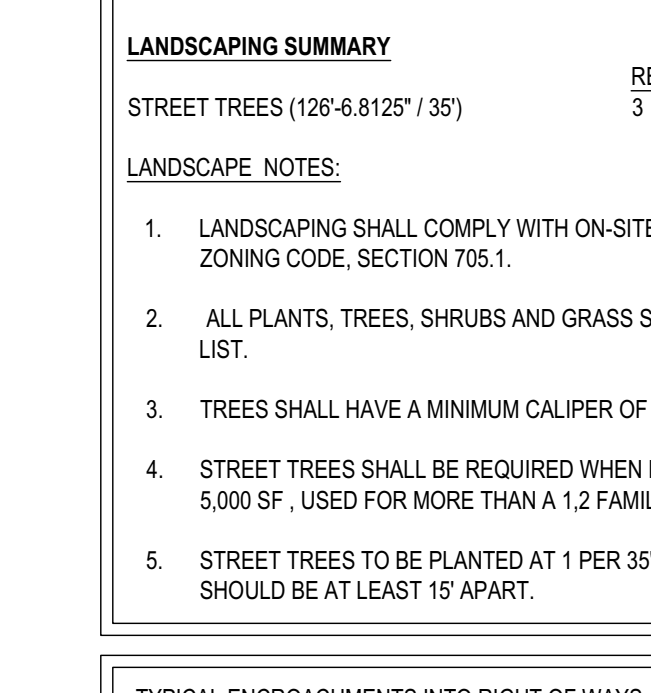
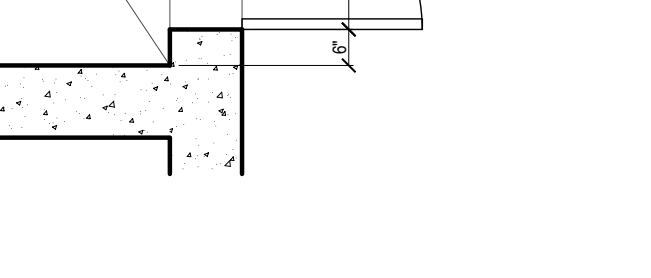
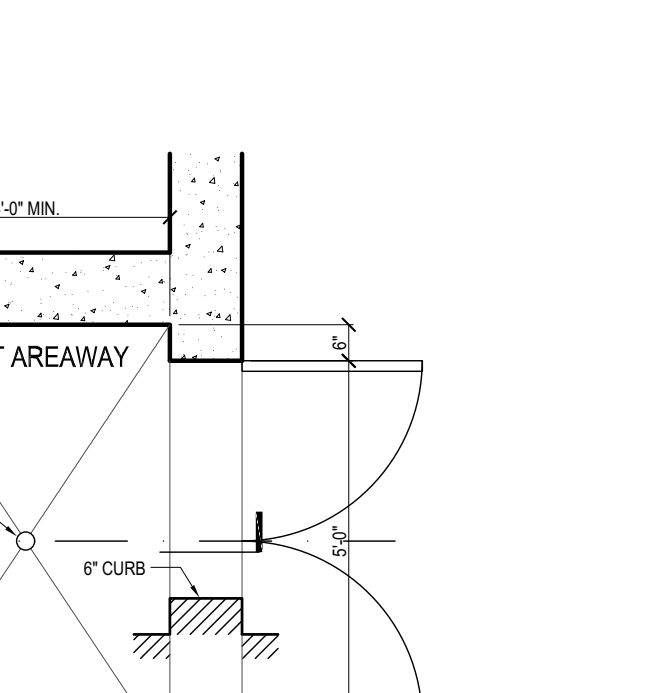
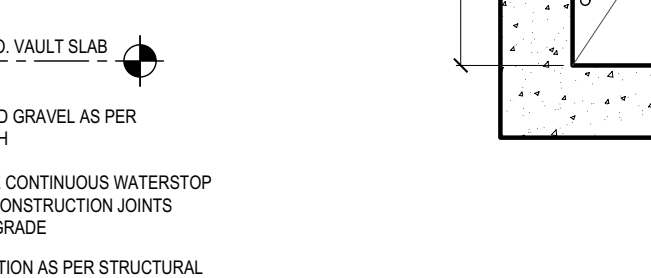
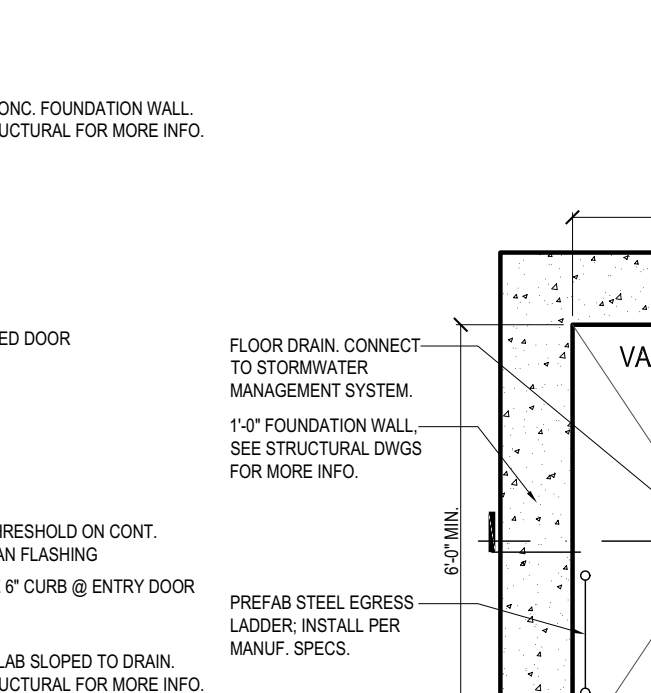
