

PROPERTY ADDRESS
2215-19 N 7TH STREET

PHILADELPHIA, PA 19133

SCOPE OF WORK
CONSOLIDATION OF (3) THREE LOTS INTO (1) ONE LOT TO CREATE (4) FOUR STORY BUILDING FOR THE USE OF (12) TWELVE DWELLING UNITS WITH (4) FOUR BICYCLE PARKING SPACES AT FIRST FLOOR, CELLAR, (2) PILOT HOUSES, AND ROOF DECK.

OCCUPANCY TYPE
R-2 MULTIFAMILY DWELLINGS (12 UNITS)

CONSTRUCTION TYPE
HIB

LOT AREA
5,100 SF

PROJECT AREA
15,648.9 SF

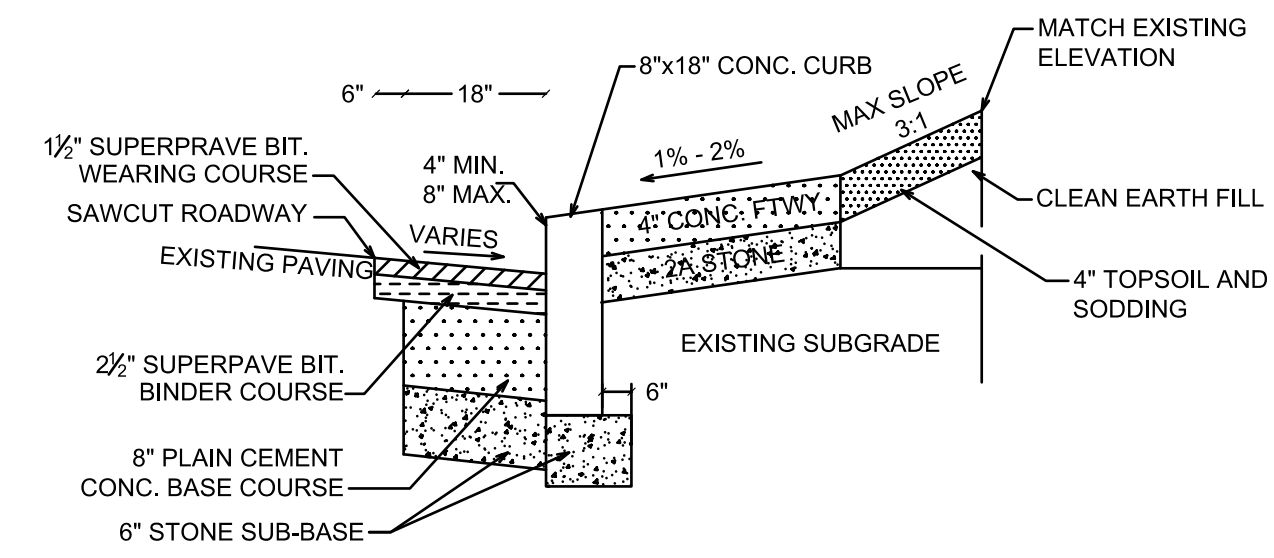
ZONING CODE SUMMARY

APPLICABLE CODE: PHILADELPHIA ZONING CODE, 11TH EDITION, 2016

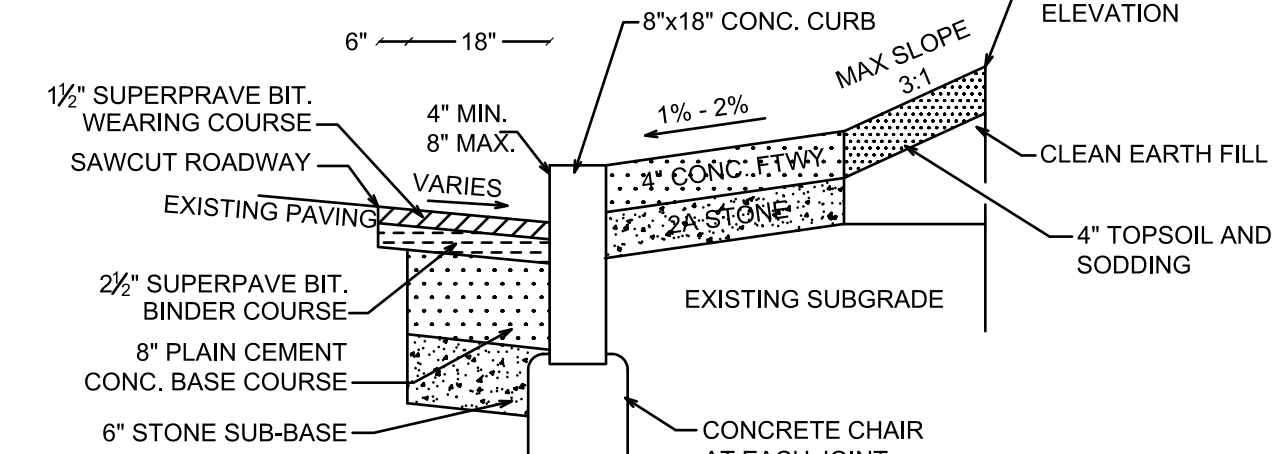
CMX-2	REQUIRED	EXISTING	PROPOSED
MAX. OCCUPIED AREA (% OF LOT AREA)	INTERMEDIATE 75; CORNER 80	0%	75% = 3,825 SF
