

ZONING DATA		
RM-1	REQUIRED / ALLOWED	PROPOSED / EXISTING
LOT AREA	1,440 SF MIN.	7,174.7 SQFT
OCCUPIED AREA	80% MAX. (CORNER)	5,578.88 SF (77.76%)
LOT WIDTH	15'-0" MIN.	73'-9" (EXISTING)
LOT DEPTH	NA	97'-4" (EXISTING)
OPEN AREA	1,434.94 SF MIN. (20%)	1,285.82 SQFT (22.24%)
FRONT YARD	10'-0" SEE BELOW	0'-0" (N. FRONT ST.) 0'-0" (E. SILVER ST.)
SIDE YARD	10'-0" SEE BELOW	NOT PROVIDED (FULLY ATTACHED PROPOSED)
REAR YARD DEPTH	11'-9" SEE BELOW	9'-0" MIN.
HEIGHT	38'-0" MAX	+/- 32'-6"
GROSS AREA	NA	21,768.45 SF (INC. CELLAR)
DWELLING UNITS	(15) DWELLING	(15) DWELLINGS
BICYCLE PARKING	1 PER 3 DWELLINGS (5 REQ'D)	(5) PROPOSED
STREET TREES	1 PER 50 LF OF FRONTAGE (7) REQUIRED	(4) PROPOSED DUE TO EXISTING INFRASTRUCTURE CONFLICTS (SUBJECT TO STREETS DEPT. AND PARKS AND REC REVIEW AND APPROVAL)

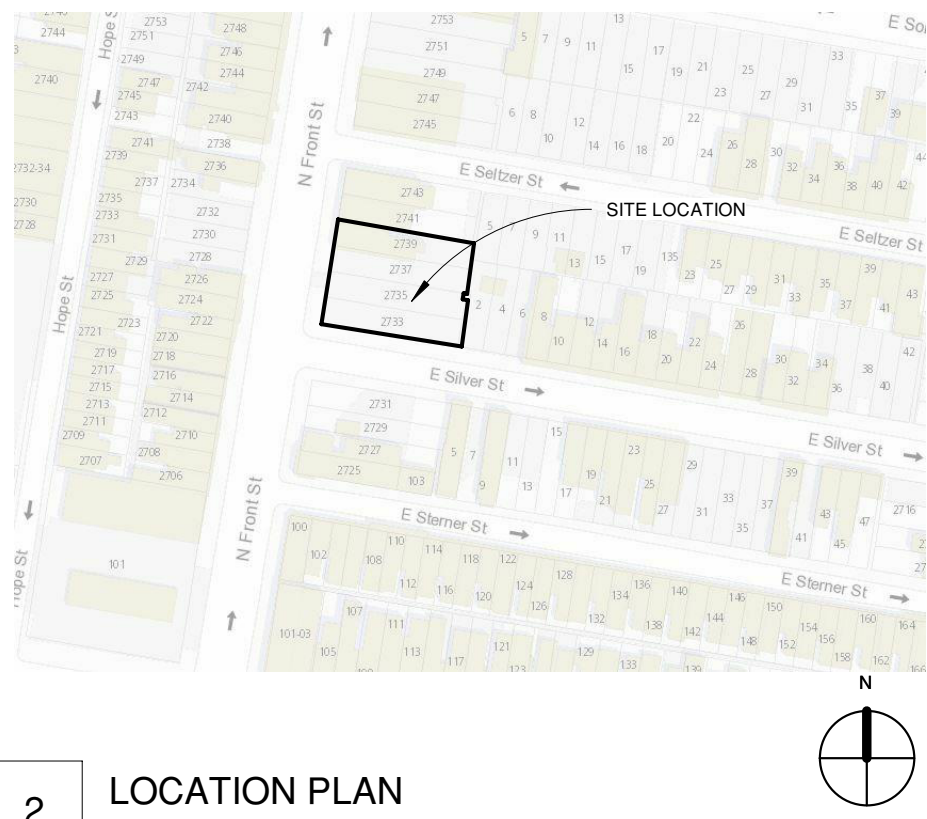
DIMENSIONAL STANDARD NOTES:

"SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK, AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDINGS ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK."

