

Zoning Permit

Permit Number ZP-2022-003130

LOCATION OF WORK 2202 E ALLEGHENY AVE T-B-77362, Philadelphia, PA 19134	PERMIT FEE \$827.00	DATE ISSUED 5/18/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF FIVE (5) DETACHED STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

APPROVED USE(S)
Residential - Household Living - Multi-Family; Visitor Accommodations

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

2202 E ALLEGHENY AVE T-B-77362, Philadelphia, PA 19134

ADDITIONAL USE DETAILS

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

FOR VISITORS ACCOMMODATION AND MULTI-FAMILY HOUSEHOLD LIVING TOTAL FIFTY-NINE (59) UNITS (**BUILDING # 1: MULTI-FAMILY HOUSEHOLD LIVING 28 UNITS THROUGHOUT, BUILDING # 2: MULTI-FAMILY HOUSEHOLD LIVING 20 UNITS AND 7 VISITORS ACCOMMODATION UNITS, BUILDING # 3: VISITORS ACCOMMODATION UNITS THROUGHOUT, BUILDING # 4: VISITORS ACCOMMODATION UNITS THROUGHOUT AND BUILDING #5: MULTI-FAMILY HOUSEHOLD LIVING 11 UNITS THROUGHOUT**) AND ACCESSORY OFF STREET INTERIOR / SURFACE PARKING SIXTY-NINE (69) SPACES INCLUDING THREE (3) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), AND 4 ELECTRIC PARKING SPACES AND SIXTY-SIX (66) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE, AND ACCESSORY OFF STREET LOADING ONE (1) SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

