

BRANCH NAME & ADDRESS:
Citizens - Chestnut Hill
8623 Germantown Ave
Philadelphia, PA

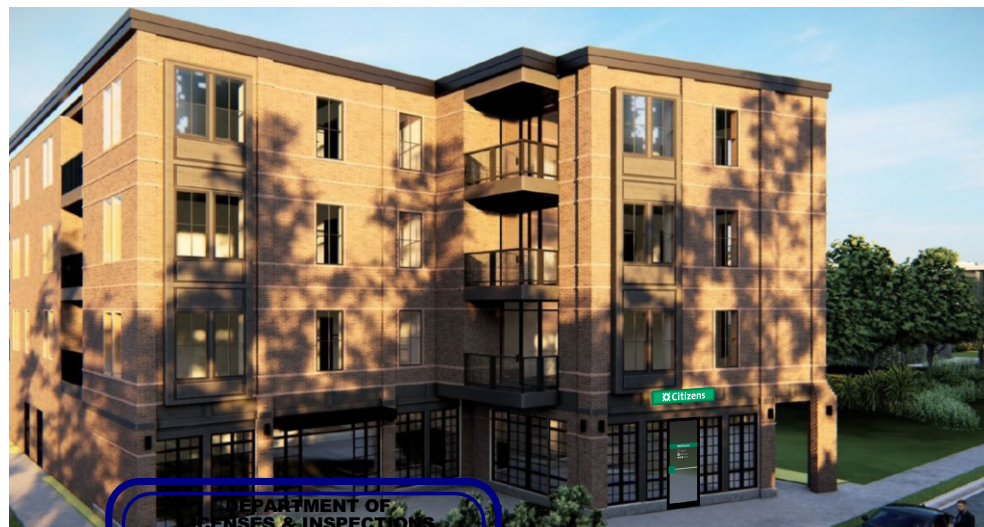


Citizens

Relocate to New Location

SIGN SUBMITTAL PACKAGE

Chestnut Hill Philadelphia, PA



APPROVED
FOR ZONING ONLY
09/17/24

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&I: Reeba Babu

[illegible]

**SITE MAP &
STREET VIEWS**
[LINK](#)



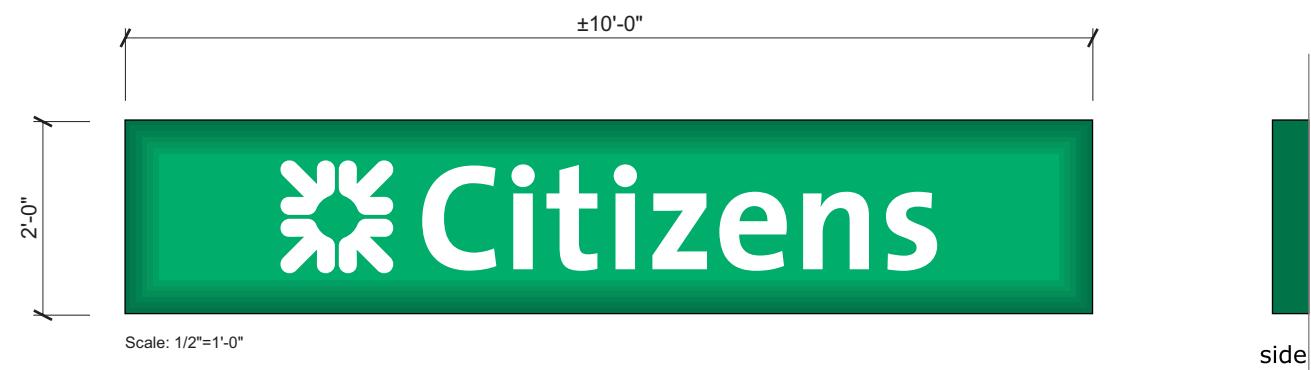
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SITE MAP

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S11 - UWB-2 - Wall mounted cabinet sign - green with branding, Dimensions to be verified
Install one (1) Statically LED-lit accessory wall sign 20 SQ FT



EXISTING

Building currently at this location is being demolished, new construction as shown below.



