

Zoning Permit

Permit Number ZP-2021-007326

LOCATION OF WORK 2000 N FRONT ST Premises E, Philadelphia, PA 19122-1703	PERMIT FEE \$724.00	DATE ISSUED 6/25/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER

APPLICANT
Logan Dry DBA: KCA Design Associates 6525 Tulip Street Philadelphia, PA 19135USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of a five-story attached structure that includes a full basement and a roof deck with roof access structures. Size and location per plans.

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.

 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2000 N FRONT ST Premises E, Philadelphia, PA 19122-1703

ADDITIONAL USE DETAILS

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

21 Dwelling units (17 + 4 per Mixed Income Bonus) Vacant Commercial space on the first floor

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.

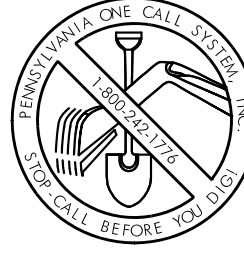
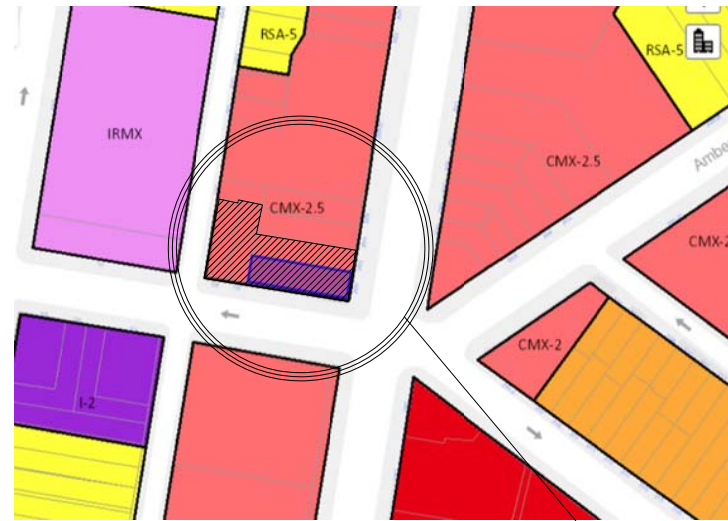


