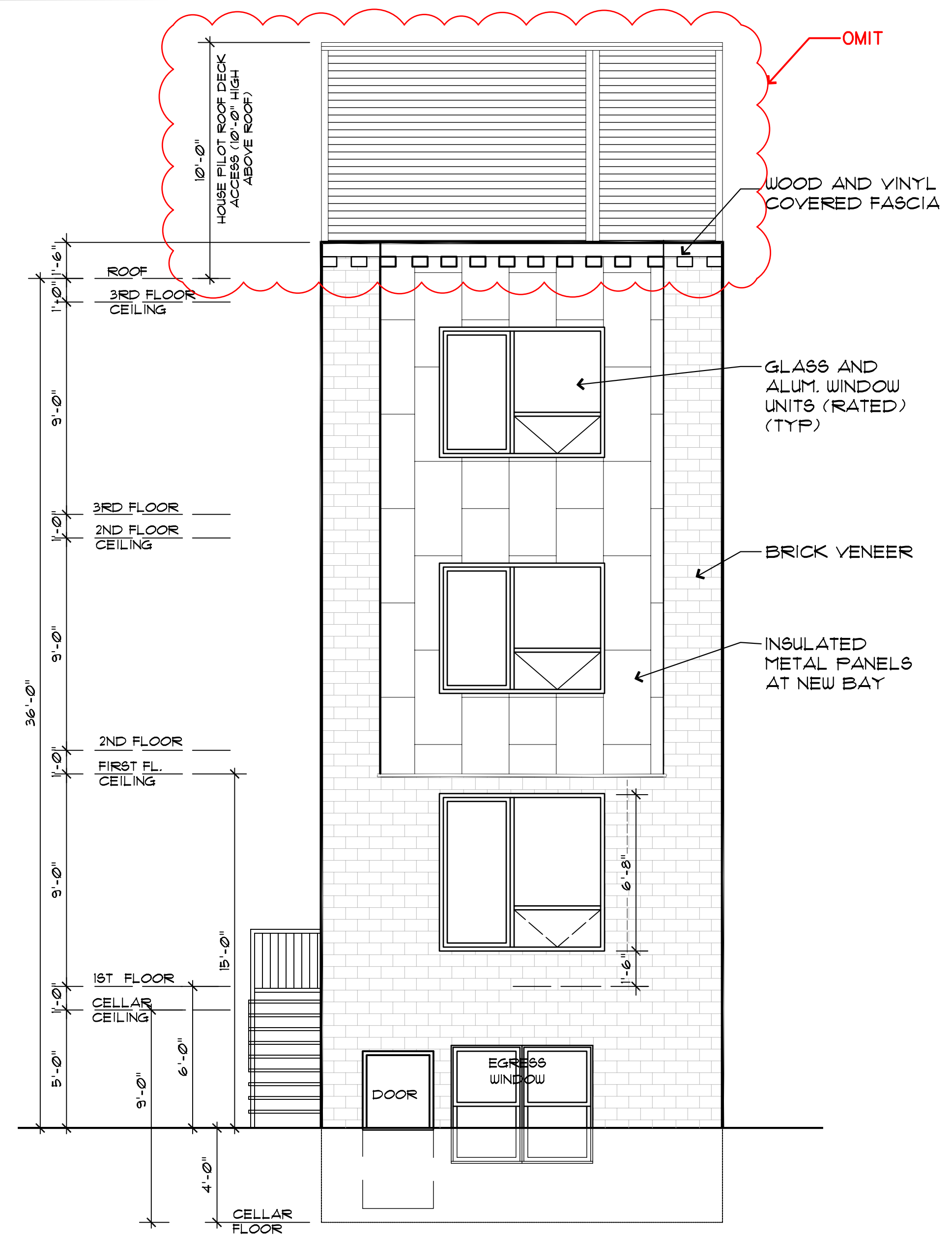
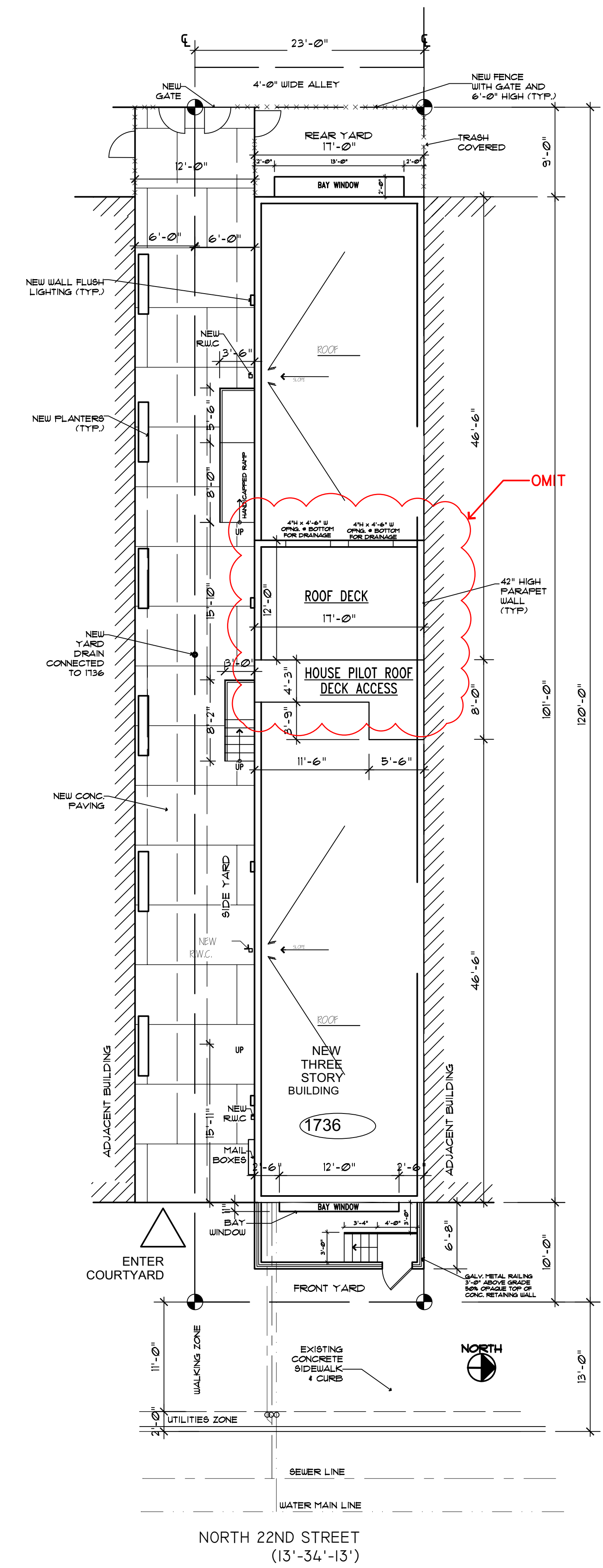