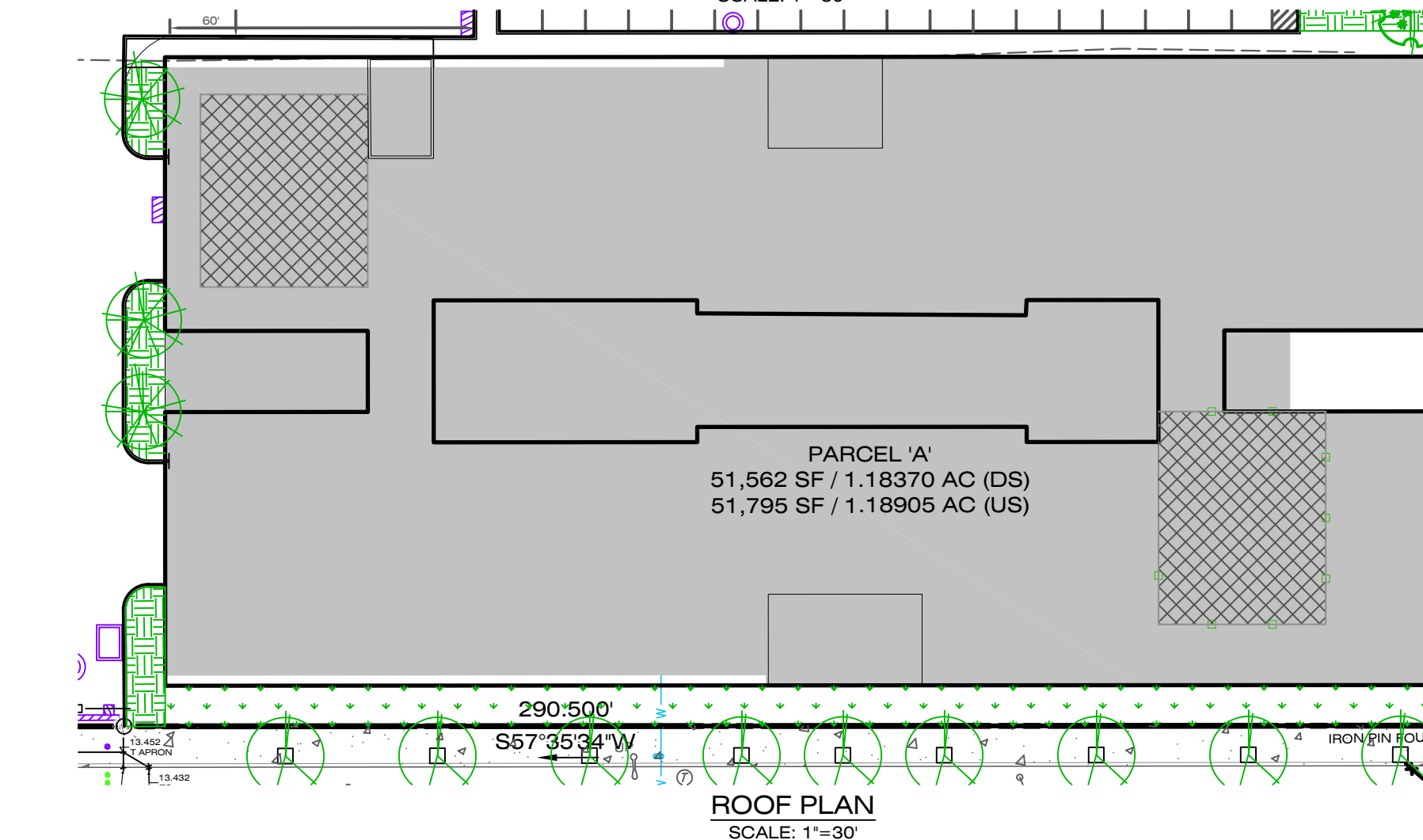
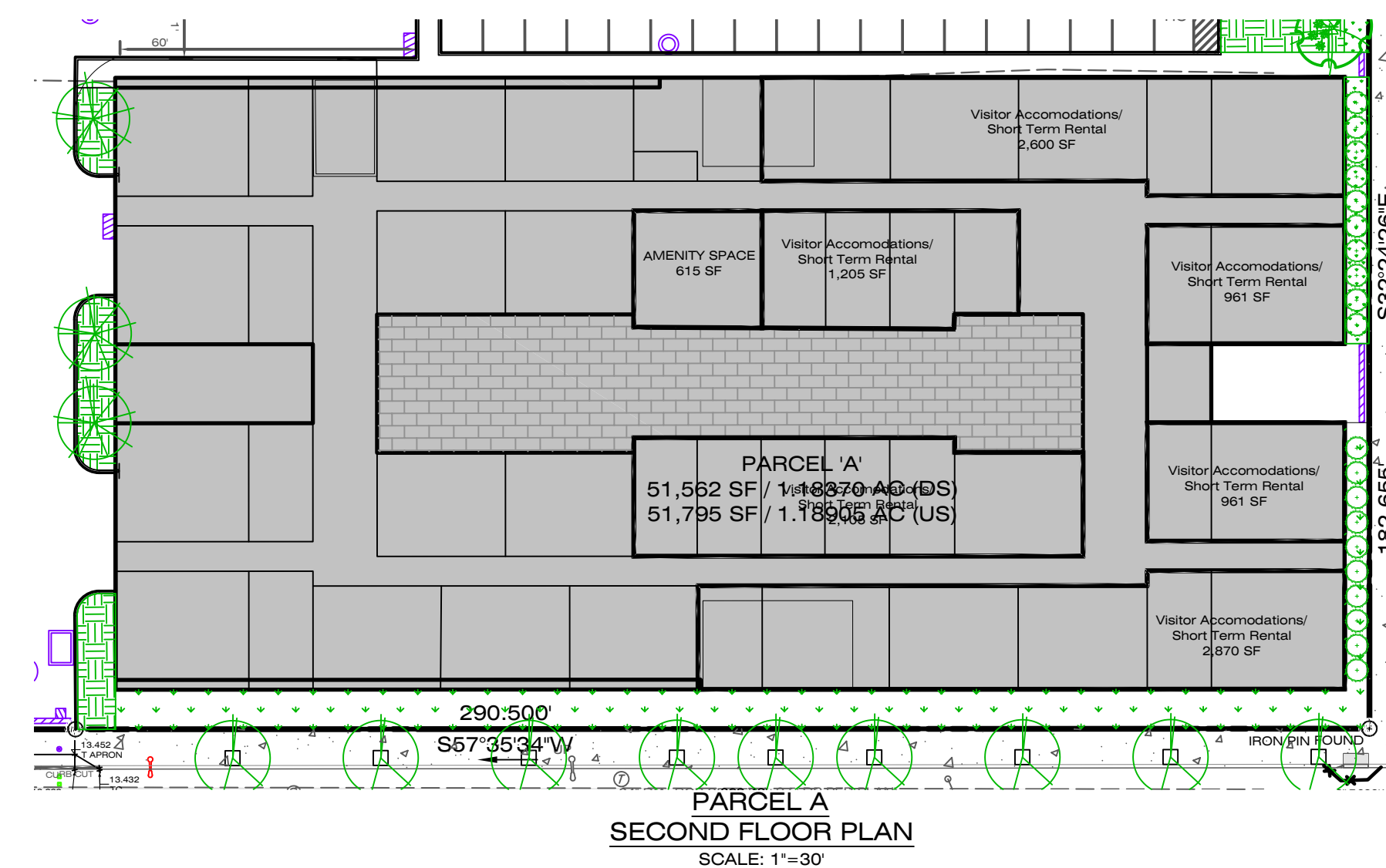
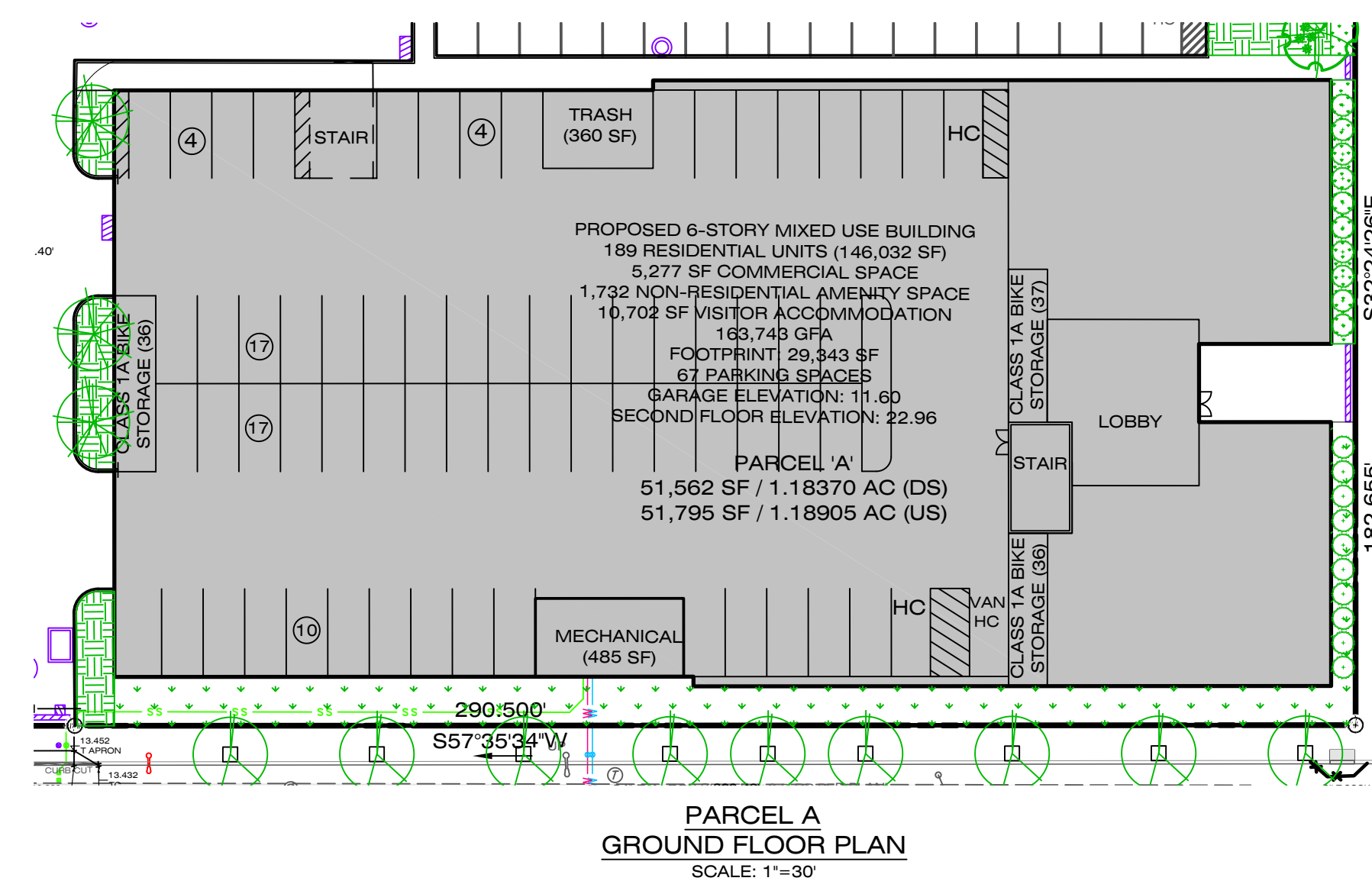
