

Versions

No.	Date	Description
03/03/2021	ZONING	
1	00/00/0000	ASI 000

Architect

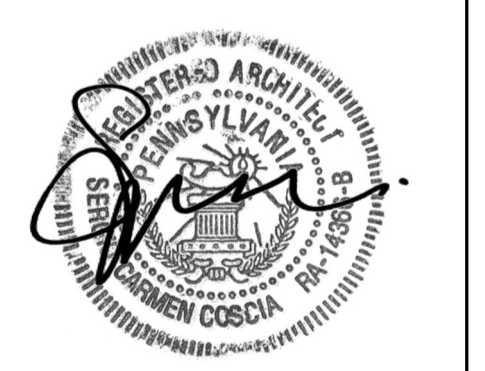
COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer

MASER CONSULTING

Maser Consulting
2 Penn Center, Suite 222
Philadelphia, PA 19102
215 881 9021



Signature and Seal
Project

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE,
PHILADELPHIA PA
19118

Sheet Title
ZONING TABLES & PLANS

Date: 03/03/2021
Scale: As indicated
Drawn: JAV
Project No.: 567
Sheet No.:

Z100

AREA REGULATIONS		
LOT INFORMATION		
LOT ADDRESS(ES):	10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118	
OPA NUMBER:	#88-2722300	
LOT AREA(S):	11,113 SF	
LOT AREA(S) - PDS:	11,058 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT:	WVO WISSAHICKON WATERSHED OVERLAY DISTRICT	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DIMENSIONAL STANDARDS (14-701-3)		
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	76.35% (8,443 SF BLDG)
MAX UNITS ALLOWED	33 (see Note 1)	33
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	7'-0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5'-0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENT	7 (See Note 4)	7
OFF STREET PARKING REQUIREMENTS (14-802-2)		
CAR PARKING	0	8
ACCESSIBLE SPACES	0	0
COMPACT SPACE	0	0
BICYCLE PARKING	12 (1 bicycle per 3 units)	12
OFF STREET LOADING REQUIREMENTS (14-806)		
OFF-STREET LOADING	0 (See Note 6)	0
BAY WINDOWS (11603 (4))		
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)
ROOF DECK (14604(5))		
ROOF DECK	PERMITTED	PROVIDED (See Note 7)
PARKING LANDSCAPE AND SCREENING (14803(5))		
PERIMETER SCREENING FROM ADJACENT RESIDENTIAL LOTS	REQUIRED	PROVIDED (See Note 8)
INTERIOR LANDSCAPE REQNMNTS	660 SF OPEN PARKING X 10% = 66 SF	114 SF (See Note 9)

NOTES

Note 1: Section 14-602(4)(a)(2)(b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (c) If the green roof conditions set forth in § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per Home Unit Density Bonus table, 25% increase in units permitted is provided to Moderate Income.

Maximum units allowed = 1919 sf (3 units) + (11,058 SF - 1919sf) / 480 SF per unit = 3 units + 19 units = 22 units.
Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units
Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units allowed.

Cost Calculation:
Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160
Unit Calculation: 5 units allowed x \$25,000 = \$125,000
Payment will be based on the Lot Area Calculation

Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.

Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'-9"
***Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Commission.**

Note 3: Per Table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0". Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical distance from the average ground level at the base of the structure to the top of the structure.
Building Height = 38'-0" + 7'-0" (multi-family height bonus) = 45'-0"
Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
Average Grade = 438.61' = +1.81' (1'-9 1/2")
Total Building Height From Low Point (436.8') = 38'-0" + 7'-0" + 1'-9 1/2" = 46'-9 1/2"

Note 4: Per 14-705(2)(c) 2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.
234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up)
Project provides 6 new trees and 1 existing to remain.

Note 5: Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows.
Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage)
 Level 3: 3 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed), Level 5: 1 bay provided (3 allowed)
Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage)
 Level 3: 2 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed)

Note 6: Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)

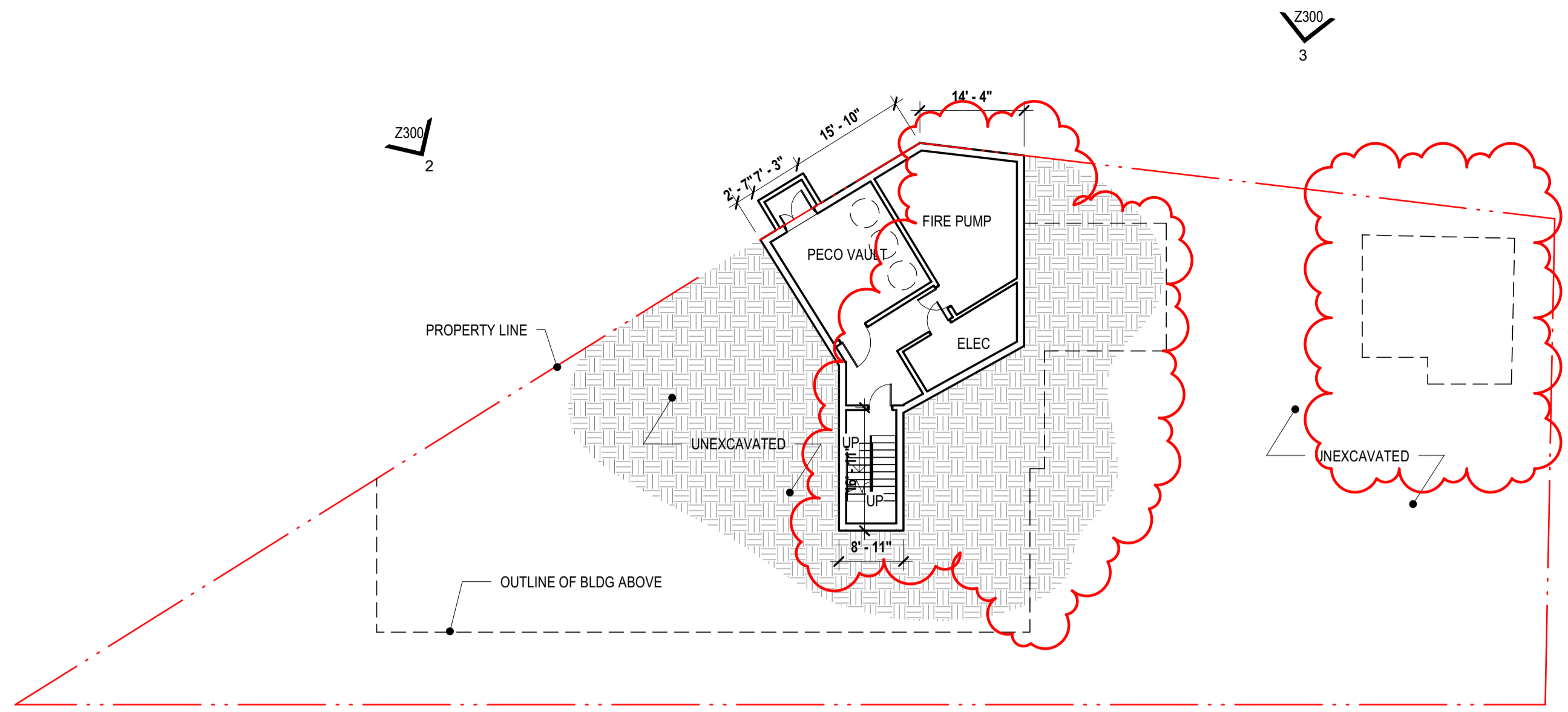
Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 ft. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard.

Note 8: Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be designed to provide 75% opacity.

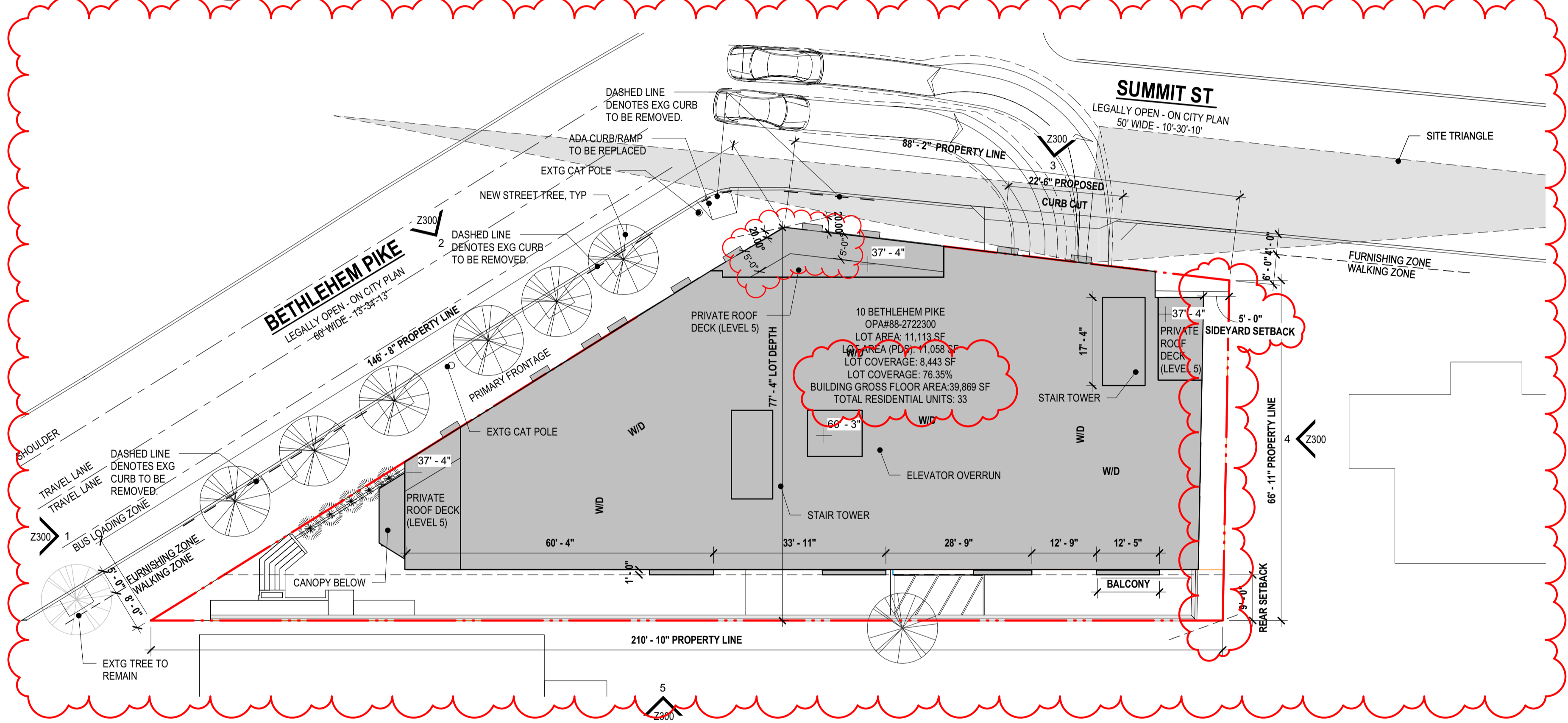
Note 9: Herbaceous plants or lawn installed in the required landscaped area shall be from the list of appropriate plantings per 14-705 of the Philadelphia Zoning Code

Note 10: WVO Wissahickon Watershed Overlay District 14-510 (6) Category 5 - No Limit to Impervious Ground Coverage. Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping). A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished.

