

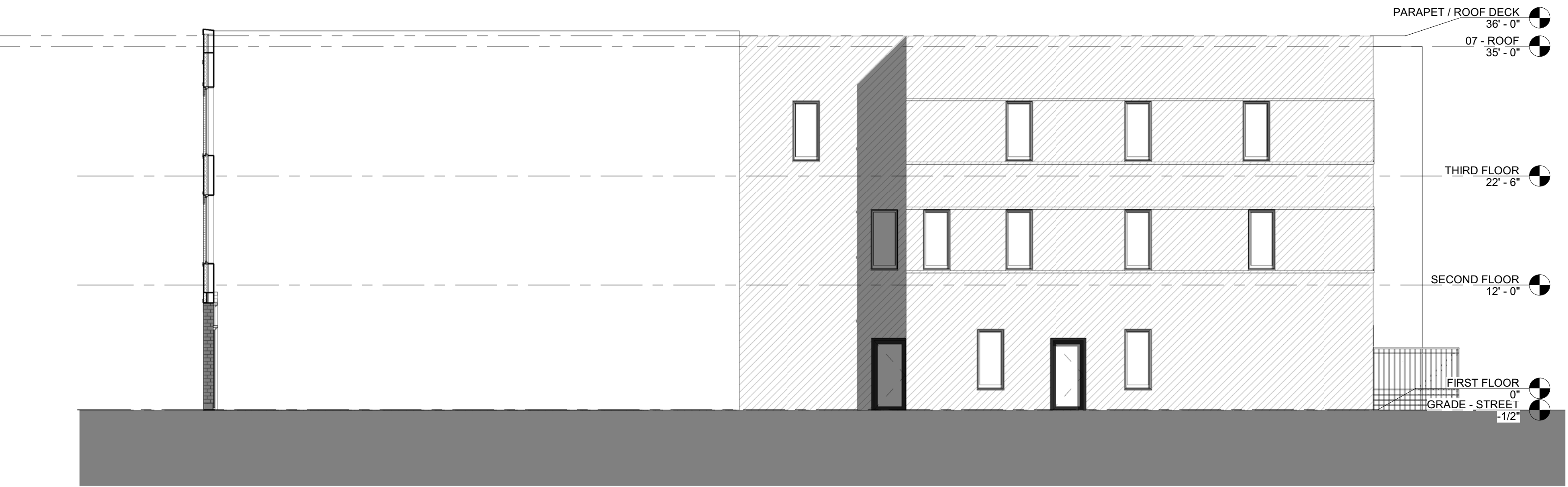
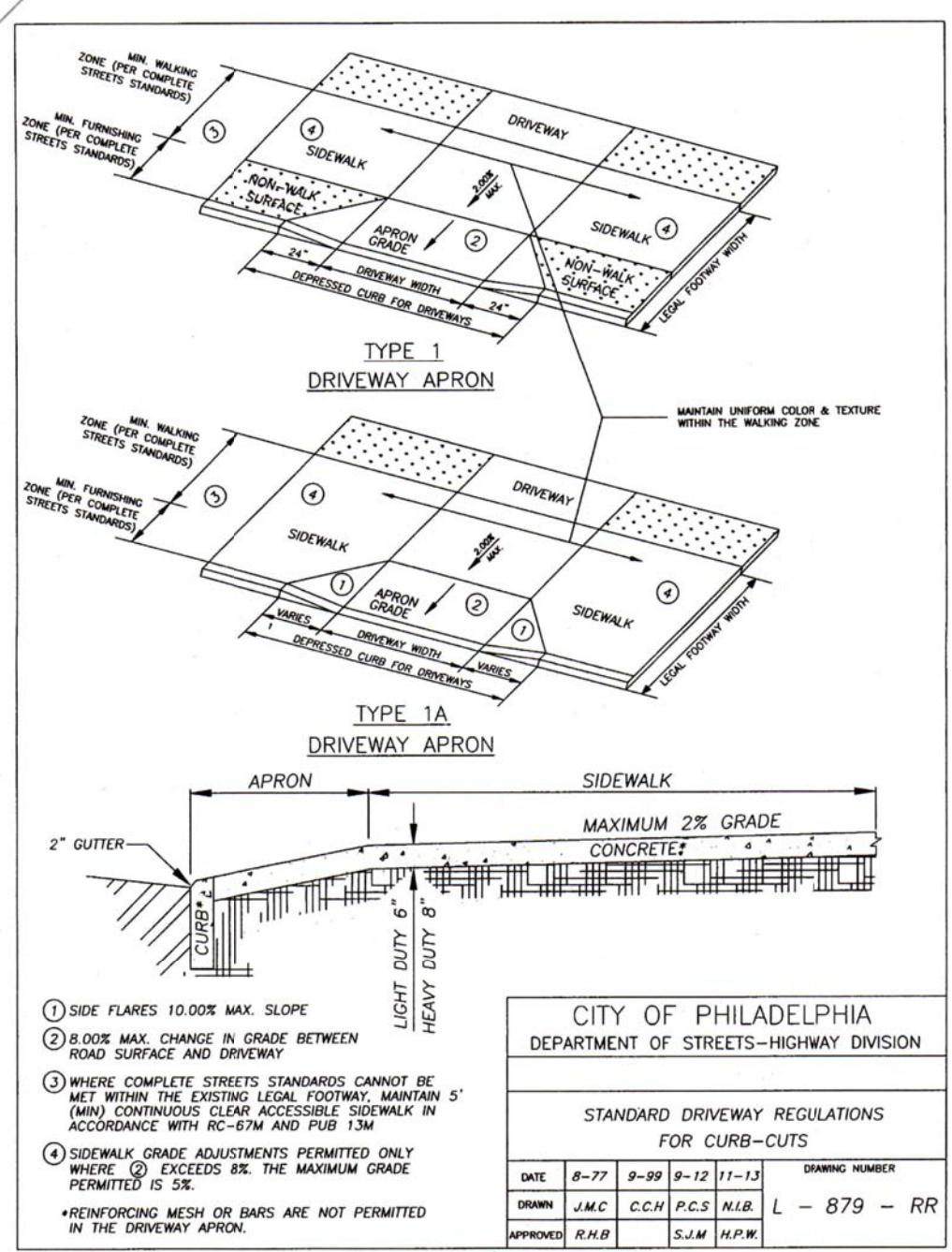