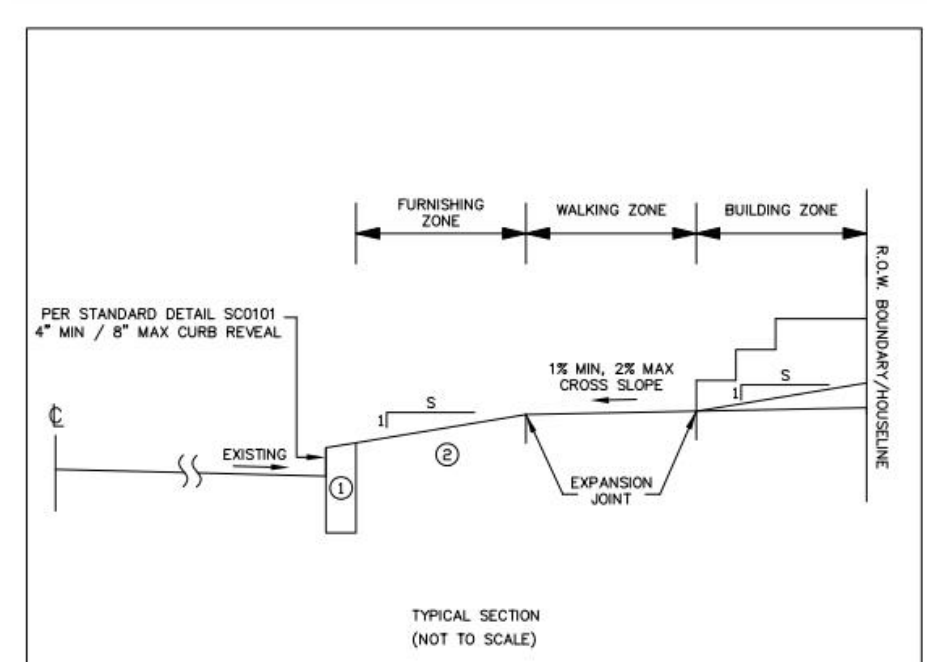
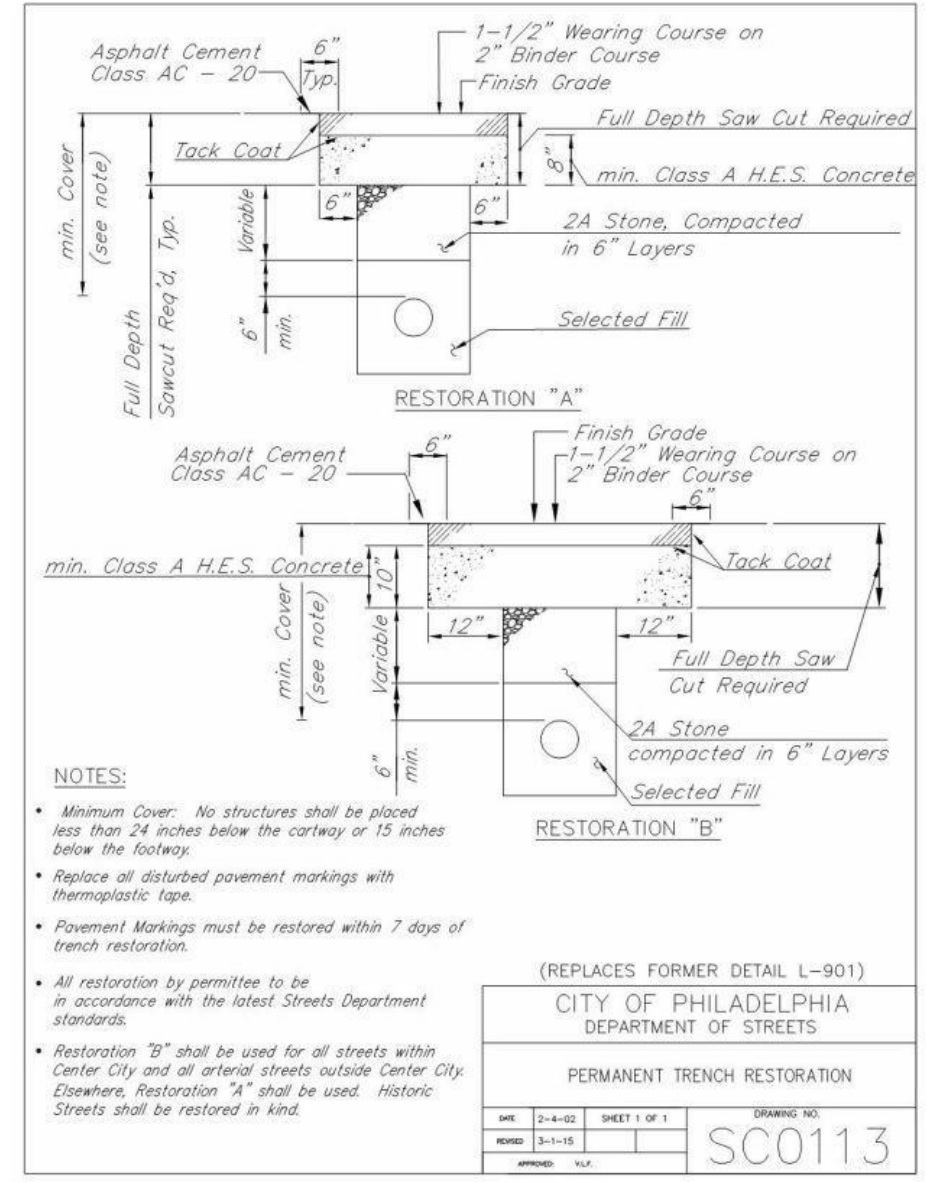
"IN THE RM-1 DISTRICT, WHEN A PROPERTY IS BOUNDED BY TWO STREETS THAT CONSTITUTE A CORNER, ONE OF THE REMAINING LOT LINES SHALL BE DEEMED A REAR. THE COMMISSION SHALL MAKE THE FINAL DETERMINATION."

