

LANDSCAPING REQUIRMENTS			
ZONING REGULATION	REQUIRED	CALCULATIONS (REQUIRED/PROVIDED)	COMPLIANCE
14-705(1)(d) LANDSCAPE BUFFERING BETWEEN DIFFERENT ZONING DISTRICTS	8'-0" WIDE BUFFER 1 TREE PER 20 LINEAR FEET 3 SHRUBS PER 20 LINEAR FEET MIN 6' HT FENCE, WALL, OR BERM	TOTAL LINEAR FEET: +/-118 (EXCLUDES PORTION OF ATTACHED BUILDING AND REAR DRIVE ISLE) TREES REQUIRED: 133/20 = 6.65=7 SHRUBS REQUIRED: 21	PARTIAL COMPLIANCE. PARTIAL WAIVER REQUESTED
14-803 (c) PERIMETER SCREENING FROM ABUTTING RESIDENTIAL DISTRICT	8'-0" WIDE BUFFER 1 TREE PER 20 LINEAR FEET 4 SHRUBS PER 20 LINEAR FEET MIN 5' HT FENCE, WALL, OR BERM	TOTAL LINEAR FEET: +/-36 TREES REQUIRED: 36/20 = 2 SHRUBS REQUIRED: 8	NON-COMPLIANT. WAIVER REQUESTED
14-803 (5) (e) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF-STREET LOADING AREAS	MIN 10% OF TOTAL AREA OF ALL PARKING SPACES MINIMUM AREA OF 225 SF 8'-0" WIDE BUFFER 1 SHADE TREE PER 200 SF 3 SHRUBS PER 200 SF 15 PERENNIALS PER 200 SF	TOTAL PARKING AREA: +/-897 SF 10% x 897SF = 89.7 SF AREA PROVIDED: 235 SF TREES REQUIRED: 235/200 = 1.175=2 SHRUBS REQUIRED: 6 PERENNIALS REQUIRED: 30	PARTIAL COMPLIANCE. PARTIAL WAIVER REQUESTED
14-705(1)(e) YARD TREE REQUIREMENTS	1 TREE PER 1,600 SF OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY 14-705(1)(d)	TOTAL OPEN AREA: +/- 1105 SF TREES REQUIRED: 1105/1600 = .7 = 1	COMPLIES NOTE: THIS TREE IS INCLUDED IN THE INTERIOR PARKING LOT LANDSCAPING AREA
WAIVER PAYMENT IN LIEU CALCULATION	4 TREES x \$1,000 PER TREE = \$4,000		

LOT AREA	7,482 SF
CMX-2 BY RIGHT DENSITY	15
25% MODERATE INCOME BONUS EARNED	3
25% MODERATE INCOME BONUS USED	3
MODERATE INCOME HEIGHT BONUS EARNED	7'-0"
MODERATE INCOME HEIGHT BONUS USED	6'-0"

AFFORDABLE UNITS CALCULATIONS
18 UNITS x 10% = 1.8 UNIT = 2 UNITS

ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-2	MIXED-USE	NO
GROUND FLOOR FRONTAGE USE:	30'-0" NON RESIDENTIAL OR PARKING USE	30'	NO
DENSITY:	480 SQ. FT. OF LOT AREA PER UNIT (15 UNITS)	18 (BONUS)	NO
MAX OCCUPIED AREA: INTERMEDIATE:	INTERMEDIATE: 75%, CORNER: 80%	57.7% (4,318.98 SF)	NO
MINIMUM FRONT YARD DEPTH:	N/A	20'-4"	NO
MINIMUM SIDE YARD WIDTH:	5'-0" IF USED	N/A	NO
MINIMUM REAR YARD DEPTH:	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	30'-4"	NO
MAXIMUM HEIGHT:	38'-0"	44'-0" (BONUS)	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0'-0"	N/A	NO
VEHICLE PARKING:	0 REQUIRED	7	NO
BIKE PARKING:	6 REQUIRED	6	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ. FT.: 1 TREE PER 35 FT OF FRONTAGE	0	NO

OVERLAY DISTRICTS -
DESCRIPTION - NEW CONSTRUCTION OF A 4-STORY, MULTI-FAMILY STRUCTURE WITH GROUND LEVEL COMMERCIAL AND 18 DWELLING UNITS.