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

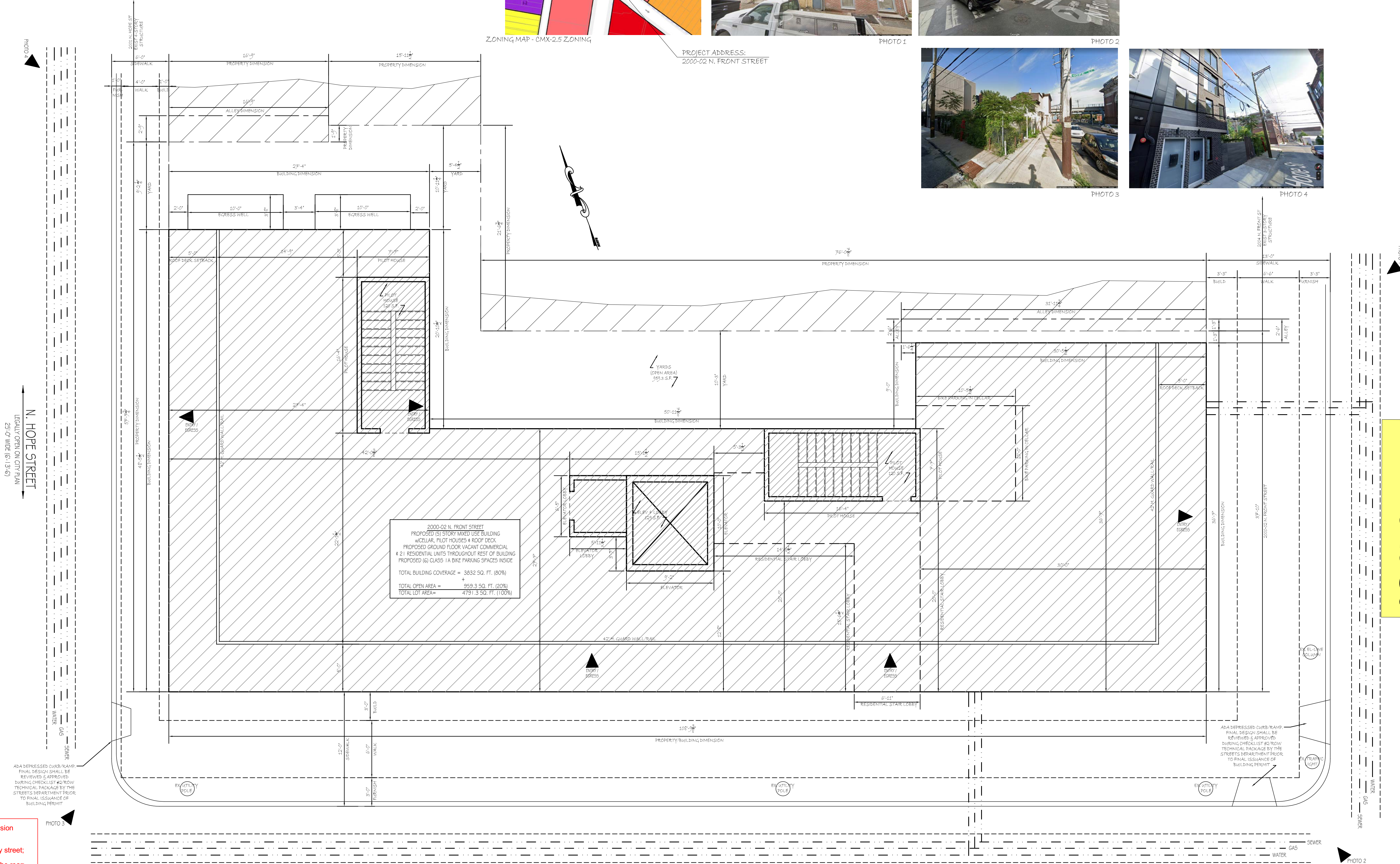
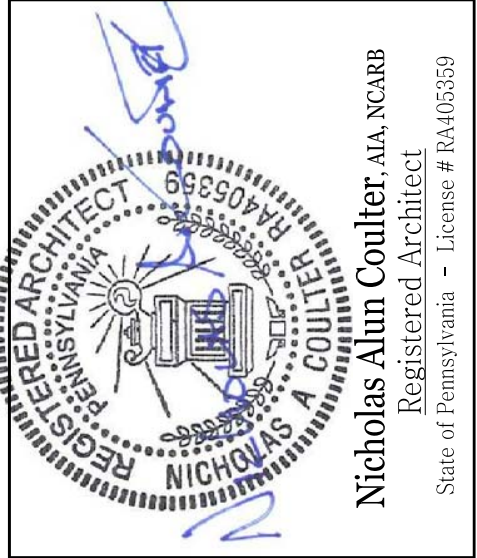
ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 2000-02 N. FRONT STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MIXED USE / COMMERCIAL / MULTI-FAMILY	GRND FLR - VACANT COMMERCIAL CELLAR - (1) RES. UNIT FLRS 2-5 - (20) RES. UNITS 270 S.F. PER UNIT (BUILDING 45' OR HIGHER) (17) UNITS BY RIGHT + (4) UNITS MODERATE INCOME BONUS = 21 TOTAL RESIDENTIAL UNITS
LOT WIDTH	16'-0"	VARIES - 37'-10" @ N. FRONT ST
LOT AREA	1440	4791.3 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% (CORNER)	959.3 SQ. FT. = 20% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	3832 SQ. FT. = 80% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	NOT APPLICABLE TO 3 STREET LOT	VARIABLE WIDTH - 9'-2-1/4" , 10'-3" , 10'-11-1/4" ,
SIDE YARD SETBACK	NOT APPLICABLE TO 3 STREET LOT	VARIABLE WIDTH - 9'-2-1/4" , 10'-3" , 10'-11-1/4" ,
HEIGHT REGULATIONS	55'-0" MAX.	+/-51'-10" (55'-0" MAX.)