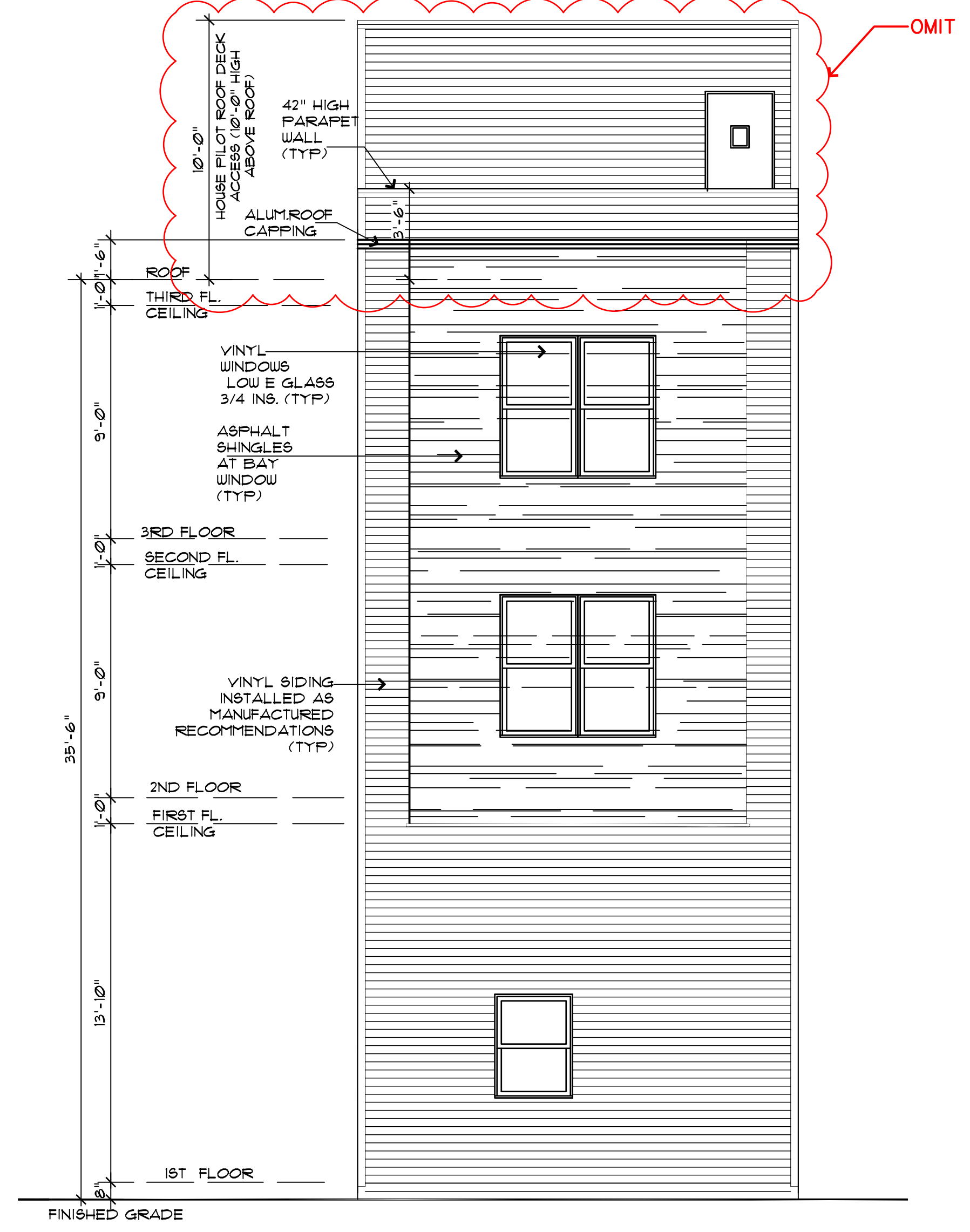