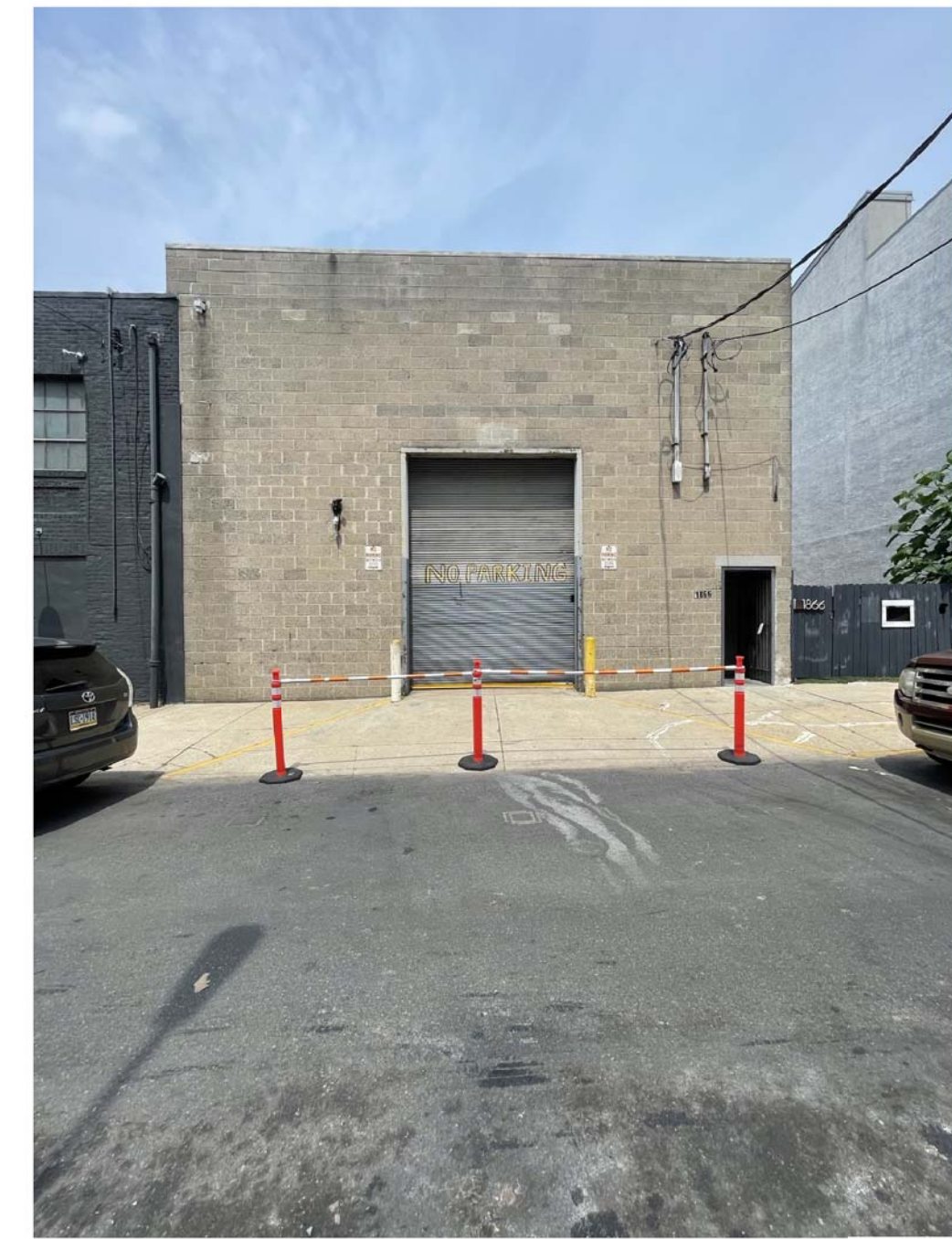
The Frankford Deposit Building

