

# Zoning Permit

Permit Number ZP-2021-004185

|                                                                           |                           |                          |
|---------------------------------------------------------------------------|---------------------------|--------------------------|
| LOCATION OF WORK<br>2243-45 N FRONT ST Lot 1, Philadelphia, PA 19133-3715 | PERMIT FEE<br>\$1,034.00  | DATE ISSUED<br>4/20/2021 |
|                                                                           | ZBA CALENDAR              | ZBA DECISION DATE        |
|                                                                           | ZONING DISTRICTS<br>CMX25 |                          |

PERMIT HOLDER

APPLICANT  
Lonny Rossman... 123 LEVERINGTON AVESUITE 300PHILADELPHIA, PA 19127U

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
The erection of an attached structure Size and location as shown on plans. No sign on this permit.

APPROVED USE(S)  
Residential - Household Living - Multi-Family; Vacant

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-2021-004185

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2243-45 N FRONT ST Lot 1, Philadelphia, PA 19133-3715

## ADDITIONAL USE DETAILS

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

multi family household living (10 dwelling units) above a vacant commercial space.

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](http://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.

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

**Front, Dauphin** is the primary street;

Opposite of \_\_\_\_\_ Street is the rear;

\_\_\_\_\_ Street is the rear street

Applied Electronically by: **KEITH DAVIS**  
**September 2, 2020**  
**PHILADELPHIA CITY PLANNING COMMISSION**

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

**2 LOCATION PLAN**  
 SCALE: 1/8" = 1'-0"

**3 EXISTING CONDITIONS**  
 SCALE: 1/8" = 1'-0"

**PHILADELPHIA CITY PLANNING COMMISSION**  
**#Date 09/02/2020**  
**Keith F Davis**  
**Development Planning**

**ZONING INFORMATION**

|                             | REQUIREMENTS      | PROPOSED               | VARIANCE |
|-----------------------------|-------------------|------------------------|----------|
| LOT AREA                    | CMX-2.5           | CMX-2.5                | NO       |
| LOT COVERAGE                | N/A               | 2,360.2 S.F.           | NO       |
| LOT COVERAGE                | CORNER 80% max.   | 79.93%                 | NO       |
| SIDE YARD SETBACK           | N/A               | N/A                    | NO       |
| REAR YARD SETBACK           | N/A               | 0'-0"                  | NO       |
| BASE HEIGHT                 | 55'-0" max.       | N/A                    | NO       |
| ROOF DECK SET BACK          | 62'-0" max.       | 62'-0"                 | NO       |
| PARKING                     | 0                 | 0                      | NO       |
| BIKE PARKING                | 0                 | 0                      | NO       |
| DENSITY BASE                | 8 UNIT max.       | N/A                    | N/A      |
| DENSITY W/ MID INCOME BONUS | 10 UNIT max.      | 10 UNITS PROPOSED      | NO       |
| COMMERCIAL                  | 30 FEET AT GROUND | 30 FEET MIN. AT GROUND | NO       |

NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25% NO WELLS OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY.

MODERATE INCOME BONUS CALCULATIONS:  
 LOT AREA = 2,360.2 sf x \$20 = \$47,204  
 UNITS EARNED = 2 x \$25,000 = \$50,000  
 (+2 additional units + 7' of building height)

**ED JULY**

IF ANY OMISSION, THESE APPROVED APPROVAL OF THE & INSPECTIONS.

**2245 N. Front Street**  
**20016**  
**2241-45 N. Front Street: Phila. PA 19125**

**PROJECT:**  
**DRAWING TITLE:**  
**ZONING SITE PLAN**

**DATE:**  
**02-15-20**  
**REV:**  
**02-15-20**

**ST**