AMENDMENT 3/26/2025: FOR REMOVAL OF PREVIOUSLY APPROVED ACCESSORY ROOF DECK AND ROOF DECK ACCESS STRUCTURE.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION RENDERING
SCALE: 1/4" = 1'-0"

ZONING CODE DATA :

DISTRICT - RM-1

	REQ. / ALLOWED	EXISTING	PROPOSED
LOT WIDTH	16'-0"	25'-0"	25'-0"
LOT AREA	1,440 SQ. FT.	2,760 SQ. FT.	2,760 SQ. FT.
OCCUPIED AREA	75 % MAX	0%	1,717 SQ. FT.
OPEN AREA	25 % MIN	100%	1,043 SQ. FT.
FRONT YARD SETBACK	BASED ON ADJ.	-	10'-0"
REAR YARD SETBACK	9'-0" MIN.	-	9'-0"
MIN. SIDE YARD	5'-0" - 12'-0"	-	6'-0"
BUILDING HEIGHT	38'-0" MAX	-	36'-0"

NOTE:

1. TABLE 14-701-2
TOTAL LOT SQ. FT. - 2,760
1,440 SQ. FT. @ 360 SQ. FT. / UNIT = 4 UNITS
1,320 SQ. FT. @ 480 SQ. FT. / UNIT = 2 UNITS
TOTAL DWELLING UNITS ALLOWED = 6