MIXED INCOME DENSITY BONUS - MODERATE INCOME BUYOUT
4 BONUS UNITS (17X25% INC.) GREATER OF THE FOLLOWING:
4 UNITS x \$25,000.00 PER UNIT = \$100,000.00 BUYOUT
4,791 S.F. x \$20 PER S.F. OF LOT AREA = \$95,820.00 BUYOUT

PROPOSED 5- STORY (21) UNIT MULTI-FAMILY/MIXED USE BUILDING w/ CELLAR, GROUND FLR. VACANT COMMERCIAL, PILOT HOUSES & ROOF DECK
W/ (6) CLASS 1-A BIKE PARKING SPACES INSIDE BUILDING - MIXED INCOME BONUS PROPOSED (MODERATE INCOME)
2000-02 N. FRONT STREET, PHILADELPHIA, PENNSYLVANIA



THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 OF JANUARY 2020
SITE SERIAL NO. 20211483240 (ward 18)
SITE SERIAL NO. 20211483241 (ward 31)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INDICATIONS OF THE SAME. THE DEPT. OF PLANNING AND COMMUNITY
DEVELOPMENT DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION
OR DEPTH OF HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
THEIR DEPTHS. THE DEPT. OF PLANNING AND COMMUNITY DEVELOPMENT
TAKES NO RESPONSIBILITY FOR THE CONSEQUENCES OF ANY DAMAGE TO
UNDERGROUND UTILITIES OR PERSONAL INJURY OR PROPERTY DAMAGE
RESULTING FROM THE CONSTRUCTION OF THE PROPOSED BUILDING.
LOCATIONS OF UNDERGROUND UTILITIES BY NOTING FACILITY OWNERS
THROUGH THE OFFICIAL SYSTEM (HARBOR 1776, NO LESS THAN 10', NOR
MORE THAN 10' DAYS PRIOR TO EXCAVATION OR DECONSTRUCTION WORK.



N. Front St

PROJECT
PROPOSED MIXED USE BUILDING
2000-02 N. FRONT ST
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:	

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	3/15/2021
SCALE:	AS NOTED

JOB NO:	N FRONT ST
FILE:	N FRONT ST

Z-1

Philadelphia City
Planning Commission
M Wysong
#Date 6/3/2021
Development Planning
Mixed-Income
Housing Bonus

