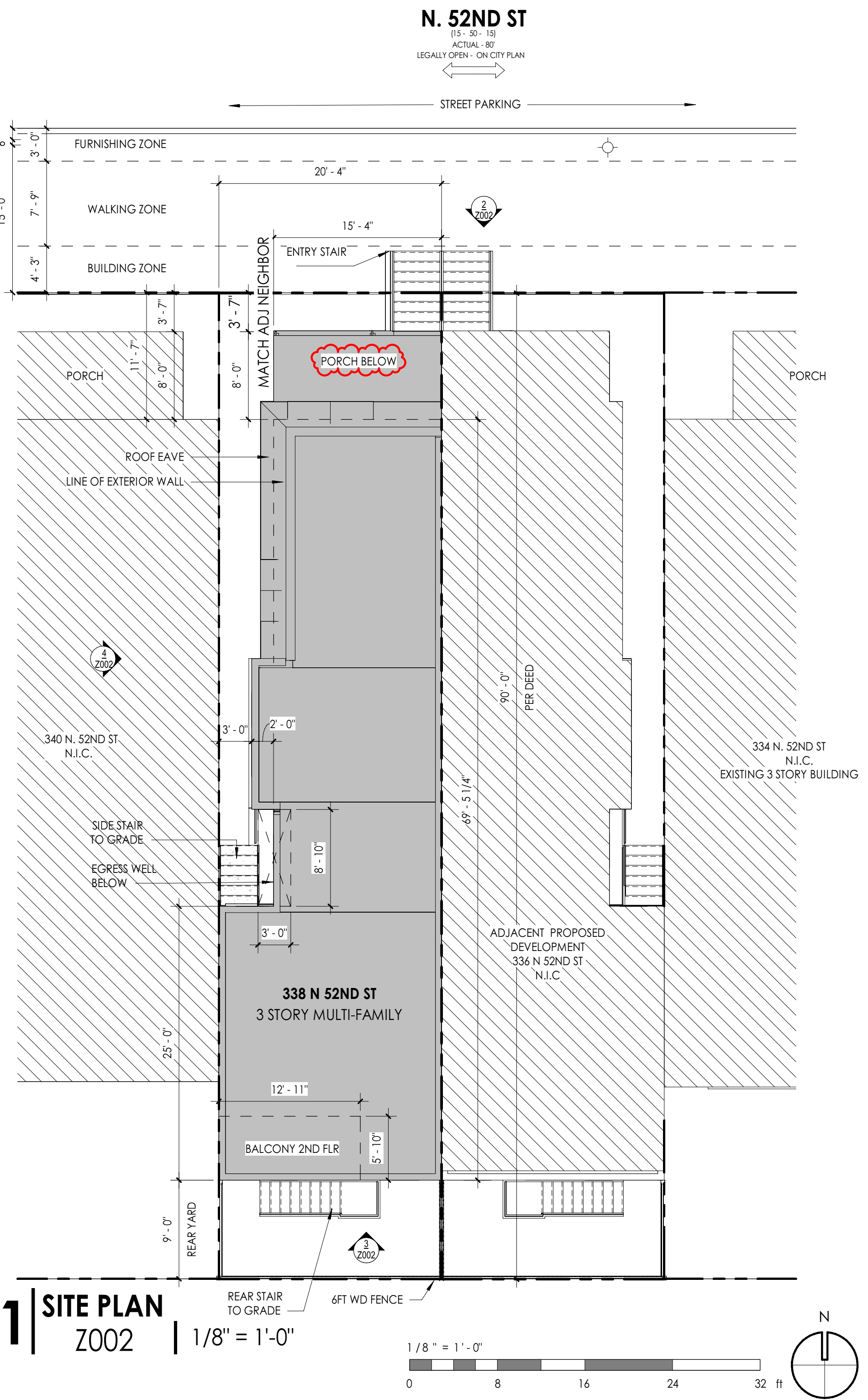
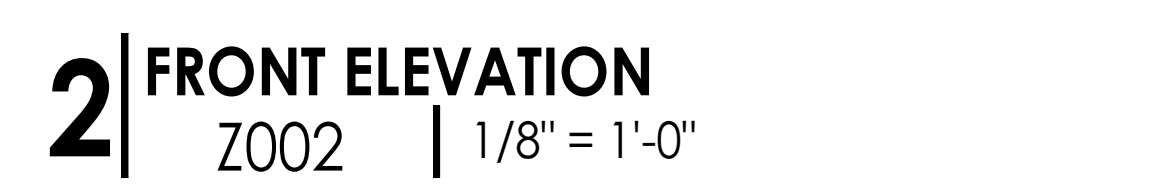