(b) Slopes of fifteen percent (15%) of greater on any lot or portion(s) thereof.
 Steep Slope Calculation
 Property Line 210'-10": Low Point = 437.8' High Point = 441.5' Slope = 1.74%
 Property Line 66'-11": Low Point = 440.3' High Point = 441.5' Slope = 1.78%
 Property Line 88'-2": Low Point = 437.5' High Point = 440.3' Slope = 2.74%
 Property Line 146'-8": Low Point = 436.36' High Point = 437.8' Slope = 1% overall, 3.8% at steepest point.
 Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5' Slope = 2.92%
Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.



2 ZONING CELLAR
Z100 1/16" = 1'-0"



1 ZONING SITE PLAN
Z100 1/16" = 1'-0"

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

Applied Electronically by: **KEITH DAVIS**
April 12, 2021
PHILADELPHIA CITY PLANNING COMMISSION

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to:
WISSAHICKON WATERSHED OVERLAY DISTRICT

APPROVED
 DISAPPROVED **Cat 5**

Applied Electronically by: **KEITH DAVIS**
April 12, 2021
PHILADELPHIA CITY PLANNING COMMISSION

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:

APPROVED SLOPE PROTECTION:
 FOR ZONING ONLY
 04/26/21
 Approved 0 - 24%
 Disapproved >= 25%

Applied Electronically by: **KEITH DAVIS**
April 12, 2021
PHILADELPHIA CITY PLANNING COMMISSION

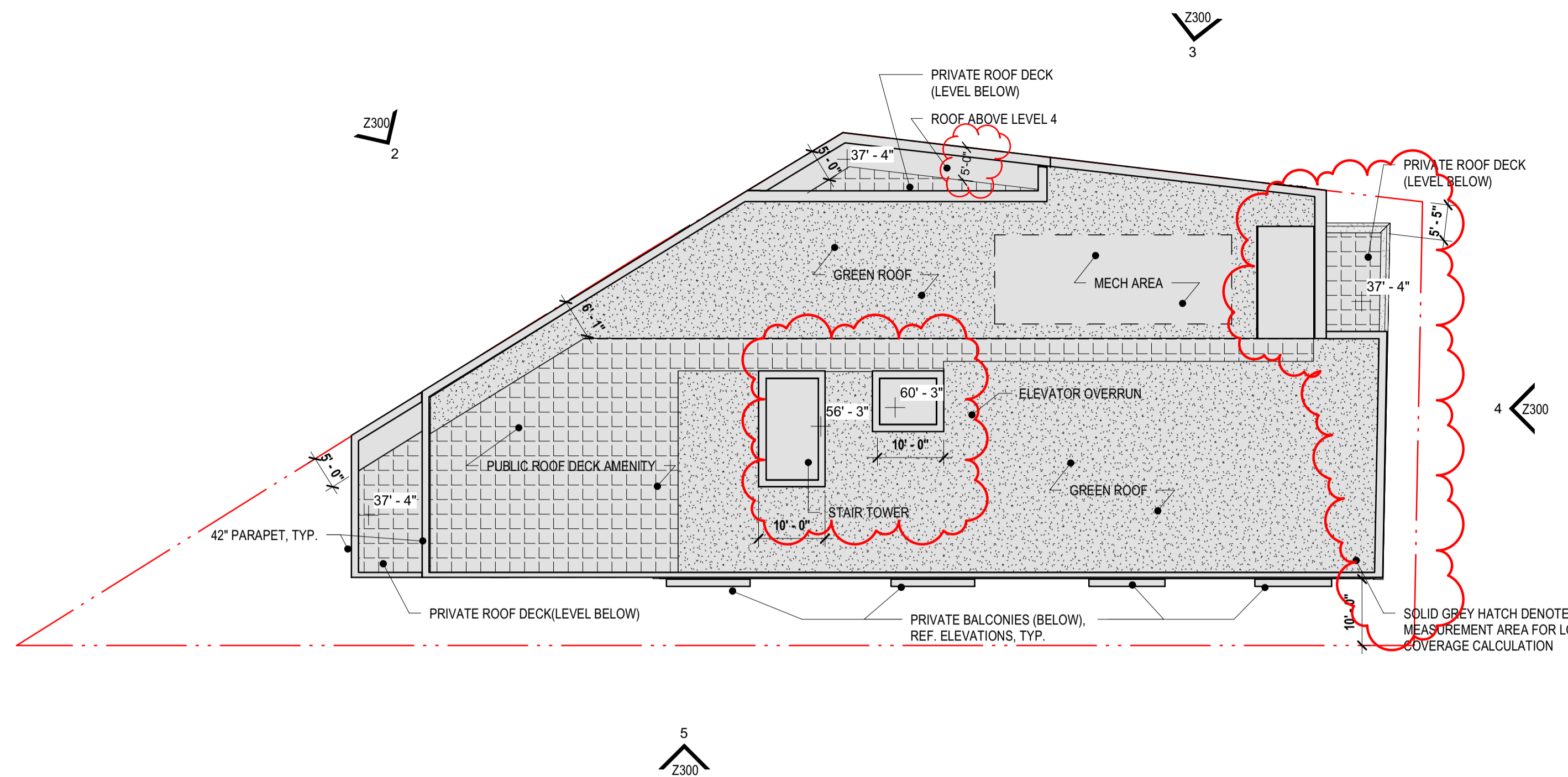
Philadelphia City Planning Commission
 mixed income bonus
 #Date 4/12/21
 Keith F Davis
Development Planning