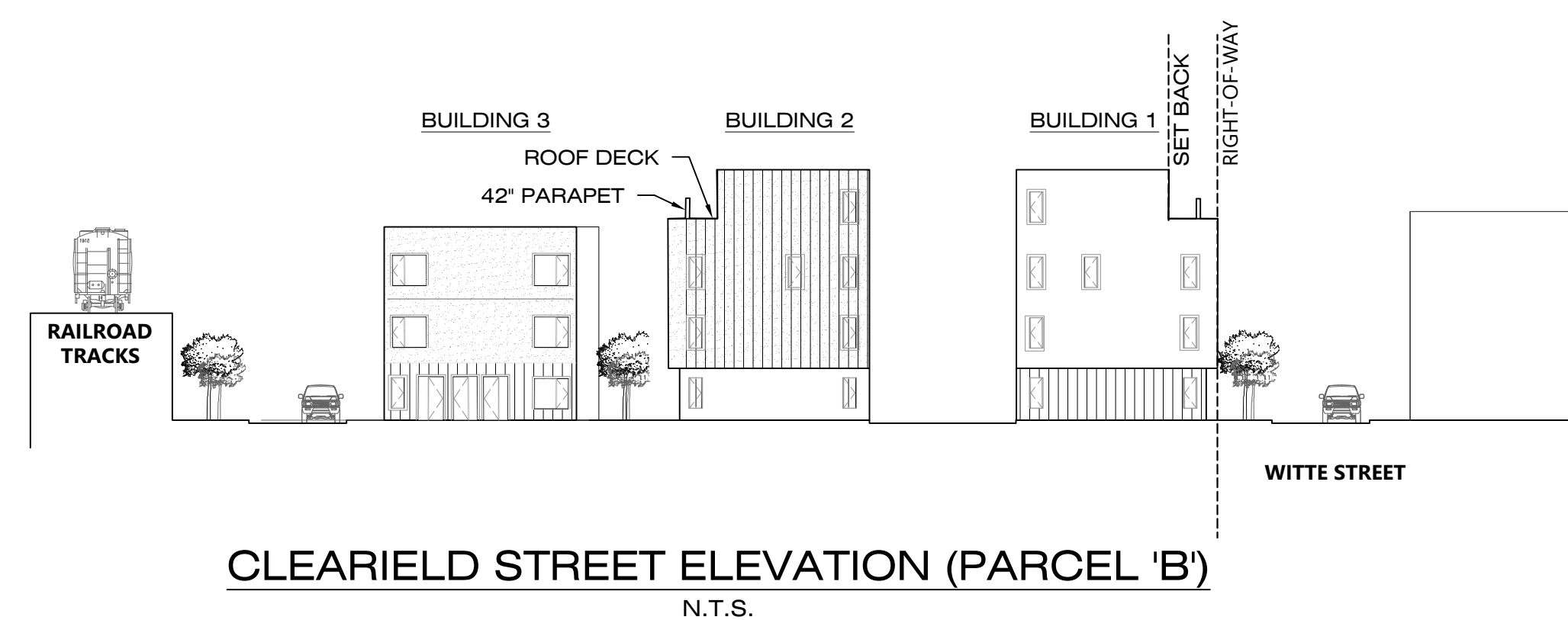
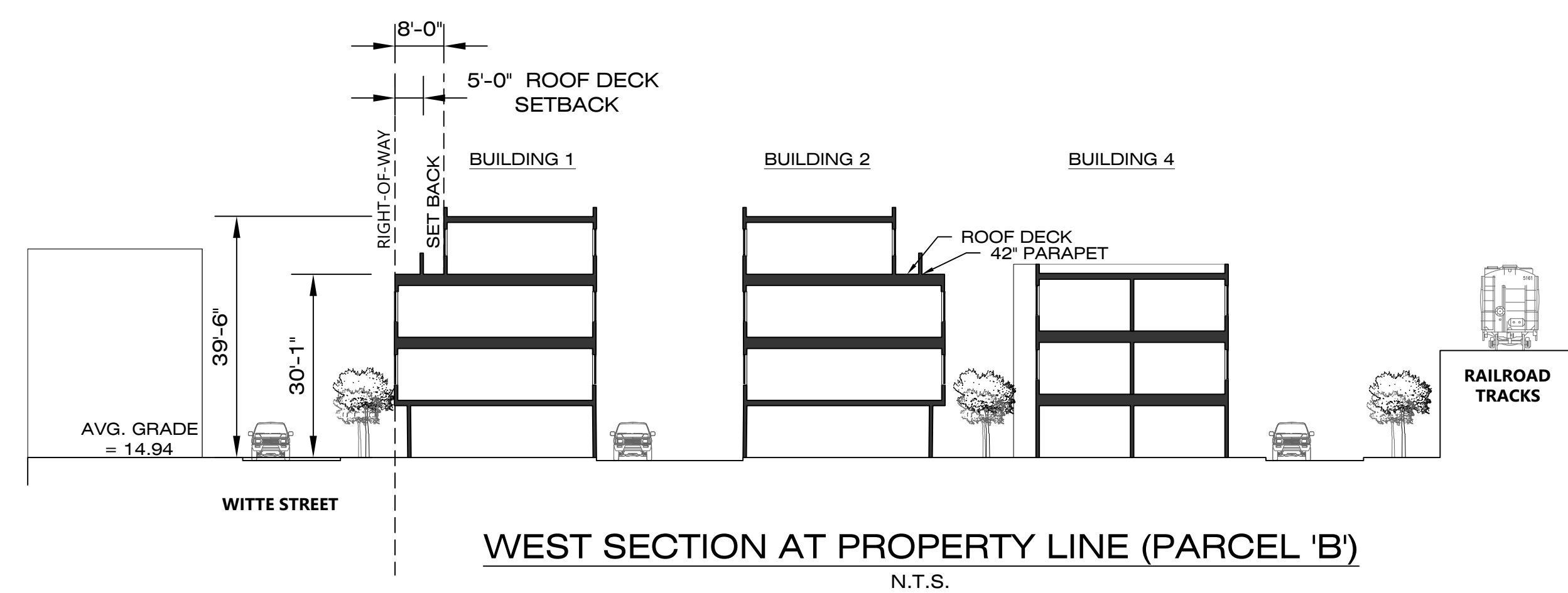
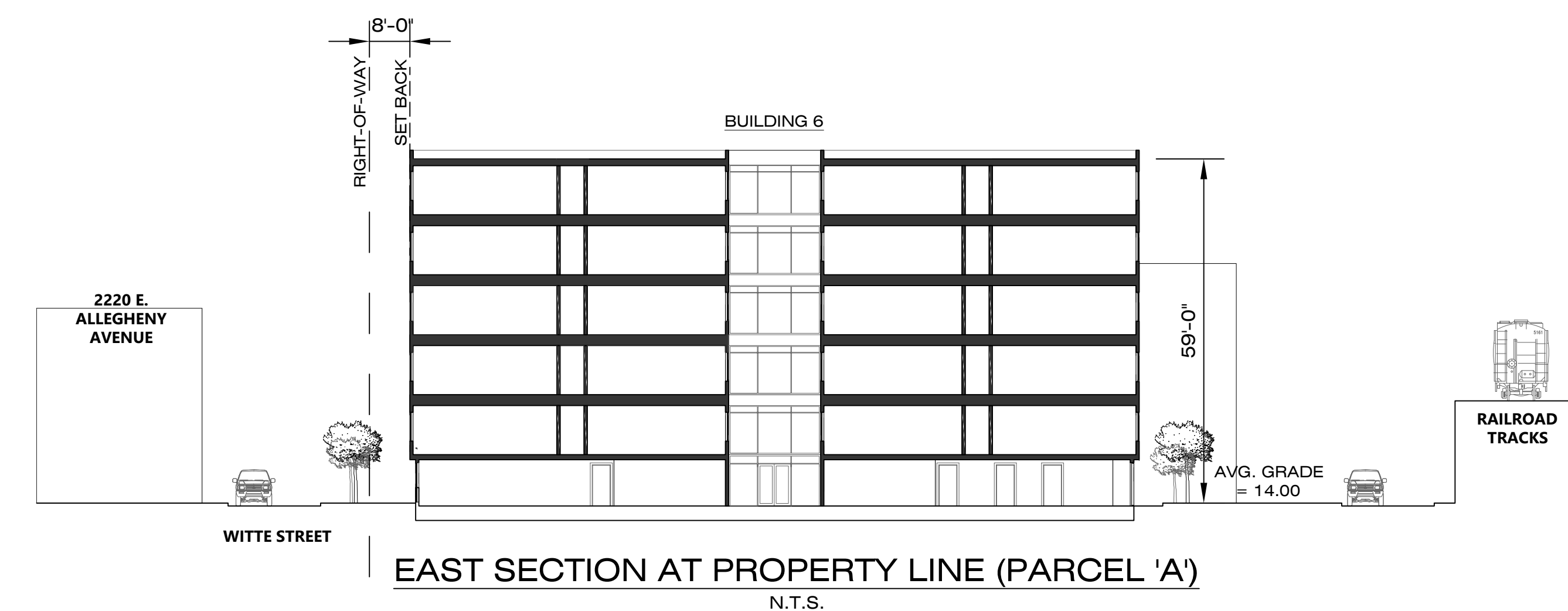
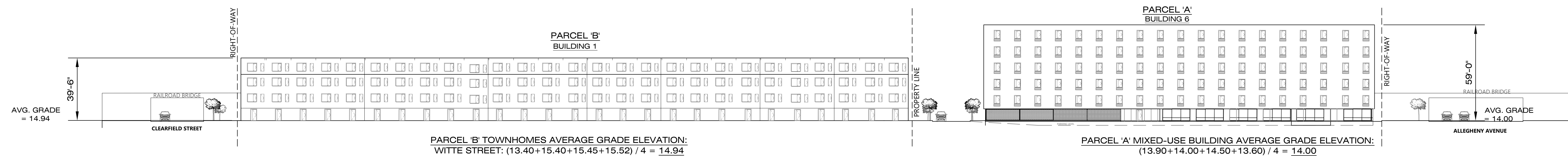
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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, 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.



