



17TH ST LOOKING NORTH



ZONING MAP



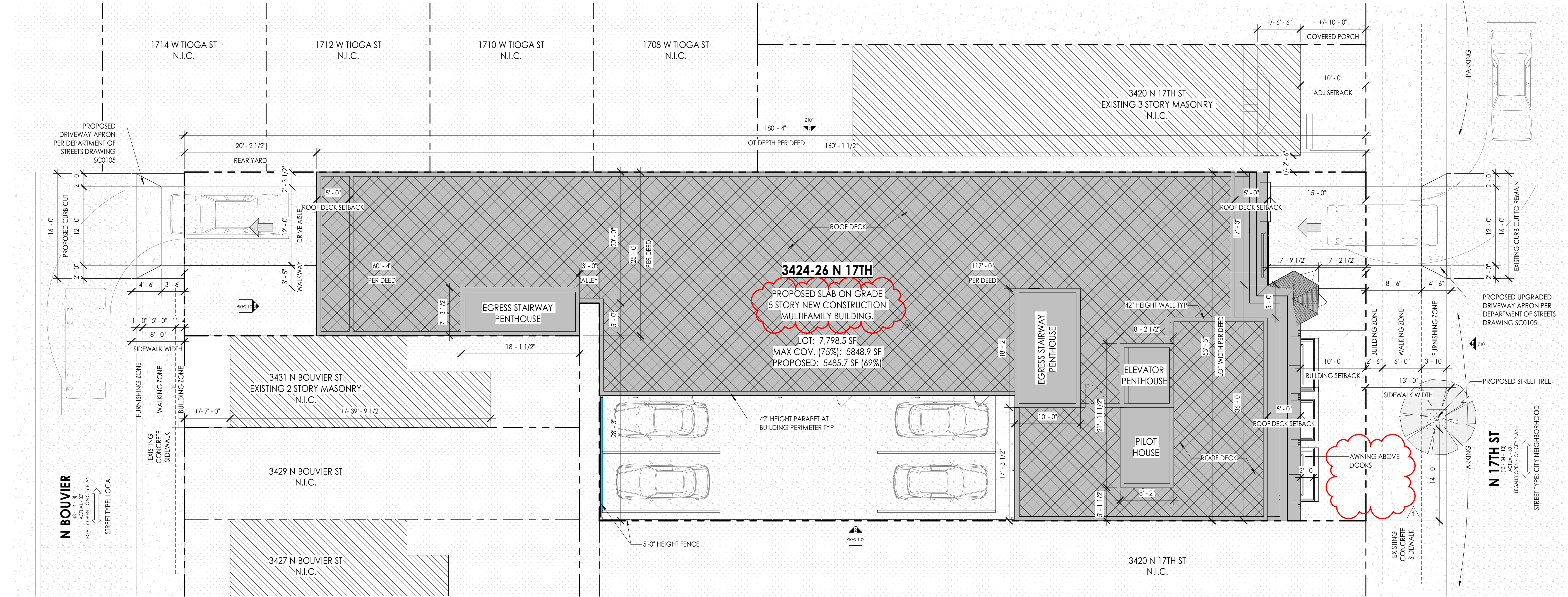
PERSPECTIVE

ZONING INFORMATION RSA-5		
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 53'-3"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 7,798.5 SF	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 2,312.8 SF (29.7%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJUTING LOTS	FRONT YARD DEPTH: 10'-0"	NO
MINIMUM SIDE YARD WIDTH (PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	SIDE YARD WIDTH: 0'-0"	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 20' - 2 1/2"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 49'-0"	YES
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 8'-0"	SET BACK: 0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 5'-0"	SET BACK: 5'-0"	NO
PARKING: 0 REQUIRED	6 VEHICLE PARKING SPACES	NO
BIKE PARKING: 0 REQUIRED	7 BICYCLE LOCKERS	NO
STREET TREES: 0 REQUIRED	1	NO
USE TYPE:	MULTI-FAMILY USE: 23 UNITS	YES
ACCESSORY PARKING: SHARED DRIVEWAY, ALLEY OR REAR STREET	ACCESS FROM 17TH ST	YES

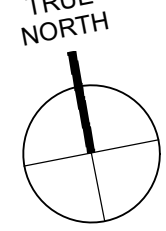
PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -
PROPOSED NEW CONSTRUCTION MULTI-FAMILY BUILDING. THE SCOPE OF WORK INCLUDES 7 OFF STREET PARKING SPACES. ONE WAY VEHICLE CIRCULATION IS PROPOSED FROM 17TH ST TO BOUVIER ST. FLOORS 2-5 TO CONTAIN 23 RESIDENTIAL UNITS. ROOF DECK IS ACCESSED VIA STAIR TOWERS AS PER PLANS.



