

# Zoning Permit

Permit Number ZP-2021-005907

LOCATION OF WORK 5521 WAYNE AVE, Philadelphia, PA 19144-3316	PERMIT FEE \$2,336.00	DATE ISSUED 12/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 5521 WAYNE AVENUE LLC	1541 RIDGE AVE 1 5521 WAYNE AVENUE LLC PHILADELPHIA PA 19130
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OWNER CONTACT 1
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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( 62' HIGH) (USING MIXED INCOME HOUSING BONUS FOR AN ADDITION 7' HIGH AS PER 14-702(7) WITH GREEN ROOF( COVERS MORE THAN 60% OF ROOF AREA) ; ROOF DECK ACCESSED BY A PILOTHOUSE ( NTE 125 SF) WITH SEVENTEEN(17) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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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)
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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.

# Zoning Permit

**Permit Number** ZP-2021-005907

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

5521 WAYNE AVE Philadelphia, PA 19144-3316

## ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR FRONT( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) ( WITHIN 30' OF THE BUILDING DEPTH , MEASURED FROM THE FRONT BUILDING LINE) AT FIRST FLOOR WITH FIFTY(50) DWELLING UNITS.( NINE(9) UNITS USING MIXED INCOME HOUSING BONUS AS PER 14-702(7) AND FOR AN ADDITIONAL EIGHT(8) UNITS USING GREEN ROOF BONUS AS PER 14-702(16).\*To amend the previously issued Zoning Permit for the documentation of an existing party wall to remain as structural support for the previously approved new construction. Previously approved building footprint to remain unchanged. No change to previously approved uses or structures. All as shown on the attached revised Zoning Plan.\*

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](http://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.



Applied Electronically by L&I User:



# 5521 WAYNE AVENUE

PHILADELPHIA, PENNSYLVANIA 19144

ZONING SUBMISSION

DEMOLITION OF EXISTING STRUCTURE AND NEW CONSTRUCTION OF A (50) UNIT APARTMENT BUILDING

MAY 26th, 2021

OPA# 882008430

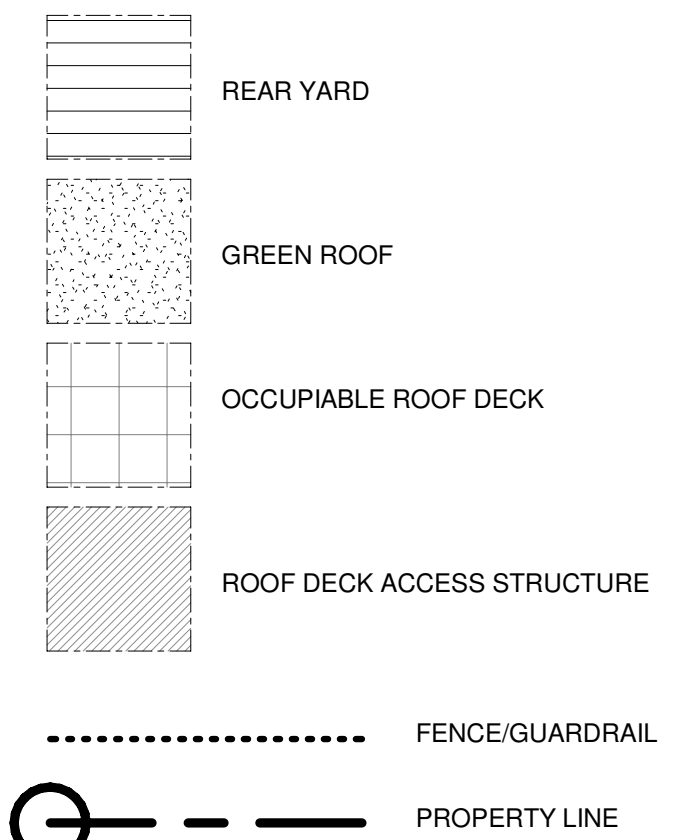
## OWNER

LAWRENCE O. DIBOR  
CHINYELU O. DIBOR  
427 ELIZABETH WAY  
HATFIELD PA, 19440  
(215)-910-9755

## ARCHITECT

CANNO DESIGN  
109 S 13TH STREET  
PHILADELPHIA, PA 19107  
TEL: (215) 977-7075

## SYMBOL LEGEND



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3  
WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE- STOP CALL.