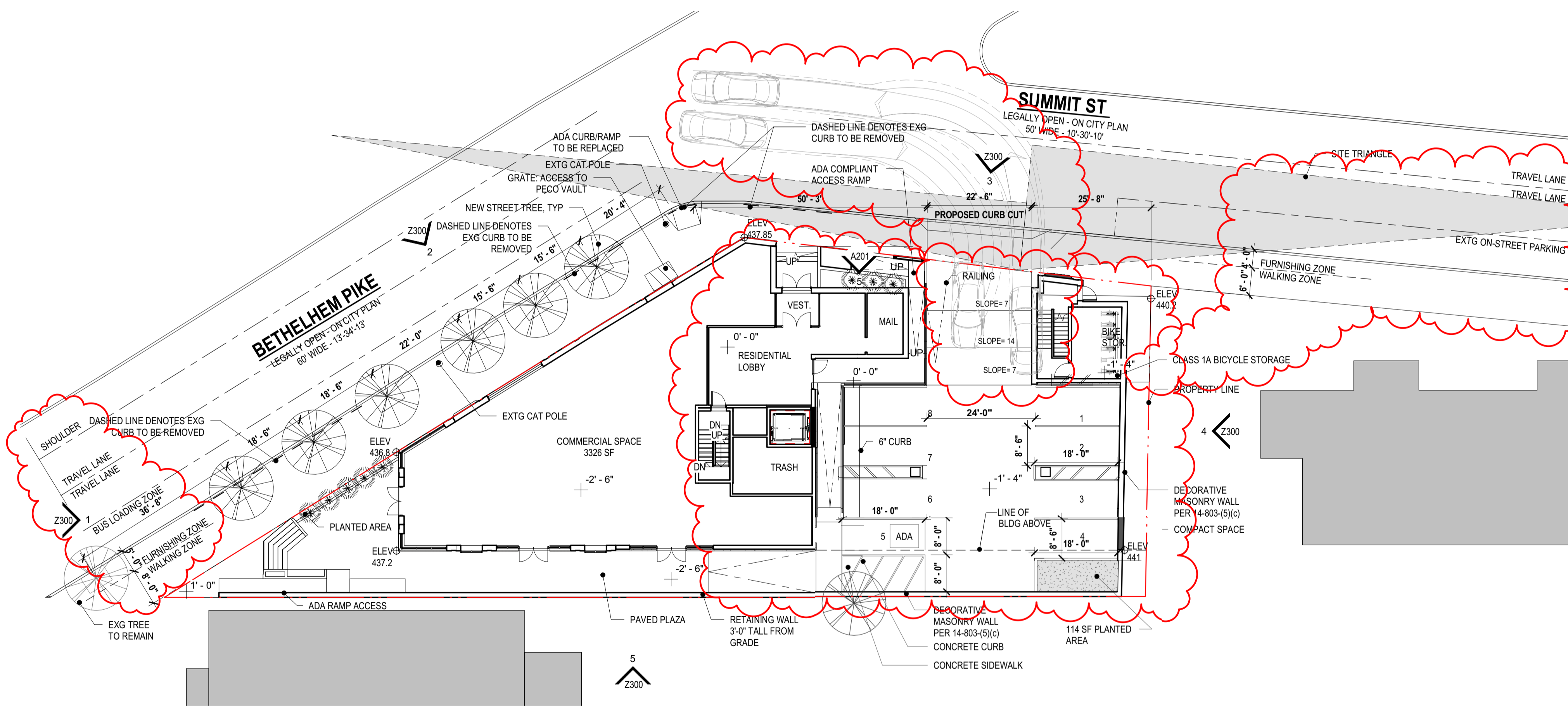
EXISTING SUMMIT ST STREET VIEW



EXISTING BETHLEHEM PIKE STREET VIEW



2 ZONING - ROOF PLAN
Z200 1/16" = 1'-0"



1 ZONING - FIRST FLOOR PLAN
Z200 1/16" = 1'-0"

AREA REGULATIONS		
LOT INFORMATION		
LOT ADDRESS(ES):	10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118	
OPA NUMBER:	#88-2722300	
LOT AREA(S):	11,113 SF	
LOT AREA(S) - PDS:	11,058 SF	
BASE ZONING DISTRICT:	CMX-2	
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USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DIMENSIONAL STANDARDS (14-701-3)		
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	76.35% (8,443 SF BLDG)
MAX UNITS ALLOWED	33 (see Note 1)	33
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0'-0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5'-0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
LANDSCAPE AND TREES (14-702(2))		
STREET TREE REQUIREMENT	7 (See Note 4)	7
OFF STREET PARKING REQUIREMENTS (14-802-2)		
CAR PARKING	0	8
ACCESSIBLE SPACES	0	0
COMPACT SPACE	0	0
BICYCLE PARKING	12 (1 bicycle per 3 units)	12
OFF STREET LOADING REQUIREMENTS (14-806)		
OFF-STREET LOADING	0 (See Note 6)	0
BAY WINDOWS (11603 (4))		
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)
ROOF DECK (14604(5))		
ROOF DECK	PERMITTED	PROVIDED (See Note 7)
PARKING LANDSCAPE AND SCREENING (14803(5))		
PERIMETER SCREENING FROM ADJACENT RESIDENTIAL LOTS	REQUIRED	PROVIDED (See Note 8)
INTERIOR LANDSCAPE RECMNTS	660 SF OPEN PARKING X.10% = 66 SF	114 SF (See Note 9)

- NOTES**
- Note 1:** Section 14-602(4)(a)(2)(b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (c) 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.
Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per **Housing Unit Density Bonus table**, 25% increase permits permitted is provided for Moderate Income.
Maximum units allowed = 1919 sf (3 units) + (11,058 SF - 1919sf) / 480 SF per unit = 3 units + 19 units = 22 units.
Green Roof Bonus = 22 units x 25% = 5.5 units (5 rounded down) = 27 units
Moderate Income Density Bonus = 27 units x 25% = 6.75 (6 rounded down) = 33 units allowed.
- Cost Calculation:**
Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160
Unit Calculation: 6 units earned x \$25,000 = \$150,000
Payment will be based on the Lot Area Calculation.
- Note 2:** Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.
Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'-9"
***Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Commission.**
- Note 3:** Per Table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0". Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per **Additional Building Height table**, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical distance from the average ground level at the base of the structure to the top of the structure.
Building Height = 38'-0" + 7'-0" (multi-family height bonus) = 45'-0"
Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
Average Grade = 438.81' = +1.81' (1'-9 1/2")
Total Building Height From Low Point (436.8') = 38'-0" + 7'-0" + 1'-9 1/2" = 46'-9 1/2"
- Note 4:** Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.
234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up)
Project provides 6 new trees and 1 existing to remain.
- Note 5:** Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows.
Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage)
Level 3: 3 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed), Level 5: 1 bay provided (3 allowed)
Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage)
Level 3: 2 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed)
- Note 6:** Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)
- Note 7:** Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 ft. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard
- Note 8:** Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five feet tall shall be provided. The screening material shall be designed to provide 75% opacity.
- Note 9:** Herbaceous plants or lawn installed in the required landscaped area shall be from the type of appropriate plantings per § 14-705 of the Philadelphia Zoning Code
- Note 10:** WVO Wissahickon Watershed Overlay District 14-510 (6)
Category 5 - No Limit to Impervious Ground Coverage
Existing site is currently 95% impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping). A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished.
- Note 10:** Steep Slope Protection 14-704 (2)
(a.) A disturbance of lot area greater than 1,400 sq ft or on which the proposed activity will increase the impervious ground cover on the lot by more than 1,400 sq ft.
Existing site has 551 sf of existing pervious ground cover. Impervious coverage will not be increased by more than 1,400 sq ft.
(b.) Slopes of fifteen percent (15%) or greater on any lot or portion(s) thereof.
Steep Slope Calculation
Property Line 210'-10": Low Point = 437.8' High Point = 441.5' Slope = 1.74%
Property Line 66'-11": Low Point = 440.3' High Point = 441.5' Slope = 1.79%
Property Line 88'-2": Low Point = 437.5' High Point = 440.3' Slope = 2.74%
Property Line 146'-8": Low Point = 436.36' High Point = 437.8' Slope = 1% overall.
3.8% at steepest point.
Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope = 2.92%
Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.

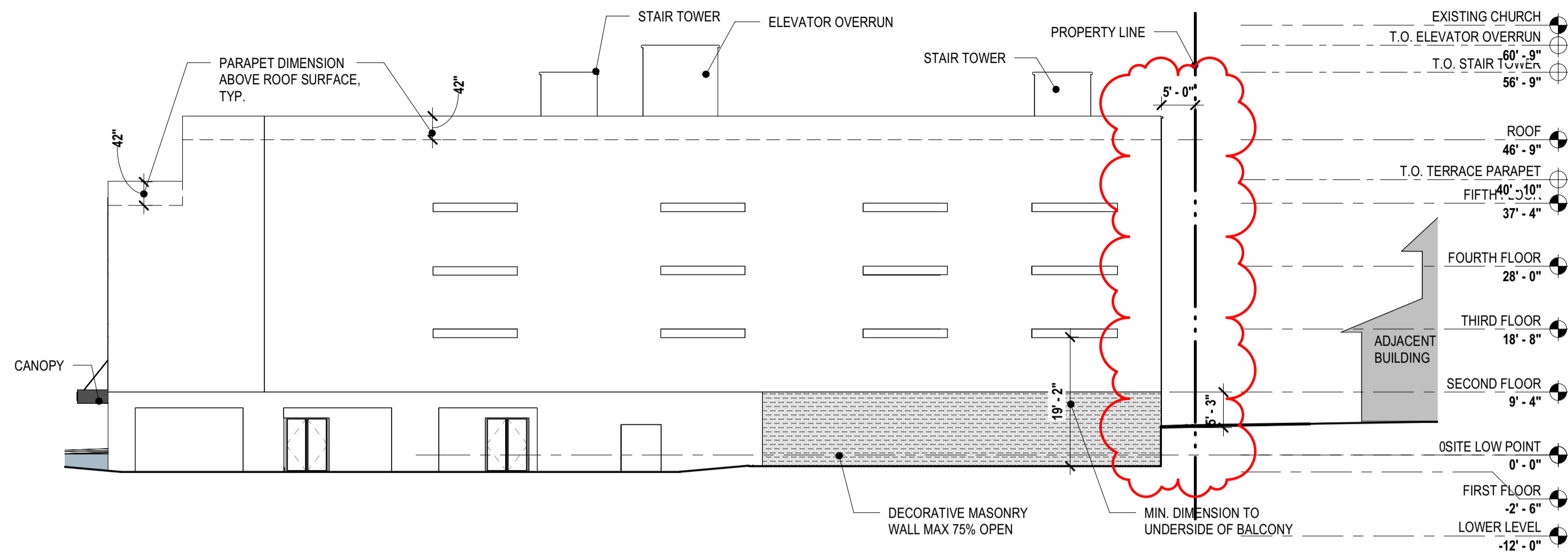
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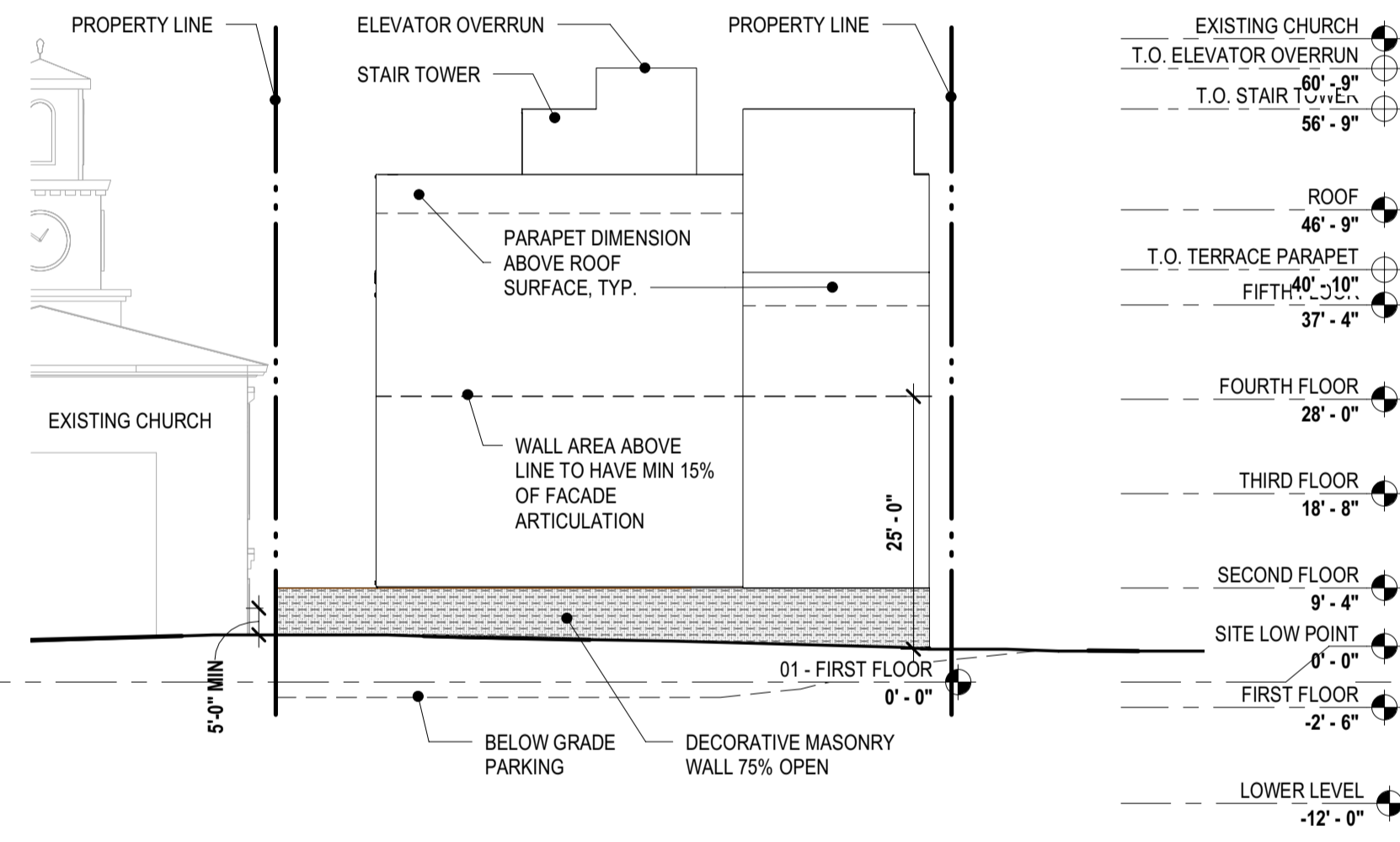
Architect
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Civil Engineer
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Signature and Seal
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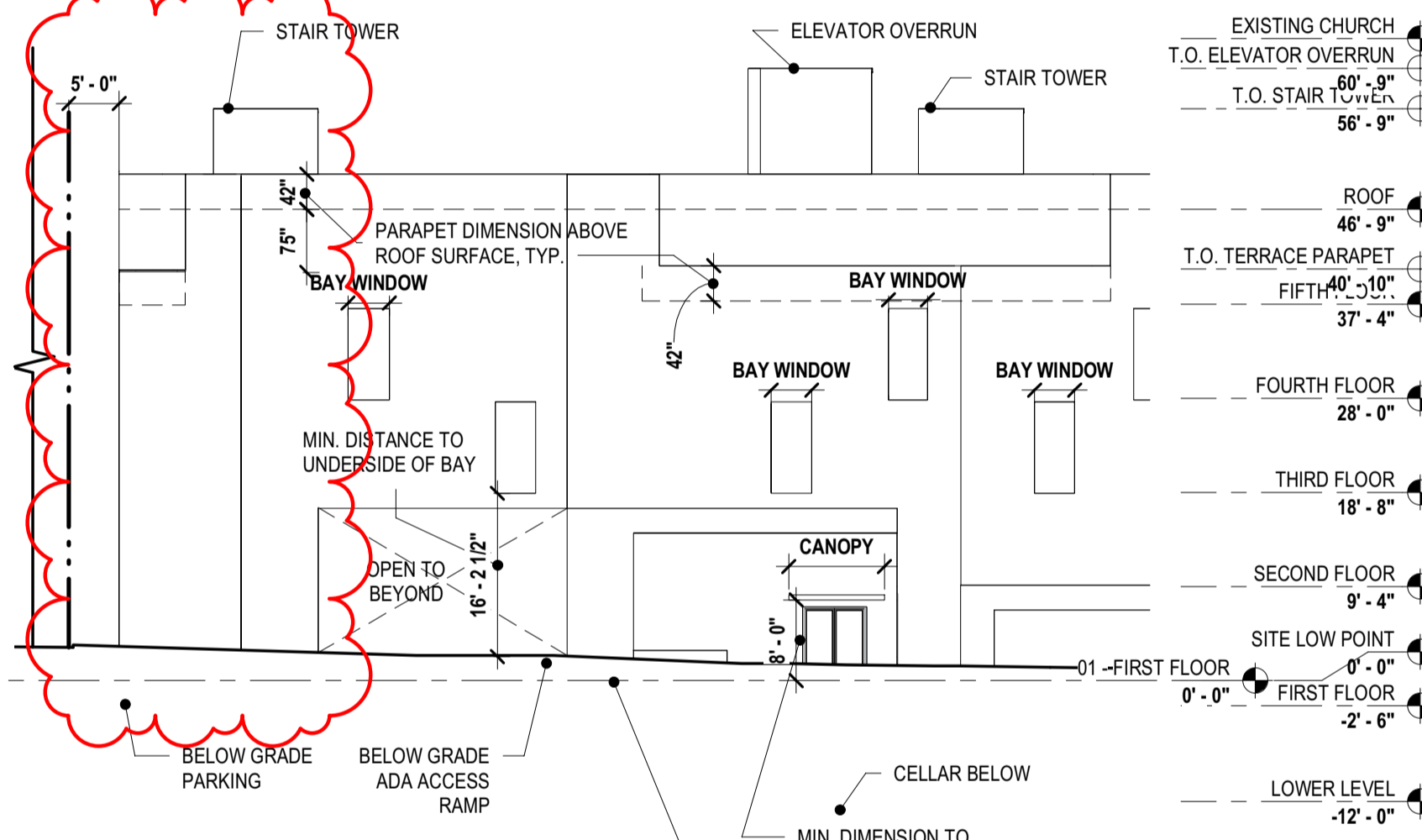