1 SITE PLAN
Z100 | 1/8" = 1'-0"



APPROVED
FOR ZONING ONLY
06/24/21

Applied Electronically by L&J User:



17TH ST LOOKING SOUTH



VICINITY MAP



AERIAL VIEW



DESIGNBLENDZ ARCHITECTURE, LLP
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CLIENT
KAMAL CONSTRUCTION

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SEAL

PROJECT ADDRESS
3424-26 N 17TH ST
PHILADELPHIA, PA 19140

2	ZONING REVISION	MO	SW	2021.04.20
1	ZONING REVISION	JT	SW	2020.11.02
	ISSUE FOR ZONING	MO	SW	2019.10.08
	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
3424-26 N 17th St

SHEET TITLE
ZONING PLAN

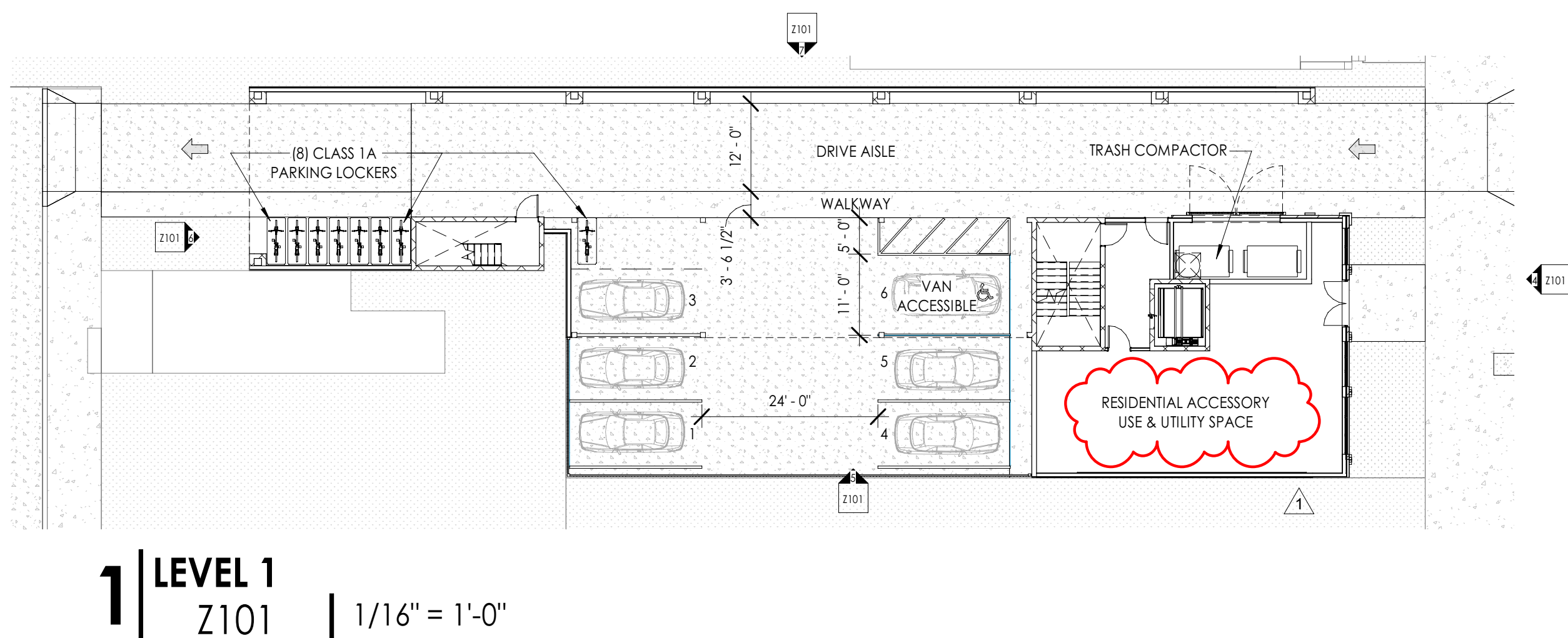