NOTES:

- GO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER.
- ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL ON PARAPET.
- ALL ROOF DECKS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5'-0".
- ALL EGRESS/UTILITY WELLS ARE TO HAVE A GALV. MTL. WALKABLE GRATE TO BE SET FLUSH WITH SIDEWALKS AT GRADE.
- ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10'-0" ABOVE GRADE.
- ALL PROPOSED AREAS TO CONTAIN STAIRS AND LANDINGS ONLY.
- ANY UTILITIES SHOWN ARE FROM PUBLIC RECORD, AND ARE TO REMAIN UNLESS OTHERWISE NOTED.
- REFER TO CIVIL DRAWINGS FOR ACCURATE UTILITY LOCATIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1.800.242.1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION.



2 LOCATION PLAN
SCALE: 1/4" = 1'-0"



SEAL OF PHILADELPHIA

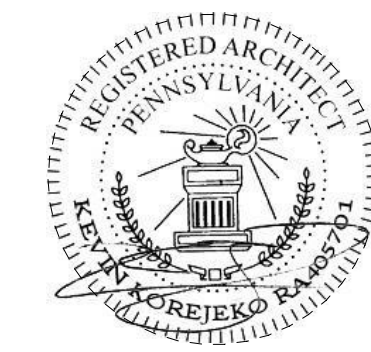
① MAKE OR ORDER (4" PREP. AT PARKING LINES, ROADWAY CROSS SLOPES REQUIRED WHERE CROSS OVERLAP, EXCEED 4" WHERE



206 Paul Drive,
Moorestown, NJ 08067

T: 856. 266. 0115
www.korearch.com

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

2733-39 N. FRONT ST.

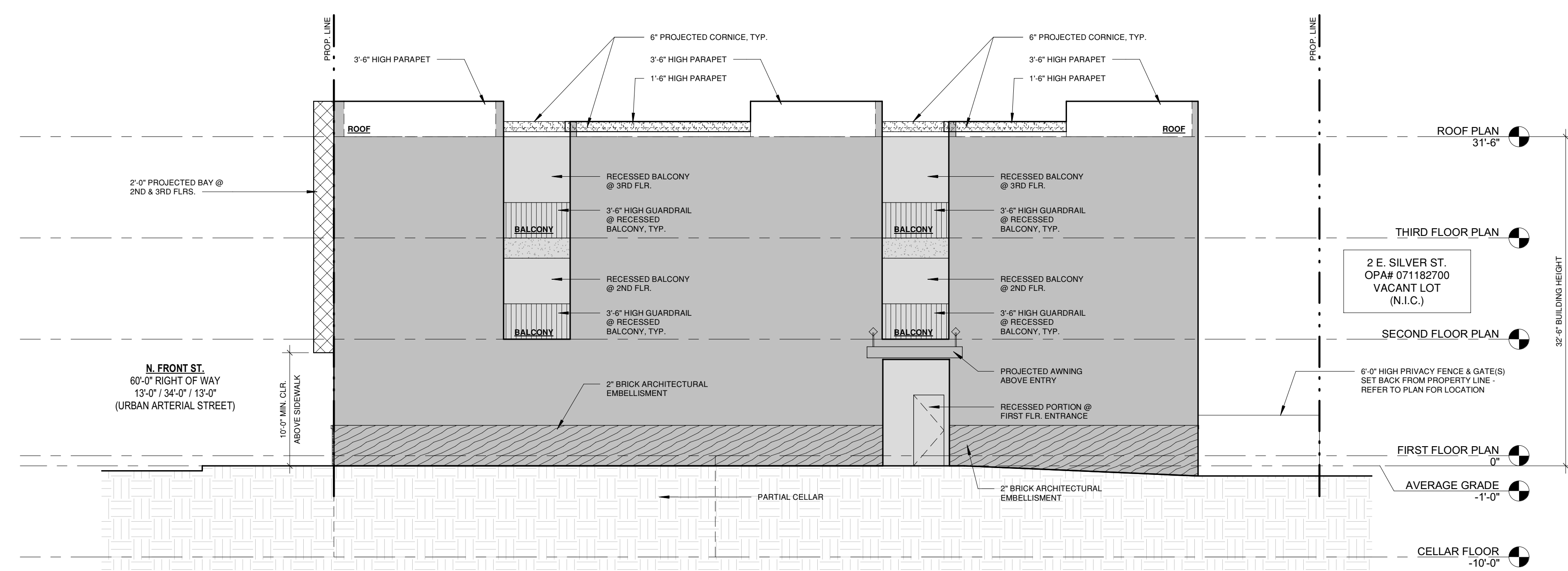
PHILADELPHIA PA 19133

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
B	ZONING	06/14/2021
C	ZONING RFI RESPONSE	07/29/2021