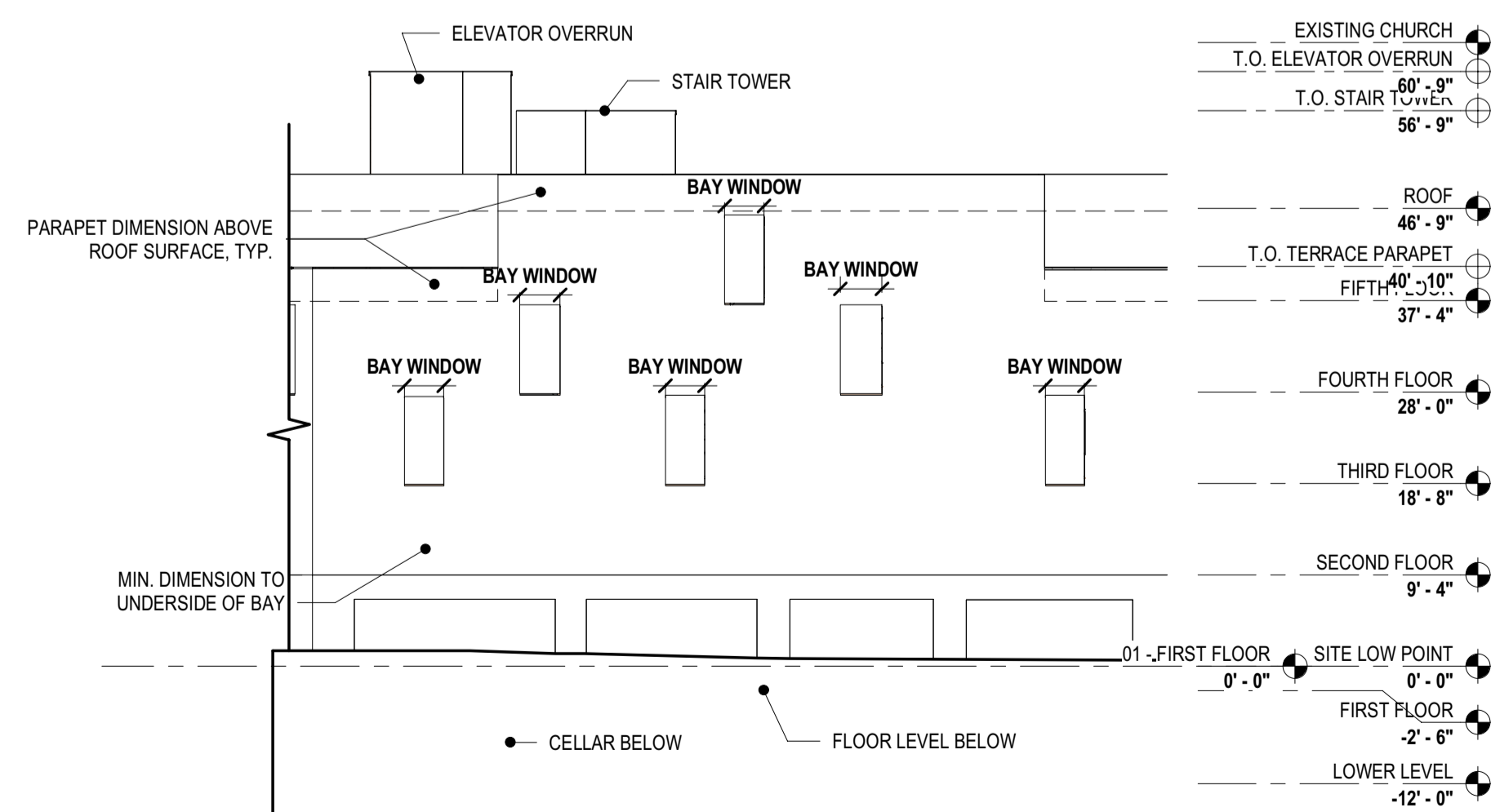
5 ZONING ELEVATION - SOUTH
Z300 1/16" = 1'-0"



