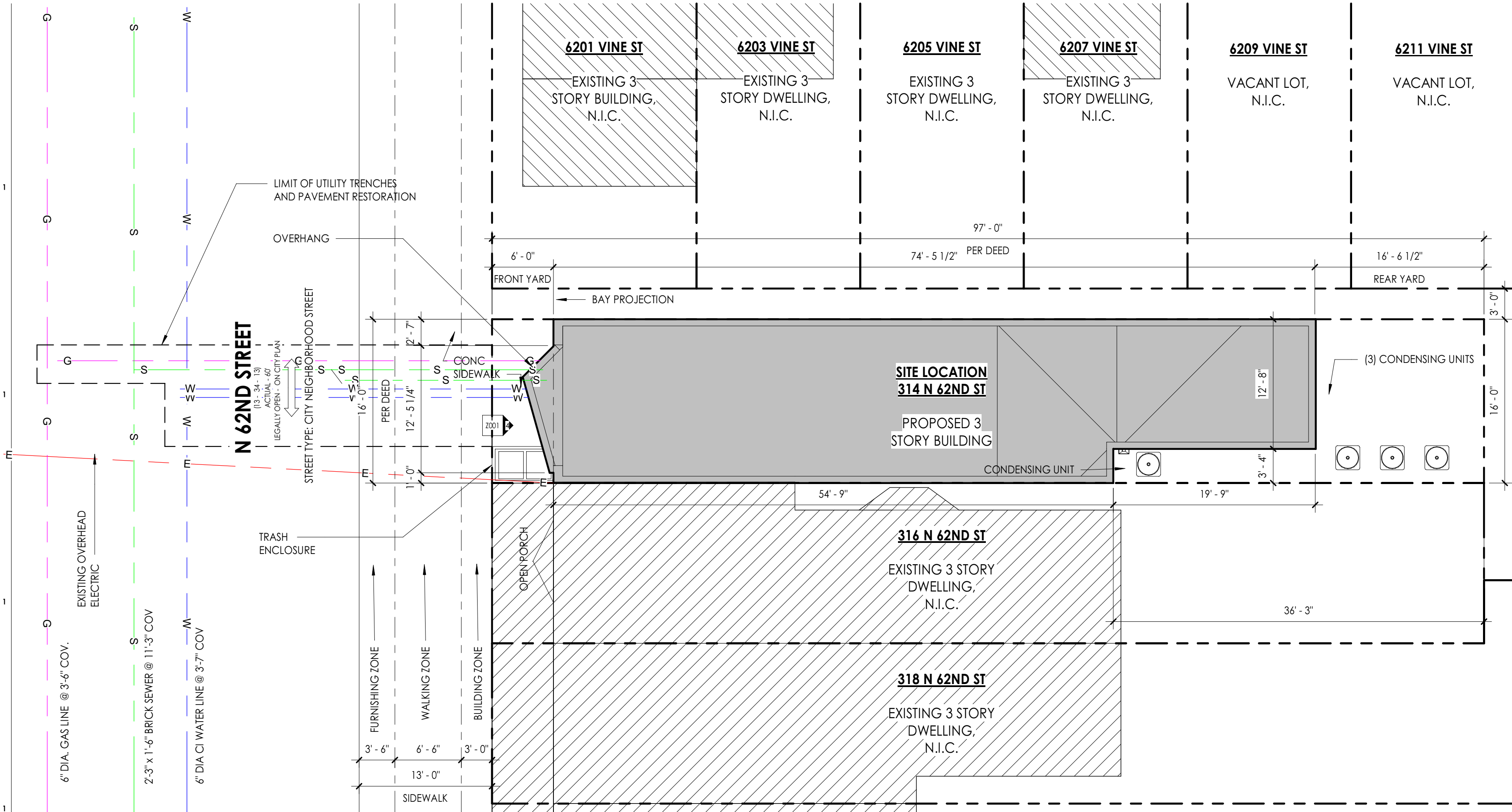


ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 16'-0"	NO
MINIMUM LOT AREA: 1,440 SQ.FT.	LOT AREA: 1,552 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 405 SF - 26%	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 6'-0"	NO
MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5FT. PER YARD. MULTI-FAM. DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 16'-6 1/2"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 32'-6"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: N/A	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