DRAWING TITLE
ZONING ELEVATIONS & SECTIONS

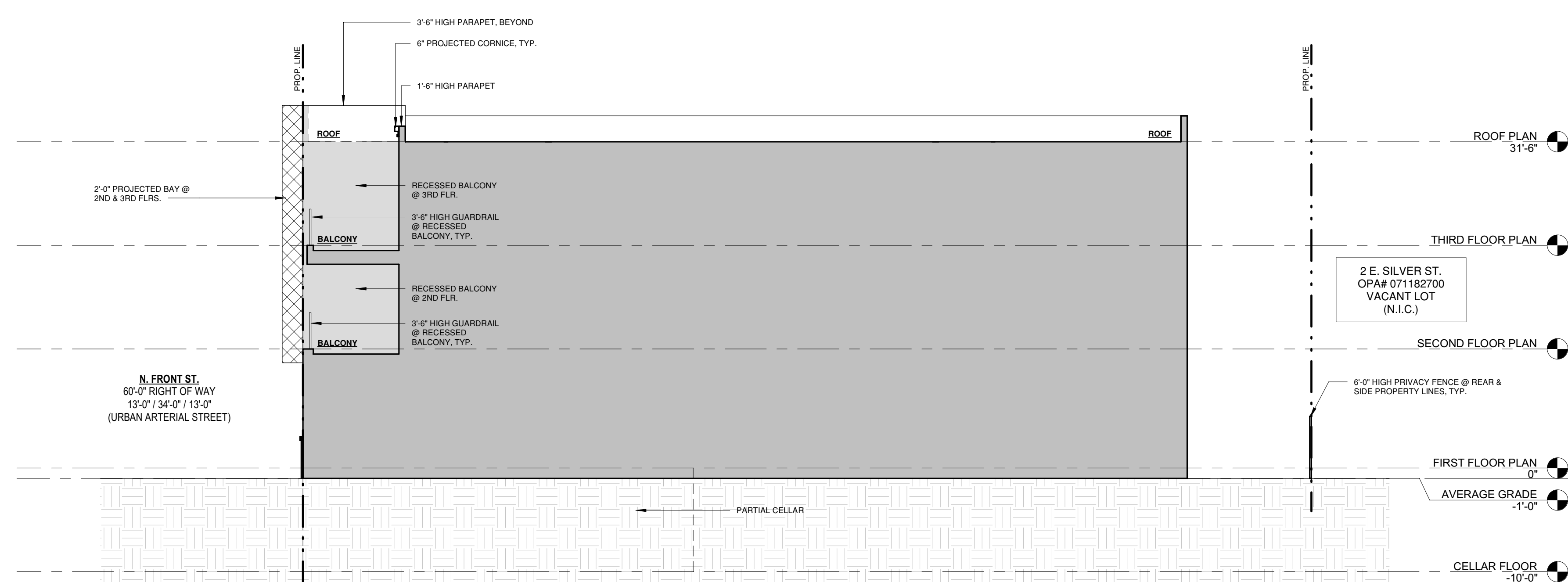
JOB NO: 21046
DRAWN BY: MEE / KWK
SCALE: As indicated
SHEET NO.

Z1.01



1 ZONING ELEVATION - N. FRONT ST.
SCALE: 1/8" = 1'-0"

2 ZONING ELEVATION - E. SILVER ST.
SCALE: 1/8" = 1'-0"



4 EGRESS WINDOW WELL DETAIL
SCALE: 3/4" = 1'-0"

3 ZONING SECTION
SCALE: 1/8" = 1'-0"



Zoning Permit

Permit Number ZP-2021-011011

LOCATION OF WORK 2733 N FRONT ST LOT 1, Philadelphia, PA 19133-4104	PERMIT FEE \$572.00	DATE ISSUED 9/16/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of an attached structure, size and location as shown on plan/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)



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.

Zoning Permit

Permit Number ZP-2021-011011

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2733 N FRONT ST LOT 1, Philadelphia, PA 19133-4104

ADDITIONAL USE DETAILS

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

For use as Multi-Family Household Living (Fifteen (15) Dwelling Units), with five (5) Class 1A bicycle parking spaces (located along 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 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.