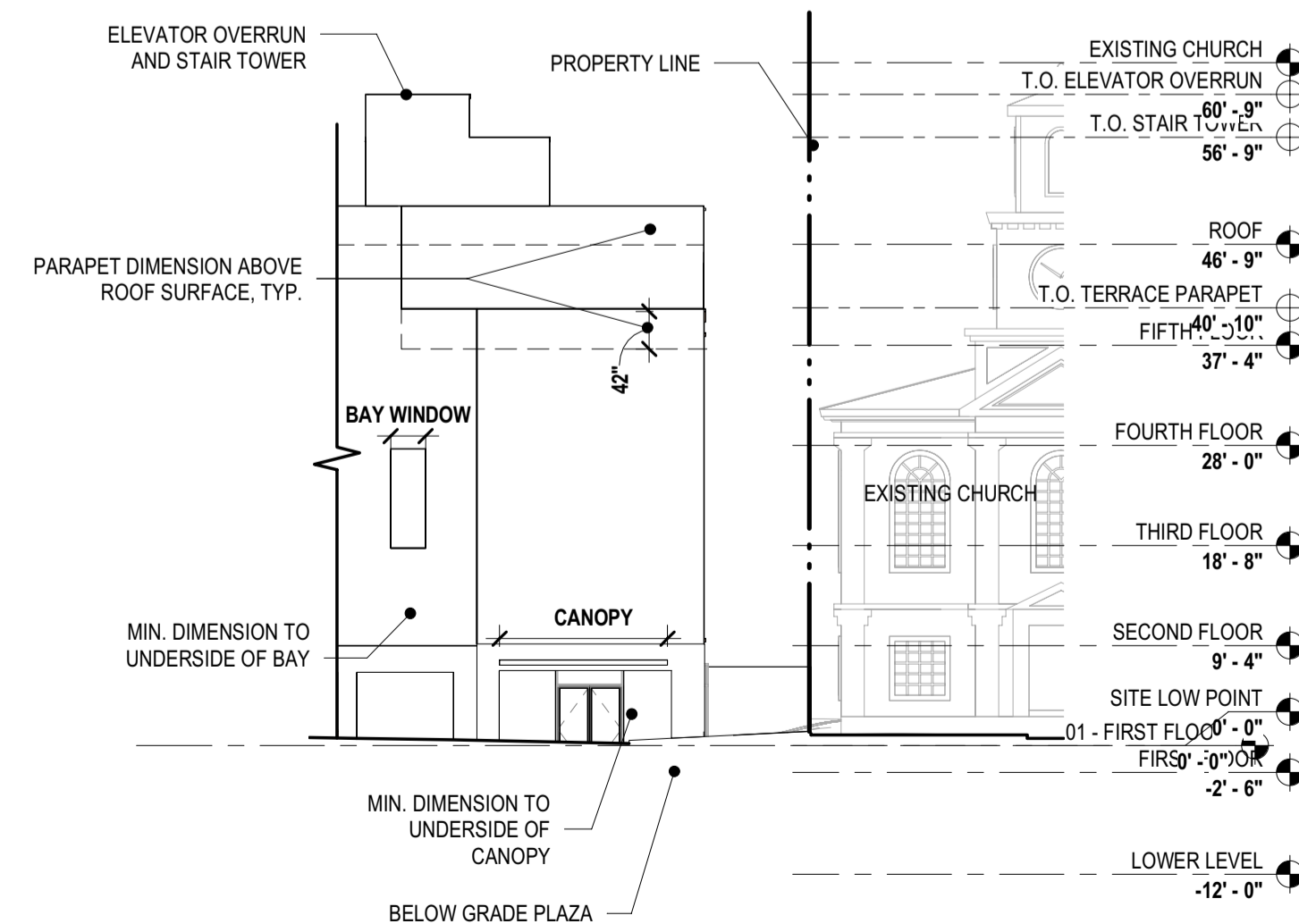
4 ZONING ELEVATION - EAST
Z300 1/16" = 1'-0"



3 ZONING ELEVATION - SUMMIT STREET
Z300 1/16" = 1'-0"



2 ZONING ELEVATION - BETHLEHEM PIKE EAST
Z300 1/16" = 1'-0"



1 ZONING ELEVATION - BETHLEHEM PIKE NORTH
Z300 1/16" = 1'-0"

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NOTES

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Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3 units + 19 units = 22 units.
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***Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Commission.**

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Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
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Note 4: Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.
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 Level 3: 2 bays provided (3 allowed); Level 4: 2 bays provided (3 allowed)

Note 6: Per Table 14-803-1, Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)

Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 sq ft. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard

Note 8: Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be designed to provide 75% opacity.

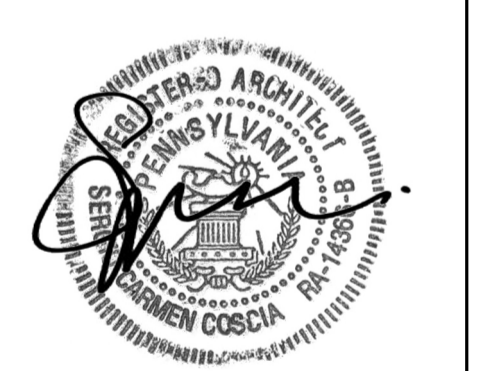
Note 9: Herbaceous plants or lawn installed in the required landscaped area shall be from the type of appropriate plantings per § 14-705 of the Philadelphia Zoning Code

Note 10: WWO Wissahickon Watershed Overlay District 14-510 (6)
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Per 14-704 (2)
 (a.) A disturbance of lot area greater than 1,400 sq ft or on which the proposed activity will increase the impervious ground cover on the lot by more than 1,400 sq ft.
Existing site has 551 sf of existing pervious ground cover. Impervious coverage will not be increased by more than 1,400 sq ft.
 (b.) Slopes of fifteen percent (15%) or greater on any lot portion(s) thereof.
 Steep Slope Calculation
 Property Line 210'-10"; Low Point = 437.8' High Point = 441.5'; Slope = 1.74%
 Property Line 68'-11"; Low Point = 440.3' High Point = 441.5'; Slope = 1.79%
 Property Line 88'-2"; Low Point = 437.5' High Point = 440.3'; Slope = 2.74%
 Property Line 146'-8"; Low Point = 436.36' High Point = 437.8'; Slope = 1% overall, 3.8% at steepest point.
 Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5'; Slope = 2.92%
Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.

Versions

No.	Date	Description
03/03/2021	ZONING	
1	00/00/0000	ASI 000

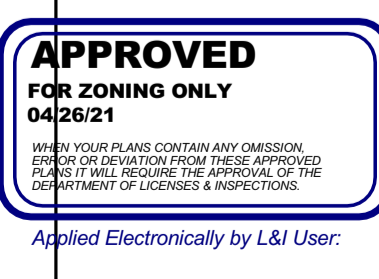
Architect
COSCIA MOOS ARCHITECTURE
 Coscia Moos Architecture
 1616 Walnut Street, Suite 101
 Philadelphia, PA 19103
 267 761 9416
 Civil Engineer



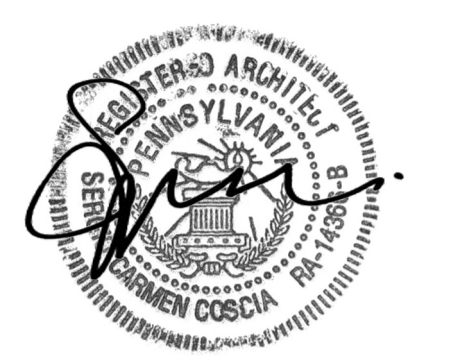
Signature and Seal
 Project
10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118
 Sheet Title
ZONING TABLES & ELEVATIONS

Date: 03/03/2021
 Scale: As indicated
 Drawn: JAV
 Project No.: 567
 Sheet No.:

Z300



Applied Electronically by L&J User.



Signature and Seal

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

PROJECT NO: 567

OWNER:
Client Name
Client Address

Client URL
Client Phone

ARCHITECT:
Coscia Moos Architecture
1616 Walnut Street
Suite 101
Philadelphia, PA 19103
www.cosciamoos.com
267-761-9416