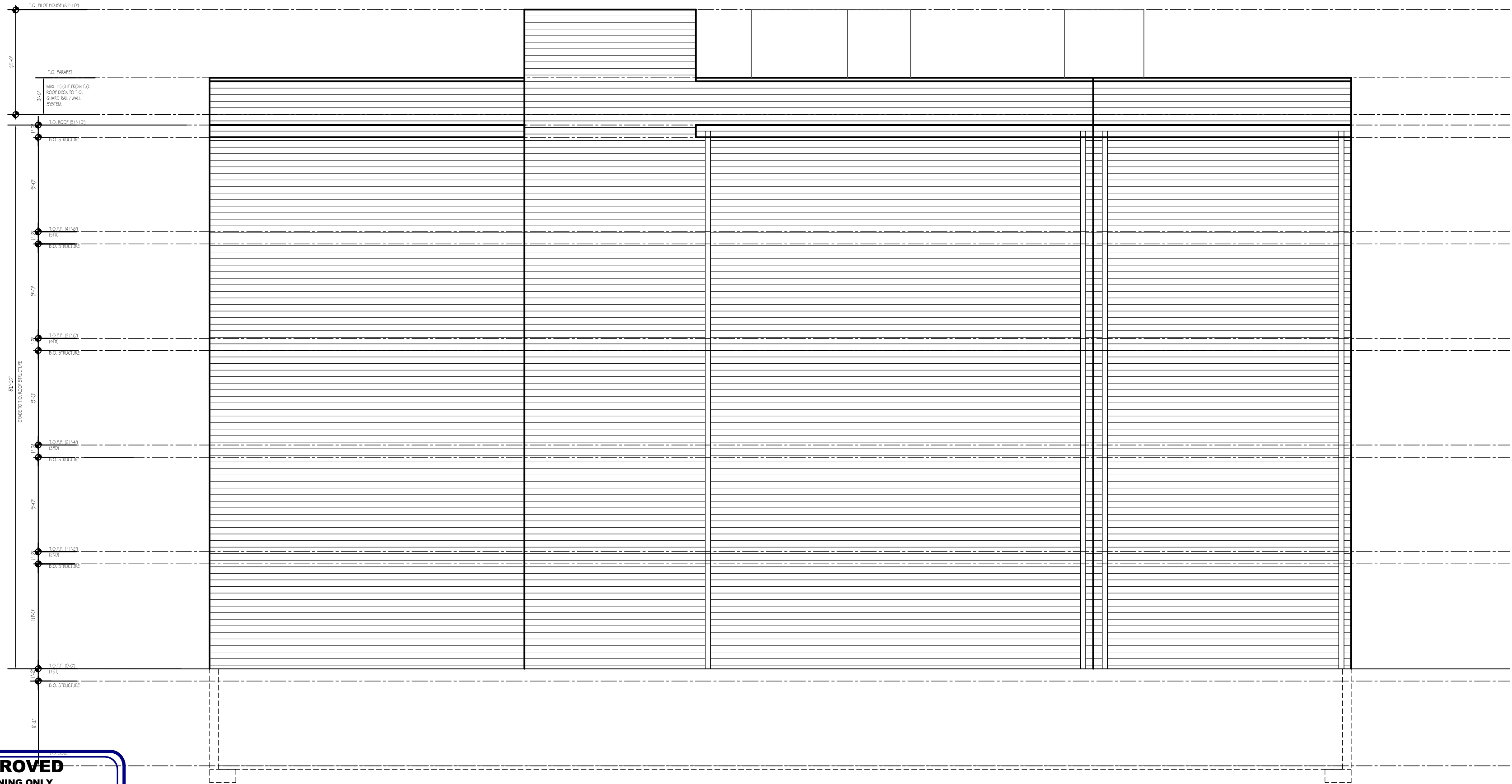
Per 14-701(1)(d)(1), the City Planning Commission
has determined that:
N Front and Norris is the primary street;
N Front Street is the rear;
N Hope Street is the rear street
APPROVED
FOR ZONING ONLY
06/25/21
WHEN YOUR PLANS CELEBRATE ANY OCCASION,
CONGRATULATE YOUR PLANS AND THE CITY OF
PHILADELPHIA. THE CITY OF PHILADELPHIA
DEPARTMENT OF LICENSING & PROFESSIONS
ELECTRONICALLY BY: MATT WYSONG
APPLIED ELECTRONICALLY ON 06/25/21
PHILADELPHIA CITY PLANNING COMMISSION

NORRIS STREET
LEGALLY OPEN ON CITY PLAN
50'-0" WIDE (12'-26" 1/2)