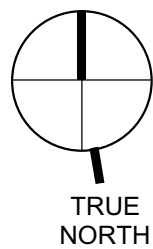
PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY; TWO FAMILY; MULTI-FAMILY;
PASSIVE RECREATION; COMMUNITY CENTER;
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY
SERVICES; TRANSIT STATION; COMMUNITY
GARDEN; MARKET OR COMMUNITY-SUPPORTED
FARM

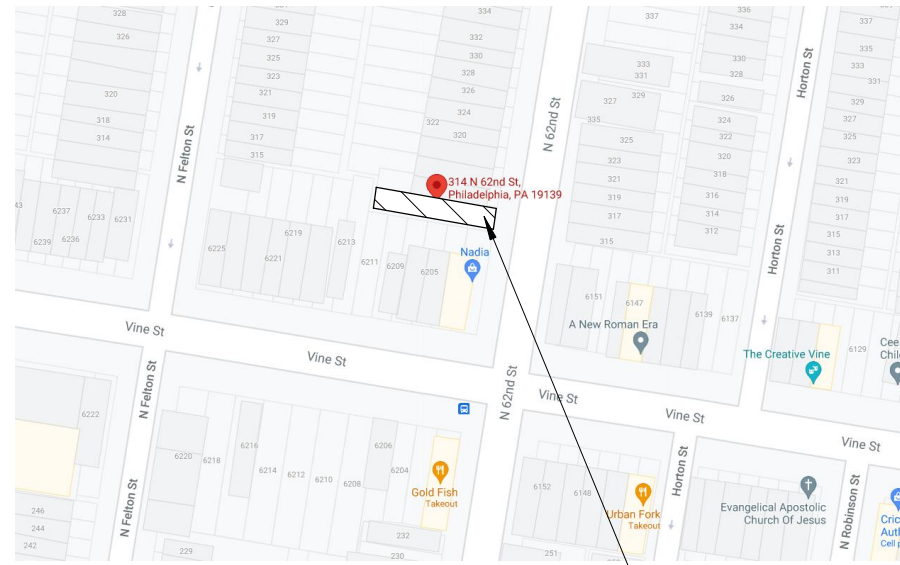
DESCRIPTION -
PROPOSED NEW CONSTRUCTION OF A THREE STORY MULTI-FAMILY BUILDING CONTAINING FOUR DWELLING
UNITS.



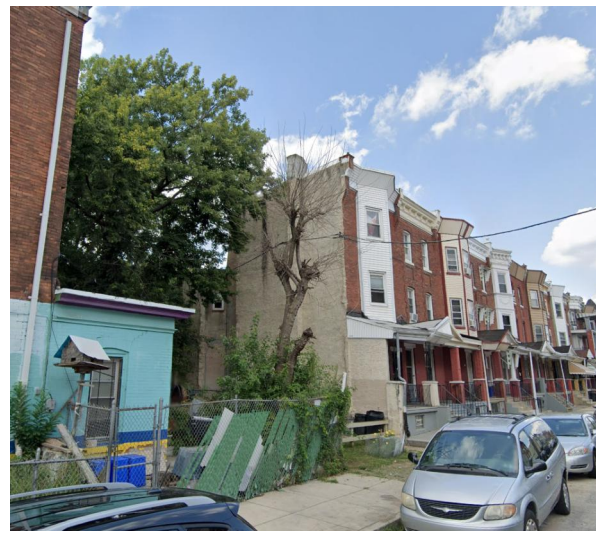
1 SITE PLAN
Z001 | 1/8" = 1'-0"