Mixed Use Building:

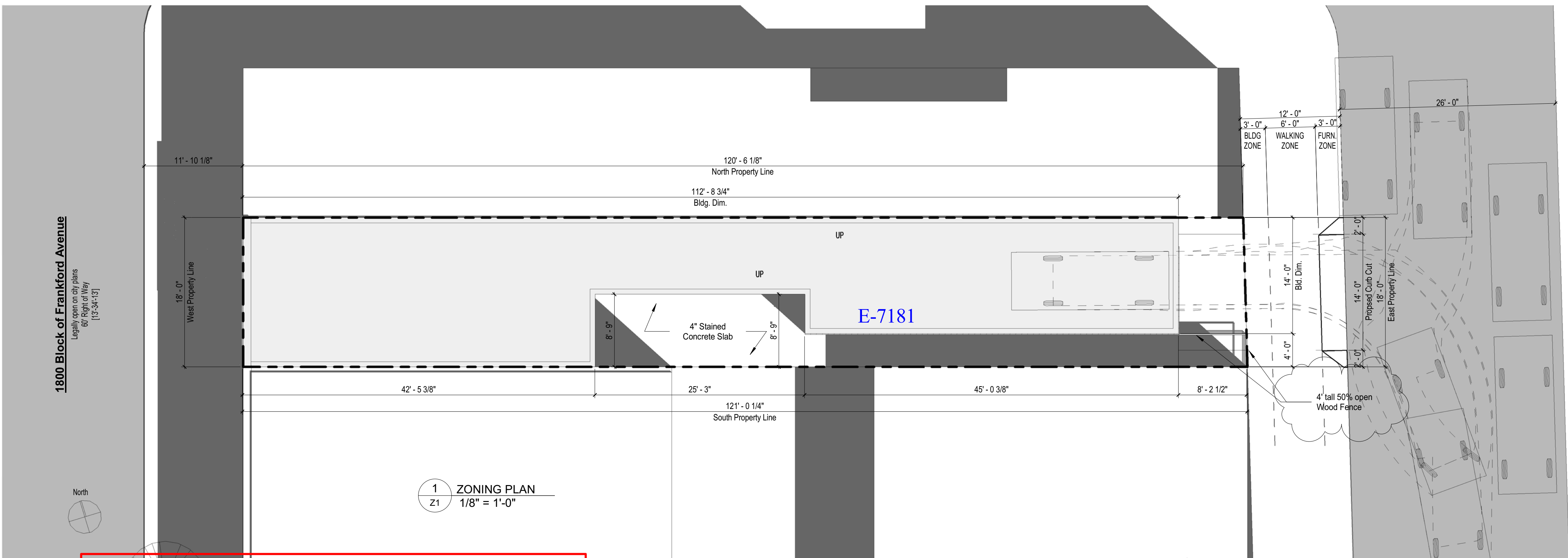
1871 Frankford Avenue Philadelphia, PA 19125



PROJECT SUMMARY: 1871 Frankford Avenue		
ZONING: CMX-2 LOT AREA: 2173.78 SF		
USE: RESIDENTIAL/COMMERCIAL BUILDING - 4,921.56 Gross SF above grade BASEMENT - UTILITIES / VACANT COMMERCIAL SPACE GROUND FLOOR - VACANT COMMERCIAL AND RESIDENTIAL ENTRY 2ND - 3RD FLOOR - RESIDENTIAL ROOF - MECHANICAL USE ONLY		
DWELLING UNITS	ALLOWED 4	PROPOSED 4
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	75%	1,630.35 SF (75%)
FRONT (S. FRONT ST) SETBACK	0'-0"	0'-0"
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	5' MIN	6'-0"
HEIGHT	35'-0"	35'-0" Avg. Grade to Roof Height
TOP OF PARAPET		36'-0"