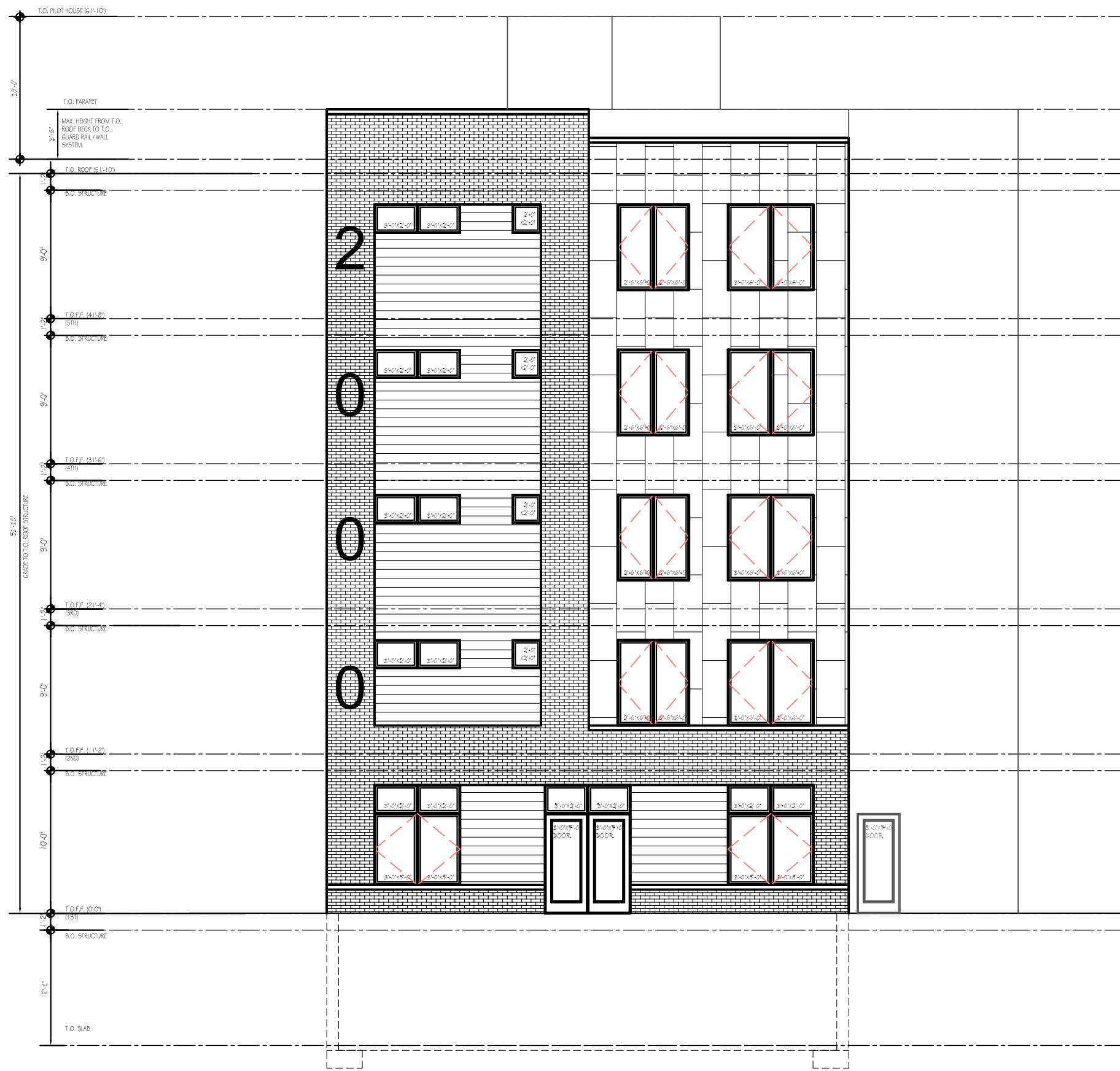
1
Z-1
ZONING PLAN
SCALE: 3/16"=1'-0"