MIN. SIDE YARD WIDTH, EACH (FT.)	5 IF USED	N/A	5'-0"
MIN. REAR YARD DEPTH (FT.)	THE GREATER OF 9 FT. OR 10% OF LOT DEPTH	N/A	15'-0" (765 SF)
MAX. HEIGHT (FT.)	38	N/A	38'-0"

DRAWING INDEX

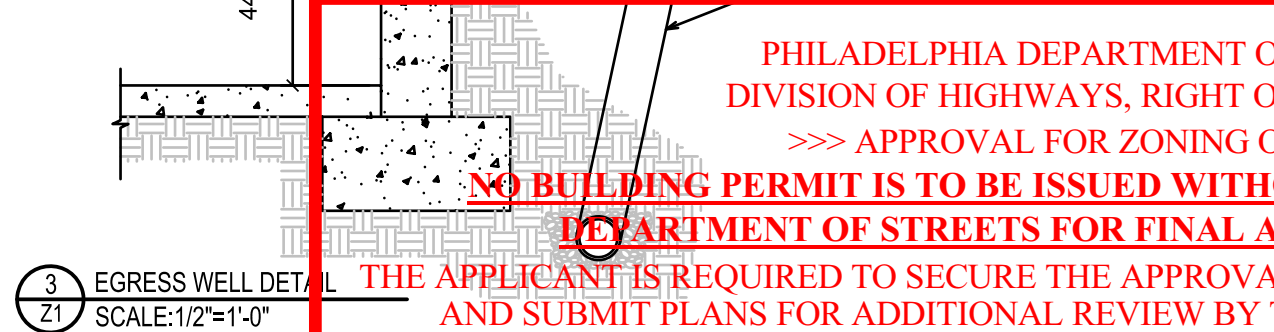
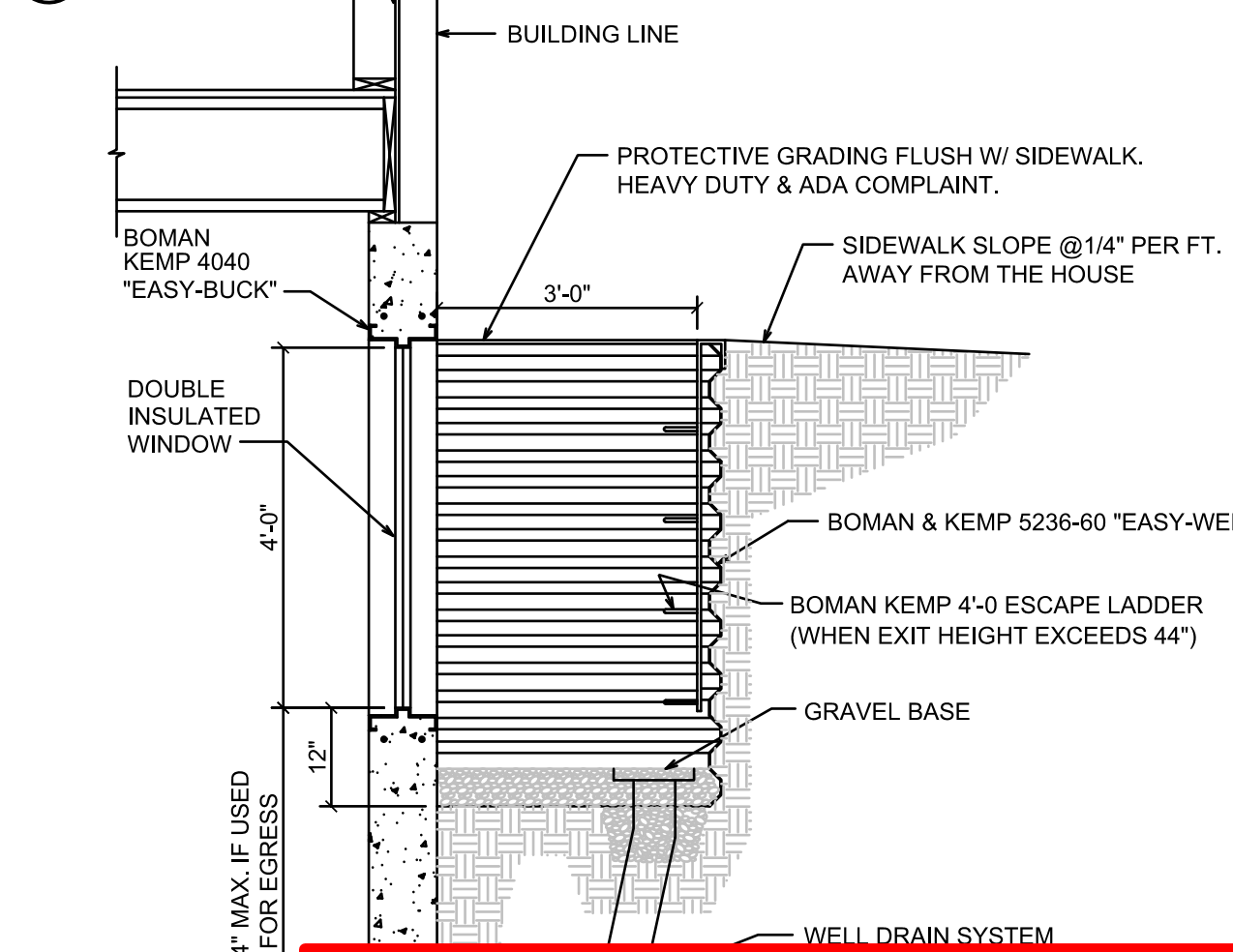
Z1 PLOT PLAN, ELEVATIONS, AND DETAILS