REVISIONS				
1	2021-5-28	L&I comments		
2	2021-6-28	L&I comments		
3	2021-10-29	CDR COMMENTS		

2202-14 E. ALLEGHENY AVENUE
Philadelphia, PA 19134
25th Ward - OPA#885544380

prepared for:
2202-2214 E Allegheny Ave, LLC
538 Leverington Avenue
Philadelphia, PA 19128
(610) 573-7219

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Ruggiero Plante Land Design
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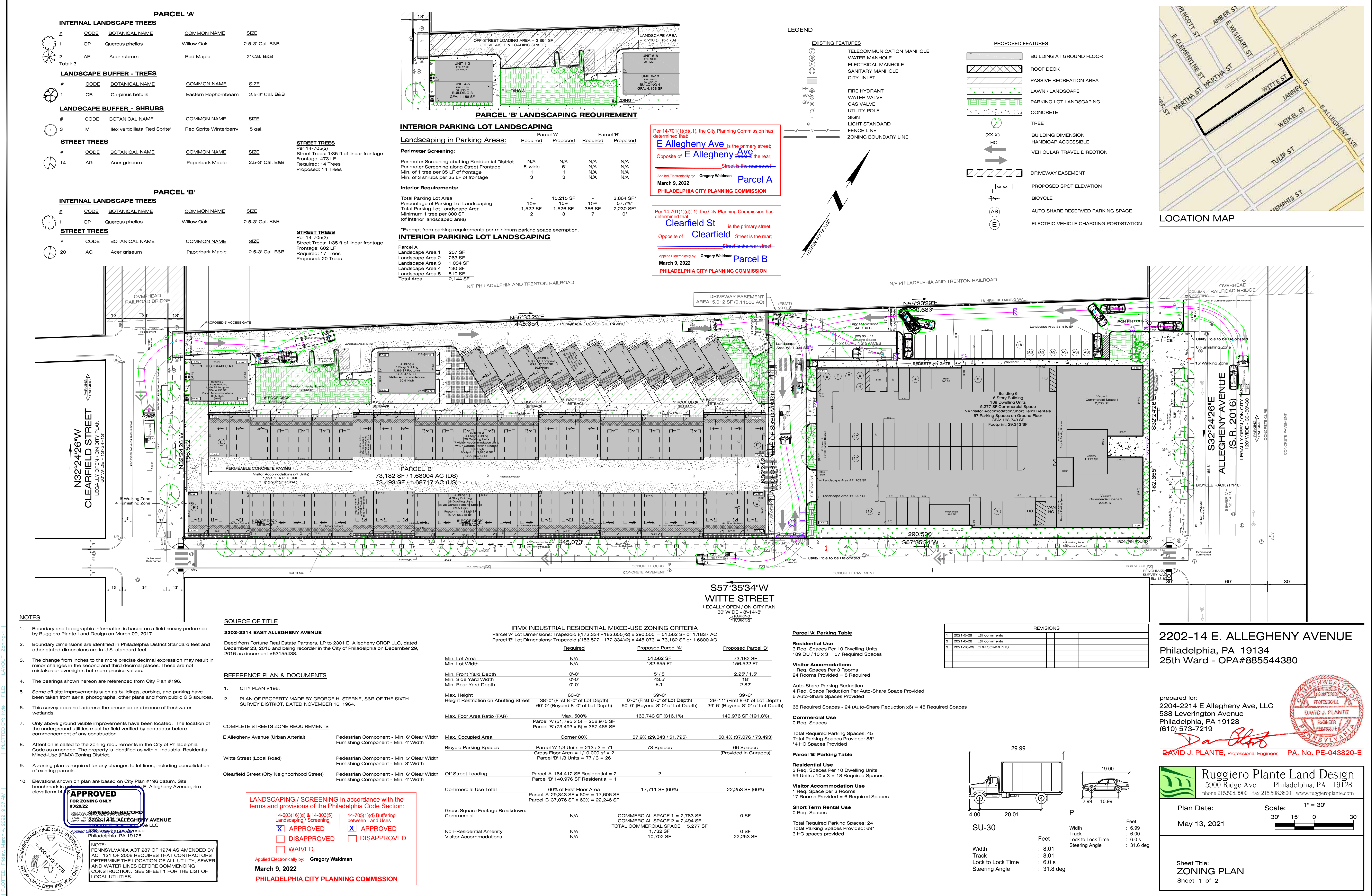
Plan Date: May 13, 2021

Scale: As Shown

Sheet Title:
BUILDING ELEVATIONS
Sheet 2 of 2

A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "03/29/22" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&I User:".

Applied Electronically by L&I Use



INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	QP	Quercus phellos	Willow Oak	2.5-3" Cal. B&B
2	AR	Acer rubrum	Red Maple	2" Cal. B&B

Total: 3

LANDSCAPE BUFFER - TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	CB	Carpinus betulus	Eastern Hophornbeam	2.5-3" Cal. B&B

LANDSCAPE BUFFER - SHRUBS

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
3	IV	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 gal.

STREET TREES

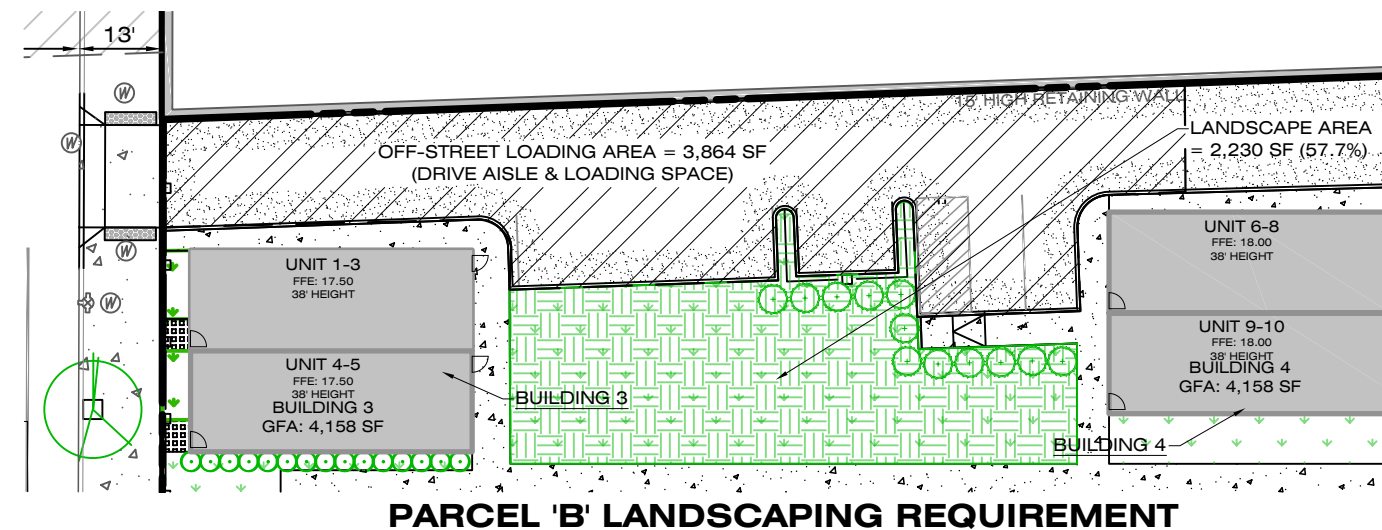
#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
14	AG	Acer griseum	Paperbark Maple	2.5-3" Cal. B&B

INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	QP	Quercus phellos	Willow Oak	2.5-3" Cal. B&B

STREET TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
20	AG	Acer griseum	Paperbark Maple	2.5-3" Cal. B&B



INTERIOR PARKING LOT LANDSCAPING

Landscaping in Parking Areas:

	Parcel A'	Parcel B'
Perimeter Screening:		
Perimeter Screening abutting Residential District	N/A	N/A
Perimeter Screening along Street Frontage	5' wide	5' wide
Min. of 1 tree per 35 LF of frontage	1	1
Min. of 3 shrubs per 25 LF of frontage	3	3

Interior Requirements:

	Parcel A'	Parcel B'
Total Parking Lot Area	15,215 SF	3,964 SF*
Percentage of Parking Lot Landscaping	10%	10%
Total Parking Lot Landscaping Area	1,522 SF	396 SF
Minimum 1 tree per 300 SF (of interior landscaped area)	5	1

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
E Allegheny Ave is the primary street;
Opposite of **E Allegheny Ave** Street is the rear;
Street is the rear street.

Applied Electronically by: Gregory Waldman
March 9, 2022
PHILADELPHIA CITY PLANNING COMMISSION

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Clearfield St is the primary street;
Opposite of **Clearfield St** Street is the rear;
Street is the rear street.

Applied Electronically by: Gregory Waldman
March 9, 2022
PHILADELPHIA CITY PLANNING COMMISSION

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
TELECOMMUNICATION MANHOLE	BUILDING AT GROUND FLOOR
WATER MANHOLE	ROOF DECK
ELECTRICAL MANHOLE	PASSIVE RECREATION AREA
SANITARY MANHOLE	LAWN / LANDSCAPE
CITY INLET	PARKING LOT LANDSCAPING
FIRE HYDRANT	CONCRETE
WATER VALVE	TREE
GAS VALVE	BUILDING DIMENSION
UTILITY POLE	HANDICAP ACCESSIBLE
SIGN	VEHICULAR TRAVEL DIRECTION
LIGHT STANDARD	DRIVEWAY EASEMENT
FENCE LINE	PROPOSED SPOT ELEVATION
ZONING BOUNDARY LINE	BICYCLE
	AUTO SHARE RESERVED PARKING SPACE
	ELECTRIC VEHICLE CHARGING PORT/STATION



- NOTES**
- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on March 09, 2017.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The bearings shown hereon are referenced from City Plan #196.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Industrial Residential Mixed-Use (IRMX) Zoning District.
 - A zoning plan is required for any changes to lot lines, including consolidation of existing parcels.
 - Elevations shown on plan are based on City Plan #196 datum; Site benchmark is given as 100.00 feet at E. Allegheny Avenue, rim elevation=14.00.

SOURCE OF TITLE

2202-2214 EAST ALLEGHENY AVENUE

Deed from Fortune Real Estate Partners, LP to 2301 E. Allegheny CROP LLC, dated December 23, 2016 and being recorder in the City of Philadelphia on December 29, 2016 as document #53155435.

REFERENCE PLAN & DOCUMENTS

- CITY PLAN #196.
- PLAN OF PROPERTY MADE BY GEORGE H. STERNE, S&R OF THE SIXTH SURVEY DISTRICT, DATED NOVEMBER 16, 1964.

COMPLETE STREETS ZONE REQUIREMENTS

Street	Requirement
E Allegheny Avenue (Urban Arterial)	Pedestrian Component - Min. 6' Clear Width Furnishing Component - Min. 4' Width
Witte Street (Local Road)	Pedestrian Component - Min. 5' Clear Width Furnishing Component - Min. 3' Width
Clearfield Street (City Neighborhood Street)	Pedestrian Component - Min. 6' Clear Width Furnishing Component - Min. 4' Width

IRMX INDUSTRIAL RESIDENTIAL MIXED-USE ZONING CRITERIA

Parcel A' Lot Dimensions: Trapezoid (172.334+182.655)(2) x 290.500' = 51,562 SF or 1.1837 AC
Parcel B' Lot Dimensions: Trapezoid (1156.522+172.334)(2) x 445.073' = 73,182 SF or 1.6800 AC