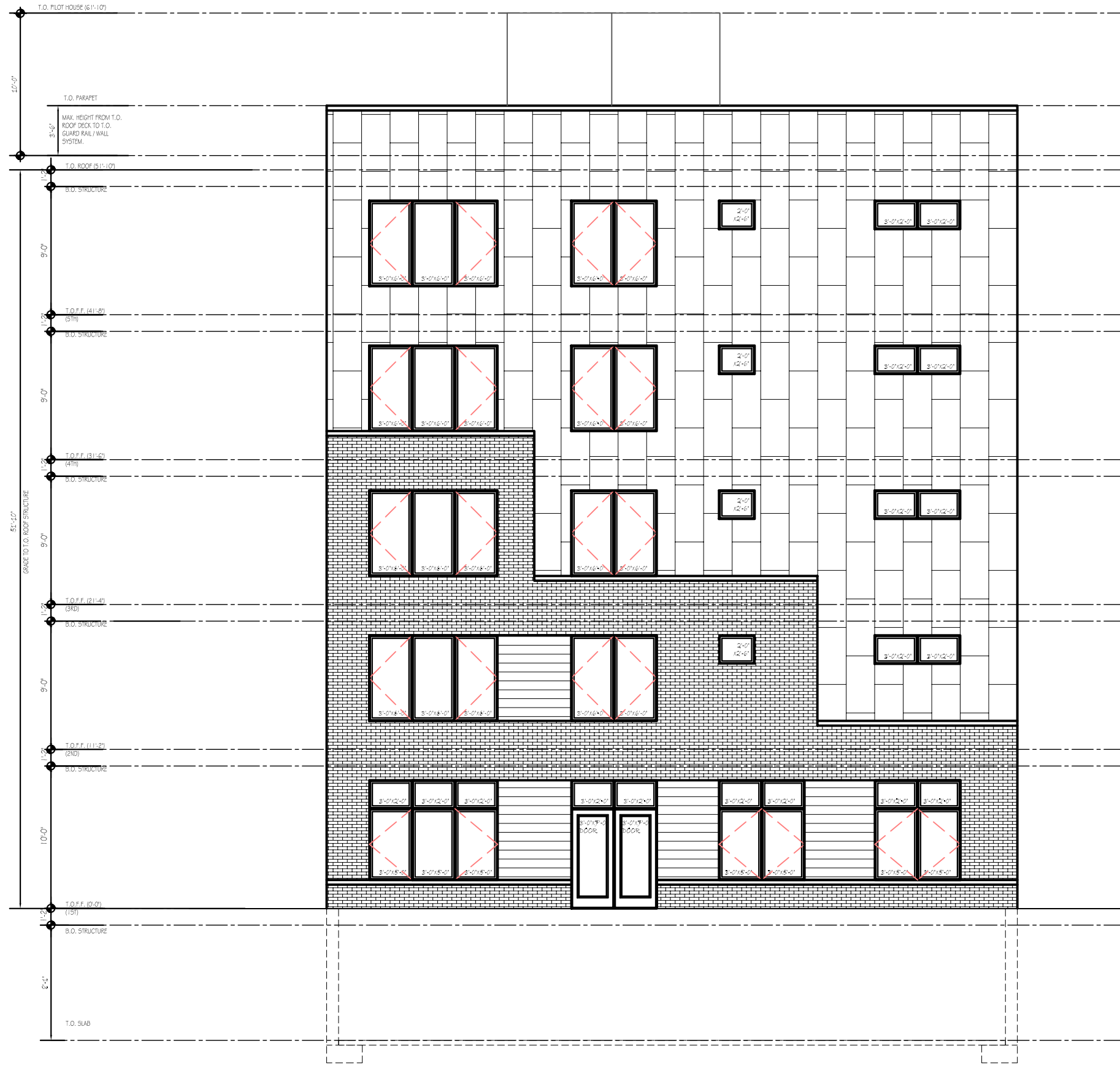
NORRIS ST ELEVATION
1/8" = 1'-0"



YARD ELEVATION
1/8" = 1'-0"



FRONT ST ELEVATION
1/8" = 1'-0"



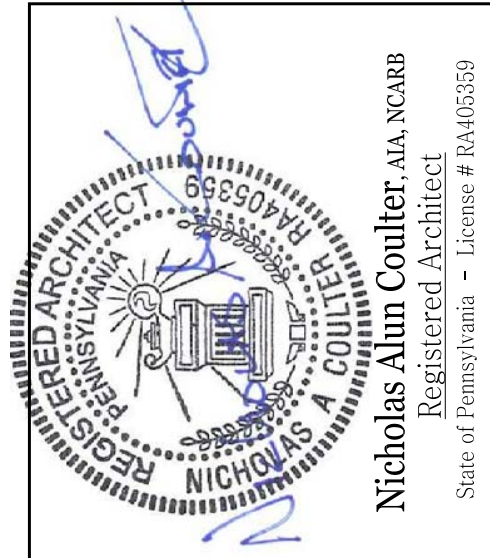
HOPE ST ELEVATION
1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
06/25/21
WHEN YOUR PLANS CERTAIN ANY OMISSION,
ERROR OR INEFFECTIVE FROM THESE APPROVED
REVISIONS, YOU SHALL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:



(e) balanc77@gmail.com



PROPOSED MIXED USE BUILDING
2000-02 N. FRONT ST
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

DWG. TITLE

REVISIONS:

DRAWN BY: LD
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SCALE: AS NOTED

JOB NO: N FRONT ST
FILE: N FRONT ST

Z-2