4 Zoning Elevation - South
Z1 1/8" = 1'-0"



1 ZONING PLAN
Z1 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: Frankford Avenue

PRIMARY FRONTAGE: Frankford Avenue

REAR STREET: Sepviva Street

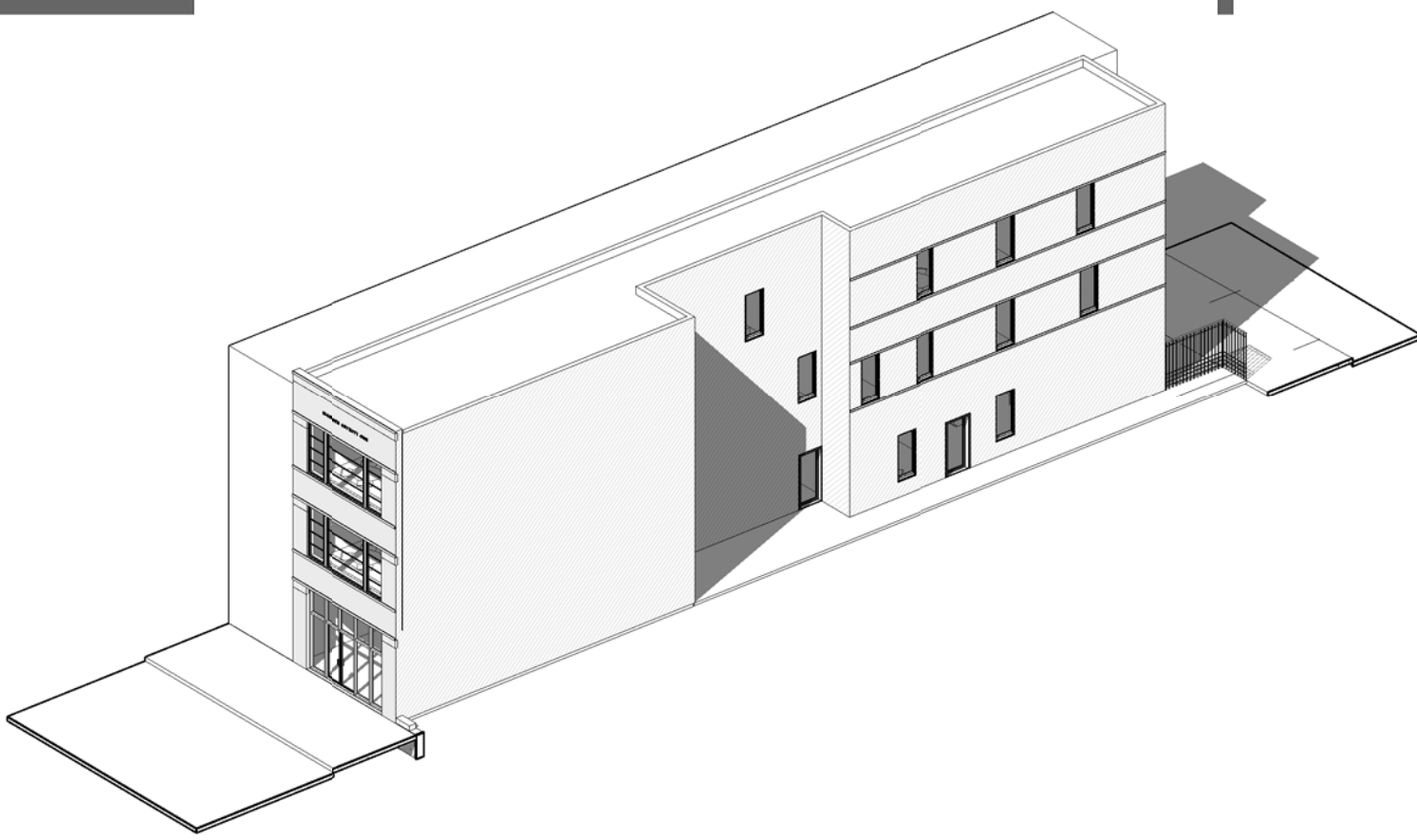
Applied Electronically By: CINDY LARUE

E-7181

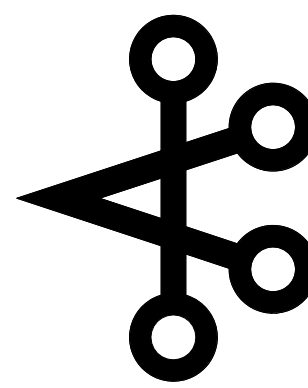
June 30, 2025

Ledger No.:

Philadelphia City Planning Commission



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

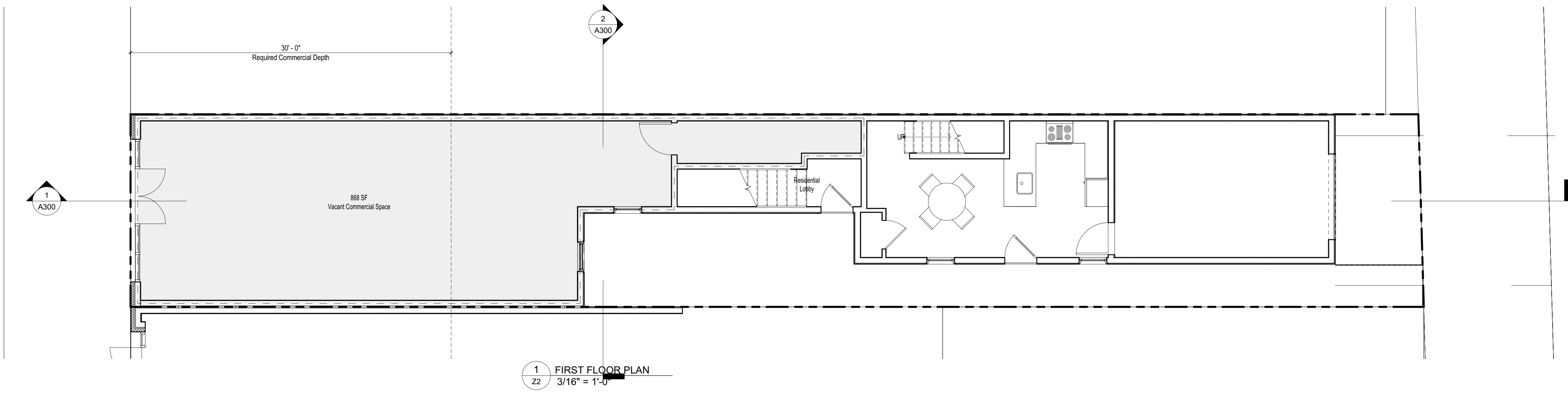


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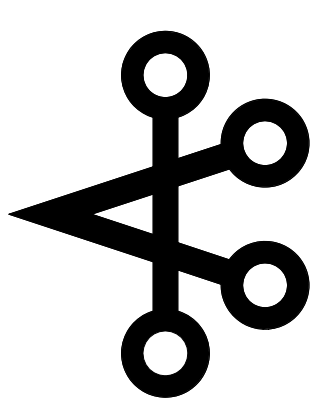
#	DATE	REVISION
1	06/30/25	ISSUED

Mixed Use Building:
1871 Frankford Avenue

Z1



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#	DATE	REVISION
		ARCHITECT

Mixed Use Building:
1871 Frankford Avenue

Z2

The Frankford Deposit Building

Mixed Use Building:

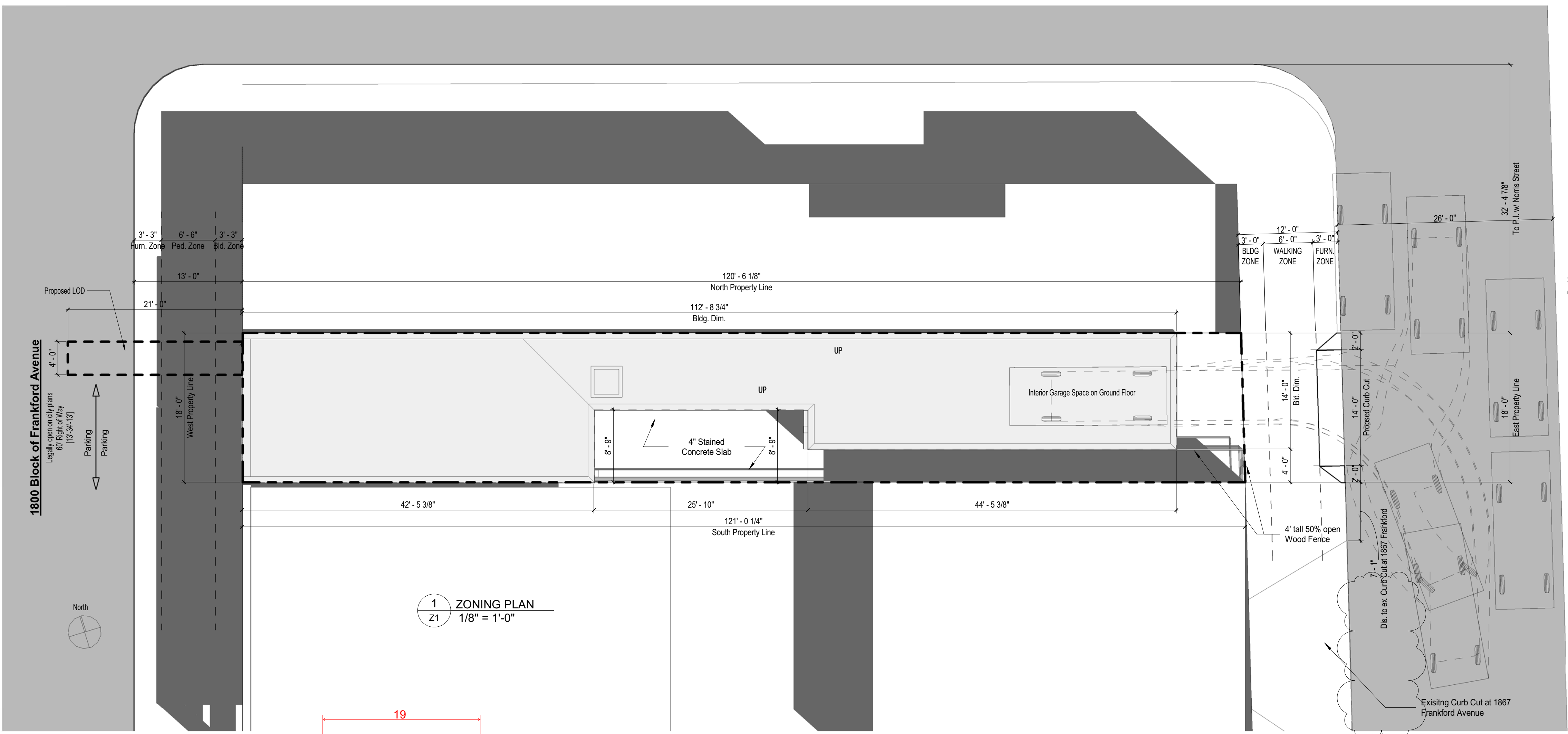
1871 Frankford Avenue Philadelphia, PA 19125