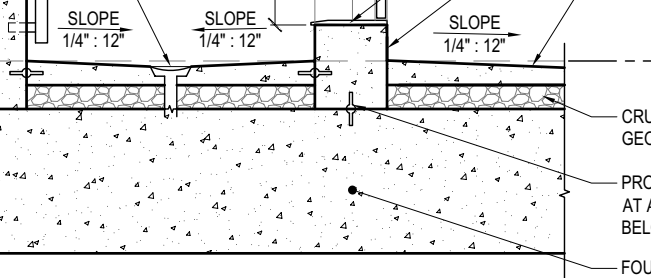
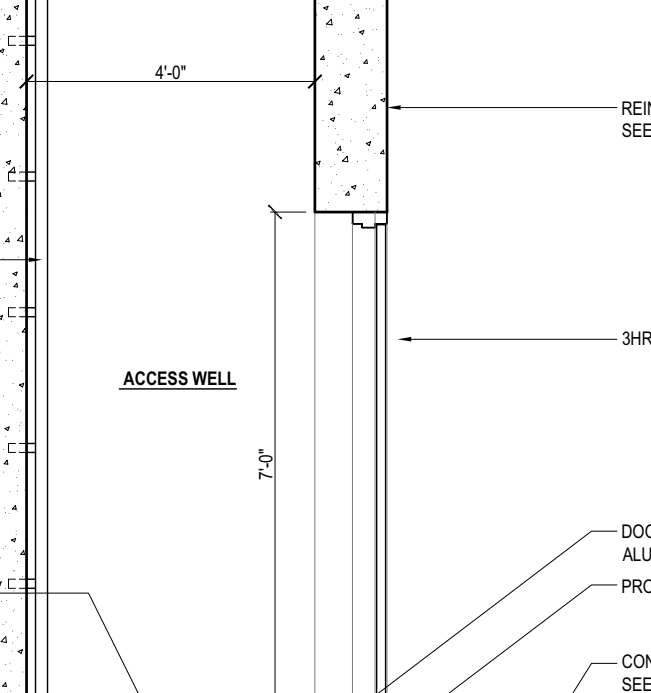
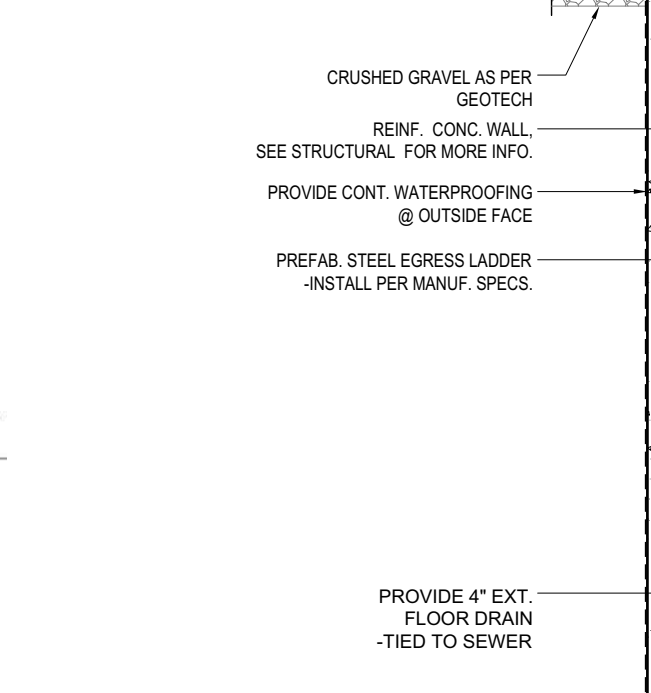
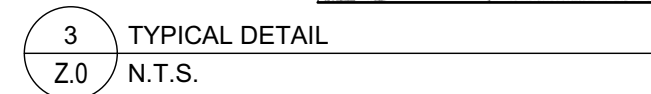
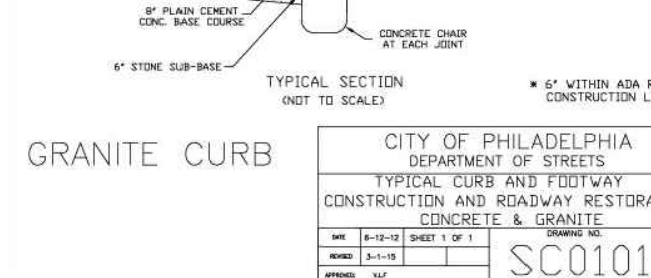
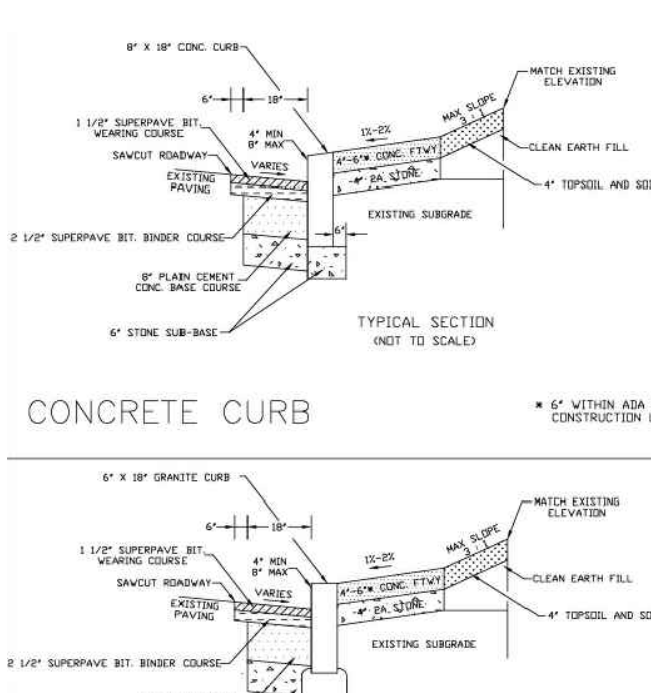