CIVIL ENGINEER:
Consultant 1
Consultant 1 Address

Consultant 1 URL
Consultant 1 Phone

STRUCTURAL ENGINEER:
Consultant 2
Consultant 2 Address

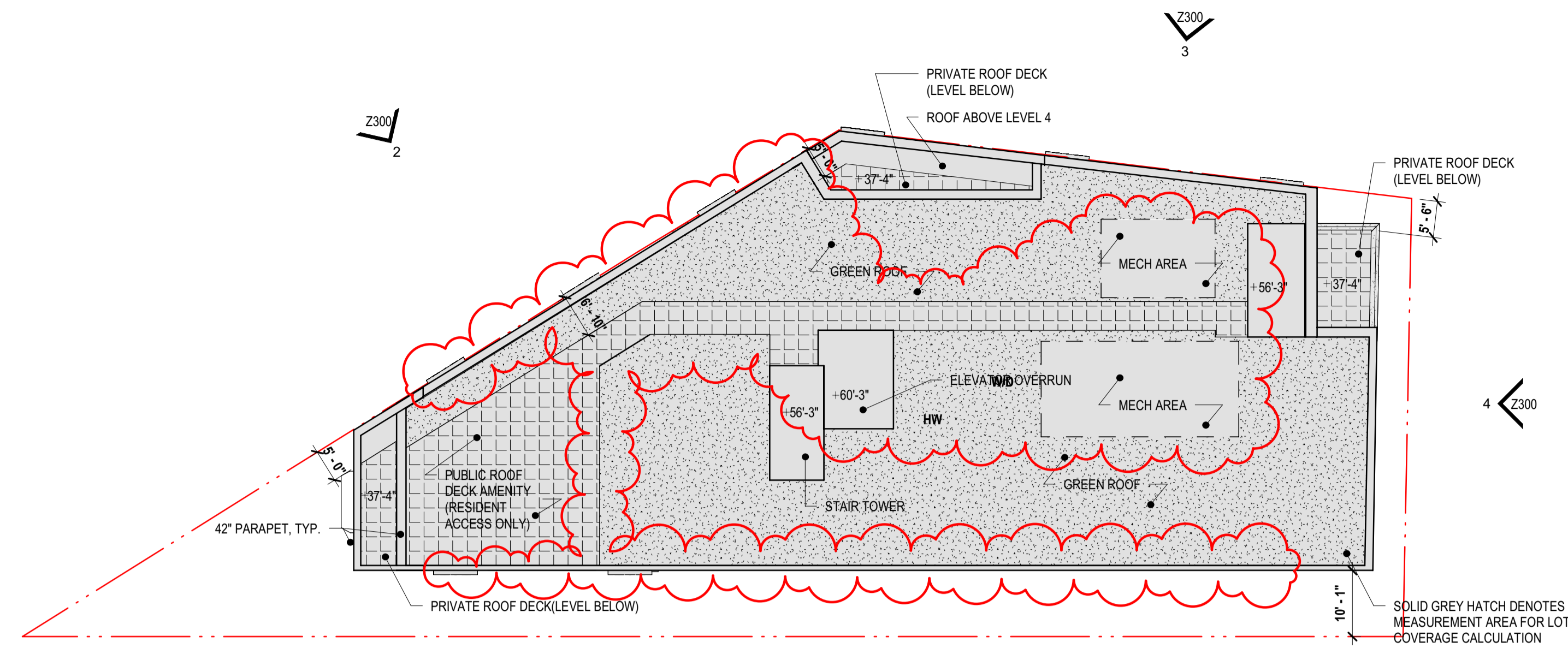
Consultant 2 URL
Consultant 2 Phone

MEPPF ENGINEER:
Consultant 3
Consultant 3 Address

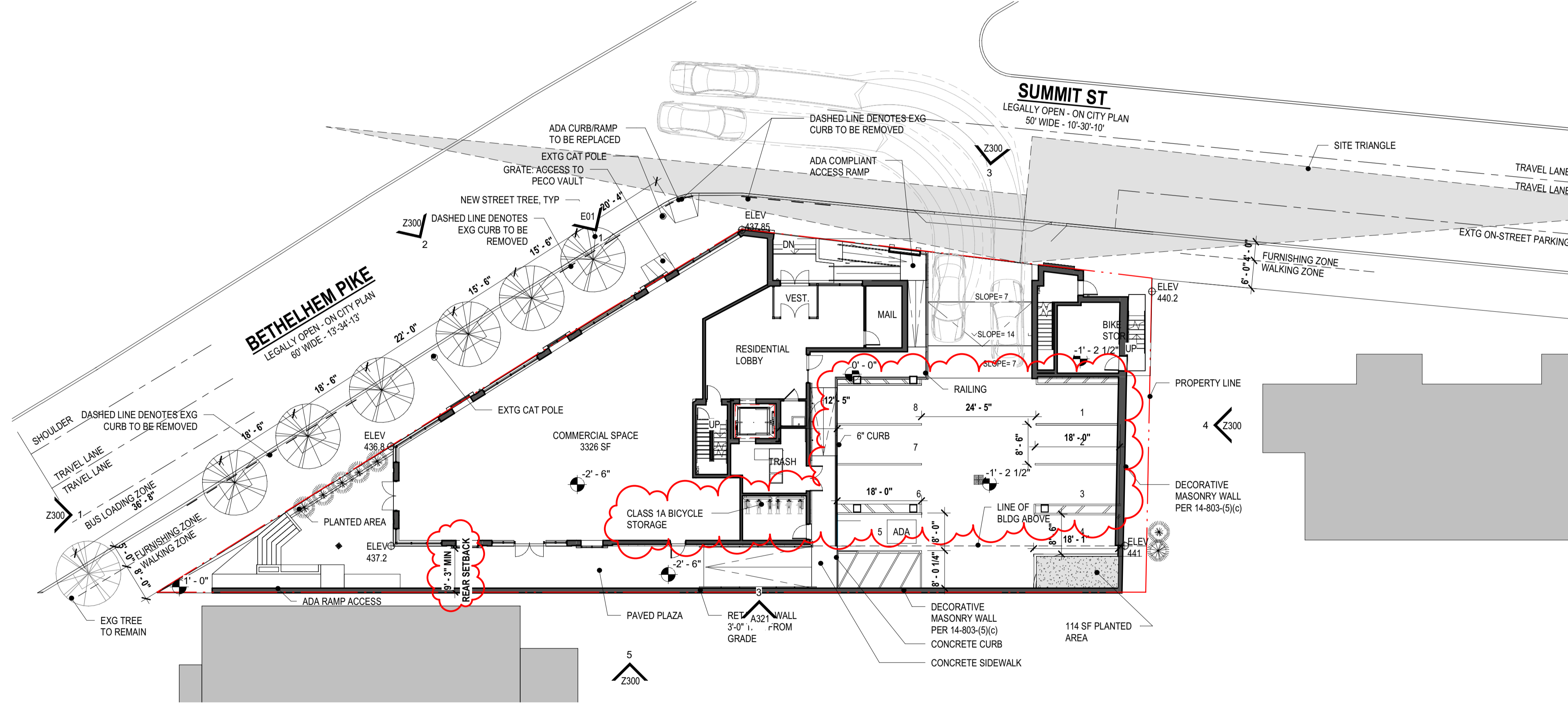
Consultant 3 URL
Consultant 3 Phone

AREA REGULATIONS		
LOT INFORMATION		
LOT ADDRESS(ES):	10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118	
OPA NUMBER:	#88-2722300	
LOT AREA(S):	11,113 SF	
LOT AREA(S) - PDS:	11,058 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT:	WVO WISSAHICKON WATERSHED OVERLAY DISTRICT	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DIMENSIONAL STANDARDS (14-701-3)		
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	76.35% (8,443 SF BLDG)
MAX UNITS ALLOWED	33 (see Note 1)	33
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENT	7 (See Note 4)	7
OFF STREET PARKING REQUIREMENTS (14-802-2)		
CAR PARKING	0	8
ACCESSIBLE SPACES	0	1
COMPACT SPACE	0	0
BICYCLE PARKING	12 (1 bicycle per 3 units)	12
OFF STREET LOADING REQUIREMENTS (14-806)		
OFF-STREET LOADING	0 (See Note 6)	0
BAY WINDOWS (11603 (4))		
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)
ROOF DECK (14604(5))		
ROOF DECK	PERMITTED	PROVIDED (See Note 7)
PARKING LANDSCAPE AND SCREENING (14803(5))		
PERIMETER SCREENING FROM ADJACENT RESIDENTIAL LOTS	REQUIRED	PROVIDED (See Note 8)
INTERIOR LANDSCAPE REQMENTS	660 SF OPEN PARKING X.10% = 66 SF	114 SF (See Note 9)

- NOTES**
- Note 1:** Section 14-602(4)(a)(2)(i), b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft., provided that: (c) If the green roof conditions set forth in § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.
Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per Housing Unit Density Bonuses table, 25% increase in units permitted is provided for Moderate Income.
Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3 units + 19 units = 22 units.
Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units
Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units allowed.
- Cost Calculation:**
Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160
Unit Calculation: 6 units earned x \$25,000 = \$150,000
Payment will be based on the Lot Area Calculation
- Note 2:** Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.
Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'-9"
***Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Commission.**
- Note 3:** Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0". Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical distance from the average ground level at the base of the structure to the top of the structure.
Building Height = 38'-0" + 7'-0" (multi-family height bonus) = 45'-0"
Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
Average Grade = 438.81' = +1.81' (1'-9 1/2")
Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2" = 46'-9 1/2"
- Note 4:** Per 14-705(2)(c)(2)(a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.
234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up)
Project provides 6 new trees and 1 existing to remain.
- Note 5:** Bay Windows provided in compliance with Section 14-603 (4) Projections Over the Street, Balconies and Bay Windows.
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Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.



2 ZONING - ROOF PLAN
Z200 1/16" = 1'-0"



1 ZONING - FIRST FLOOR PLAN
Z200 1/16" = 1'-0"



Applied Electronically by L&J User

1 ASI 000 00/00/0000
ZONING 03/03/2021
07/30/2021

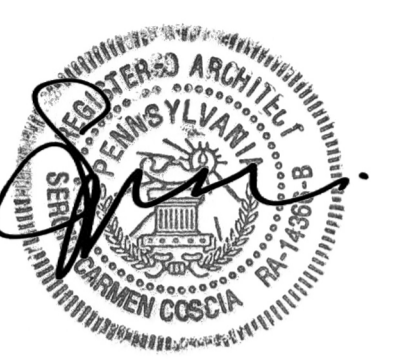
ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: JAV

ZONING TABLE AND PLANS

Z200



Signature and Seal

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

PROJECT NO: 567

OWNER:

Client Name

Client Address

Client URL

Client Phone

ARCHITECT:

Coscia Moos Architecture

1616 Walnut Street

Suite 101

Philadelphia, PA 19103

www.cosciamoos.com

267-761-9416

CIVIL ENGINEER:

Consultant 1

Consultant 1 Address

Consultant 1 URL

Consultant 1 Phone

STRUCTURAL ENGINEER:

Consultant 2

Consultant 2 Address

Consultant 2 URL

Consultant 2 Phone

MEPPF ENGINEER:

Consultant 3

Consultant 3 Address

Consultant 3 URL

Consultant 3 Phone

1 ASI 000

ZONING

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03/03/2021

07/30/2021

ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: JAV

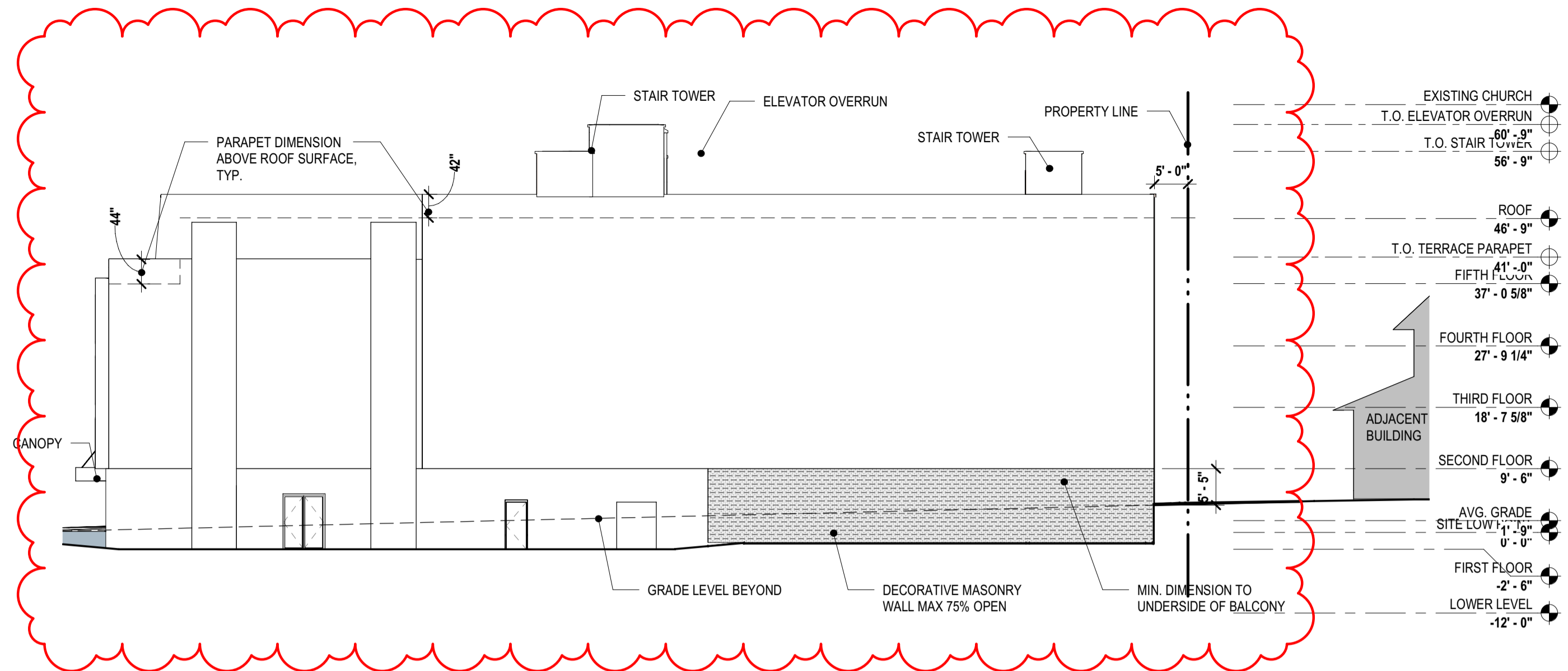
ZONING TABLES & ELEVATIONS

Z300

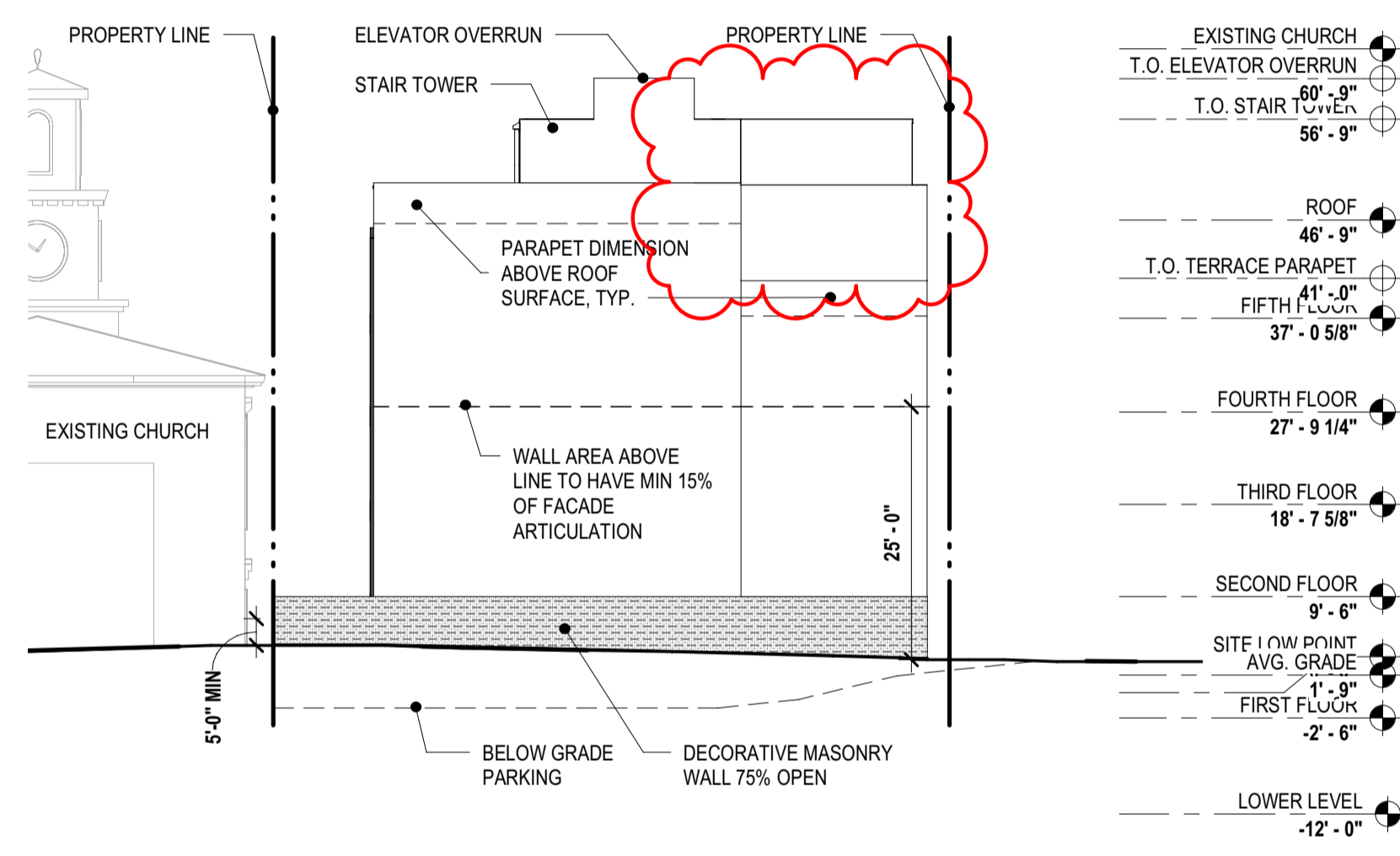
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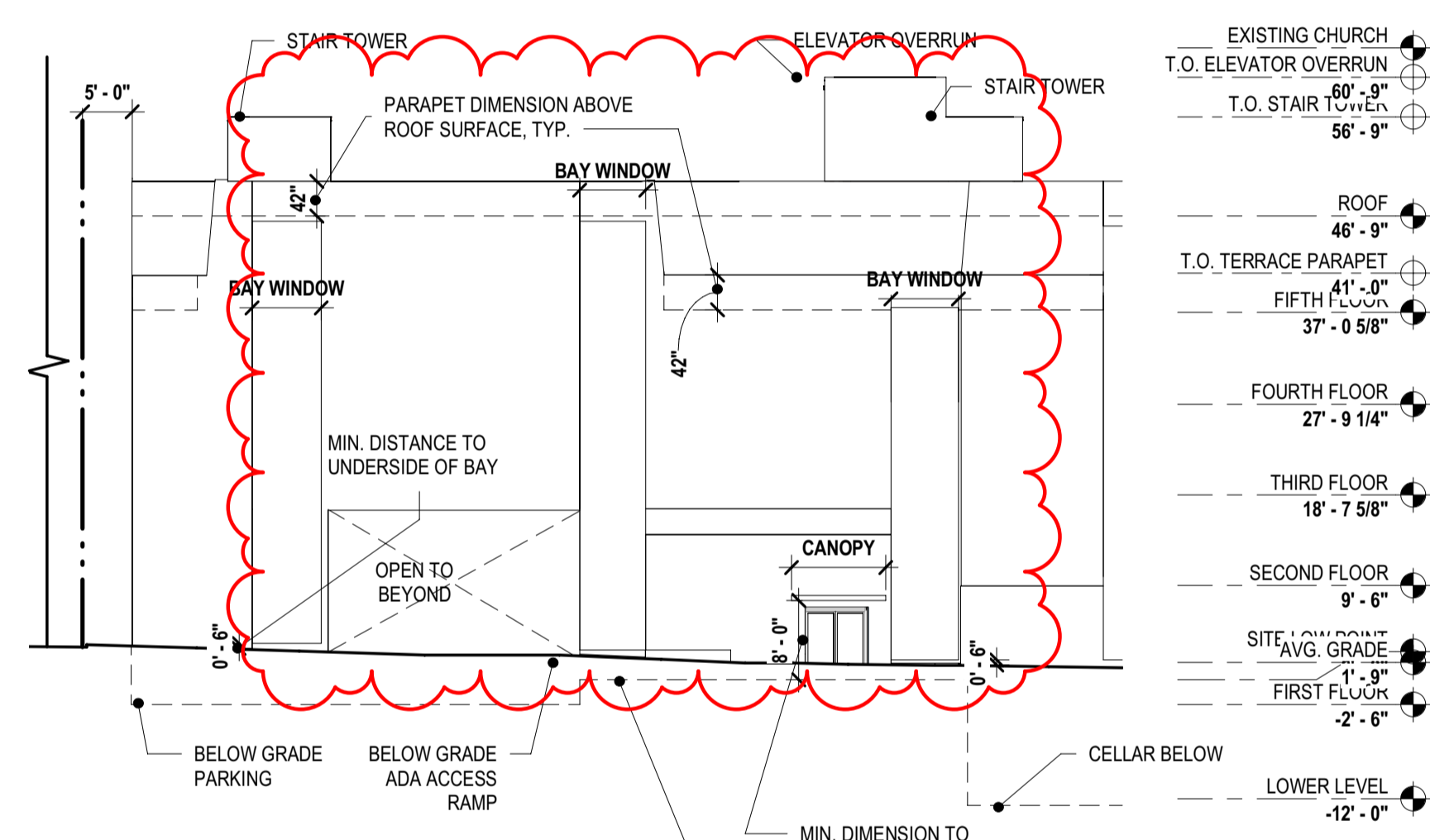
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(b.) Slopes of fifteen percent (15%) of greater on any lot of portion(s) thereof.
Sleep Slope Calculation
Property Line 210'-10"; Low Point = 437.8'; High Point = 441.5'; Slope = 1.74%
Property Line 66'-11"; Low Point = 440.3'; High Point = 441.5'; Slope = 1.79%
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Property Line 146'-8"; Low Point = 436.36'; High Point = 437.8'; Slope = 1% overall, 3.8% at steepest point.
Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope = 2.92%
Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.