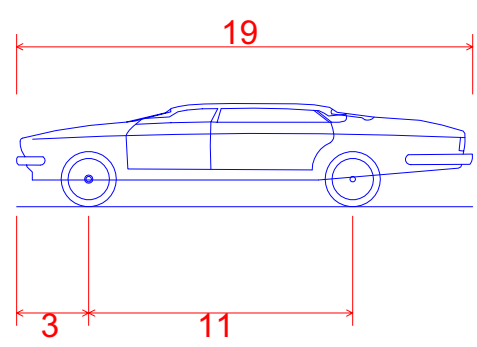
PROJECT SUMMARY: 1871 Frankford Avenue		
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USE: RESIDENTIAL/COMMERCIAL BUILDING - 4,921.56 Gross SF above grade		
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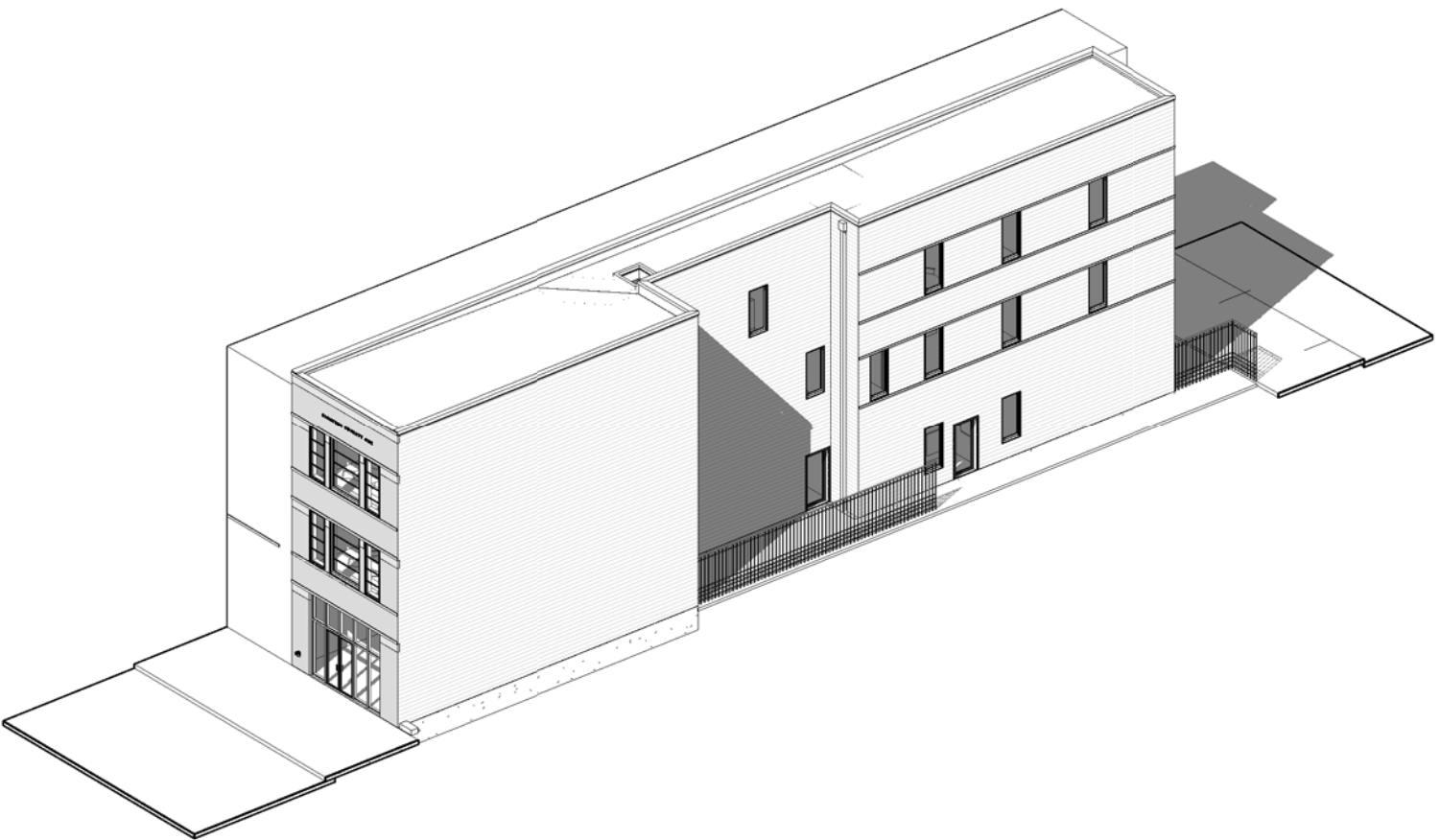