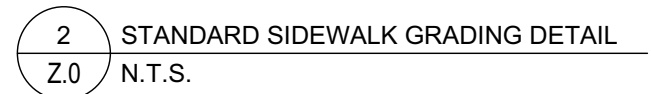
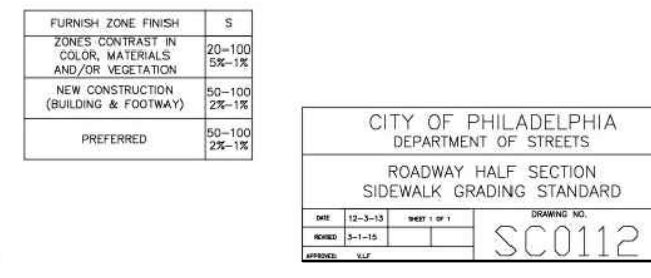
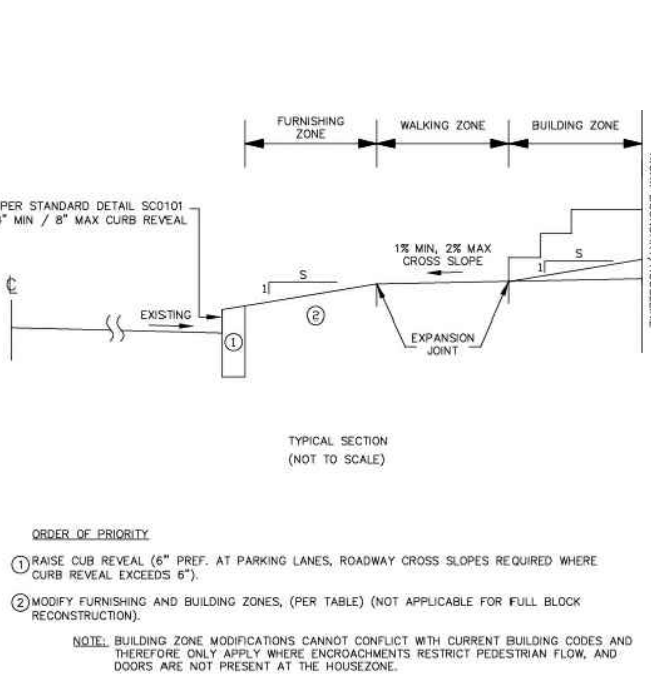
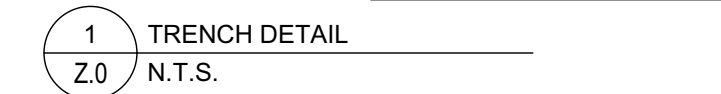
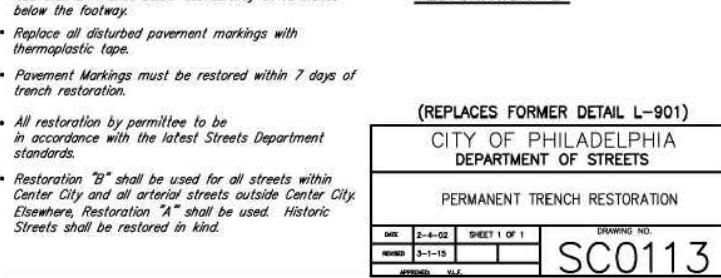