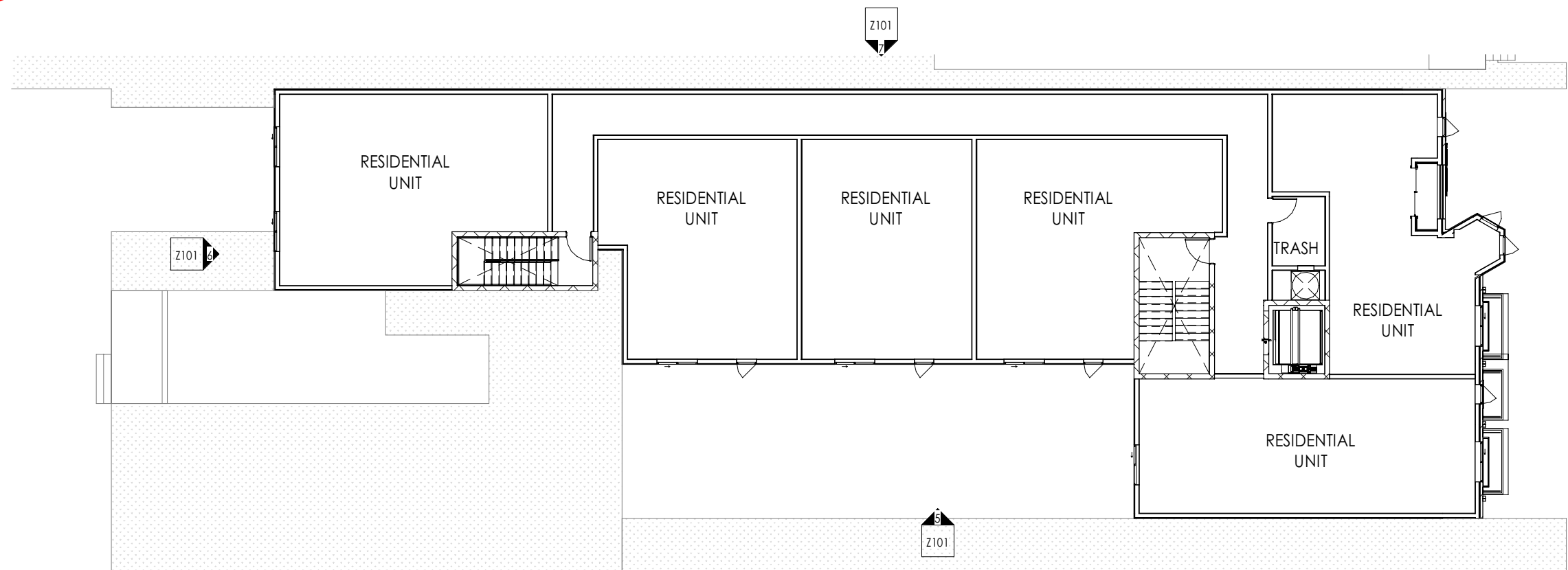
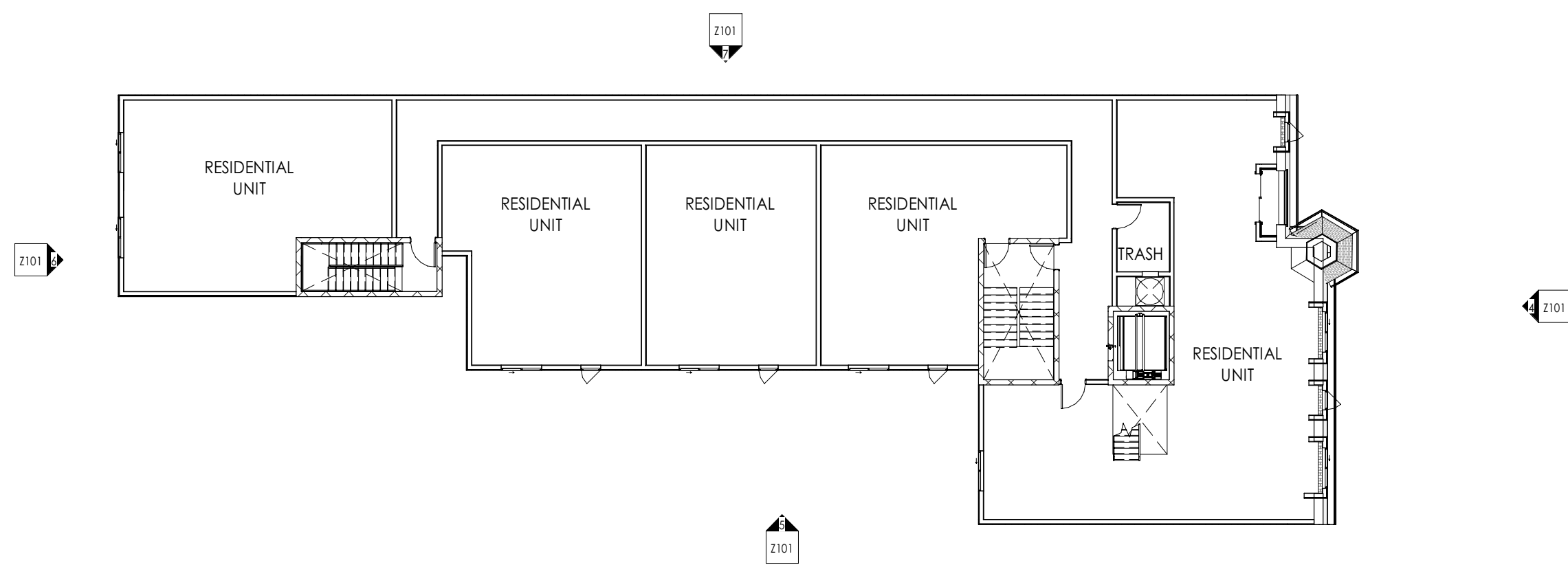
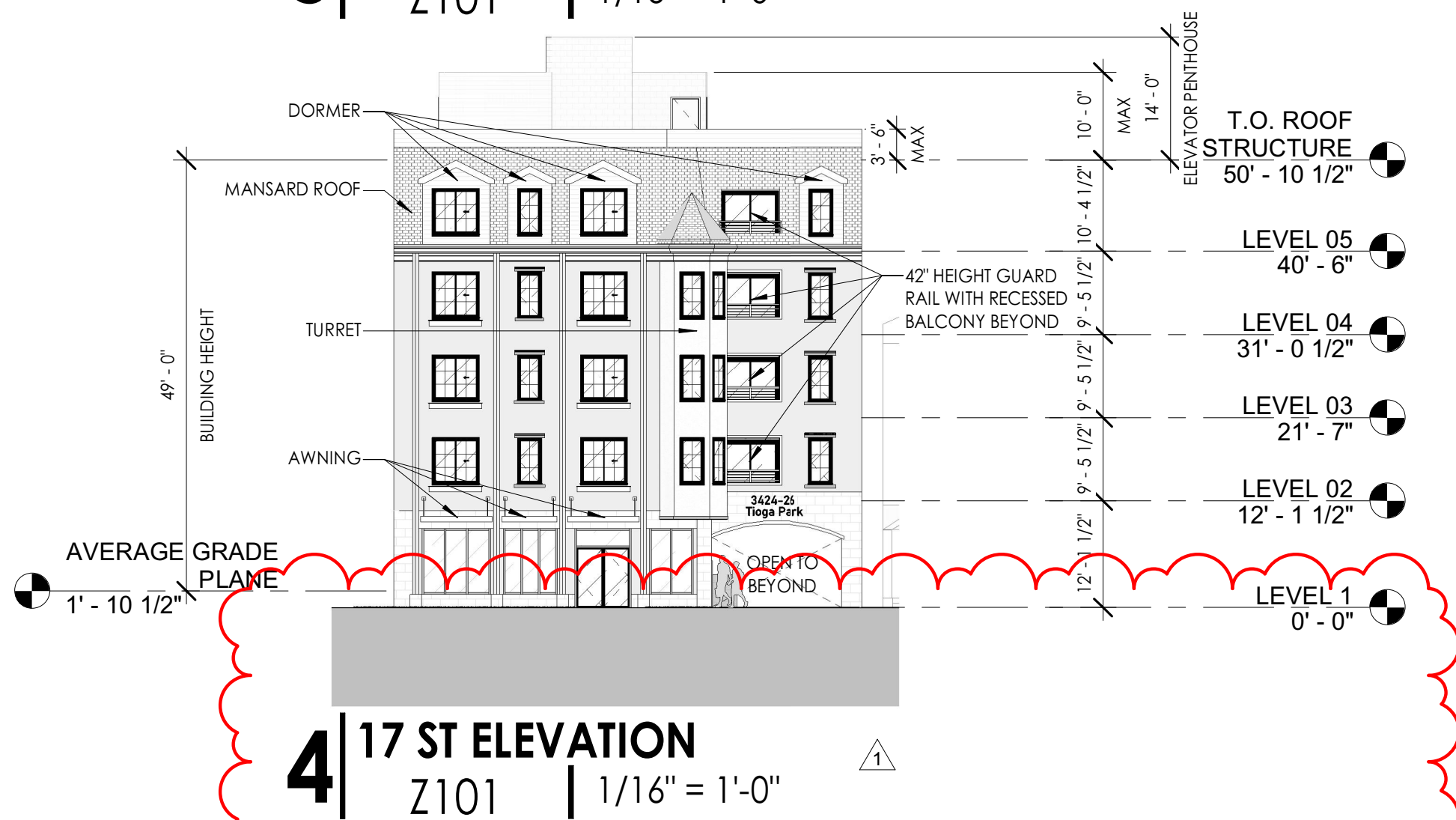
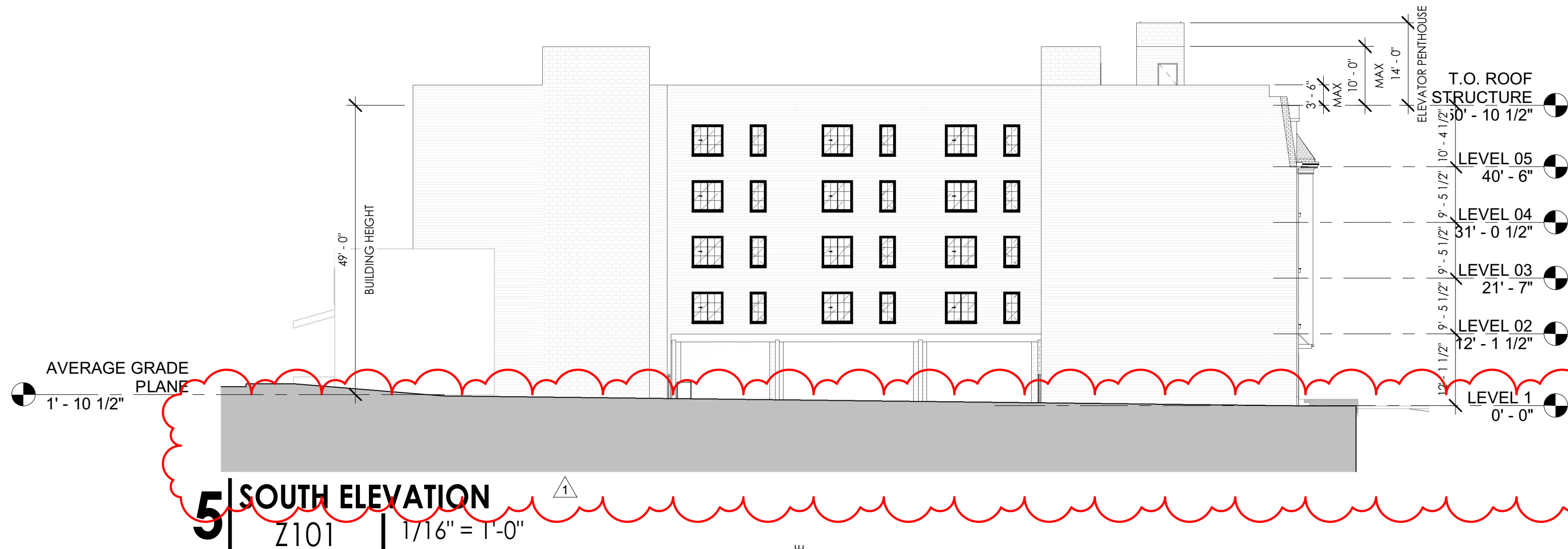
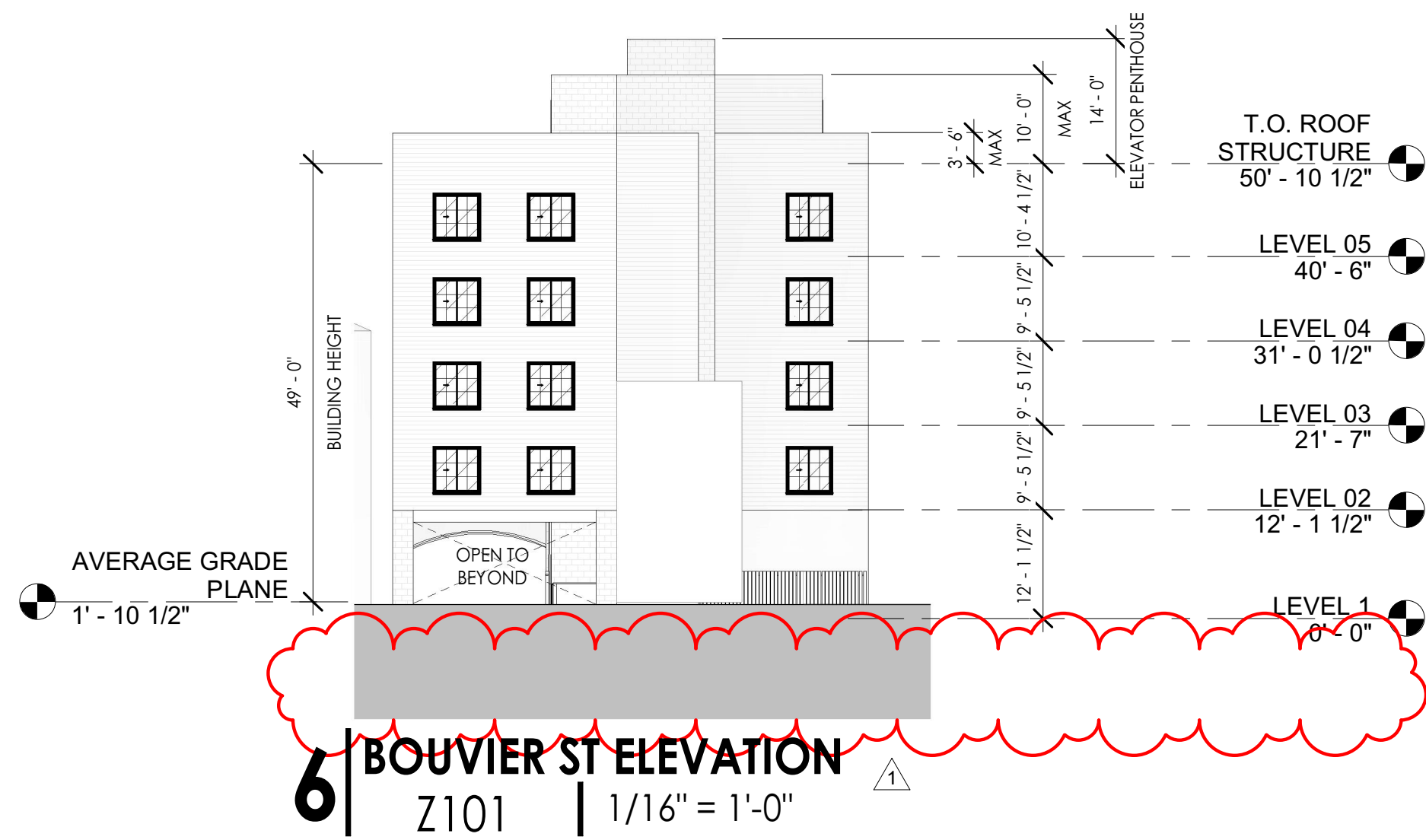
PROJECT NO
19027105