1 ZONING PLAN
Z1 1/8" = 1'-0"

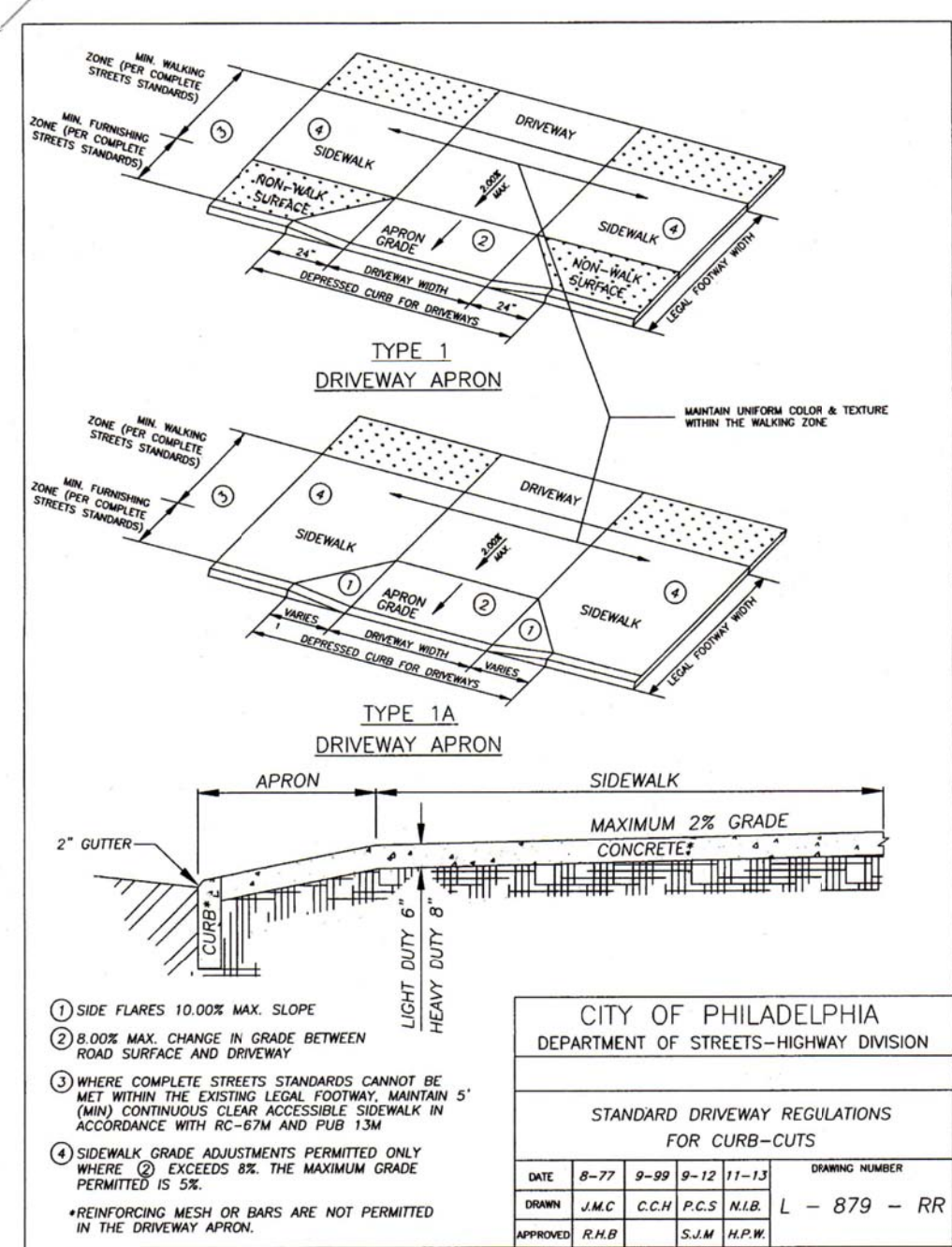


P - Passenger Car
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

19.000ft
7.000ft
4.300ft
1.115ft
6.000ft
4.00s
31.60°



5 ASHTO DIAGRAM
Z1 1/8" = 1'-0"



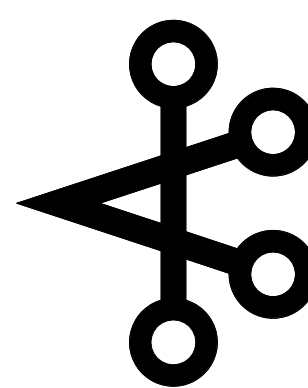
CITY OF PHILADELPHIA
DEPARTMENT OF STREETS-HIGHWAY DIVISION
STANDARD DRIVEWAY REGULATIONS
FOR CURB-CUTS

DATE	REV	BY	CHK	APP	DESCRIPTION
11/18/20	1	JMC	CCM	P.C.S.	ALB
11/18/20	2	JMC	CCM	P.C.S.	ALB



Applied by L&I: Jin Chen

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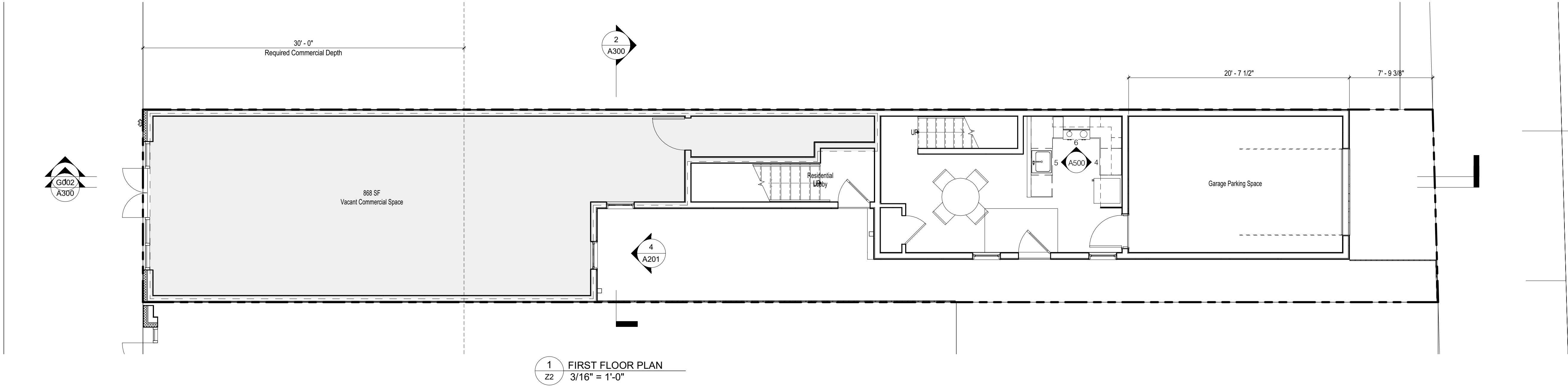
#	DATE	REVISION
1	11/18/20	Initial Design
2	11/18/20	Final Design

Mixed Use Building:
1871 Frankford Avenue

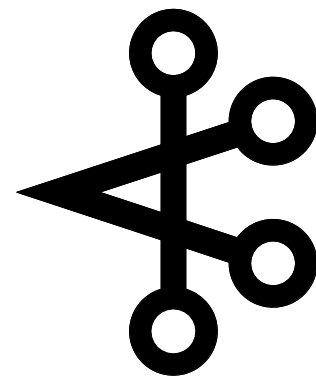
Z1



Applied by L&I: Jun Chen



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#	DATE	REVISION
1	10/15/20	Final Design

Mixed Use Building:
1871 Frankford Avenue

Z2

Zoning Permit

Permit Number ZP-2025-004408

LOCATION OF WORK 1871 FRANKFORD AVE, Philadelphia, PA 19125-2415	PERMIT FEE \$1,971.00	DATE ISSUED 9/11/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER BARLOW DAVID	1871 FRANKFORD AVE PHILADELPHIA PA 19125-2415
-------------------------------	---

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT Erection of an attach structure for mix use. Vacant commercial (additional permit for C.O needed before use of commercial space) and multi-family (4 units) household living with interior garage for one (1) off street accessory parking space on Sepviva St side. SIZE AND LOCATION PER 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-2025-004408

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1871 FRANKFORD AVE Philadelphia, PA 19125-2415

ADDITIONAL USE DETAILS

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

Four (4) units in the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to this requirement. ****Amendment****
Removal of reference to Basement on zoning plans.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.