1 TYPICAL CONCRETE CURB
SCALE: 1/2" = 1'-0"



2 TYPICAL GRANITE CURB
SCALE: 1/2" = 1'-0"



3 EGRESS WELL DETAIL
SCALE: 1/2" = 1'-0"

ENCROACHMENT ORDINANCE REQUIRED FOR:

COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

DETAILED REVIEW FOR MINOR SITE PLAN

COORDINATED REVIEW FOR MAJOR SITE PLAN:

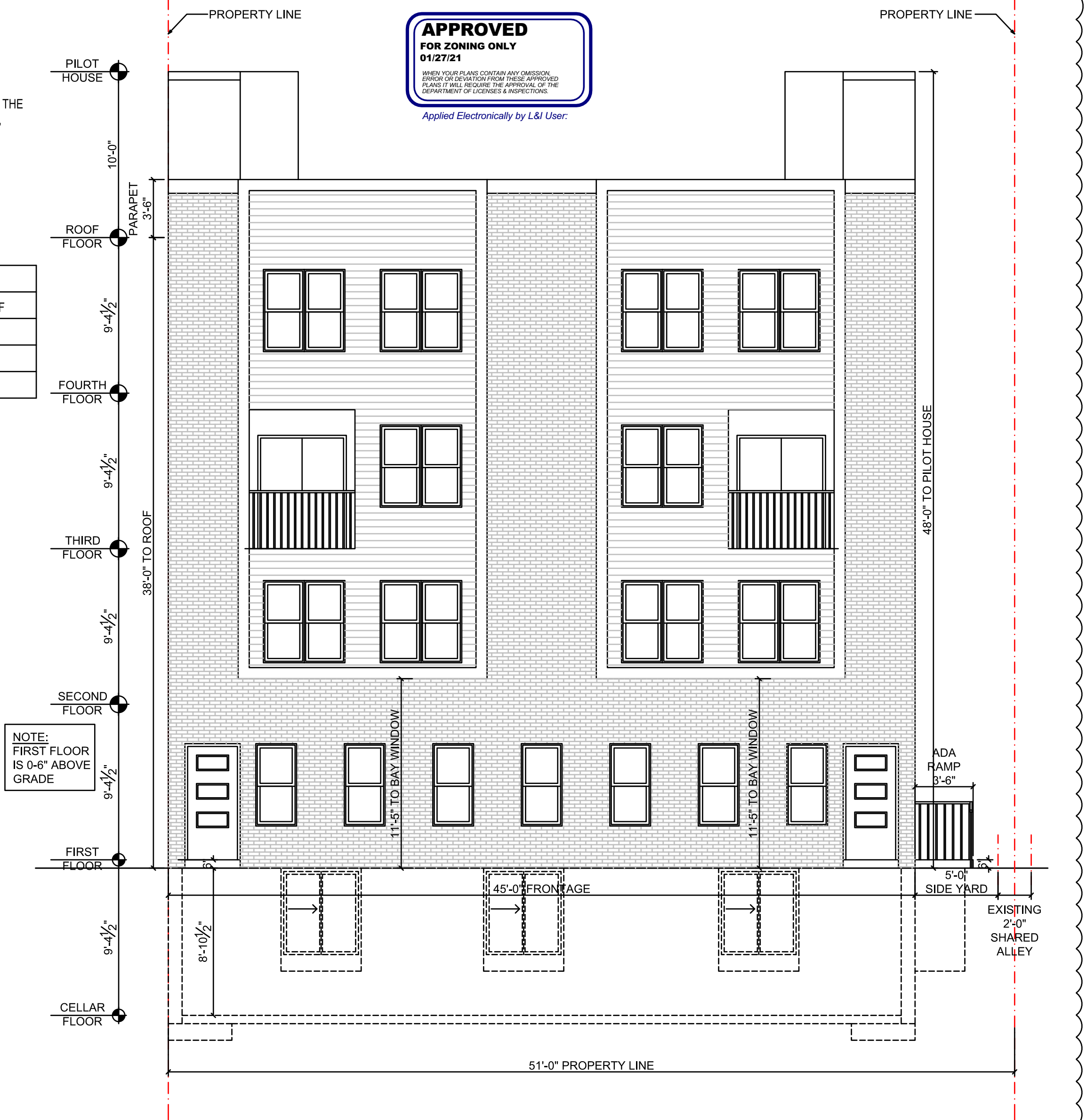
CITY PLAN ACTION

OTHER _____

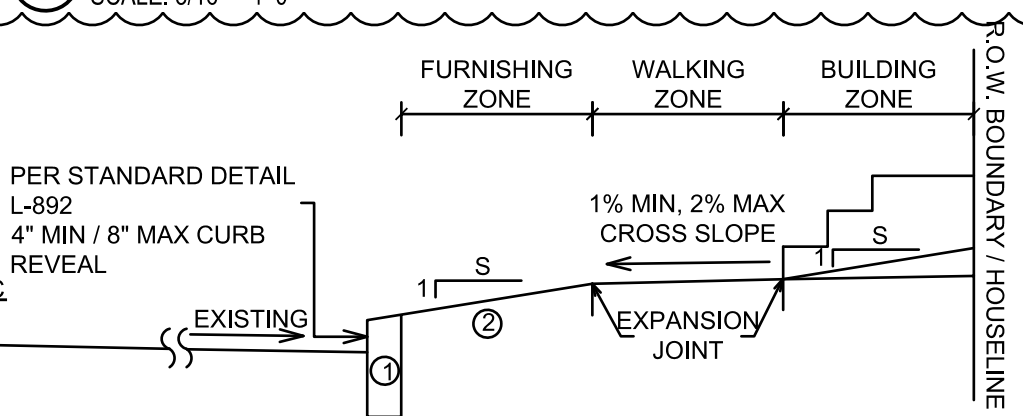
APPLIED ELECTRONICALLY BY STREETS STAFF:

Titus Joy
ON: August 24, 2020

FOR CHIEF HIGHWAY ENGINEER



4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

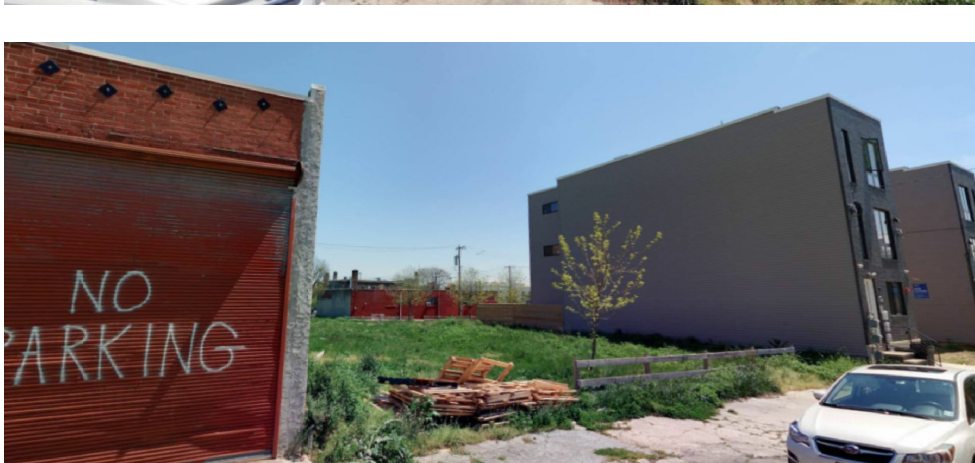
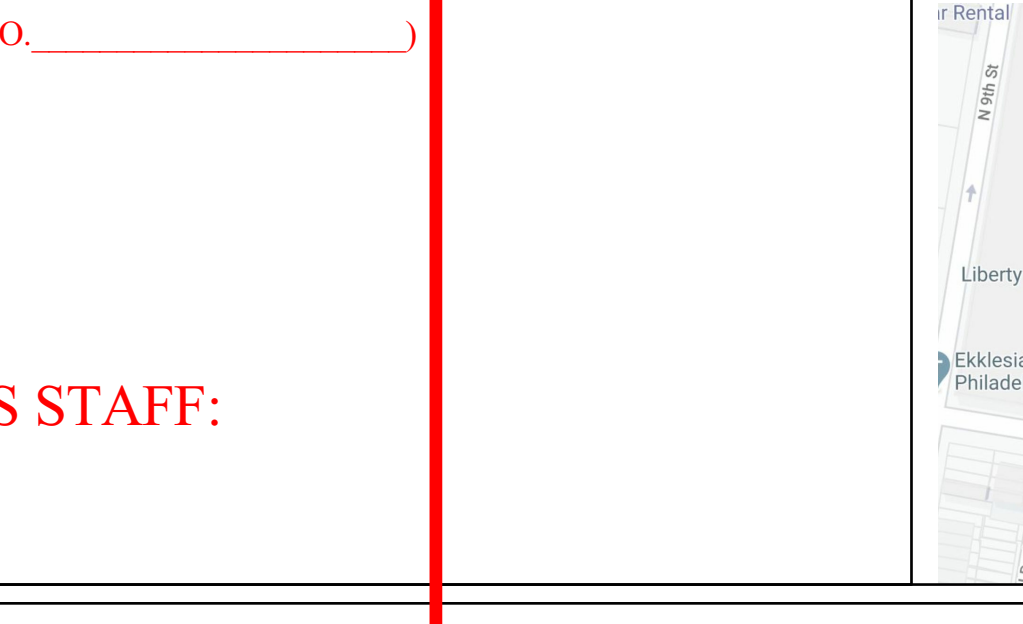


FURNISH ZONE FINISH	S
ZONES CONTRAST IN COLOR, MATERIALS AND/OR VEGETATION	20 - 100 5% - 1%
NEW SIGNAGE (ON BUILDING & FOOTWAY)	2% - 1%
PREFERRED	50 - 100 2% - 1%

