

Zoning Permit

Permit Number ZP-2022-000420

LOCATION OF WORK 1935 N 02ND ST Lot 1, Philadelphia, PA 19122-2308	PERMIT FEE \$672.00	DATE ISSUED 1/13/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

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 (NTE 55' HIGH); REAR DECK AT SECOND(2ND) , THIRD(3RD) AND FOURTH(4TH) FLOORS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1935 N 02ND ST Lot 1, Philadelphia, PA 19122-2308

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE (must contain commercial use one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line) WITH MULTI-FAMILY HOUSEHOLD LIVING (THIRTEEN(13) DWELLING UNITS) FROM FIRST FLOOR REAR THROUGH FOURTH(4TH) FLOORS WITH FOUR(4) 1A CLASS BICYCLE SPACES IN 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.



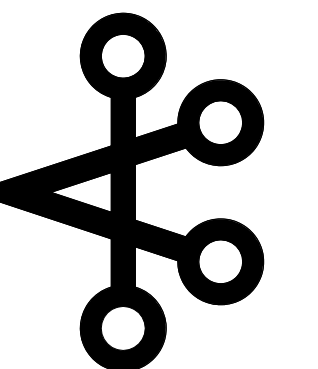
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

PROJECT SUMMARY: 1935-39 North 2nd Street		
ZONING: CMX 2.5		
LOT AREA: 3890 SF		
USE:	RESIDENTIAL BUILDING	
	BASEMENT - UTILITIES	
	GROUND FLOOR - VACANT COMMERCIAL / RESIDENTIAL AND RESIDENTIAL ENTRY	
	2ND - 4TH FLOOR - RESIDENTIAL	
DWELLING UNITS	ALLOWED 13	PROPOSED 13
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	75.00%	2,787.5 SF (75.00%)
FRONT (N. 2nd ST) SETBACK	0'-0"	0'-0" - Block is mostly zoned CMX2.5 (0'-0" front yard required)
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	9' MIN	16'-9" along South Property Line
HEIGHT	55'-0"	53'-0"
TOP OF PARAPET		53'-6"

1935 N. 2nd Street Philadelphia, PA 19122



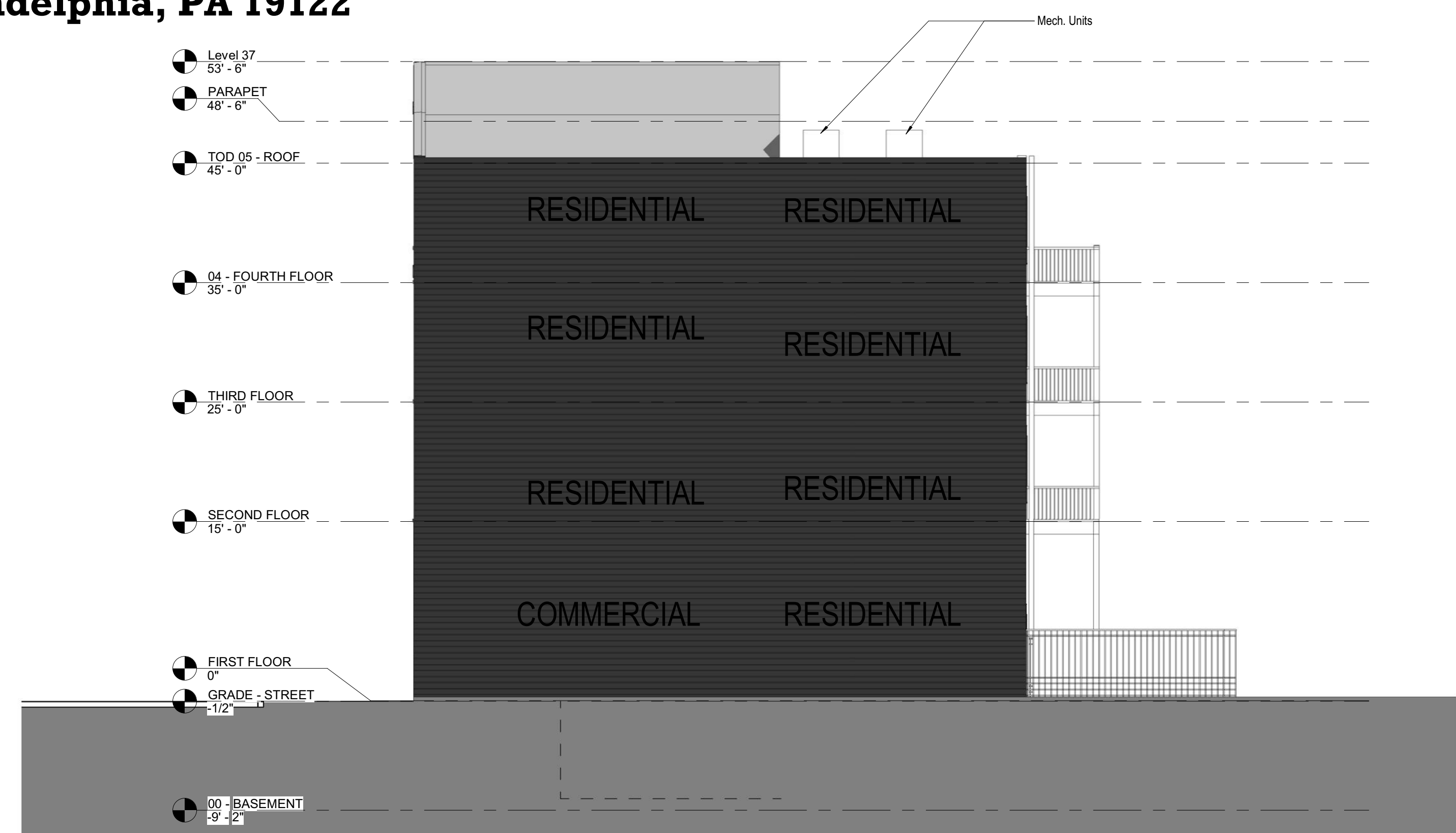
412 SOUTH 21ST STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