ZONING BONUSES TO BE UTILIZED:
 - MODERATE INCOME BONUS
 - GREEN ROOF BONUS



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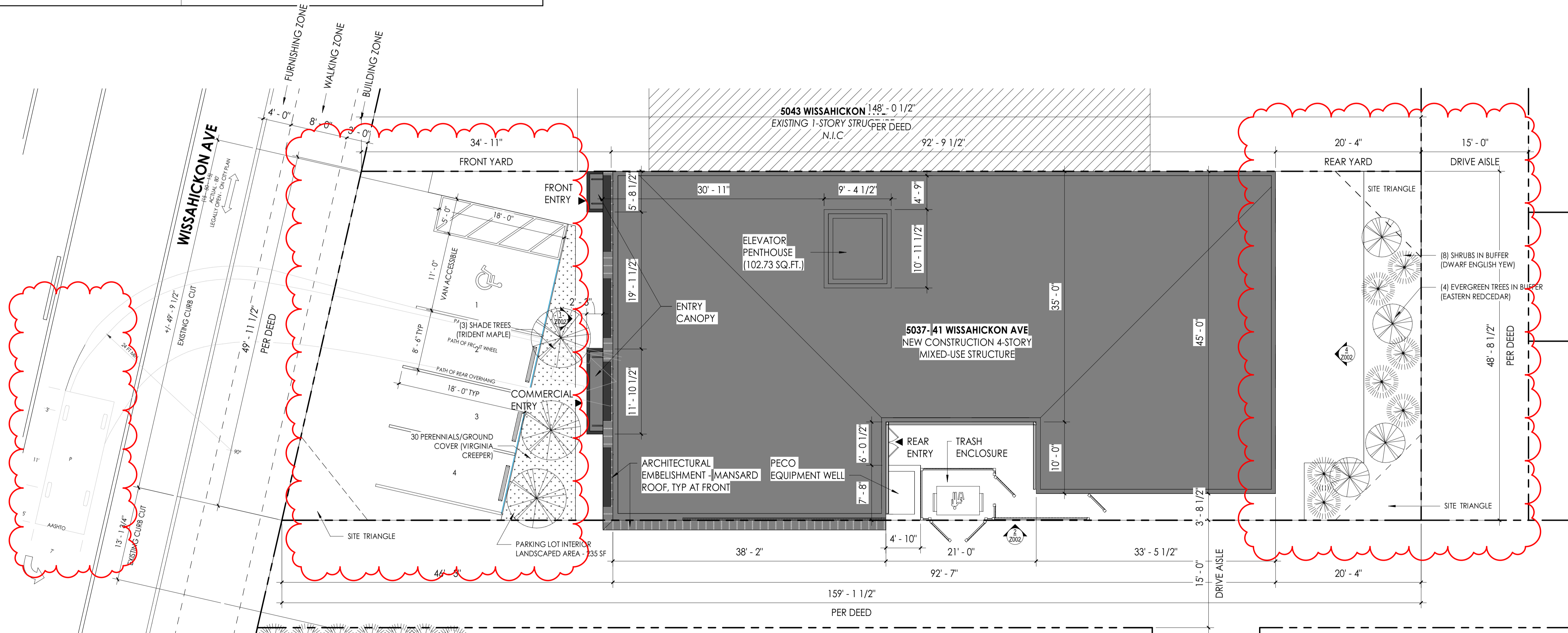
PROJECT ADDRESS
 5037 WISSAHICKON AVE,
 PHILADELPHIA, PA, 19144

REVISION	DATE	BY	APPD
E - STREETS REV01	2023.04.07	JH	SM
C - ZONING Rev02	2023.02.22	JH	SM
B - ZONING Rev01	2023.01.17	JH	SM
A - ISSUE FOR ZONING	2022.11.23	TS	SM
SUBMISSIONS & REVISIONS	YYYY.MM.DD	BY	APPD

PROJECT
 5037 WISSAHICKON AVE

SHEET TITLE
 ZONING PLAN

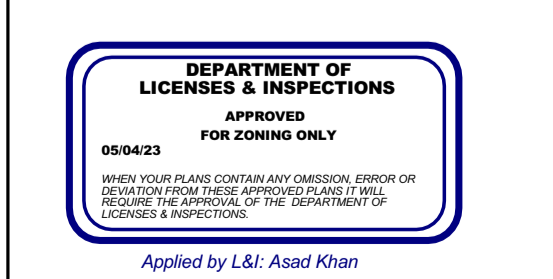
PROJECT NO 22073105
 DRAWING NO
 REVISION E
 SCALE As indicated



SITE PHOTO SITE PHOTO



VICINITY MAP PROJECT LOCATION ZONING MAP PROJECT LOCATION



Zoning Permit

Permit Number ZP-2022-013178

LOCATION OF WORK 5037-41 WISSAHICKON AVE, Philadelphia, PA 19144-4811	PERMIT FEE \$1,034.00	DATE ISSUED 5/16/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER Wilson-Drake Development, LLC	2201 South Beechwood St Philadelphia, Pennsylvania 19146
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OWNER CONTACT 1 Lorraine Wilson-Drake	2201 S Beechwood St. Philadelphia, PA 19145
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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 A SEMI DETACHED STRUCTURE WITH FOUR (4) OFF-STREET ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESIBLE PARKING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

 <p>CONDITIONS AND LIMITATIONS:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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-2022-013178

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5037-41 WISSAHICKON AVE, Philadelphia, PA 19144-4811

ADDITIONAL USE DETAILS

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

GROUND FLOOR COMMERCIAL-VACANT18 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.