REVISION

2

SCALE
As indicated

Z100



Zoning Permit

Permit Number ZP-2020-002467

LOCATION OF WORK 3424 N 17TH ST Parcel A, Philadelphia, PA 19140-4917	PERMIT FEE \$550.00	DATE ISSUED 3/4/2020
	ZBA CALENDAR	ZBA DECISION DATE 3/4/2020
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

APPLICANT
ASHLEY TAYLOR 250 S 13TH STREET PHILADELPHIA, PA 19107 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE(49 HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE FOR A VACANT COMMERCIAL SPACE FROM BASEMENT THRU FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-THREE(23) DWELLING UNITS FROM SECOND FLOOR THROUGH FIFTH(5TH) FLOORS WITH SIX(6) ACCESSORY PARKING SPACES AND SEVEN(7) ACCESSORY BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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)
CALENDAR# 39081 WITH NO PROVISIO:

 **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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-002467

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3424 N 17TH ST Parcel A, Philadelphia, PA 19140-4917

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE FROM BASEMENT THRU FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-THREE(23) DWELLING UNITS FROM SECOND FLOOR THROUGH FIFTH(5TH) FLOORS WITH SIX(6) ACCESSORY PARKING SPACES AND SEVEN(7) ACCESSORY BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR . "AMENDED APPLICATION" TO REMOVE THE PREVIOUSLY APPROVED BASEMENT AND THE COMMERCIAL SPACE FROM THE PLANS AND THE PERMIT LANGUAGE.(THE ORIGINAL APPLICATION# 1018113; CALENDAR#39081) ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED.

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.