PROPOSED

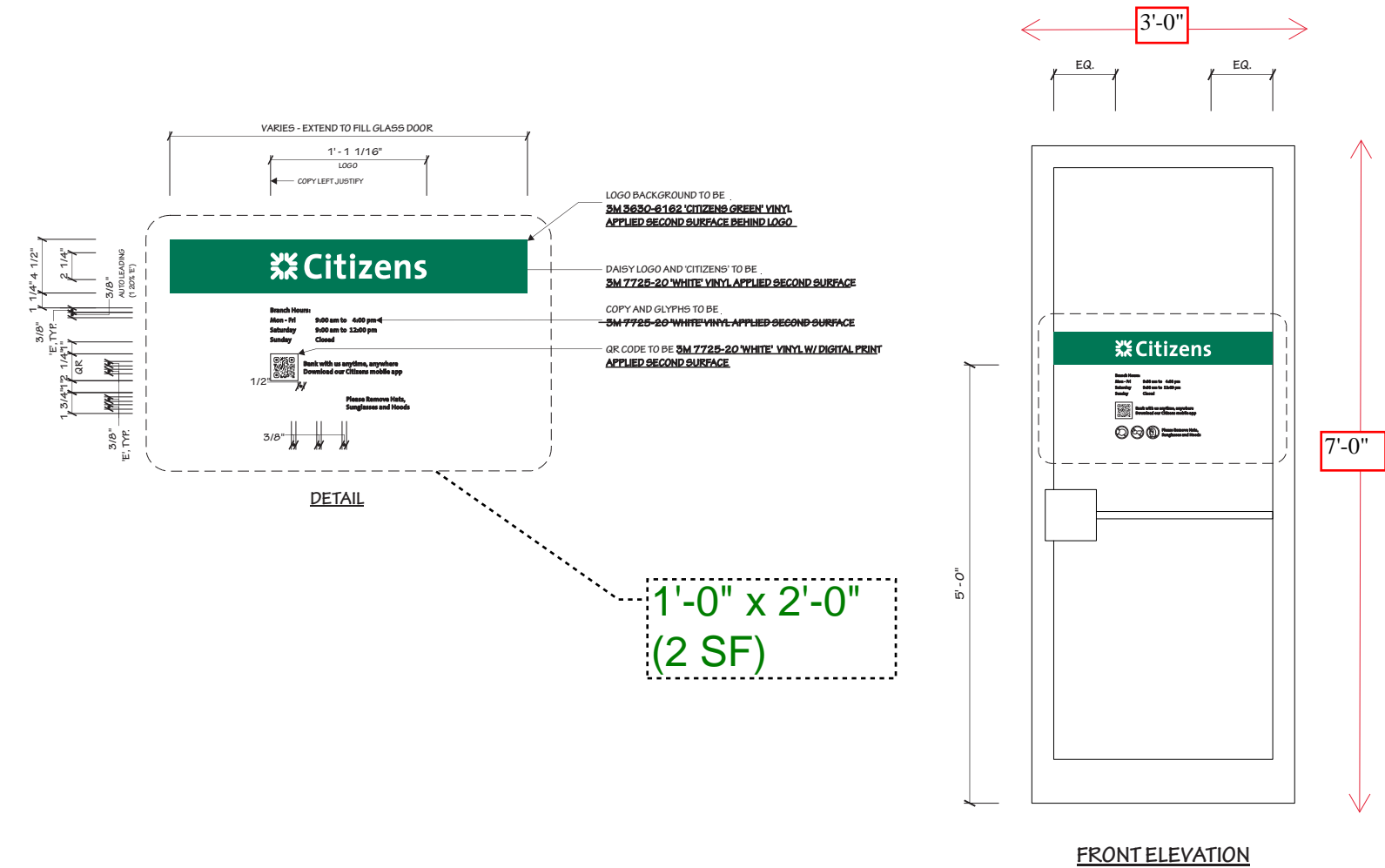


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S8 - DHR-1 Door Hours Vinyl, single door, Qty (2)

Install two (2) set of door vinyl 2 SQ FT each.



EXISTING

Building currently at this location is being demolished, new construction as shown below.



PROPOSED



Applied by L&I: Reeba Babu

ADDRESS- 8623 GERMANTOWN AVE.
OWNER- 8623 INVESTORS LLC.
OPA# 882963315

ZONING DISTRICT- CMX 2.5 (20,048 SQ.FT. (89.3%))
- CMX 2.0 (2,402 SQ.FT. (10.7%))
ZONING OVERLAY DISTRICTS:

WWO- WISSAHICKON WATERSHED OVERLAY

EDO- EIGHTH DISTRICT OVERLAY

LOT SIZE - 22,450 SQ.FT. (0.51538 AC)
TOTAL BUILDING AREA (GROSS SQ.FT.) - 48,662 SQ.FT. (RETAIL - 3,900 SQ.FT, MULTI-FAMILY - 40,070 SQ.FT.)