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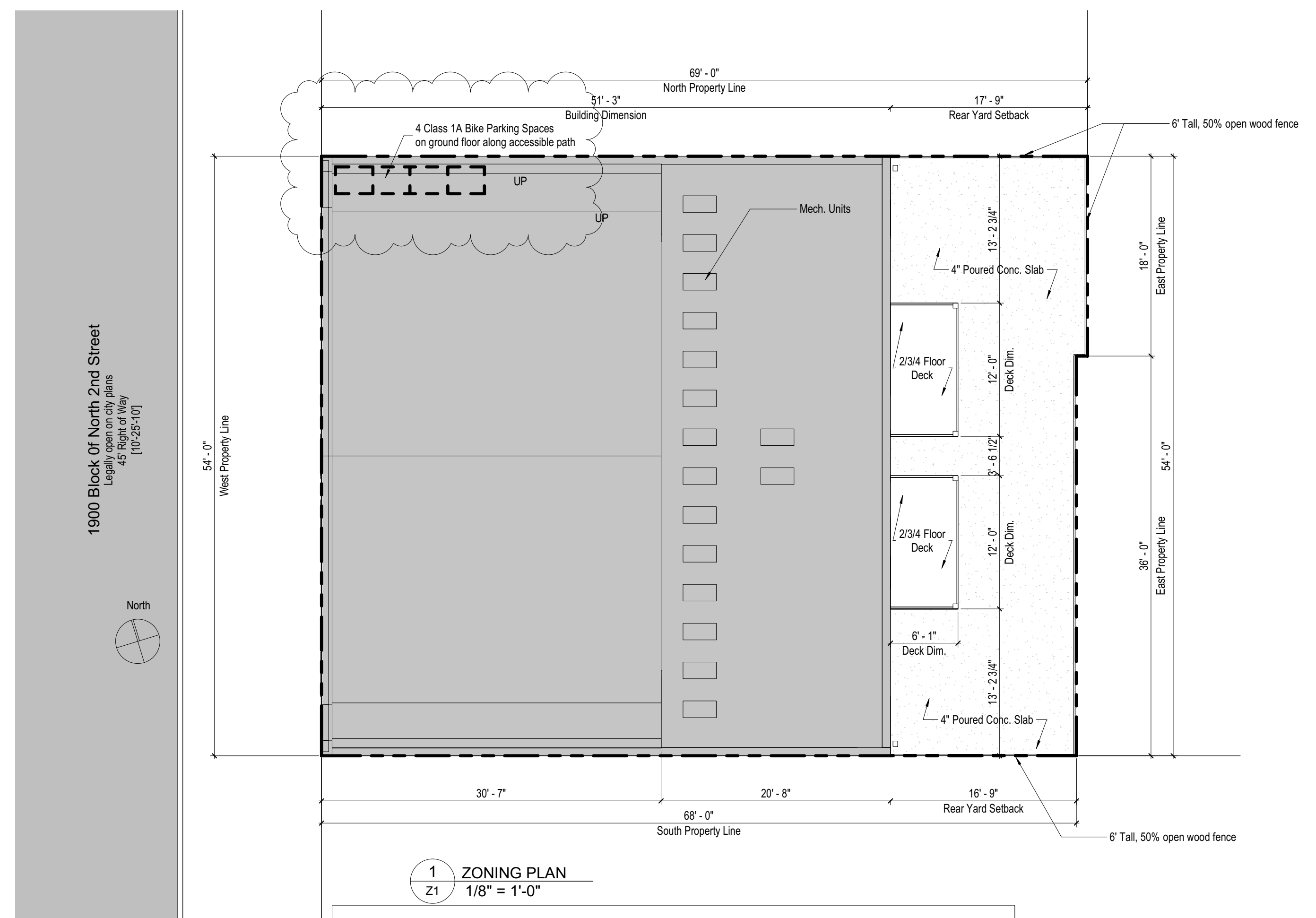
10/13/20	Zoning Permit
11/2/21	Zoning Rev. 1

