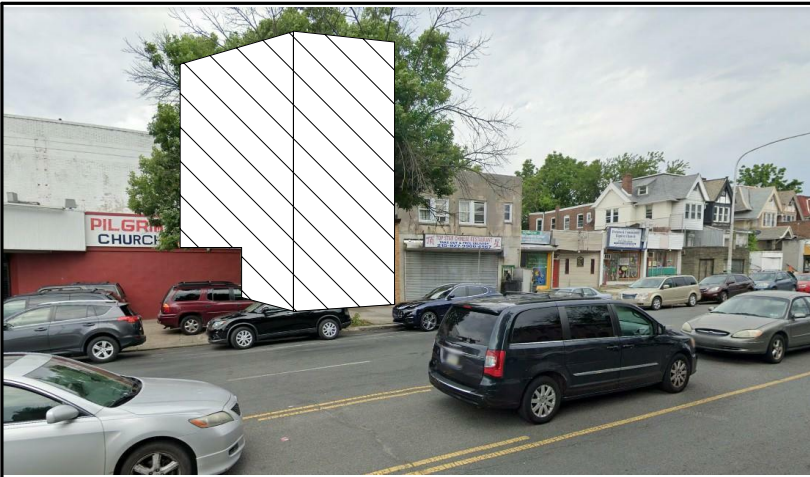
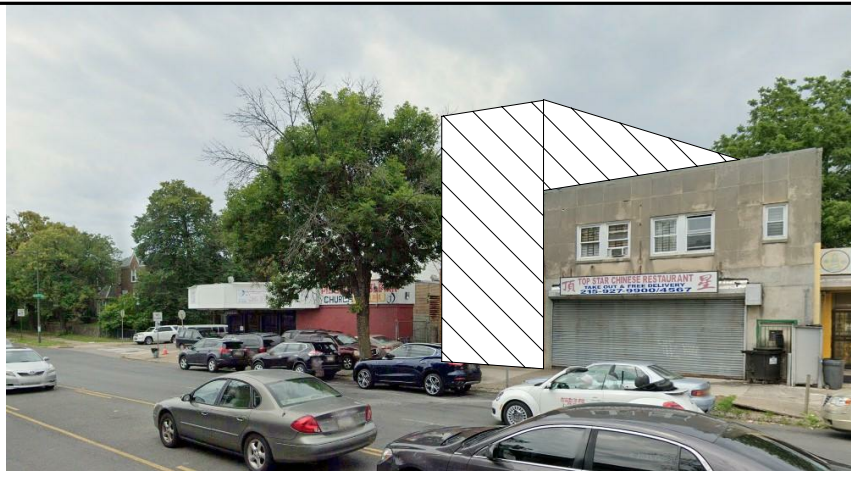




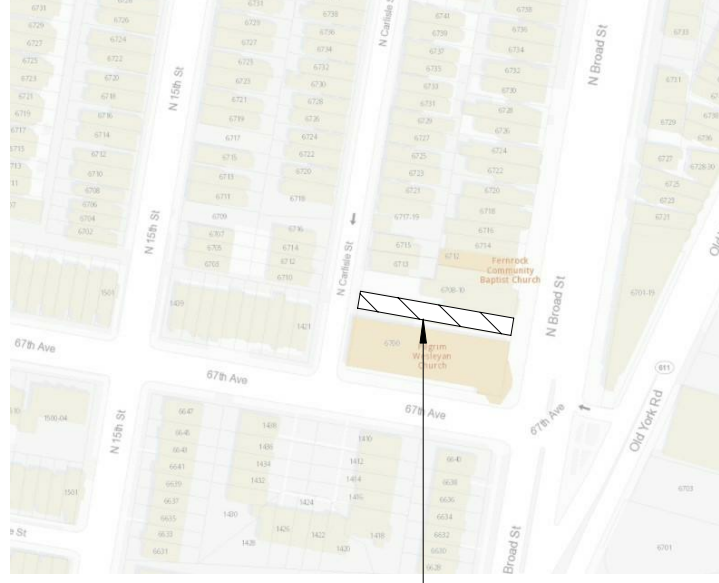
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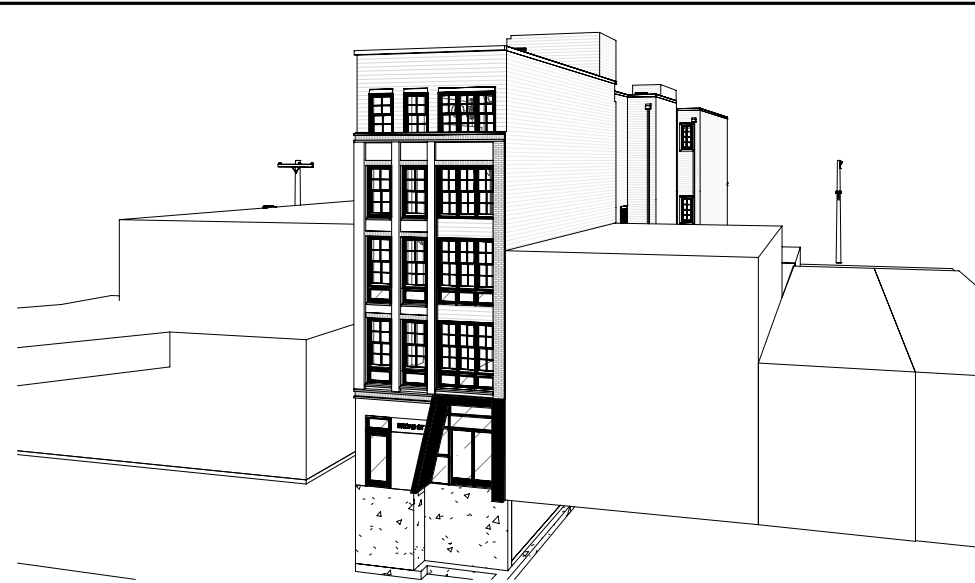
SITE PHOTO