Z-ZONING MAP



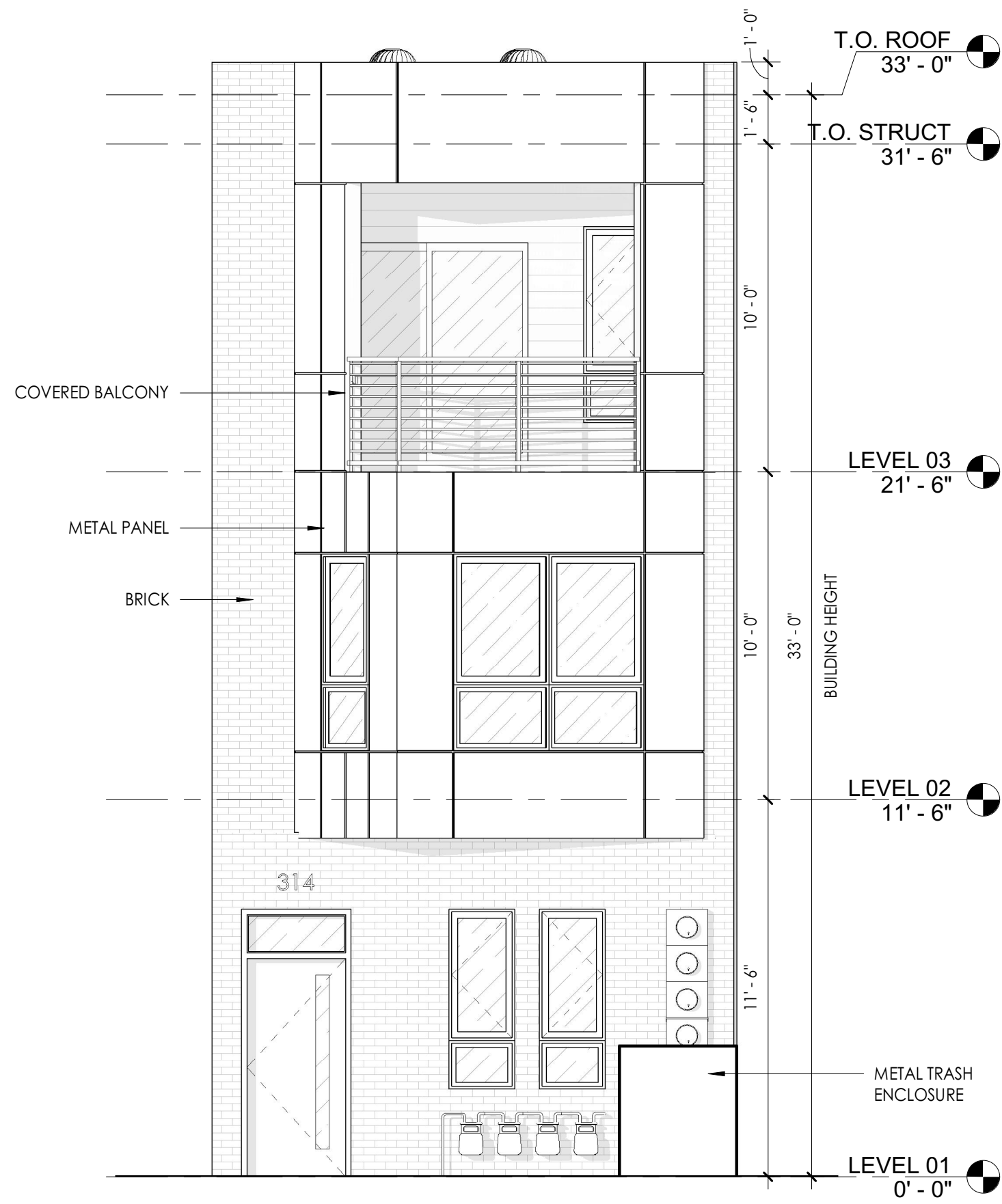
Z-VICINITY MAP



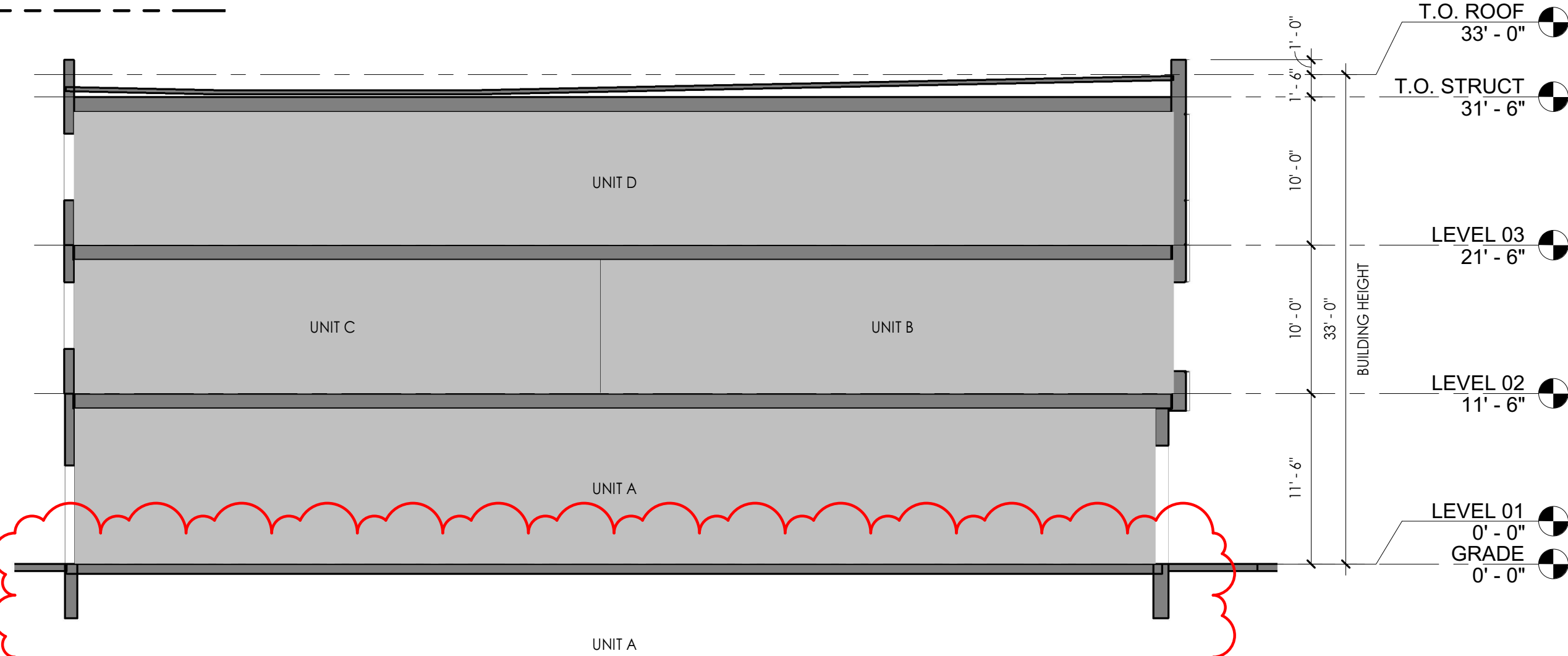
SITE PHOTO



SITE PHOTO



4 FRONT ELEVATION
Z001 | 1/4" = 1'-0"



2 BUILDING SECTION
Z001 | 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
06/28/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT,
DESIGN OR CONSTRUCTION ERROR, THESE APPROVED
PLANS WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

db designblendz
architecture

DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

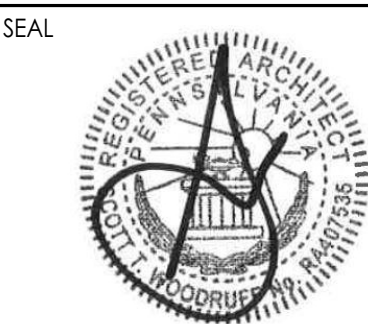
PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
t | 215.995.0228

CLIENT
LIBERTY BELL MANAGEMENT
834 N 4TH ST, SUITE ONE,
PHILADELPHIA, PA 19123

STRUCTURAL ENGINEERING CONSULTANT

ALFA ENGINEERING
1444 S. 13TH STREET
PHILADELPHIA, PA 19147

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ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE
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ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
314 N 62ND ST, PHILADELPHIA, PA
19139

6	ISSUE FOR ZONING AMENDMENT	JH	SM	2022.05/26
2	STREETS COMMENTS	SM	SM	2021.12/21
1	ISSUE FOR STREETS	ZC	SM	2021.05/13
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
NEW QUADRUPLEX

SHEET TITLE
ZONING PLAN

PROJECT NO
21044105

REVISION
6

SCALE
As indicated

Z001

Zoning Permit

Permit Number ZP-2021-005355

LOCATION OF WORK 314 N 62ND ST, Philadelphia, PA 19139-1108	PERMIT FEE \$1,612.00	DATE ISSUED 5/26/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CITY BLOCK AQUISITION XI LLC	834 North 4th St, Suite One Philadelphia, Pennsylvania 19123
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE; FOR USE AS MULTI-FAMILY (FOUR (4) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN. *FOR AN AMENDMENT TO DOCUMENT THE REMOVAL OF THE BASEMENT IN FAVOR OF A SLAB ON GRADE AS PER APPROVED AMENDED PLAN*

APPROVED USE(S) Residential - Household Living - Multi-Family
--

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.

Zoning Permit

Permit Number ZP-2021-005355

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

314 N 62ND ST Philadelphia, PA 19139-1108

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.