POCS SERIAL NO.  
2021058890

ZONING SUBMISSION	2021.05.26
ZONING REVISION(S)	2021.08.10
ZONING REVISION(S)	2021.11.09
ZONING REVISION(S)	2021.11.18

No: SUBMISSION/REVISION DATE

**CANNObdesign**  
5521 WAYNE AVENUE

**CANNO design**  
109 S. 13TH STREET, 2ND FLOOR  
PHILADELPHIA, PA 19107

Drawing Title  
**ZONING**

Date: AUGUST 13, 2021

Drawn By: Author

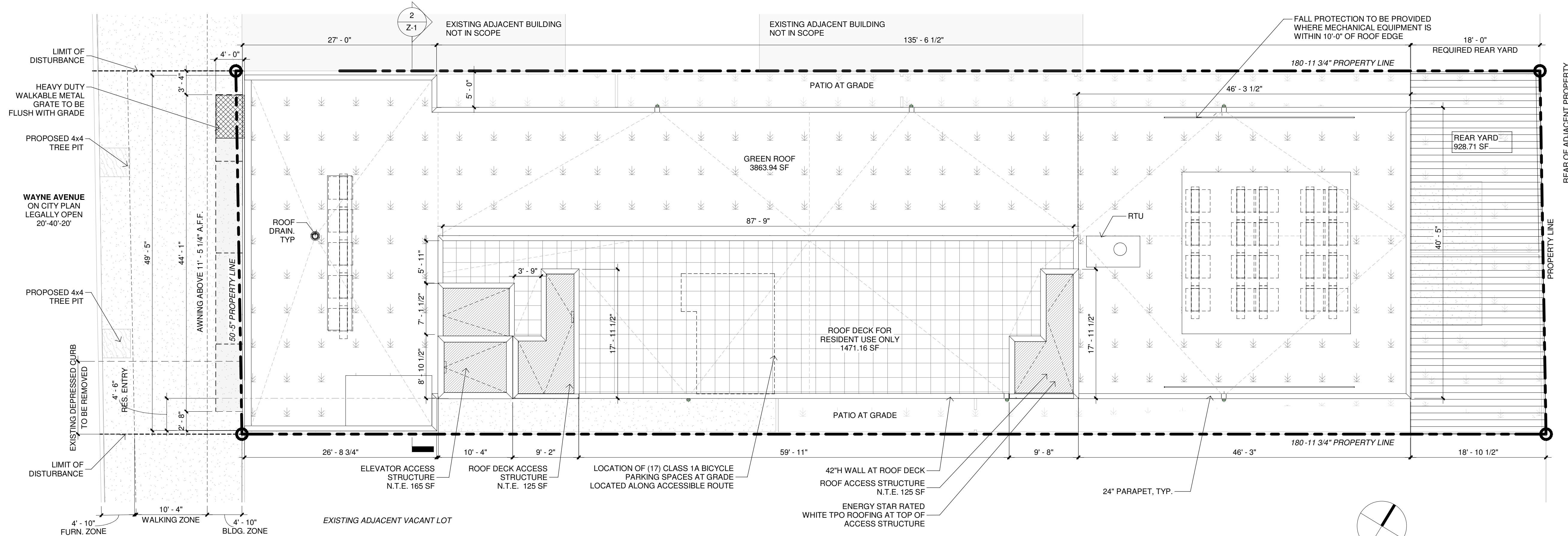
Checked By: Checker

Scale: As indicated

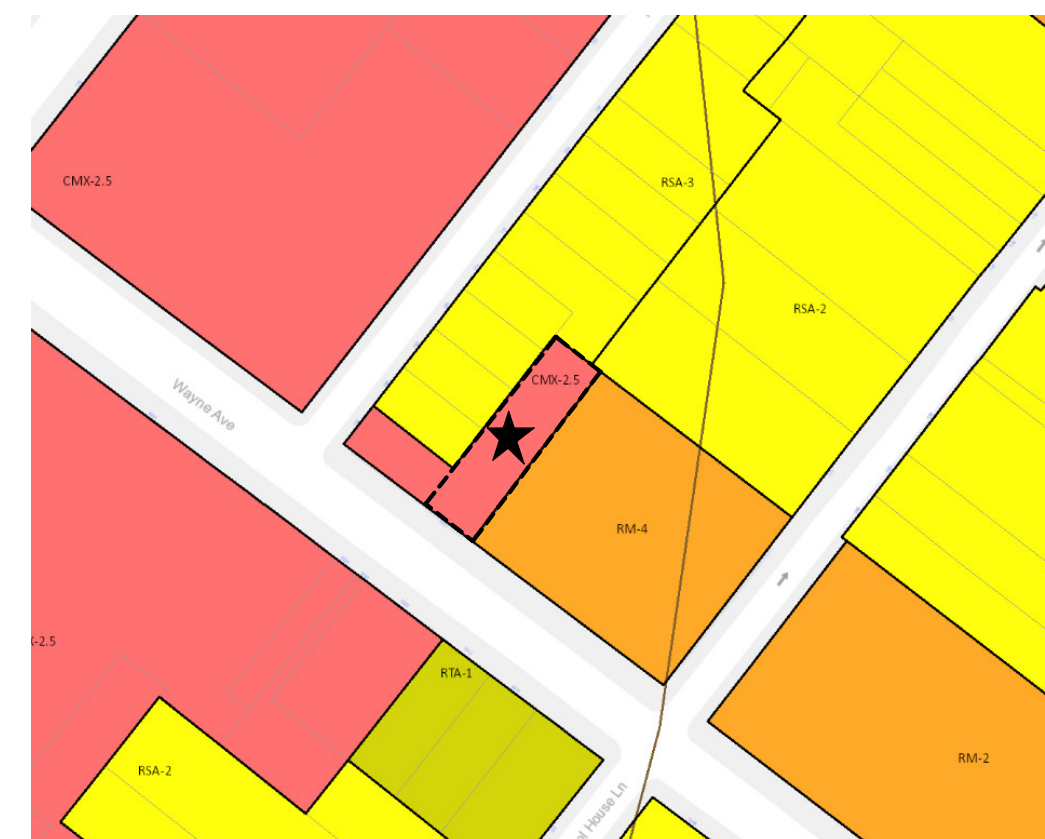


Seal

**Z-1**  
Drawing No.



**1 ARCHITECTURAL SITE PLAN**  
1/8" = 1'-0"



**LOCATION MAP**  
1/4" = 1'-0"

CITY DEPARTMENT APPROVAL STAMPS

**APPROVED**  
FOR ZONING ONLY  
12/02/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION  
CHANGES OR REVISIONS FROM THESE APPROVED  
STAMPS, YOU MUST OBTAIN A NEW APPROVED  
STAMP FROM THE DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&I User.

ZONING SUMMARY				
		CMX-2.5	PROPOSED	CONFORMING/ NON-CONFORMING
LOT WIDTH	FT	N/A	50'-0"	CONFORMING
LOT AREA	SF	N/A	9,124 SF	CONFORMING
OCCUPIED AREA	%	75% MAX (6,843 SF)	74.96% (6,839 SF)	CONFORMING
OPEN AREA	%	25% MIN (2,281 SF)	25.04% (2,285 SF)	CONFORMING
GROSS FLOOR AREA	SF	N/A	42,270 SF	CONFORMING
FRONT YARD SETBACK	FT	NONE	NONE	CONFORMING
REAR YARD SETBACK	FT	9' MIN	18'-1"	CONFORMING
REAR YARD AREA	SF	9'-0 OR 10% OF LOT AREA	928.71 SF	CONFORMING
BUILDING HEIGHT	FT	55'-0"	62'-0"	CONFORMING
PARKING	#	0	0	CONFORMING
BICYCLE PARKING	#	17	17	CONFORMING
RESIDENTIAL UNITS	#	33	50 **	CONFORMING

GREEN ROOF DENSITY BONUS PER 14-602.2(8)*			
ROOF SURFACE AREA	-	6,824 SF	CONFORMING
GREEN ROOF AREA	MIN. 60%	4,114.7 SF (64.6%)	CONFORMING
UNIT DENSITY BONUS	25% INCREASE	(33 x 25%=8.25) 8 UNITS	41 UNITS
MIXED-INCOME HOUSING BONUS 14-702.2**			
50 UNITS/10 = 5 AFFORDABLE UNITS TO BE PROVIDED			
	ALLOWED	BONUS EARNED	BONUS USED
TOTAL UNIT BONUS	41*	25%(10 UNITS)	50% 50 UNITS TOTAL (9 OF 10 USED)
TOTAL HEIGHT BONUS	55'-0"	7'-0" (62'-0" TOTAL)	7'-0" (62'-0" TOTAL)

\*GREEN ROOF COMPLYING WITH SECTION 14-602.7 OF THE PHILADELPHIA ZONING CODE.  
Provided that if the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (a) and (b), above, shall not apply.

\*\*MIXED-INCOME HOUSING BONUSES 14-702(7)(b)(1)

A floor area, height, or dwelling unit density bonus, as applicable, may be earned for developments where at least fifty percent (50%) of the gross floor area will be in residential use (i) by providing affordable housing, provided that the project meets the standards set forth in subsections (1) through (5), below; or (ii) if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6)

(1) At least ten percent (10%) of residential dwelling units (rounded up, if fractional) constructed using base floor area ratio shall be provided and maintained as affordable, as defined in § 14-702(7)(a)(1) or § 14-702(7)(a)(2), above. 621.1

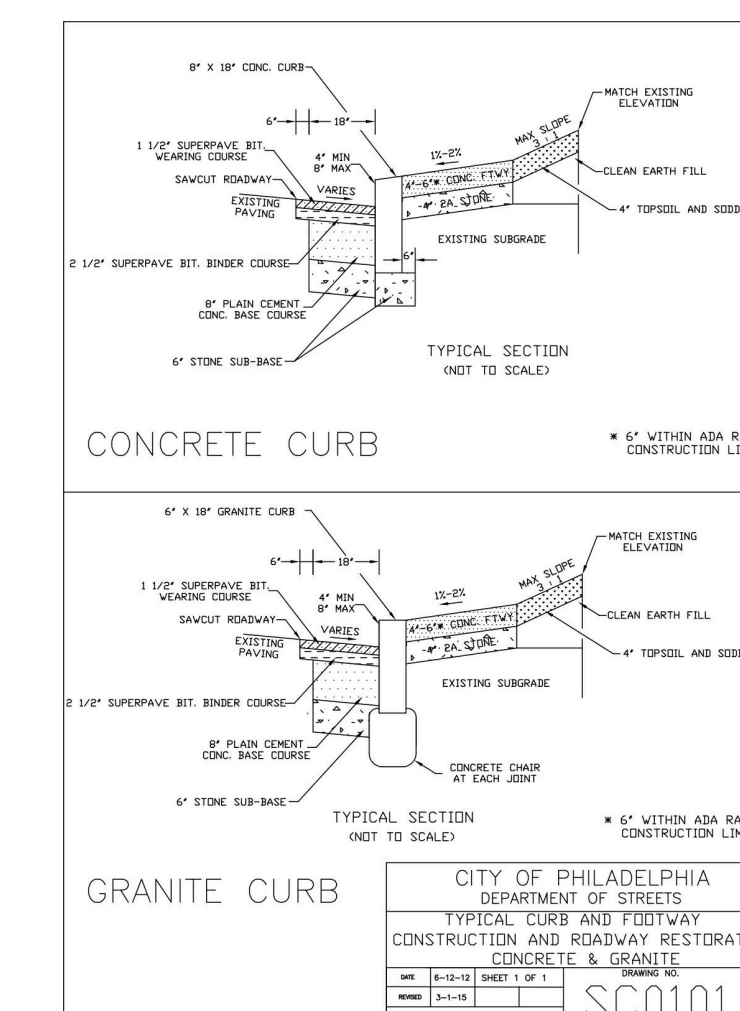


EXISTING CONDITIONS LOOKING SOUTH

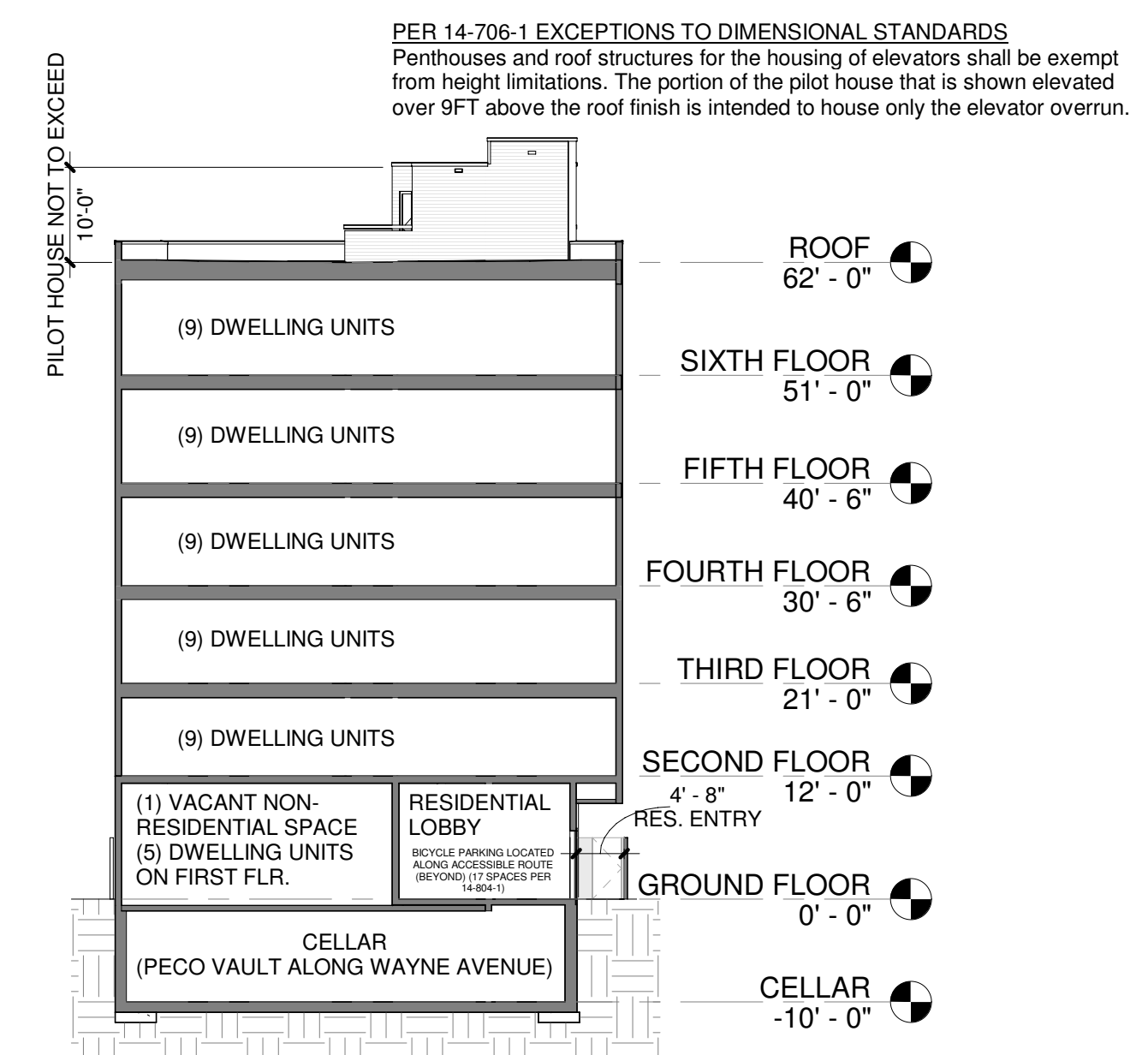


EXISTING CONDITIONS LOOKING NORTH

**EXISTING CONDITIONS**  
1/4" = 1'-0"



**CURB DETAILS**  
1/4" = 1'-0"



**SECTION 1**  
1/16" = 1'-0"