ZONING MAP PROJECT LOCATION



VICINITY MAP PROJECT LOCATION



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

ZONING INFORMATION CMX-2.5			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-2	MIXED-USE	NO
GROUND FLOOR FRONTAGE USE:	30'-0" NON RESIDENTIAL OR PARKING USE	37' - 7 1/2"	NO
DENSITY:	360 SQ FT OF LOT AREA ≤ 45' - 0" BLDG HEIGHT 270 SQ FT OF LOT AREA ≥ 45' - 0" BLDG HEIGHT	13	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%, CORNER: 80%	75% (2640 SF)	NO
MINIMUM FRONT YARD DEPTH:	BUILD TO FRONT LOT LINE	YES	NO
MINIMUM SIDE YARD WIDTH:	5' - 0" IF USED	N/A	NO
MINIMUM REAR YARD DEPTH:	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	29'-0"	NO
MAXIMUM HEIGHT:	55' - 0"	51' - 0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0' - 0"	5'-0"	NO
VEHICLE PARKING:	0 REQUIRED	0	NO
BICYCLE PARKING:	SEE TABLE 14-804-1	4	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT: 1 TREE PER 35 FT OF FRONTAGE	0	NO

OVERLAY DISTRICTS - NDO - NINTH DISTRICT OVERLAY
DESCRIPTION - NEW CONSTRUCTION 4 STORY MIXED-USE BUILDING WITH (1) COMMERCIAL SPACE AND (13) DWELLING UNITS CONTAINING A MIX OF STUDIO, 1-BEDROOM, AND 2-BEDROOM UNITS, PARTIAL BASEMENTS, AND ROOF DECK.



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PROJECT ADDRESS
6706 N BROAD ST
PHILADELPHIA, PA 19126

4	ZONING PERMIT	TS	SW	2022/09/09
3	ZONING PERMIT	TS	SW	2022/07/13
2	ZONING PERMIT	SM	JH	2022/04/17
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

