



**2621-67
FRANKFORD
AVENUE**

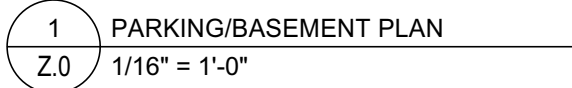
DATE	ISSUE / REVISION
9/22/2020	ZONING SUBMISSION

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MINING SITE PLAN

ING NUMBER:

Z.0



ZONING ONLY



ECT ADDRESS:

2621-67
RANKFORD
AVENUE

RESULTS

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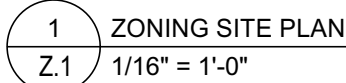
INGS CHECKED BY:

ING TITLE:

MINING SITE PLAN

ING NUMBER:

Z.1



APPROVED
FOR ZONING ONLY
07/20/21

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

JOINING ONLY



PROJECT ADDRESS:

2621-67
FRANKFORD
AVENUE

CONSULTANTS:

SEAI -

© 2020 HASMAN DEUTSCH OHLER ARCHITECTURE

CONSULTANTS:

[illegible]

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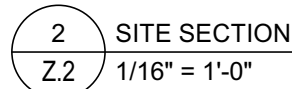
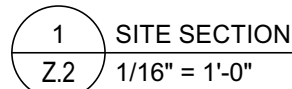
DRAWINGS CHECKED BY:

JW

ZONING SITE PLAN

DRAWING NUMBER:

Z.2



DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	22,583.5 SF MIN. (25%)	24,307 SF (27%)
OCCUPIED AREA	67,750.5 SF MAX. (75%)	66,027 SF (73%)
FRONT YARD SETBACK	NONE REQUIRED	NONE PROPOSED
SIDE YARD	NONE REQUIRED	5'-0" (FRANKFORD A)
REAR YARD	NONE REQUIRED	NONE PROPOSED
HEIGHT	72"	72"
FAR	500%	429%

"In the IRMX district, if industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:

(a) The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or

(b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

ZONING NOTES

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE
5. 4' TALL FENCE AT PROPERTY LINES FRONTING STREETS, W/ MAX. 50% OPACITY APPLICABLE.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	FRANKFORD AVE.	AMBER ST
BUILDING ZONE	2'-6"	2'-0"
PEDESTRIAN ZONE	6'-6"	6'-0"
FURNISHING ZONE	4'-0"	4'-0"

PECO VAULT WELL: 4'-0" DEEP
WINDOW WELL: 3'-0" DEEP
WELLS ARE TO BE COVERED

PARKING SUMMARY

ZONED: I-RMX
PARKING: **PARKING STALLS REQUIRED:**
RESIDENTIAL: 138 (460 D.U. * .3 STALLS/DWELLING UNIT)
INDUSTRIAL: 15 (35,500-37,500 SF INDUSTRIAL)
153 PARKING STALLS REQUIRED

PARKING OFFSET

75 ADDITIONAL BICYCLE STALLS PROPOSED, OFFSETTING 15 PARKING STALLS
REDUCTION TO 138 PARKING STALLS
5 PARKING STALLS ARE 'AUTO-SHARE,' OFFSETTING 20 PARKING STALLS
REDUCTION TO 118 PARKING STALLS
118 PARKING STALLS REQUIRED

120 PARKING STALLS PROPOSED

7 STALLS (5%) WITH ELECTRIC VEHICLE SUPPLY WIRING

BICYCLES: 159 BICYCLES STALLS REQUIRED.
RESIDENTIAL: 154 (460 D.U. * .33 STALLS/DWELLING UNIT)

INDUSTRIAL: 4 (30,000-40,000 SF INDUSTRIAL)
234 BICYCLE STALLS PROPOSED

(159 REQUIRED + 75 ADDITIONAL FOR PARKING OFFSETS)
LOADING: 21 LOADING SPACES REQUIRED (150,001-400,000 SF GEA)

2 LOADING SPACES PROPOSED.

LANDSCAPING SUMMARY

PARKING LOT OPEN TO SKY: NO PARKING LOT OPEN TO SKY

STREET TREES AS PER FAIRMOUNT PARKS COMMISSION

LANDSCAPE NOTES

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.2 FAMILY DWELLING.
5. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

CIVIC DESIGN REVIEW TRIGGER

CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS



ZONING ONLY

Zoning Permit

Permit Number ZP-2020-008919C

LOCATION OF WORK 2621 FRANKFORD AVE, Philadelphia, PA 19125-1411	PERMIT FEE \$1,412.00	DATE ISSUED 7/20/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX CMX2	

PERMIT HOLDER 2418 FRANKFORD APARTMENTS	110 ALLEN RD STE 208 BASKING RIDGE NJ 07920
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th Street Philadelphia, PA 19122USA
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TYPE OF WORK Conditional Zoning Approval

APPROVED DEVELOPMENT For the conditional approval; For the lot consolidation of 3 premises "premises A", "Premises B' and "premises C " into 1 lot , For the complete demolition of existing structures on site, For the new construction of a 6 story mixed use building. with artisan industrial space at ground floor, 460 multifamily dwelling units, 120 accessory parking spaces below grade, in which 7 spaces are electrical vehicle parking, 5 auto share parking spaces, 243 bicycle parking spaces, as per plans. No signs on this application
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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 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. Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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Zoning Permit

Permit Number ZP-2020-008919C

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2621-67 FRANKFORD AVE, Philadelphia, PA 19125-1411

ADDITIONAL USE DETAILS

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

For the conditional approval; For the lot consolidation of 3 premises "premises A", "Premises B" and "premises C" into 1 lot, For the complete demolition of existing structures on site, For the new construction of a 6 story mixed use building. with artisan industrial space at ground floor, 460 multifamily dwelling units, 120 accessory parking spaces below grade, in which 7 spaces are electrical vehicle parking, 5 auto share parking spaces, 243 bicycle parking spaces, as per plans. No signs on this application

This permit is subject to the following specific conditions.

CONDITIONS



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.