	Required	Proposed Parcel A'	Proposed Parcel B'
Min. Lot Area	N/A	51,562 SF	73,182 SF
Min. Lot Width	N/A	182.655 FT	156.522 FT
Min. Front Yard Depth	0'-0"	5' / 8'	2.25' / 1.5'
Min. Side Yard Width	0'-0"	43.5'	18'
Min. Rear Yard Depth	0'-0"	8.1'	2.82'
Max. Height	60'-0"	59'-0"	39'-6"
Height Restriction on Abutting Street	39'-0" (First 8'-0" of Lot Depth) 60'-0" (Beyond 8'-0" of Lot Depth)	0'-0" (First 8'-0" of Lot Depth) 60'-0" (Beyond 8'-0" of Lot Depth)	29'-11" (First 8'-0" of Lot Depth) 39'-6" (Beyond 8'-0" of Lot Depth)
Max. Floor Area Ratio (FAR)	Max. 500%	163,743 SF (316.1%)	140,976 SF (191.8%)
Max. Occupied Area	Corner 80%	57.9% (29,343 / 51,795)	50.4% (37,076 / 73,493)
Bicycle Parking Spaces	Parcel A' 1/3 Units = 213 / 3 = 71 Gross Floor Area = 1/10,000 sf = 2 Parcel B' 1/3 Units = 77 / 3 = 26	73 Spaces	66 Spaces (Provided in Garages)
Off Street Loading	Parcel A' 164,412 SF Residential = 2 Parcel B' 140,976 SF Residential = 1	2	1
Commercial Use Total	60% of First Floor Area Parcel A' 29,343 SF x 60% = 17,606 SF Parcel B' 37,076 SF x 60% = 22,246 SF	17,711 SF (60%)	22,253 SF (60%)
Gross Square Footage Breakdown:			
Commercial	N/A	COMMERCIAL SPACE 1 = 2,783 SF COMMERCIAL SPACE 2 = 2,494 SF TOTAL COMMERCIAL SPACE = 5,277 SF	0 SF
Non-Residential Amenity	N/A	1,732 SF	0 SF
Visitor Accommodations	N/A	10,702 SF	22,253 SF

Parcel A' Parking Table

Residential Use
3 Req. Spaces Per 10 Dwelling Units
189 DU / 10 x 3 = 57 Required Spaces

Visitor Accommodations
1 Req. Space Per 3 Rooms
24 Rooms Provided = 8 Required Spaces

Auto-Share Parking Reduction
4 Req. Space Reduction Per Auto-Share Space Provided
6 Auto-Share Spaces Provided

65 Required Spaces - 24 (Auto-Share Reduction x6) = 45 Required Spaces

Commercial Use
0 Req. Spaces

Total Required Parking Spaces: 45
Total Parking Spaces Provided: 85*
*4 HC Spaces Provided

Parcel B' Parking Table

Residential Use
3 Req. Spaces Per 10 Dwelling Units
59 Units / 10 x 3 = 18 Required Spaces

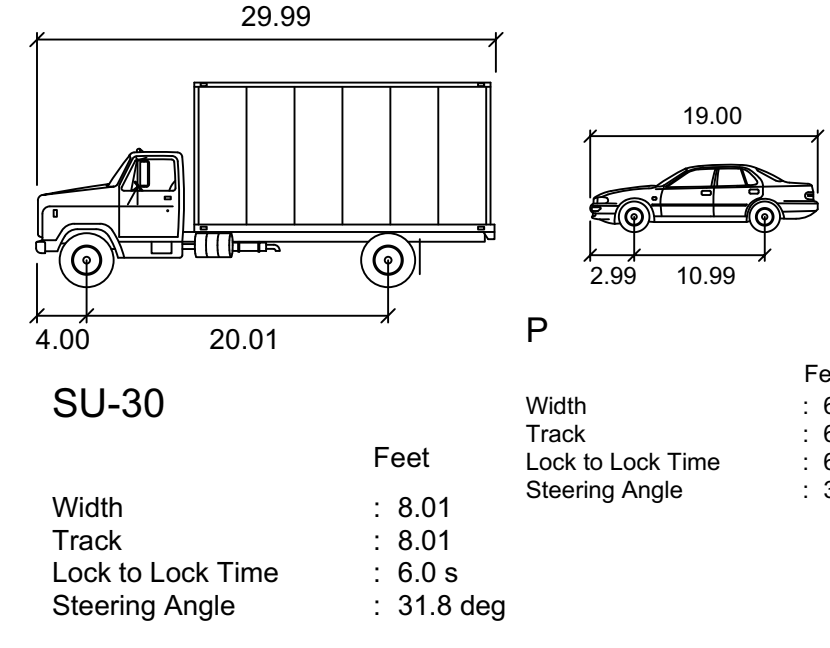
Visitor Accommodation Use
1 Req. Space per 3 Rooms
17 Rooms Provided = 6 Required Spaces

Short Term Rental Use
0 Req. Spaces

Total Required Parking Spaces: 24
Total Parking Spaces Provided: 69*
3 HC spaces provided

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-5-28	L&I comments
2	2021-6-28	L&I comments
3	2021-10-28	CDR COMMENTS



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DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

Ruggiero Plante Land Design
5900 Ridge Ave Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplanteland.com

Plan Date: May 13, 2021 Scale: 1" = 30'

Sheet Title: ZONING PLAN
Sheet 1 of 2

15 PLOTTED: Friday, March 15, 2025 8:07 AM FILE: LAYOUT - Zoning1