2. MULTI-FAMILY SEMI-DETACHED,
REQUIRED 12'-0" SIDE YARD

Z 1

tmh associates inc.
ARCHITECTS PLANNERS ENGINEERS
717 S. CHRISTOPHER COLUMBUS BLVD.
SUITE PENTHOUSE 12
PHILADELPHIA, PA 19147
GPH: 215.380.9176
TMHASSOC@GMAIL.COM

MED DCD 3/21/2023 0120221736
DRAWN BY: DATE: PROJECT NUMBER:



SEAL:

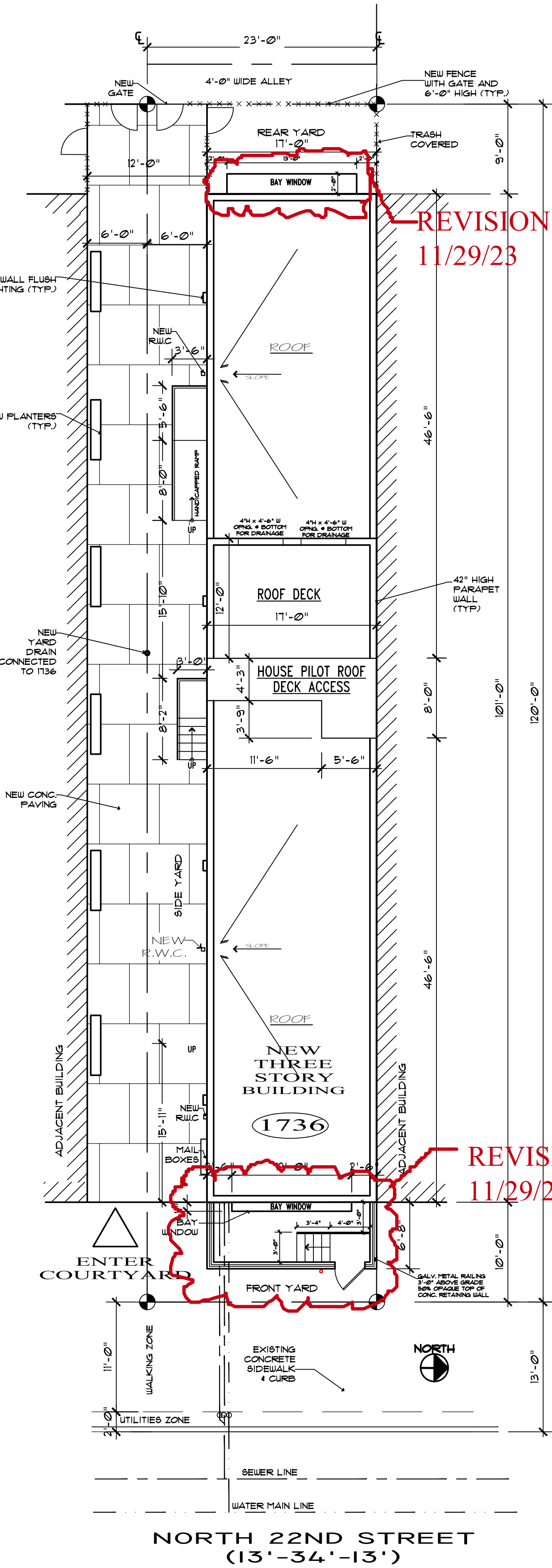
REVISIONS:		
DATE	DESCRIPTION	
3/14/25	AMENDED	

SITE PLANS AND ELEVATIONS

PROPOSED 3 STORY BUILDING WITH 6 UNITS

OWNER: HOLLOWMAN, LLC

1736 N 22ND STREET
PHILADELPHIA, PA 19121



SITE PLAN
SCALE: 1/8" = 1'-0"