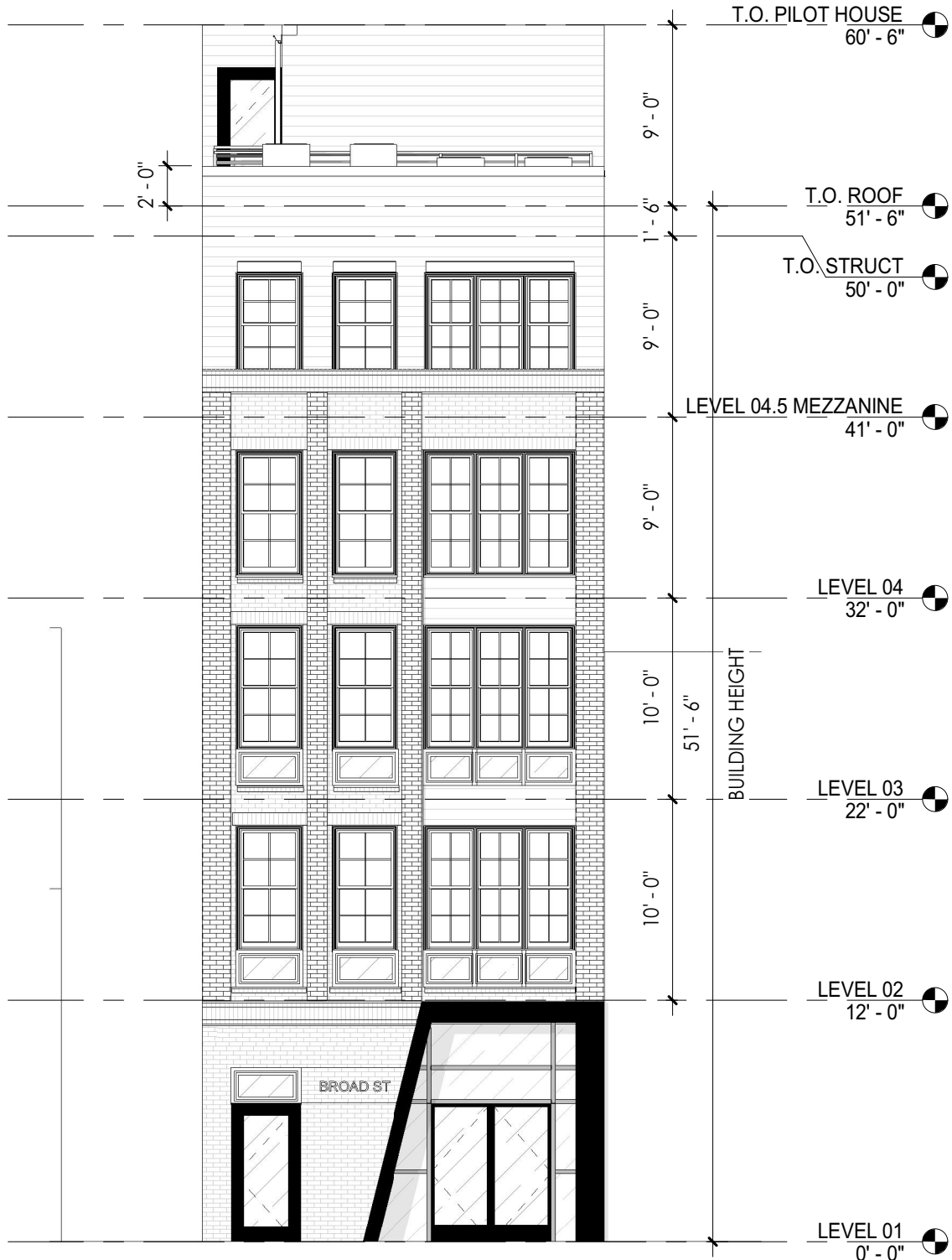
PROJECT
6706 N BROAD ST

SHEET TITLE
ZONING PLAN

PROJECT NO
22037105
DRAWING NO
Z001
REVISION
4
SCALE
As indicated



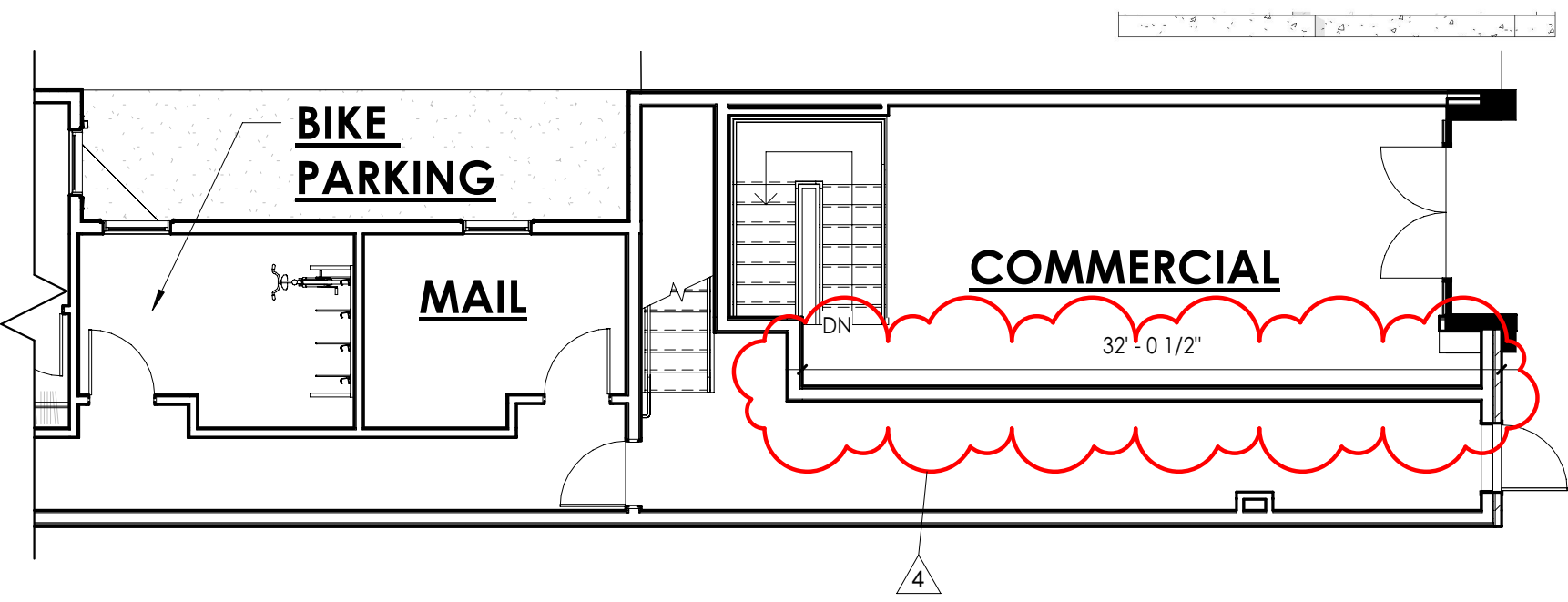
5 | REAR ELEVATION
Z001 | 1/8" = 1'-0"