SET BACKS

FRONT YARD:	MUST BUILD TO FRONT LOT LINE	16.2 ' 0' - 0" AT CITY PLAN LINE
SIDE YARD:	5' (IF USED)	10.2 ' / 19.5 ' 5' - 8" (BOTH)
REAR YARD:	GREATER OF 9' OR 10% OF LOT DEPTH	88.3 ' 22.8.5 ' (10% OF 210')
BUILDING HT.	45' (NCA)	~12.0 ' (1- STORY) 45.0 ' (4- STORIES)

NOTE: UTILIZING ADDITIONAL BUILDING HEIGHT (NCA OVERLAY DISTRICT) DUE TO THE PROPERTY QUALIFYING AS A CORNER LOT WITH LEGAL FRONTAGE ON GERMANTOWN AVENUE AND EVERGREEN AVENUE

PARKING	REQ'D/ ALLOWABLE	EXISTING	PROPOSED
RETAIL:	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
MULTI-FAMILY	0	13 (TOTAL)	9 (TOTAL- 2 H.C.)
OFF-STREET LOADING	1	0	0
RESIDENTIAL (MULTI-FAMILY) REQUIRED - 0 (<100,000 SQ.FT. (TABLE 14-806-1))			
ALL OTHER PERMITTED USES REQUIRED - 0 (<20,000 SQFT. (TABLE 14-806-1))			
BIKE STORAGE (CLASS 1A)	10 (30 UNITS / 3)	0	10
LANDSCAPED AREA	10% OF PARKING AREA	0	20.0% (1,511 SQ.FT.)
14-803-5e.1			7,627 SQ.FT. PARKING AREA
INTERIOR LANDSCAPE TREES	1/300 SQ.FT.	1	3
14-803-5(e),(5)	INTERIOR LANDSCAPED AREA		

**REFER TO SHEET 1 OF 1 SITE DEMOLITION PLAN
PREPARED BY RUGGERIO PLANTE LAND DESIGN DATED:
01/04/2023 FOR ADDITIONAL SITE INFORMATION.**

S8 - Install two (2) set of door vinyl 2 SQ FT each.

**REAR LOT LINE, PRIMARY FRONTAGE,
AND REAR STREET**

REAR LOT LINE OPPOSITE: Germantown Ave
PRIMARY FRONTAGE: Germantown Ave
REAR STREET: N/A

Applied Electronically By: MEG CAVANAGH
July 16, 2024
Ledger No.: **E-5781**
Philadelphia City Planning Commission

WISSAHICKON WATERSHED OVERLAY DISTRICT

IMPERVIOUS COVERAGE CATEGORY: 5

☒ APPROVED

☐ DISAPPROVED

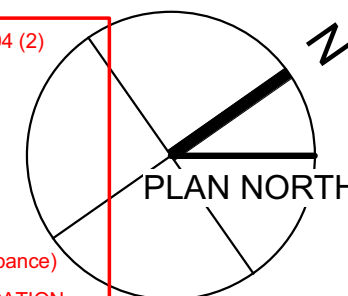
☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
July 16, 2024
Ledger No. **E-5781**
Philadelphia City Planning Commission

STEEP SLOPE PROTECTION

☐ APPROVED
☐ DISAPPROVED
☒ NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)
☐ EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: MEG CAVANAGH
July 16, 2024
Ledger No.: E-5781
Philadelphia City Planning Commission

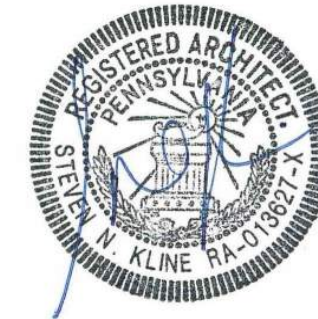


rke
REGAN / KLINE / CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 886-1888
FAX: (215) 886-8124

SEAL:



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TALLULAH & BIRD LLC
INTERIOR DESIGN & STYLING
KAREN REGAN
7670 QUEEN ST., SUITE 200,
WYNDMOOR, PA 19038
PHONE: (215) 704-1082

CONSULTANTS:

STRUCTURAL
ELTON & THOMPSON PC
100 W. MAIN STREET, SUITE 365
LANSDALE, PA 19446
(215) 576-6460

**MECHANICAL/PLUMBING/FIRE
PROTECTION**
SUMMIT ENGINEERS ASSOC., LLC
1000 HADDONFIELD-BERLIN ROAD,
SUITE 110
VOORHEES, NJ 08043
(856) 805-7027

ELECTRICAL
MULHERN CONSULTING ENGINEERS
321 SOUTH YORK ROAD,
HATBORO, PA 19040
(215) 293-9900

8623 GERMANTOWN AVE.
PHILADELPHIA, PA 19118

REVISION

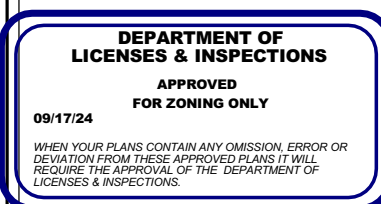
DATE: 06/26/2023

SCALE: 1" = 20'-0"