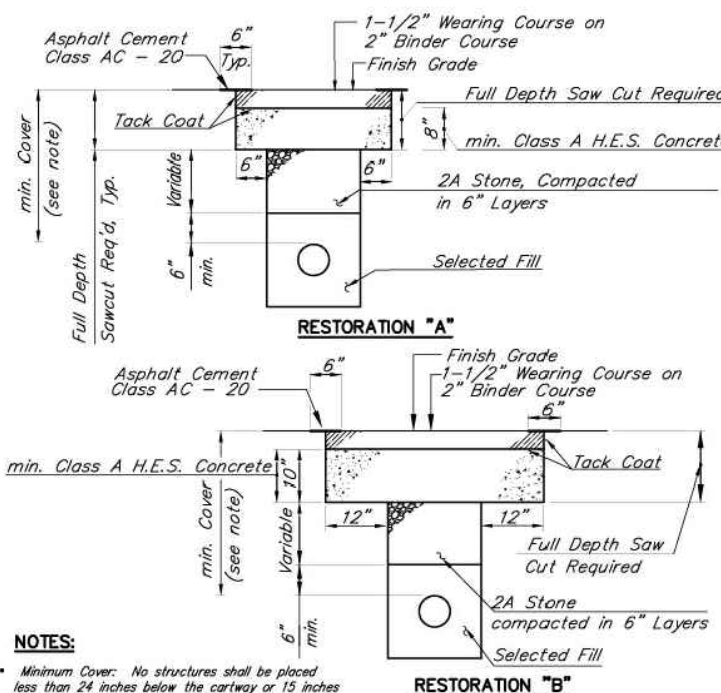
### TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	ARAMINGO AVE	E FLETCHER STREET
PEDESTRIAN ZONE	14'-6"	5'-6" MIN.
FURNISHING ZONE	3'-6"	3'-6" (VARIES)
BUILDING ZONE	NA	3'-0" (VARIES)