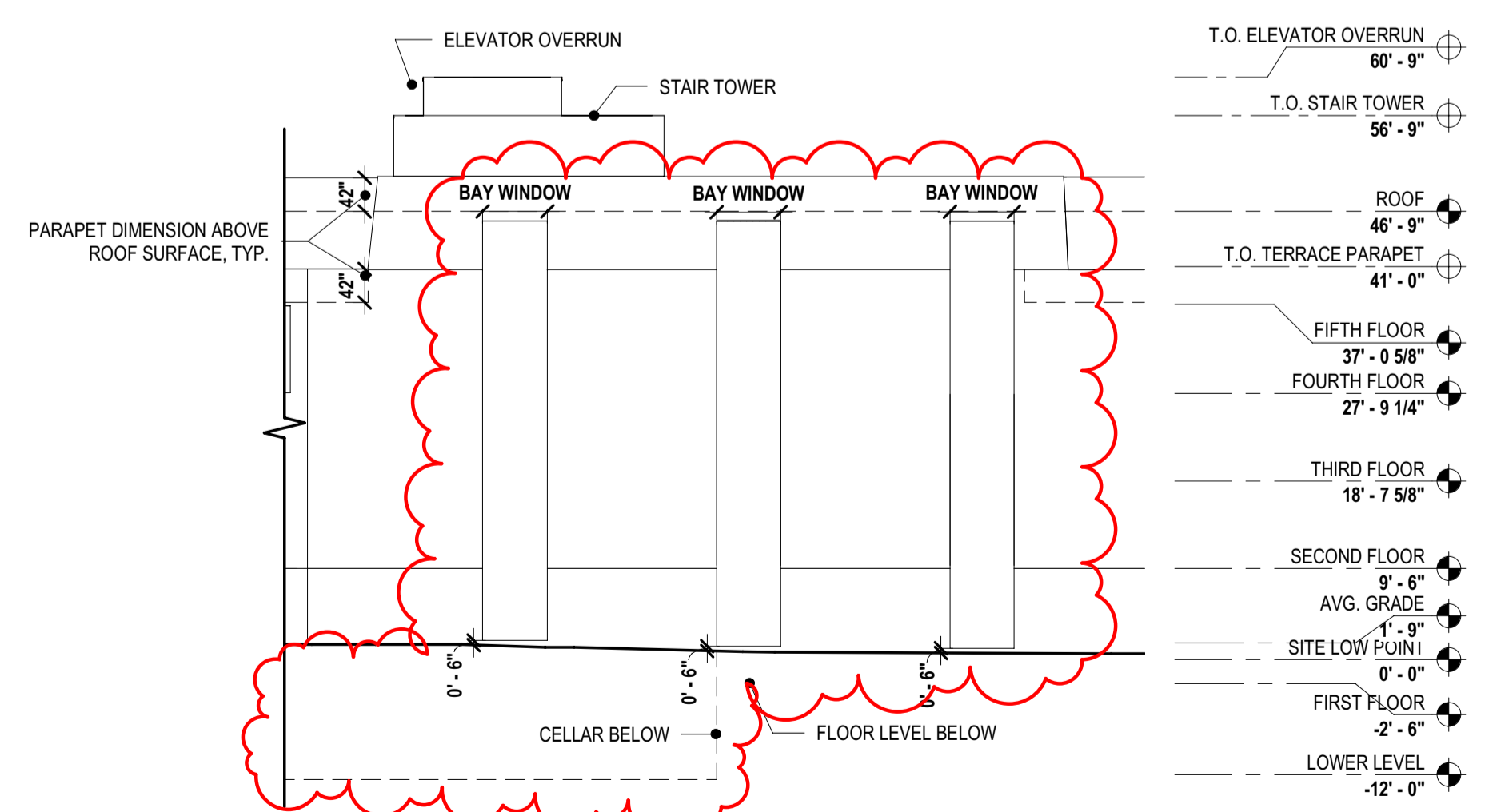
5 ZONING ELEVATION - SOUTH
Z300 1/16" = 1'-0"



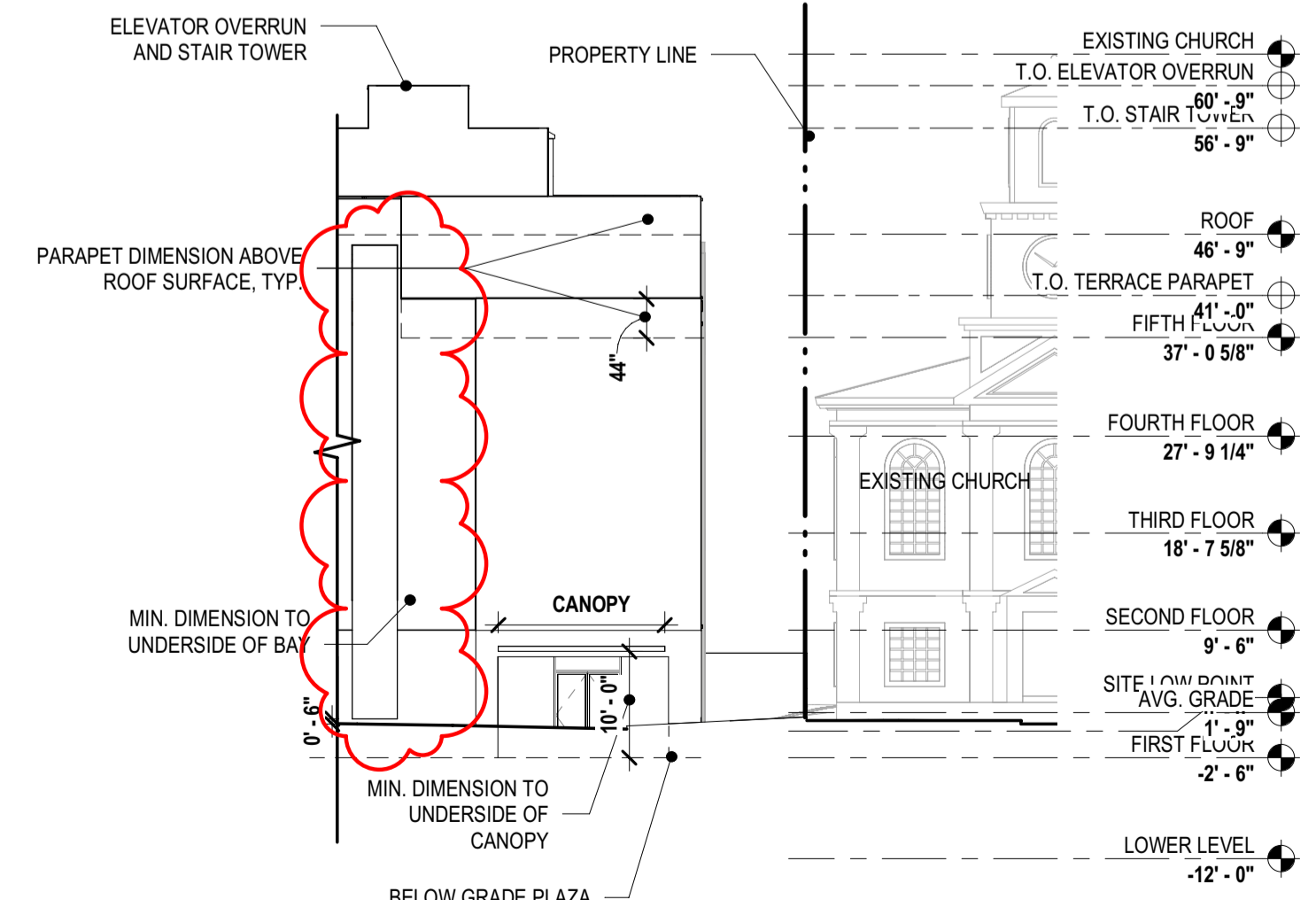
4 ZONING ELEVATION - EAST
Z300 1/16" = 1'-0"



3 ZONING ELEVATION - SUMMIT STREET
Z300 1/16" = 1'-0"



2 ZONING ELEVATION - BETHLEHEM PIKE EAST
Z300 1/16" = 1'-0"



1 ZONING ELEVATION - BETHLEHEM PIKE NORTH
Z300 1/16" = 1'-0"



Approved Electronically by L&J User:

Zoning Permit

Permit Number ZP-2021-002274

LOCATION OF WORK 10 BETHLEHEM PIKE, Philadelphia, PA 19118-2821	PERMIT FEE \$2,129.00	DATE ISSUED 4/26/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 10 Bethlehem Pike Property Owner LLC	1845 Walnut Street Suite 910 Philadelphia, Pennsylvania 19103
-------------------------------------------------------	---------------------------------------------------------------

OWNER CONTACT 1


OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE(45' HIGH) (USING 7' HEIGHT MIXED INCOME LOW HOUSING BONUS AS PER CODE SECTION 14-702(7) WITH ROOF DECK ACCESSES BY A ROOF ACCESS STRUCTURE; GREEN ROOF AND WITH BALCONIES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(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-2021-002274

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

10 BETHLEHEM PIKE, Philadelphia, 19118-2821

ADDITIONAL USE DETAILS

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

FOR A RETAIL SALE OF FOOD, BEVERAGES AND GROCERIES FROM BASEMENT THRU FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (THIRTY-THREE(33) DWELLING UNITS)(FIVE(5) UNITS USING GREEN ROOF BONUS (AS PER CODE SECTION 14-602(7) AND 14-602(4)(a)[8](C); SIX(6) UNITS USING MODERATE INCOME DENSITY BONUS AND MAXIMUM TWENTY-TWO(22) UNITS ALLOWED AS PER LOT SIZE) FROM SECOND(2ND) FLOOR THROUGH FIFTH(5TH) FLOORS WITH TWELVE(12) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND WITH EIGHT(8) UNDERGROUND PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE . "AMENDED APPLICATION": ELEVATOR OVERRUN/ROOF ACCESS STRUCTURE WAS MOVED TO THE STAIR; BALCONIES WERE REMOVED FROM THE REAR OF THE BUILDING; PREVIOUS APPROVED BAYS WERE REMOVED AND CONTINEOUS VERTICAL BAYS WERE ADDED; PARKING SPACES WERE RECONFIGURED TO ACCOMMODATE RELOCATED COLUMNS; ROOF DECK SIZE DECREASED AND EGRESS PATHWAY RECONFIGURED AND BICYCLE SPACES WERE RELOCATED.-

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.