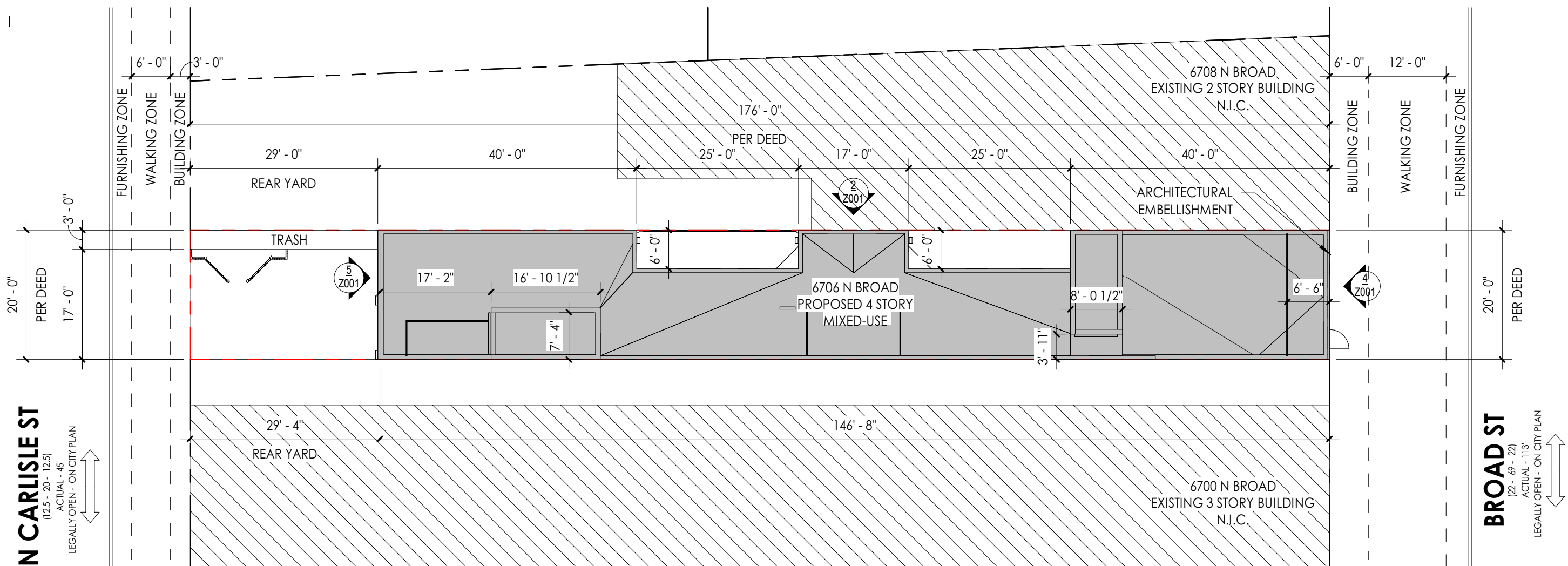
4 | FRONT ELEVATION
Z001 | 1/8" = 1'-0"



2 | INTERIOR FACADE ELEVATION
Z001 | 1/8" = 1'-0"



3 | LEVEL 01 - PARTIAL FLOOR PLAN
Z001 | 1/8" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"



Zoning Permit

Permit Number ZP-2022-007426

LOCATION OF WORK 6706 N BROAD ST, Philadelphia, PA 19126-2836	PERMIT FEE \$517.00	DATE ISSUED 11/22/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER Philly Eats LLC	7736 Green Valley Road Wyncote, Pennsylvania 19095
----------------------------------	--

OWNER CONTACT 1 Baron Holland	7736 Green Valley Road, Wyncote, Pa. 19095
----------------------------------	--

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZES AND LOCATIONS AS SHOWN IN 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-2022-007426

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6706 N BROAD ST Philadelphia, PA 19126-2836

ADDITIONAL USE DETAILS

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

FOR THIRTEEN(13) HOUSEHOLD LIVING AND A VACANT COMMERCIAL SPACE AT THE GROUND FLOOR (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY)

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.