SITE PHOTO



PROJECT LOCATION
ZONING MAP Copy 3



<u>ZONING INFORMATION</u>		<u>RM-1</u>
<u>ZONING REGULATIONS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
USE TYPE:	SEE TABLE 14-602-1	MULTI-FAMILY
DENSITY:	LOTS > 1,440SF: $((1,830 - 1,440)/480) + 4 = 4.8 = 4$ PERMITTED UNITS.	4
MINIMUM LOT WIDTH: 16'-0"	16' - 0"	20'-4"
MINIMUM LOT AREA: 1,440 SQ. FT.	1,440 SQ. FT.	1830 SF
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%; LOTS LESS THAN 45 FT IN DEPTH ARE EXEMPT	1340 SF (73.22%)
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ABUTTING LOTS	3'-6"
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.	N/A
MINIMUM REAR YARD DEPTH:	9' - 0" LOTS LESS THAN 45 FT IN DEPTH: 7' - 0"	9'-0"
REAR YARD AREA:	144 SQ FT.	183 SF
MAXIMUM HEIGHT:	38' - 0"	38' MAX
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	N/A
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5' - 0"	N/A
VEHICLE PARKING:	0 REQUIRED	N/A
BIKE PARKING:	SEE TABLE 14-804-1	N/A
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT; 1 TREE PER 35 FT OF FRONTAGE	N/A

OVERLAY DISTRICTS -	DESCRIPTION - (1) NEW CONSTRUCTION 3-STORY
PERMITTED BUILDING TYPE -	MULTI-FAMILY BUILDING CONTAINING 4 UNITS WITH
DETACHED, SEMI-DETACHED, ATTACHED	FINISHED BASEMENT



PHILADELPHIA, PA
4001 MAIN ST, SUITE 203
PHILADELPHIA, PA 19127
t | 215.995.0228

LIBERTY BELL MANAGEMENT
1602 Frankford Ave #3573,
Philadelphia PA 19125
215-400-2635

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ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR
ALL DIMENSIONS AND CONDITIONS OF THE JOB, AND THE CONTRACTOR SHALL NOTIFY OF
ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE
DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENZ
ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS

338 N. 52nd St, Philadelphia PA 19139

B	ZONING Rev01	JH	SW 2025.01.14
A	ISSUE FOR ZONING	GM	SW 2024.11.04
SUBMISSIONS & REVISIONS		BY	APPD YYYY.MM.DD

PROJECT
338 N 52nd ST

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
21090021	

REVISION **7002**

SCALE

As indicated

Zoning Permit

Permit Number ZP-2024-012191

LOCATION OF WORK 338 N 52ND ST, Philadelphia, PA 19139-1518	PERMIT FEE \$1,804.00	DATE ISSUED 3/17/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 366-368 N 52ND STREET ASSOCIATES LLC	1602 FRANKFORD AVE #3757 366-368 N 52ND STREET ASSOCIATES LLC PHILADELPHIA PA 19125
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OWNER CONTACT 1 Allen Borovich	1602 Frankford Ave #3757, Philadelphia, PA 19125
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of a three-story attached structure (not to exceed 38 ft. in height) with a full basement and an open front porch. Size and location per plans.
--

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-2024-012191

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

338 N 52ND ST Philadelphia, PA 19139-1518

ADDITIONAL USE DETAILS

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

Four 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.