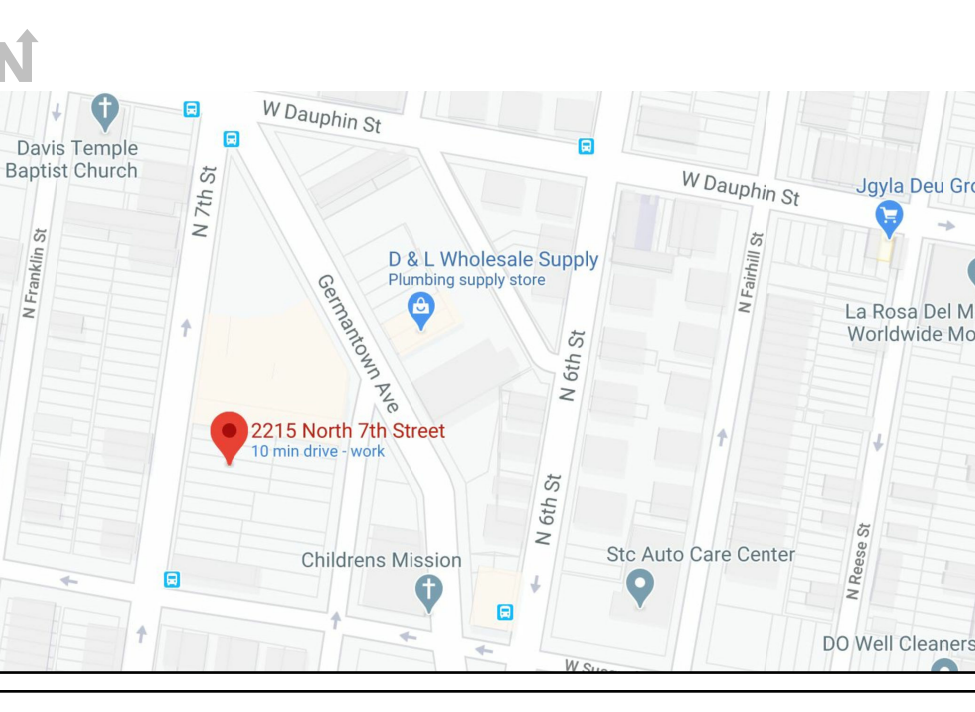
ORDER OF PRIORITY
RAISE CURB REVEAL (6" PREF. AT PARKING LANES, ROADWAY CROSS SLOPES REQUIRED WHERE CURB REVEAL EXCEEDS 6")
MODIFY FURNISHING AND BUILDING ZONES, (PER TABLE) (NOT APPLICABLE FOR FULL BLOCK RECONSTRUCTION).
NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND THEREFORE ONLY APPLY WHERE ENCROACHMENTS RESTRICT PEDESTRIAN FLOW, AND DOORS ARE NOT PRESENT AT THE HOUSEZONE.