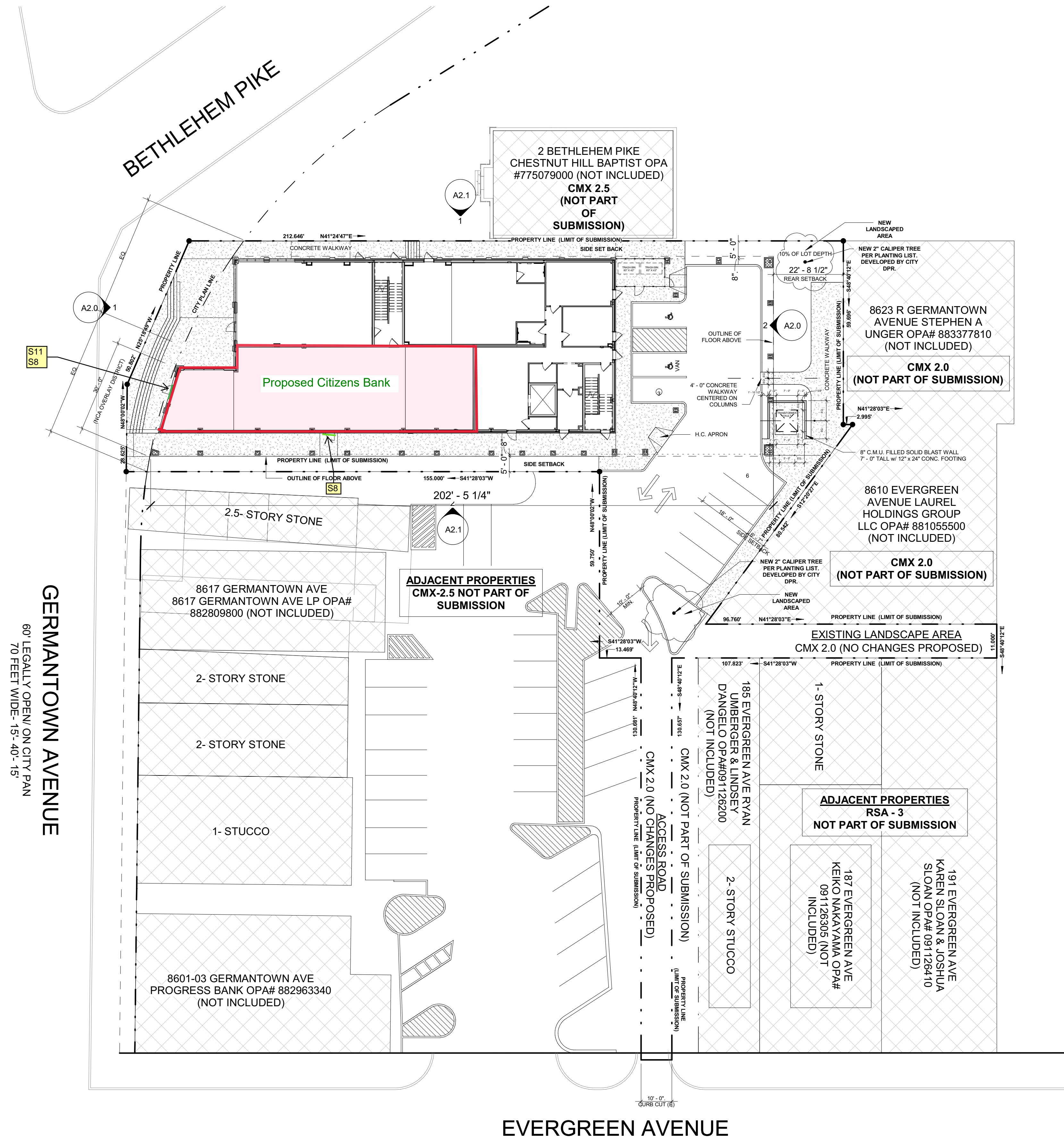
DWG. NO.	
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SP-1

PROPOSED SITE PLAN



Applied by L&J: Reeba Babu



EVERGREEN AVENUE

1 PROPOSED SITE PLAN
SP-1 SCALE: 1" = 20'-0"

Zoning Permit

Permit Number ZP-2024-006199

LOCATION OF WORK 8623 GERMANTOWN AVE, Philadelphia, PA 19118-2828 Citizens Bank /Chestnut Hill	PERMIT FEE \$464.00	DATE ISSUED 9/17/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2 CMX2.5	

PERMIT HOLDER 8623 INVESTORS LLC	PO BOX 27219 PHILADELPHIA PA 19118
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE INSTALLATION OF ONE (1) FLAT WALL SIGN WITH STATIC ILLUMINATION AND TWO (2) WINDOW SIGNS. SIZE AND LOCATION AS SHOWN ON PLANS.
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APPROVED USE(S) Financial Services

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-2024-006199

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

8623 GERMANTOWN AVE, Philadelphia, 19118-2828

ADDITIONAL USE DETAILS

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

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.