STAIR ENCROACHMENT: 3'-0"

PECO VAULT WELL ENCROACHMENT: 4'-0"

WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.



### PROJECT ADDRESS:

817-23 ARAMINGO AVE  
PHILADELPHIA, PA

### SEAL:



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### CONSULTANTS:

#	DATE	ISSUE / REVISION
1	09.14.2020	ZONING SUBMISSION
	09.24.2020	ZONING REVISION

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DEUTSCH OELER ARCHITECTS.

### DRAWINGS PREPARED BY:

BL

### DRAWINGS CHECKED BY:

RS / EQ

### DRAWING TITLE:

## ZONING COVER SHEET

### DRAWING NUMBER:

# Z.0

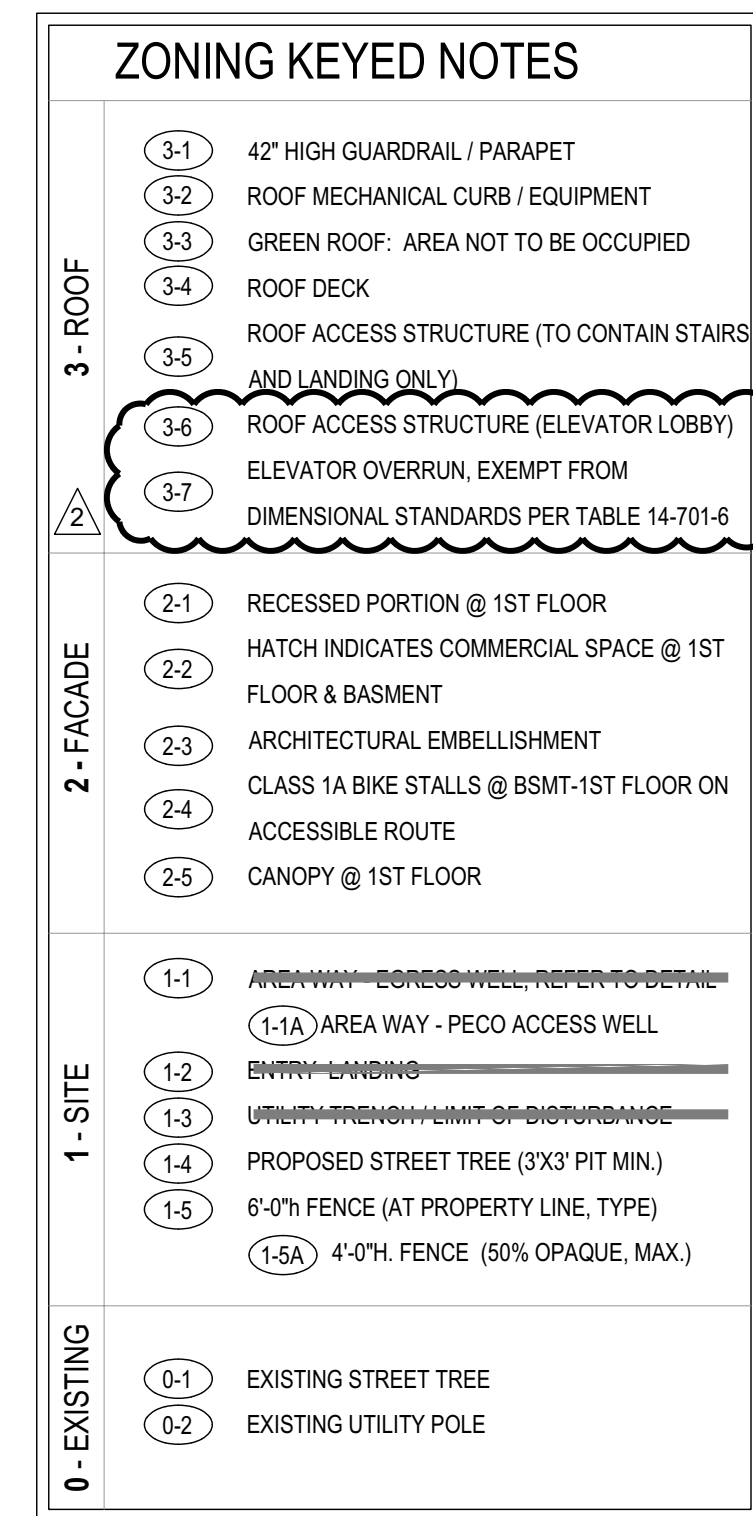
## ZONING ONLY

APPROVED  
FOR ZONING ONLY  
10/04/20

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY  
OR CONFLICT WITH THE CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSING & INSPECTION

Applied Electronically by L&L User:



[illegible]

DRAWING NUMBER:

## Z.1



Applied Electronically by L&I User

# Zoning Permit

Permit Number ZP-2020-006535

LOCATION OF WORK 817-23 ARAMINGO AVE, Philadelphia, PA 19125-3534	PERMIT FEE \$2,291.00	DATE ISSUED 12/21/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2 RSA5	

PERMIT HOLDER DEVLIN EDWARD, DEVLIN LISA	817-23 ARAMINGO AVE PHILADELPHIA, PA 19125-3500
---	---

APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th Street Philadelphia, PA 19122USA
---	---

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE DEMOLITION OF ALL EXISTING STRUCTURES ON THE LOT. FOR THE ERECTION OF A 4 STORY STRUCTURE PLUS CELLAR W/ 15 CLASS 1A BIKE STALLS & COMMON ROOF DECK ACCESSED BY ROOF ACCESS STRUCTURE, AS PER ATTACHED PLANS. APPLICATION USES GREEN ROOF DENSITY BONUS & LOW INCOME HEIGHT & DENSITY BONUS
---

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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

# Zoning Permit

Permit Number ZP-2020-006535

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

817-23 ARAMINGO AVE, Philadelphia, PA 19125-3534

## ADDITIONAL USE DETAILS

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

TO CONTAIN 45 DWELLING UNITS & 1 VACANT COMMERCIAL SPACE

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 ABATEMENT:** Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit [www.phila.gov/opa](http://www.phila.gov/opa); 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.