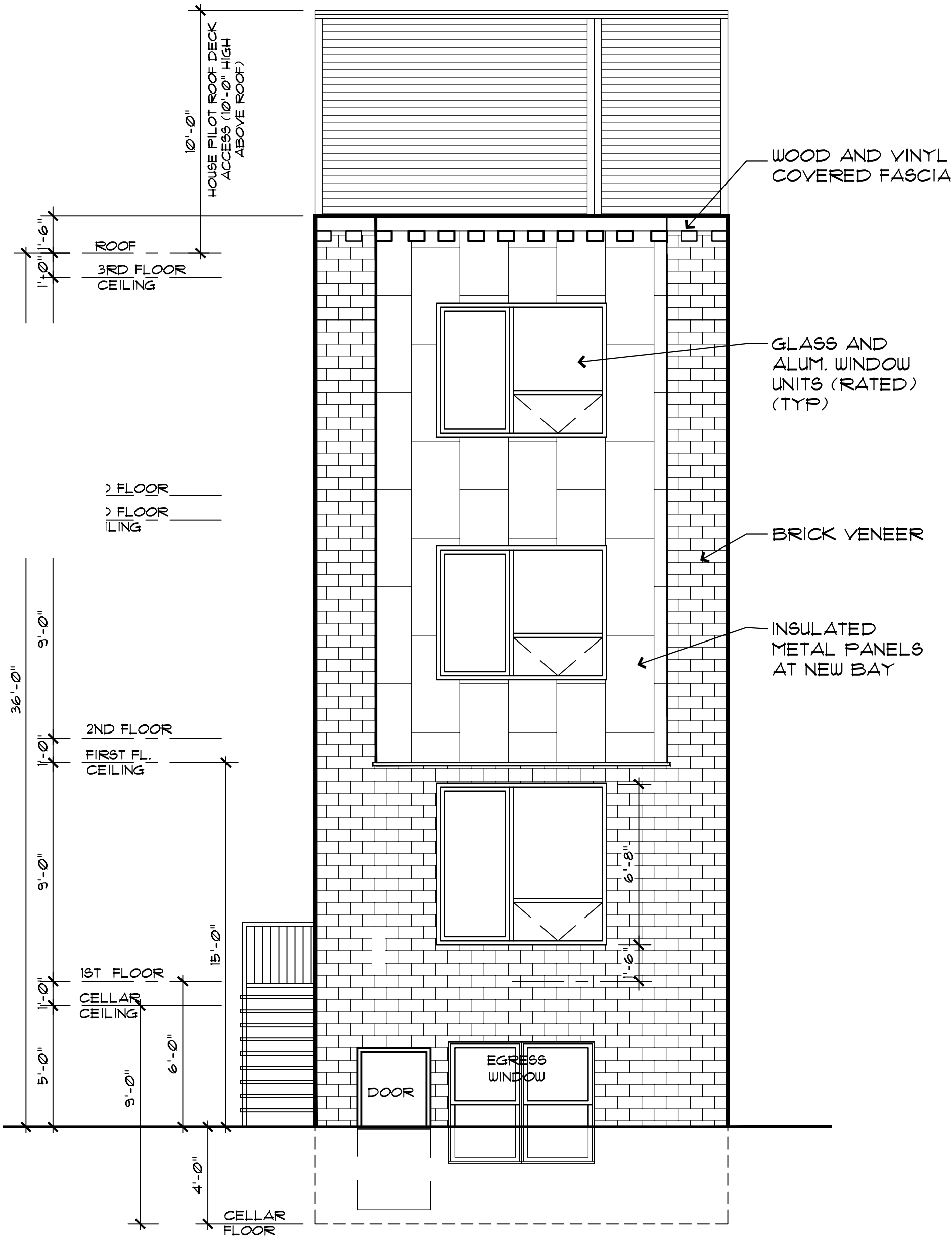
ZONING CODE DATA :
DISTRICT - RM-1

	REQ./ ALLOWED	EXISTING	PROPOSED
LOT WIDTH	16'-0"	23'-0"	23'-0"
LOT AREA	1,440 SQ. FT.	2,760 SQ. FT.	2,760 SQ. FT.
OCCUPIED AREA	75 % MAX	0%	1,717 SQ. FT.
OPEN AREA	25 % MIN	100%	1,043 SQ. FT.
FRONT YARD SETBACK	BASED ON ADJ.	-	10'-0"
REAR YARD SETBACK	9'-0" MIN.	-	9'-0"
MIN. SIDE YARD	5'-0" - 12'-0"	-	6'-0"
BUILDING HEIGHT	38'-0" MAX	-	36'-0"