Mixed Use building:
1935 N. 2nd Street
Philadelphia, PA 19122

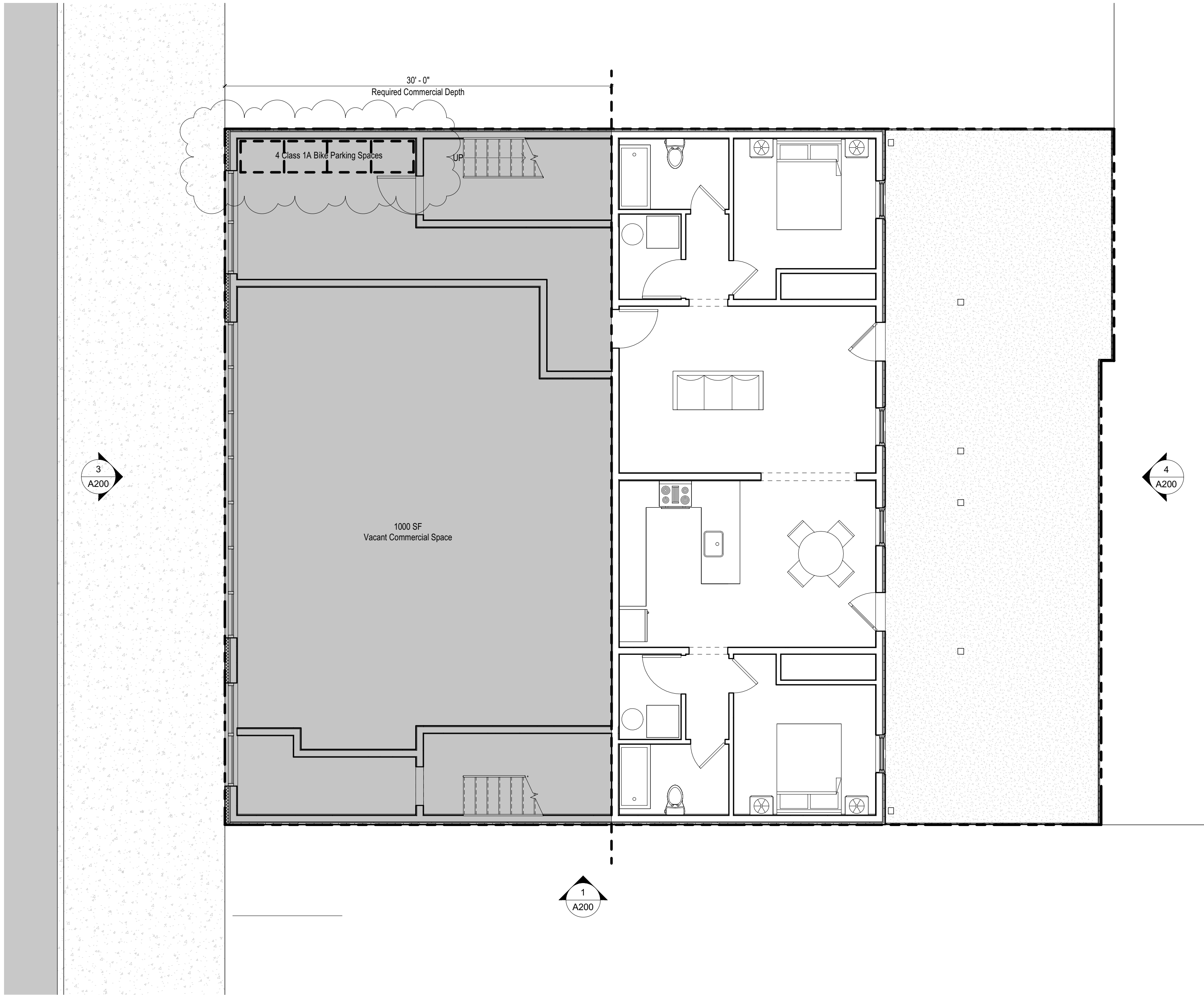
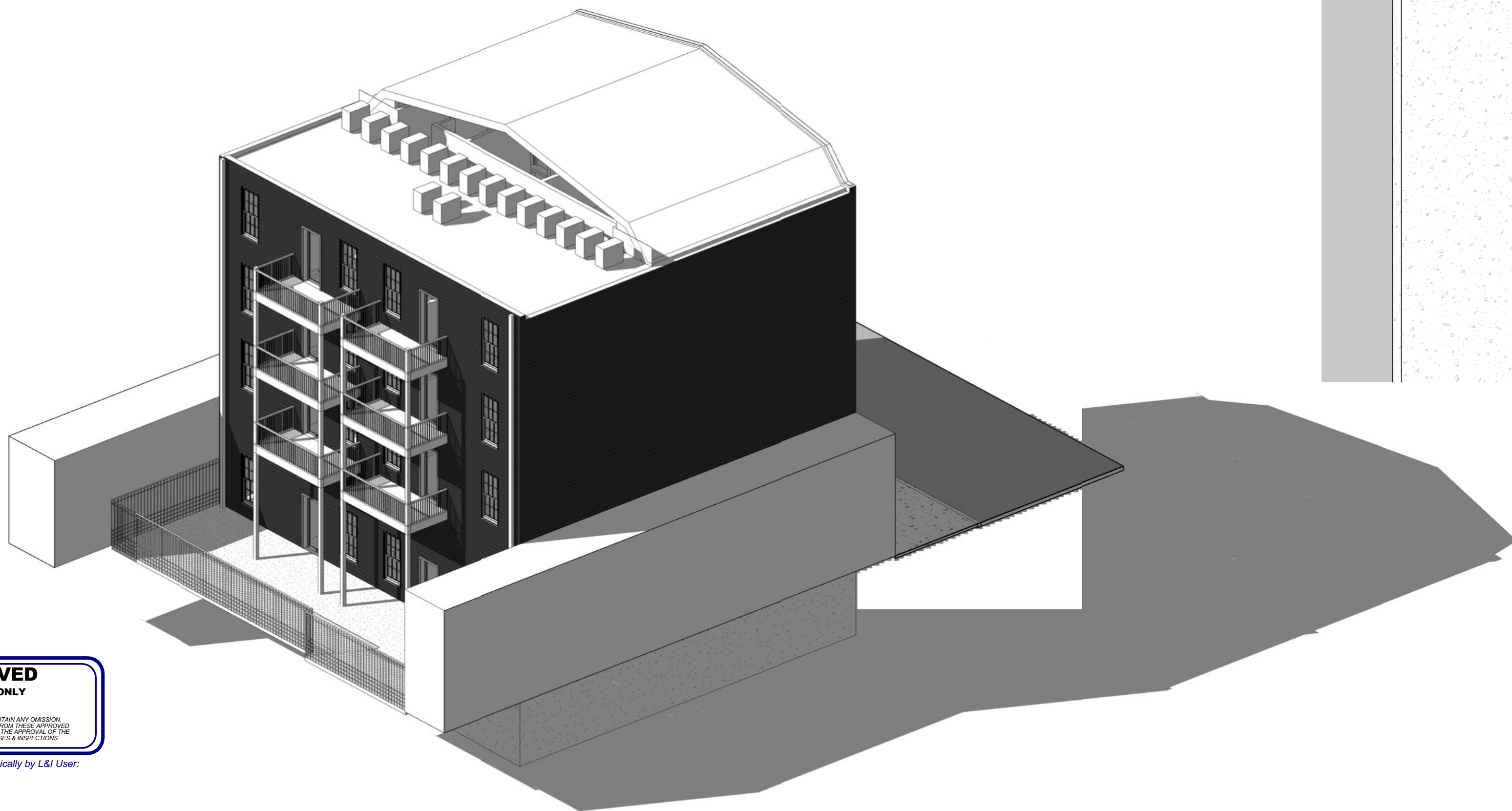
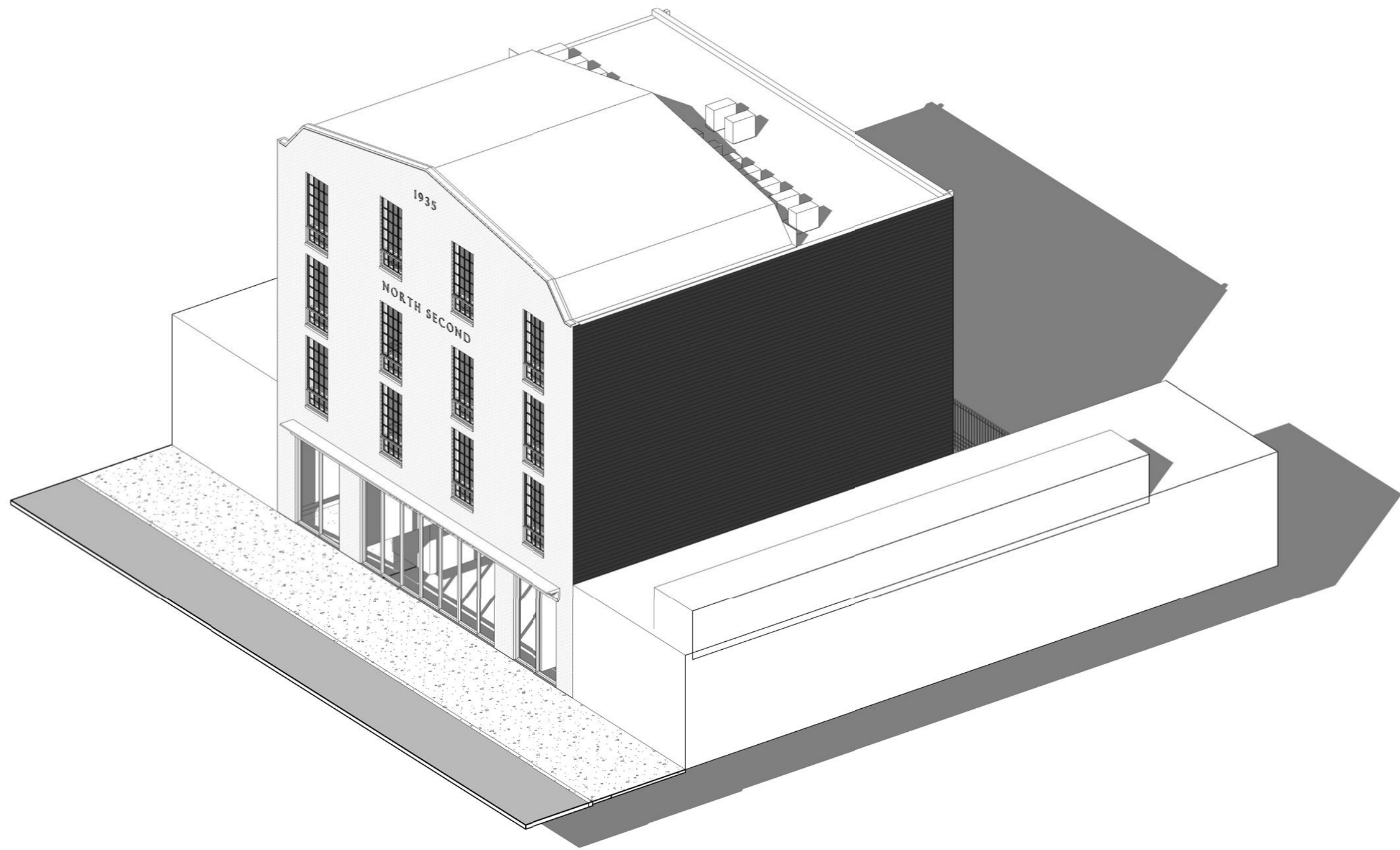
IN



2 Zoning Elevation - N. Preston Street
z1 1/8" = 1'-0"



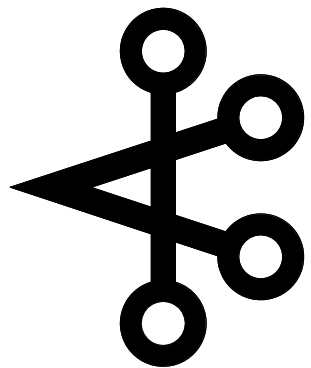
1 ZONING PLAN
Z1 1/8" = 1'-0"



1 FIRST FLOOR PLAN
Z2 3/16" = 1'-0"



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#	DATE	REVISION
	10/13/20	Zoning Permit
	11/02/21	Zoning Rev. 1

Mixed Use Building:
1935 N. 2nd Street
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Z2

APPROVED
FOR ZONING ONLY
01/13/22
WHEN YOUR PLANS CONTAIN ANY DIMENSION,
FORM, OR LOCATION, PLEASE HAVE THEM
CHECKED BY A LICENSED PROFESSIONAL
DEPARTMENT OF LICENSING & INSPECTIONS

Applied Electronically by L&I User: