

ZONING FOR
2224-50 GERMANTOWN AVE.
PHILADELPHIA, PA 19133

ZONING SUBMISSION
MARCH 11, 2020
OPA# 884347620

OWNER: Tyrone A. Stokes Jr.
142 Logan Avenue
Glenstide PA 19038

ARCHITECT: CANNODesign, LLC
109 South 13th Street 2nd Floor
Philadelphia PA 19107
(215) 977-7075

CIVIL ENG: AQUA Economics
1391 Walton Rd.
Blue Bell PA 19422
(484) 941-2655



VIEW FROM N. 7TH STREET LOOKING SOUTH



VIEW FROM GERMANTOWN AVE. LOOKING SOUTH

H1 EXISTING SITE IMAGES

NTS

ZONING SUMMARY: 2224-50 GERMANTOWN AVENUE			
DISTRICT NAME	CMX-2	PROVIDED	NONCONFORMING
DISTRICT AND LOT DIMENSIONS			
MIN. DISTRICT AREA	5F	N/A	
MIN. STREET FRONTAGE	5F	N/A	
MIN. LOT AREA	5F	N/A	29,918
MAX. OCCUPIED AREA	%	CORNER 80	80
YARDS			
MIN. FRONT YARD DEPTH	FT	N/A	TO LOT LINE
MIN. SIDE YARD WIDTH, EACH	FT	5 IF USED THE GREATER OF 5'	NOT USED
MIN. REAR YARD DEPTH	FT	LOT DEPTH	N/A
HEIGHT			
MAX. HEIGHT	FT	39	48*
MIN. CORNICE HEIGHT	FT	N/A	
FLOOR AREA RATIO			
MAX. FLOOR AREA (X OF LOT)	%	N/A	
UNIT COUNT		61	72**

* FRESH FOOD MARKET HEIGHT BONUS WILL BE UTILIZED FOR THE PROJECT ALLOWING AN ADDITIONAL 9' HEIGHT BONUS.
** FRESH FOOD MARKET BONUS WILL BE UTILIZED FOR ADDITIONAL UNIT DENSITY ALLOWING 72.5 UNITS

MINIMUM REQUIRED PARKING SPACES

RESIDENTIAL USE CATEGORY		0	0	CONFORMING
MULTI-FAMILY				
OFFICE USE CATEGORY		0	0	CONFORMING
ALL OFFICE USES				
RETAIL SALES USE CATEGORY		0	51	CONFORMING
ALL RETAIL SALES USES				
COMMERCIAL SERVICES		0	0	CONFORMING
EATING AND DRINKING ESTABL.		0	0	CONFORMING
FINANCIAL SERVICES		0	0	CONFORMING
PERSONAL SERVICES		0	0	CONFORMING

PER TRAF. 14-403.2 FOUR (4) ELECTRICAL VEHICLE PARKING SPACES WILL BE PROVIDED BASED ON FIFTY-ONE (51) PARKING SPACES

MINIMUM REQUIRED BICYCLE PARKING SPACES

MULTI-FAMILY USE CATEGORY	15	31	CONFORMING
OTHER USES			
COMMERCIAL	2	2	CONFORMING
PARKING	3	38	
TOTAL		20	

36 CLASS 1A BICYCLE PARKING SPACES PROVIDED AT GROUND FLOOR RESIDENTIAL ENTRY

AREA SUMMARY			
TOTAL LOT AREA	5F	29,918	
CELLAR	5F	23,913	CELLARS EXCLUDED PER 14-201 (2) (b) (2)
FIRST FLOOR	5F	23,913	
SECOND FLOOR	5F	23,914	
THIRD FLOOR	5F	23,914	
FOURTH FLOOR	5F	23,914	
ROOF	5F		
GROSS FLOOR AREA	5F	119,672***	

*** GROSS FLOOR AREA IN EXCESS OF 50,000 SF WILL TRIGGER CIVIC DESIGN REVIEW PROCESS

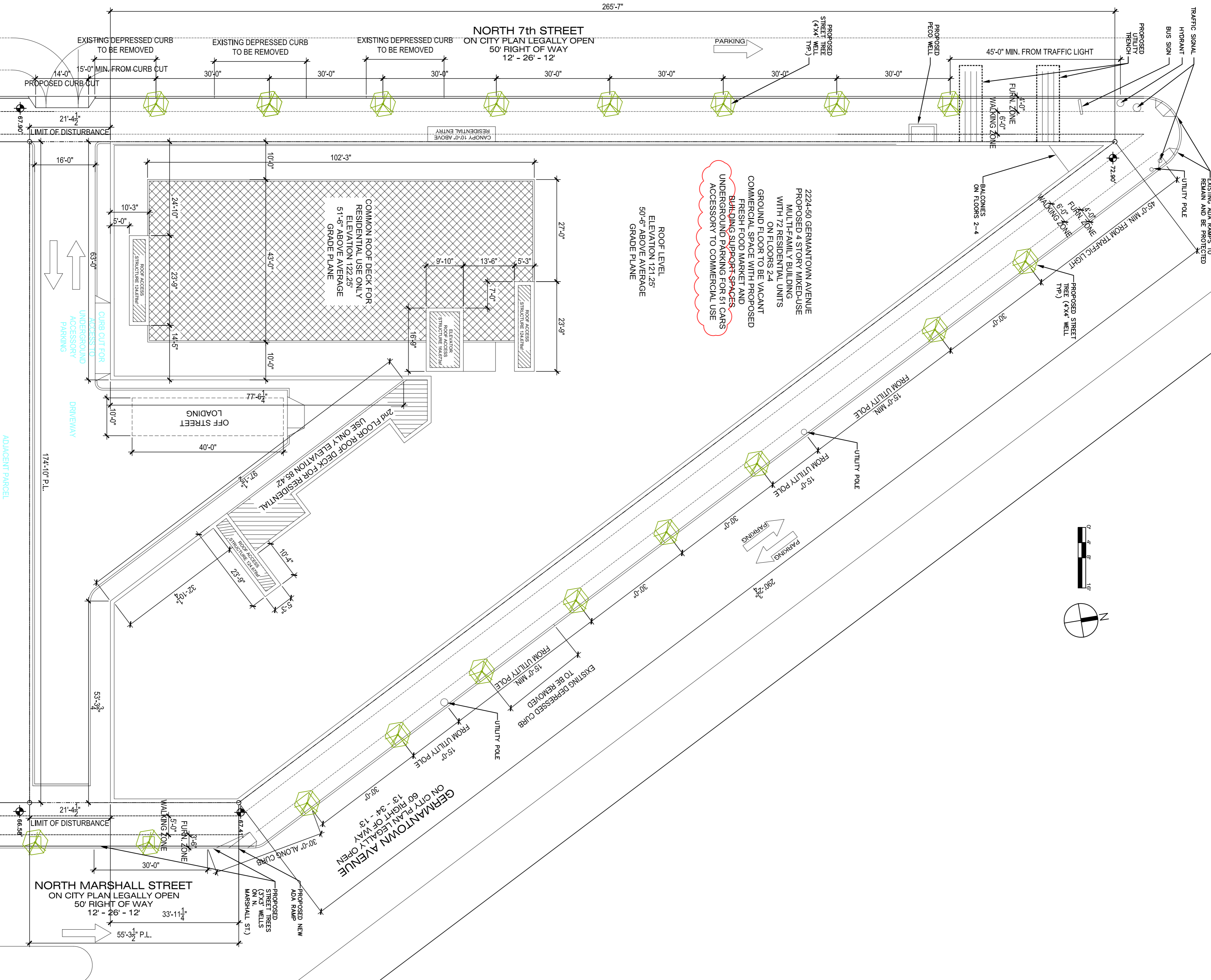
A1 ZONING SUMMARY

NTS

A5

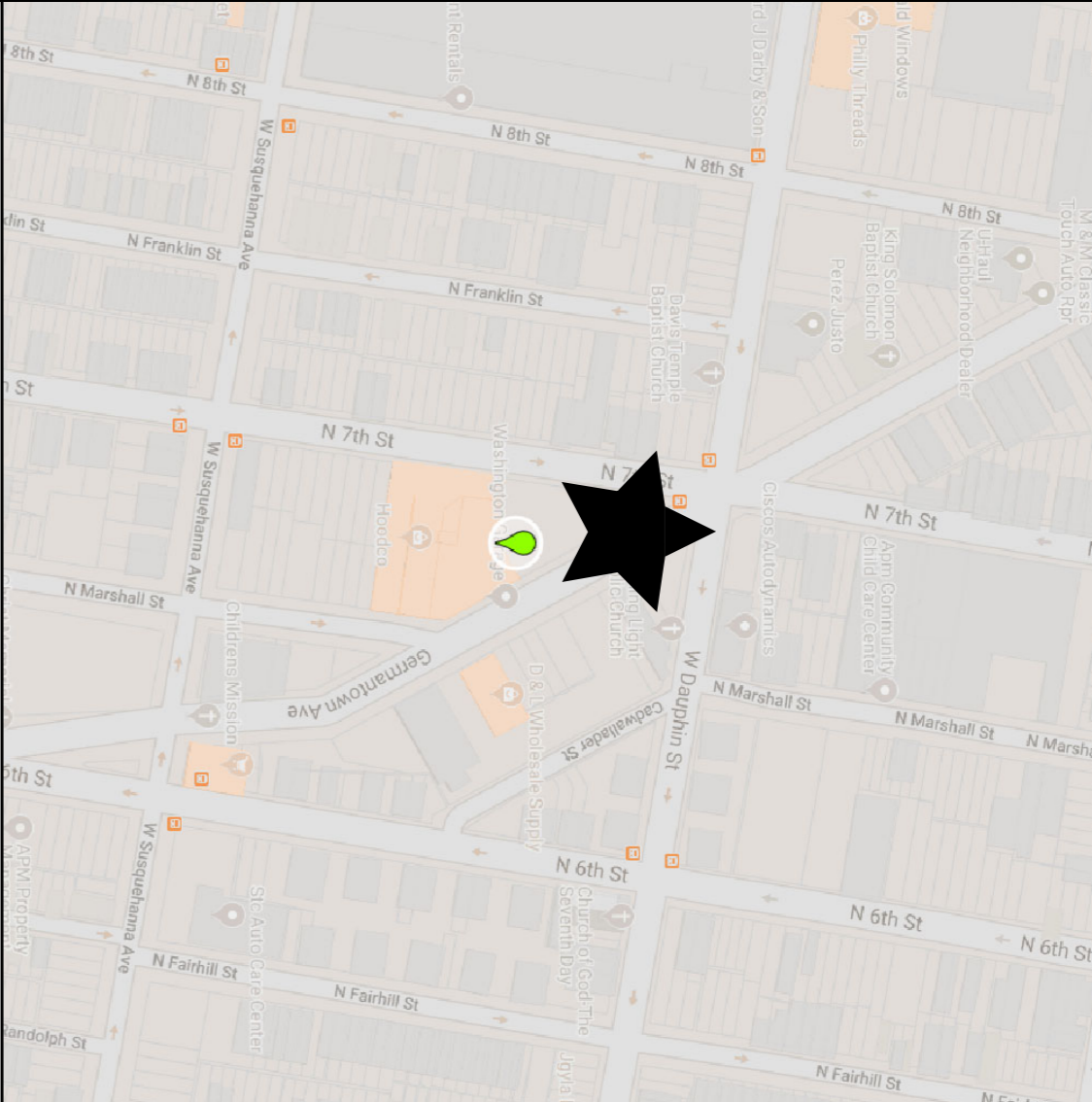
1/16" = 1'-0"

ARCHITECTURAL SITE PLAN



GENERAL NOTES

LOCATION MAP



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. 20200153220

ZONING CODE FINAL RESPONSE	2020.03.11
ZONING CODE RE-REVIEW RESPONSE	2020.02.13
ZONING SUBMISSION	2020.01.28
No. REVISIONS/SUBMISSIONS	Date

TRINITY APARTMENTS
2224 GERMANTOWN AVENUE
Philadelphia, PA 19133

CANNODesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

ZONING SUBMISSION

Seal

Drawing Title

Drawn

Checked

Reviewed

Date

Scale

Project No.

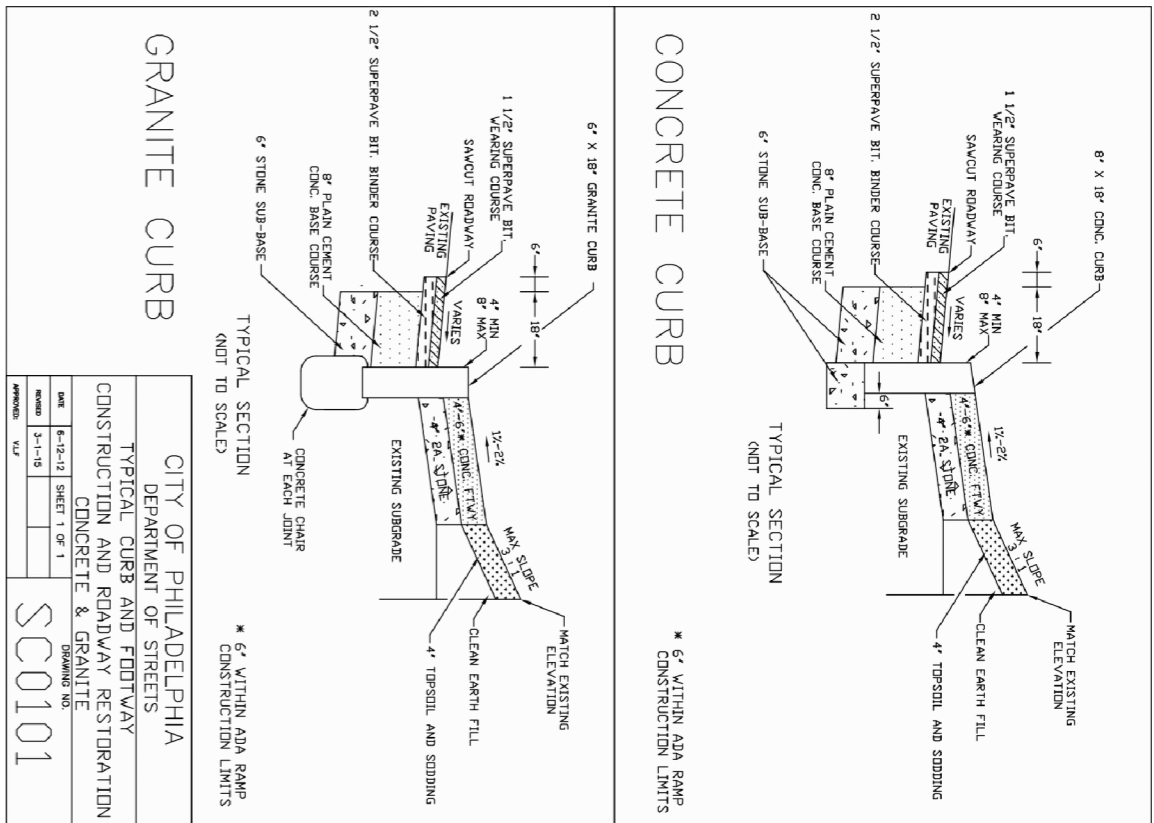
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Drawing No.

APPROVED FOR ZONING 10/08/21

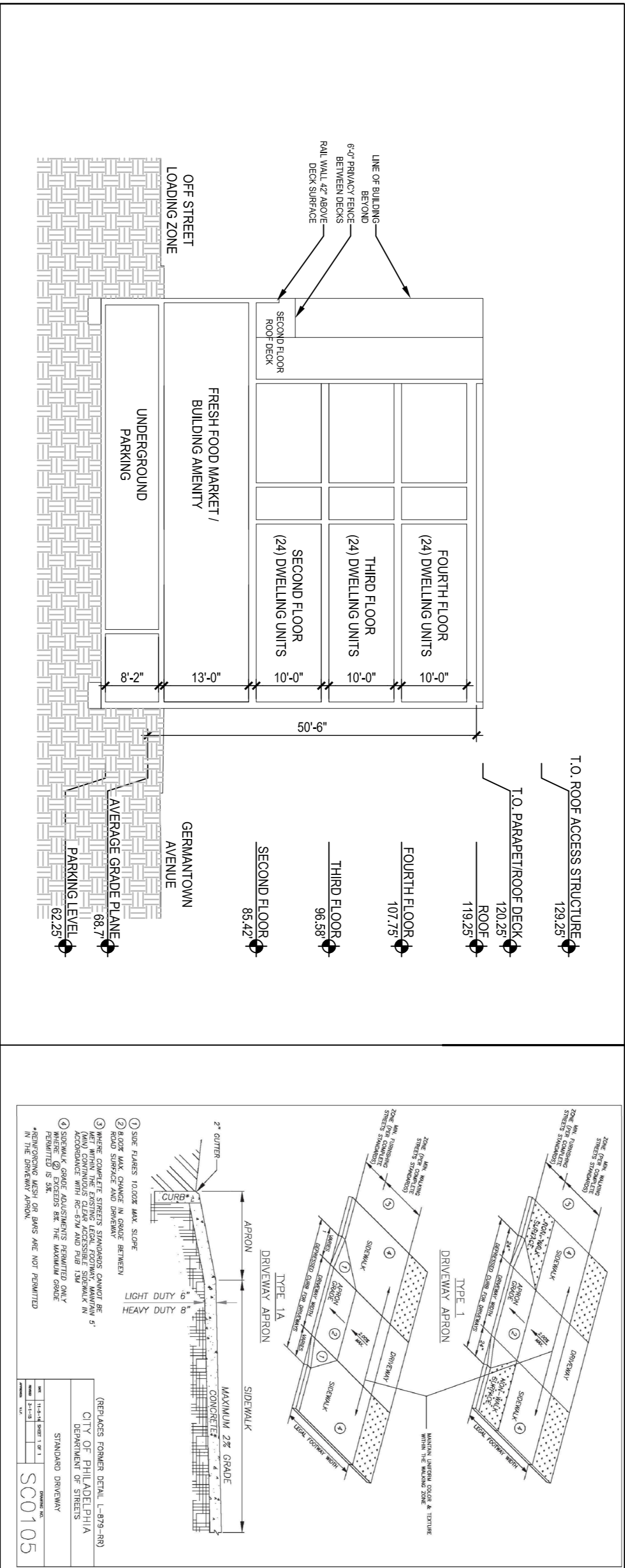
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GENERAL NOTES



J11 CURB DTL

NTS

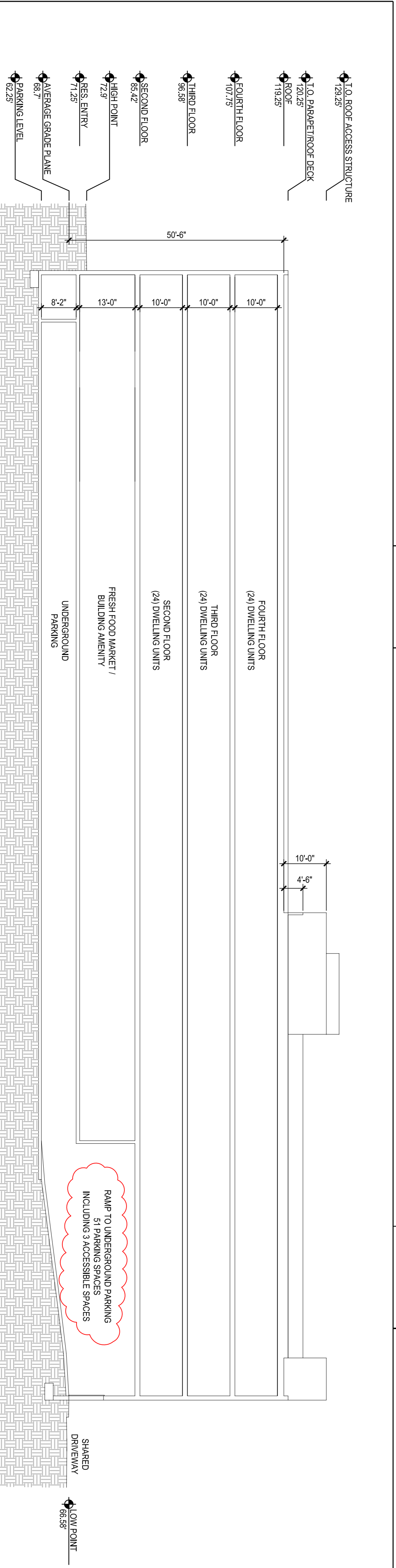


E6 BUILDING SECTION

1/16" = 1'-0"

E11 DRIVEWAY APRON DTL

NTS



A2 BUILDING SECTION

1/16" = 1'-0"

Seal

Drawn

Checked

Reviewed

Date

Scale

Project No.

CAD File No.

Drawing No.

APPROVED
FOR ZONING ONLY
10/08/21

WHEN YOUR PLANS CONTAIN ANY DESIGN, DESIGN OR REVISION FROM THESE APPROVED PLANS, YOU MUST REOBTAIN THE APPROVAL OF THE CITY OF PHILADELPHIA DEPARTMENT OF CITY PLANNING & DEVELOPMENT.

Applied Electronically by L&I User:

ZONING SUBMISSION

CANNOdesign

109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

TRINITY APARTMENTS

2224 GERMANTOWN AVENUE
Philadelphia, PA 19133

ZONING CODE FINAL RESPONSE		2020.03.11
ZONING CODE RE-REVIEW RESPONSE		2020.02.13
ZONING SUBMISSION		2020.01.28
No. REVISIONS/SUBMISSIONS		2020.01.17
Date		

GENERAL NOTES

ZONING CODE FINAL RESPONSE 2020.03.11

ZONING CODE RE-REVIEW RESPONSE 2020.02.13

ZONING CODE REVIEW RESPONSE 2020.01.28

ZONING SUBMISSION 2020.01.17

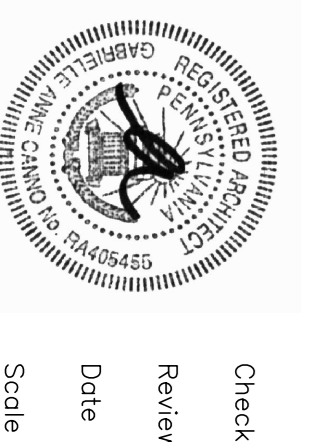
REVISIONS/SUBMISSIONS

Date

TRINITY APARTMENTS
2224 GERMAINTOWN AVENUE
Philadelphia, PA 19133

Cannodesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

ZONING SUBMISSION

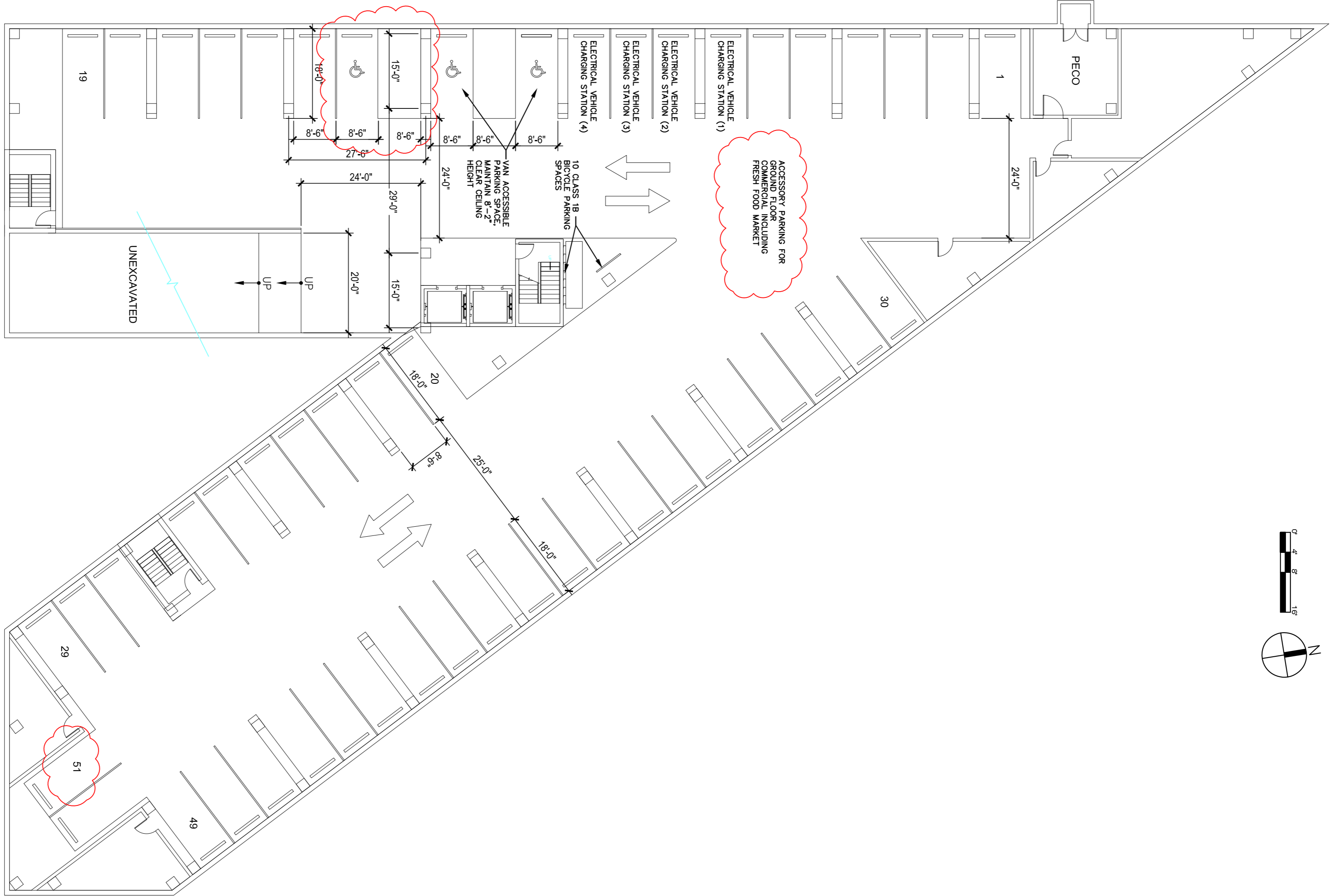


Drawn Project No.
Checked CAD File No.
Reviewed Drawing No.
Date

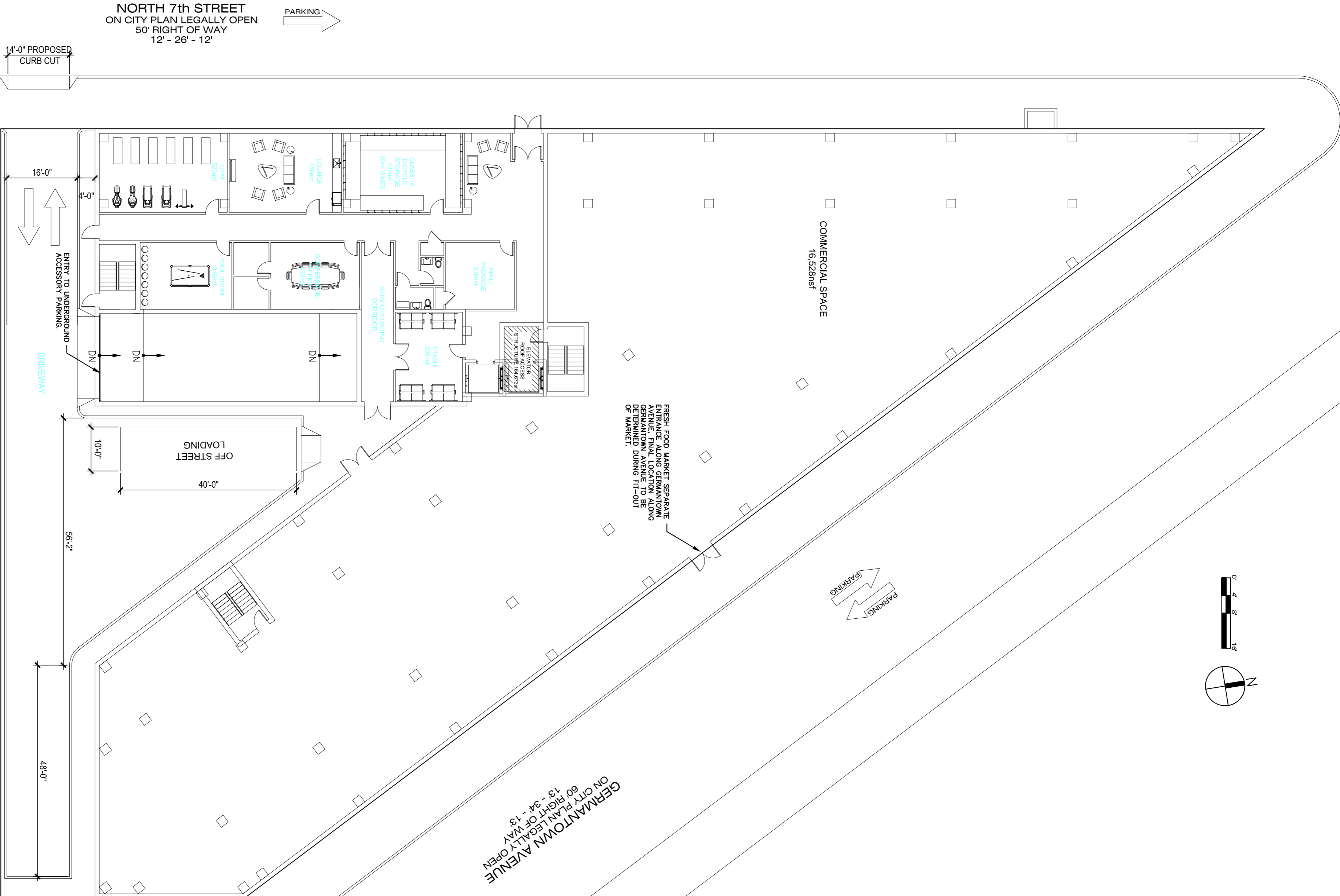
Z-3



Applied Electronically by L&I User.



A1 PARKING PLAN (UNDERGROUND)



A7 GROUND FLOOR PLAN

Seal

Drawn Project No.

Checked CAD File No.

Reviewed Drawing No.

Date

Scale

Z-3

APPROVED FOR ZONING ONLY 10/08/21

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY OR VIOLATION FROM THESE APPROVED STANDARDS, YOU WILL BE REQUIRED TO RE-APPLY FOR THE DEPARTMENT OF LICENSING & INSPECTION.

Zoning Permit

Permit Number ZP-2021-011446

LOCATION OF WORK 2224-50 GERMANTOWN AVE, Philadelphia, PA 19133-2111	PERMIT FEE \$1,034.00	DATE ISSUED 10/8/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER GERMANTOWN OWNER LLC	2224-50 GERMANTOWN AVE PHILADELPHIA, PA 19133-
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OWNER CONTACT 1 Eugene Umansky	355 E. Street Road Feasterville PA 19053
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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 DEMOLITION OF EXISTING STRUCTURES , FOR THE ERECTION OF DETACHED STRUCTURE, WITH A ROOF DECK ABOVE FOR RESIDENTIAL USE ONLY, ACCESSED BY A PILOT HOUSE(MAXIMUM HEIGHT 60.5 FEET) (AS PER SUBMITTED PLANS

APPROVED USE(S) Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries - Fresh Food Market

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-2021-011446

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2224-50 GERMANTOWN AVE, Philadelphia, PA 19133-2111

ADDITIONAL USE DETAILS

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

FOR USE AS FRESH FOOD MARKET ON THE FIRST FLOOR(FRESH FOOD MARKET BONUS APPLIED), WITH SEVENTY TWO(72) DWELLING UNITS ABOVE WITH BELOW GRADE PARKING FOR FIFTY ONE (51) VEHICLES INCLUDING THREE (3) ADA SPACES INCLUDING TWO(2) VAN ACCESSIBLE ADA SPACES AND FOUR(4) ELECTRIC SPACES AND THIRTY SIX(36) BICYCLE SPACES ON AN ACCESSIBLE ROUTE.(PARKING ACCESSORY TO FRESH FOOD MARKET ONLY).

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.