5 ROAD HALF SECTION SIDEWALK GRADING
SCALE: 1/2" = 1'-0"

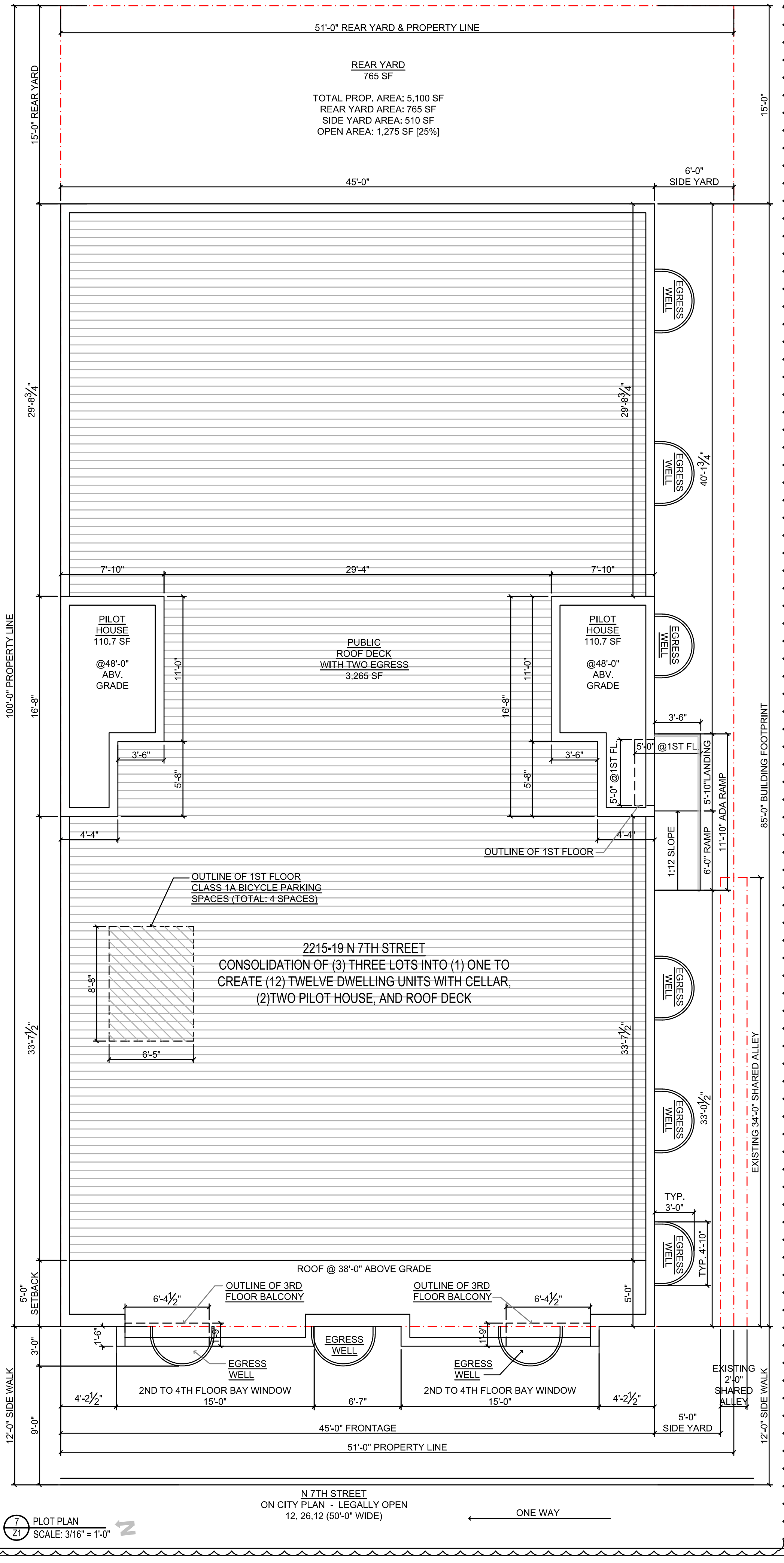
6 STREET PHOTOS
SCALE: N.T.S.



7 PLOT PLAN
SCALE: 3/16" = 1'-0"



8 PLOT PLAN
SCALE: 3/16" = 1'-0"



9 PLOT PLAN
SCALE: 3/16" = 1'-0"

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Titus Joy
ON: August 24, 2020

FOR CHIEF HIGHWAY ENGINEER

JT RAN EXPEDITING

1000 RIDGE AVENUE
PHILADELPHIA, PA 19123
EMAIL: JT.RAN@EXPEDITING.COM
TEL: (215) 873-7892
FAX: (888) 588-0617

NEW (4) FOUR STORY MULTI-FAMILY DWELLING

LOCATION
**2215-19 N 7TH STREET
PHILADELPHIA, PA**

ZONING

Z1

SCALE:
AS NOTED

DRAWING NO.

DRAWING TITLE

PROJECT DESCRIPTION

LOCATION

DATE

REVISION

SEAL

SIGNATURE

Zoning Permit

Permit Number ZP-2021-000942

LOCATION OF WORK 2215 N 7TH ST Parcel A, Philadelphia, PA 19133-2102	PERMIT FEE \$672.00	DATE ISSUED 2/3/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
JT Ran Expediting DBA: JT Ran Expediting 1105 RIDGE AVE PHILADELPHIA, PA 19123 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN ON PLANS. SEE ZP-2020-004196 FOR LOT ADJUSTMENT (CONSOLIDATION).

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.

 Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-000942

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2215 N 7TH ST Parcel A, Philadelphia, PA 19133-2102

ADDITIONAL USE DETAILS

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

FOR USE AS A VACANT COMMERCIAL SPACE (SEPARATE USE REGISTRATION PERMIT REQUIRED) AND TWELVE (12) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH FOUR (4) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ON AN ACCESSIBLE ROUTE.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.