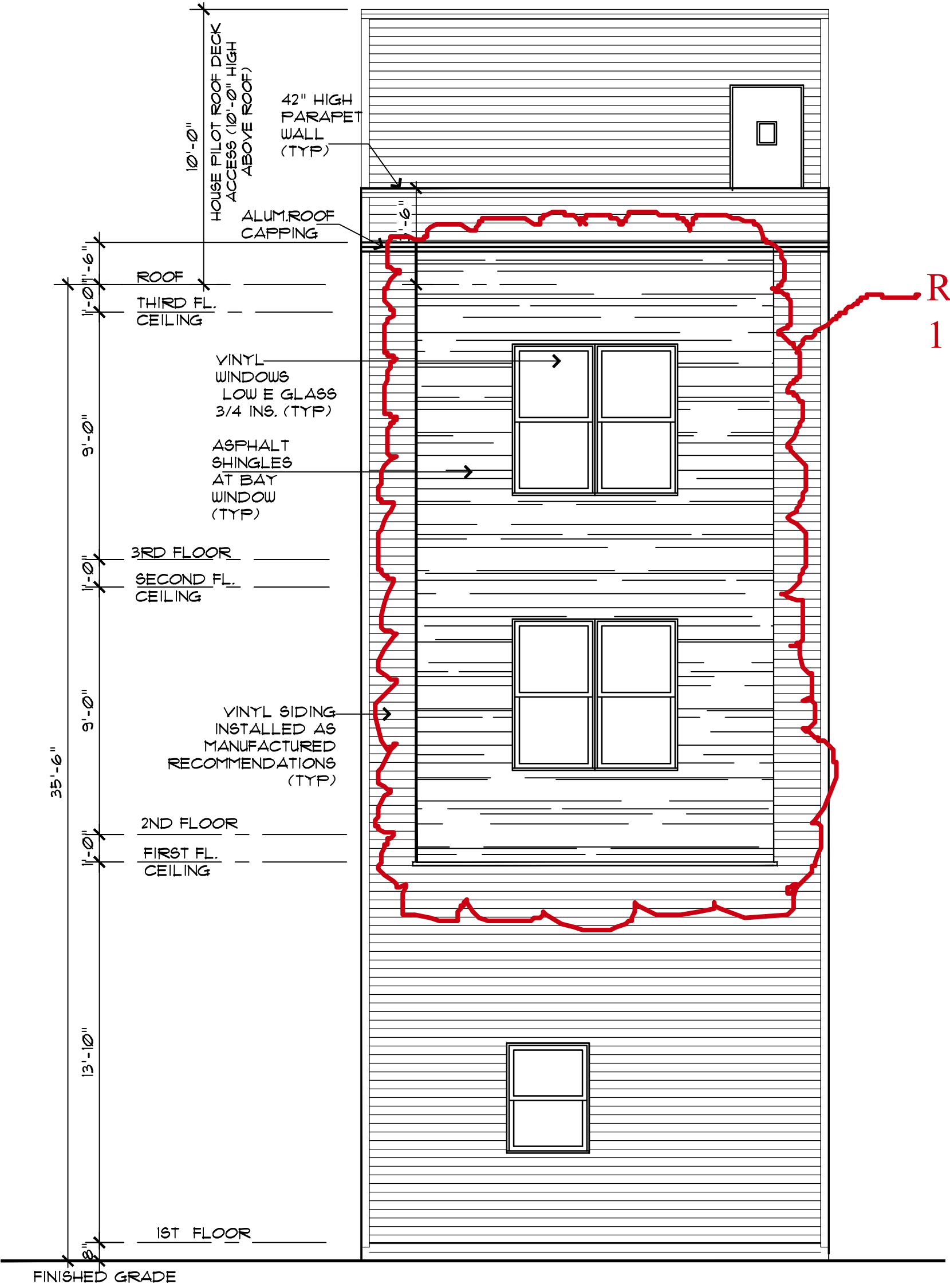
NOTE:

1. TABLE 14-701-2
TOTAL LOT SQ. FT. - 2,760
1,440 SQ. FT. @ 360 SQ. FT./ UNIT = 4 UNITS
1,320 SQ. FT. @ 480 SQ. FT./ UNIT = 2 UNITS
TOTAL DWELLING UNITS ALLOWED = 6

2. MULTI-FAMILY SEMI-DETACHED,
REQUIRED 12'-0" SIDE YARD



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISION
11/29/23

Z1

tmb associates inc.
ARCHITECTS PLANNERS ENGINEERS
717 S. CHRISTOPHER COLUMBUS BLVD.
SUITE PENTHOUSE 12
PHILADELPHIA, PA 19147 celi: 215.380.9176
TMHASSOC@GMAIL.COM

MED DCD
01/2022
01/2023
01/2023
01/2023

DATE: 3/21/2023
PROJECT NUMBER: 0120221736

DATE: 3/21/2023
PROJECT NUMBER: 0120221736

REGISTERED ARCHITECT
PENNSYLVANIA
SEAL
J. HOLLOWMAN

REVISIONS:
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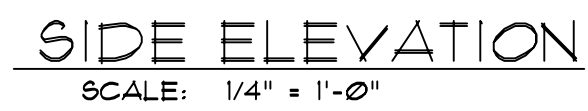
SIDE ELEVATION

PROPOSED 3 STORY BUILDING WITH 6 UNITS
AND PARTIAL ROOF DECK

1736 N 22ND STREET
PHILADELPHIA, PA 19121

OWNER:
HOLLOMAN, LLC

HOLLOMAN, LLC



Applied by L&J: Frederick Marshall

Zoning Permit

Permit Number ZP-2024-000435

LOCATION OF WORK 1736 N 22ND ST, Philadelphia, PA 19121-3006	PERMIT FEE \$1,877.00	DATE ISSUED 5/1/2024
	ZBA CALENDAR MI-2024-000902	ZBA DECISION DATE 5/1/2024
	ZONING DISTRICTS RM1	

PERMIT HOLDER PHILADELPHIA LAND BANK	1234 MARKET STREET 16TH FLOOR PHILADELPHIA LAND BANK PHILADELPHIA PA 19107
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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 A SEMI-DETACHED STRUCTURE WITH A CELLAR AND A ROOF DECK WITH A ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.
--

APPROVED USE(S) Residential - Household Living - Multi-Family
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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-2024-000435

[AMENDMENT 3/26/2025 FOR REMOVAL OF PREVIOUSLY APPROVED ACCESSORY RESIDENTIAL ROOF DECK AND ROOF DECK ACCESS STRUCTURE.]



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.
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Zoning Permit

Permit Number ZP-2024-000435

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1736 N 22ND ST Philadelphia, PA 19121-3006

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) FAMILIES)

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.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2024-000435	Zoning District(s): RM1	Date of Refusal: 2/7/2024
Address/Location: 1736 N 22ND ST, Philadelphia, PA 19121-3006 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Joseph Mulvihill DBA: Ambric Technology	Applicant Address: 100 Pine Street Philadelphia, PA 19121 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A CELLAR AND A ROOF DECK WITH A ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. FOR MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) FAMILIES).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:						
TABLE 14-701-2	Dimensional Standards for Higher Density Residential Districts	The proposed structure does not comply with the dimensional standards for RM-1, residential zoning district as follows: <table><tr><th></th><th>REQUIRED/ ALLOWED</th><th>PROPOSED</th></tr><tr><td>SIDE YARD DEPTH</td><td>12 FT.</td><td>6 FT.</td></tr></table>		REQUIRED/ ALLOWED	PROPOSED	SIDE YARD DEPTH	12 FT.	6 FT.
	REQUIRED/ ALLOWED	PROPOSED						
SIDE YARD DEPTH	12 FT.	6 FT.						

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

CITY OF PHILADELPHIA



FREDERICK MARSHALL
PLANS EXAMINER

2/7/2024
DATE SIGNED