

Zoning Permit

Permit Number ZP-2021-007839

LOCATION OF WORK 36-38 S 2ND ST PARCEL A, Philadelphia, PA 19106-2802	PERMIT FEE \$672.00	DATE ISSUED 7/15/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
David Gest DBA: Ballard Spahr, LLP 1735 Market Street 51st Floor Philadelphia, PA 19103 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (USING ADDITIONAL 150% BONUS OF FLOOR AREA AS PER MIXED INCOME BONUS (14-702(7)) ; ROOF DECK ACCESSED BY A PILOTHOUSE AND WITH ELEVATOR; BALCONIES AT SIXTH(6TH) AND SEVENTH(7TH) FLOORS AND MEZZANINE AT SEVENTH(7TH) FLOORS . 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)

 **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

36-38 S 2ND ST PARCEL A, Philadelphia, PA 19106-2802

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING (66 DWELLING UNITS);EIGHTEEN (18) OFF-SITE ACCESSORY PARKING SPACES (INCLUDING ONE(1) ADA ACCESSIBLE SPACE WHININ EXISTING NON-ACCESSORY PARKING SPACES LOCATION (15-17 S 2ND ST) IN ACCORDANCE WITH SECTION 14-802(9) OF THE ZONING CODE AND PURSUANT TO AGREEMENT FOR PROPERTY OWNERS*AMENDED PERMIT LANGUAGE*FOR A MULTI-FAMILY HOUSEHOLD LIVING (61 DWELLING UNITS)

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.



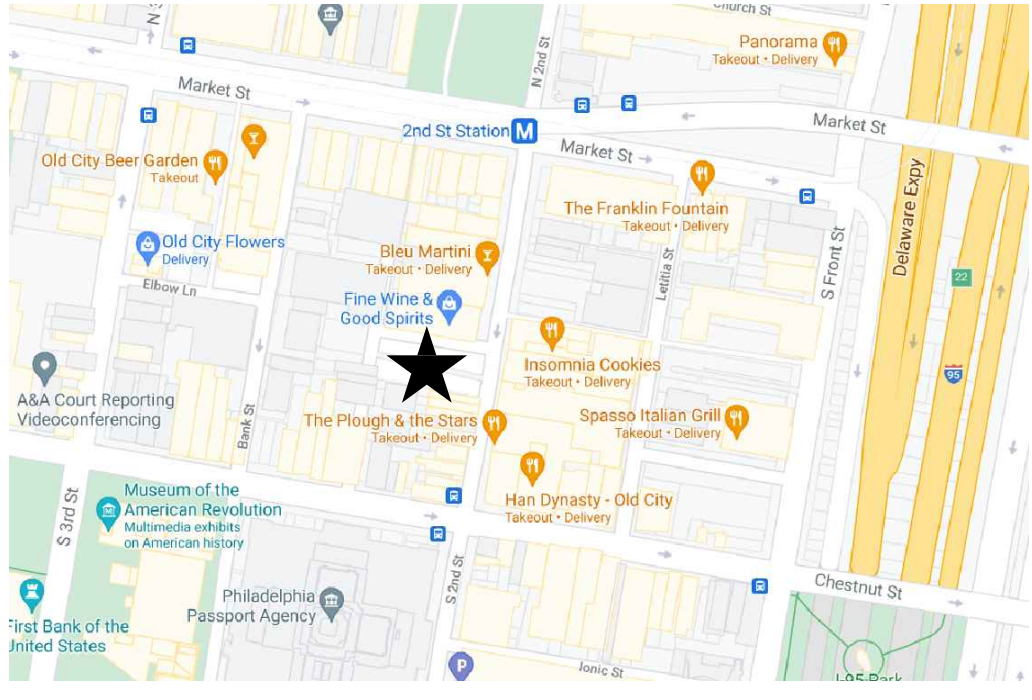
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

NEW CONSTRUCTION FOR

36-42 S 2ND STREET, PHILADELPHIA, PA 19106

36-42 S 2ND STREET EXISTING OPA # 885762340, 885764800

LOCATION MAP



ZONING SUMMARY

DISTRICT NAME	CMX-3 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA*	N/A	8,686.3 SF*	CONFORMING
OCCUPIED AREA	80% (6,953 SF) MAX	80.0% (6,953 SF)	CONFORMING
FRONT YARD SETBACK	N/A	0'	CONFORMING
SIDE YARD SETBACK	8' IF USED	0'	CONFORMING
REAR YARD SETBACK	N/A	N/A	CONFORMING
BUILDING HEIGHT	N/A	84'-9"	CONFORMING
CAR PARKING**	18	18	CONFORMING
CLASS IA BICYCLE PARKING	18	28 PROVIDED ON GROUND FLOOR	CONFORMING
RESIDENTIAL UNITS	N/A	61	CONFORMING
GROSS FLOOR AREA PER § 14-202 (4)	N/A	51,623 SF	CONFORMING
MAX FLOOR AREA RATIO***	650%	594%	CONFORMING

NOTE: A SINGLE LOT WILL BE CREATED FROM THE TWO EXISTING LOTS PURSUANT TO A LOT ADJUSTMENT PLAN

*PER PHILADELPHIA SURVEY DISTRICT STANDARD

**USING OFF-SITE PARKING.

PARKING BONUS CALCULATIONS: 3 PARKING SPACES PER 10 UNITS = 18.3 = 19 PARKING SPACES. 20 BICYCLE PARKING SPACES FOR A 10% REDUCTION = 18 SPACES

***USING MIXED INCOME BONUS PER 14-702 (7), ALLOWED FAR FROM CMX-3 IS 500%. MIXED INCOME BONUS WITH MODERATE INCOME OPTION ADDS 150% FAR, YIELDING 650% TOTAL FAR.

AREA SUMMARY + BUILDING USES

CELLAR	STORAGE / MECH	2,240 SF
FIRST FLOOR	STORAGE / MECH	1,185 SF
	RES LOBBY	2,055 SF
	RES AMENITY SPACE	667 SF
	COMMERCIAL / RETAIL TENANT	1,757 SF
SECOND FLOOR	RES DWELLING UNITS	5,378 SF
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SEVENTH FLOOR MEZZ	RES DWELLING UNITS	2,130 SF
ROOF	RESIDENTIAL COMMON ROOF DECK	2,683 SF
TOTAL ZONING FLOOR AREA (EXCLUDING CELLAR AND ROOF)		51,623 SF

MIXED INCOME BONUS CALCULATIONS

MODERATE INCOME BONUS 150% ADDITIONAL FAR

MAX ADDITIONAL FLOOR AREA
EARNED THROUGH THIS BONUS 13,029 SF

PAYMENT CALCULATION* \$325,736.25

*MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 8,686.3 SQ. FT. LOT AREA X 1.50 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 13,029 SQ. FT. BONUS FLOOR AREA; 13,029 SQ. FT. X \$25 (MODERATE INCOME FACTOR) = \$325,736.25.

OWNER

SECOND AND TROTTER LLC
251 LITTLE FALLS DRIVE,
WILMINGTON, DE 19808

ARCHITECT

CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
215.977.7075

CIVIL ENGINEER

COLLIERS ENGINEERING
AND DESIGN
1500 JOHN F KENNEDY BLVD
877.627.3722

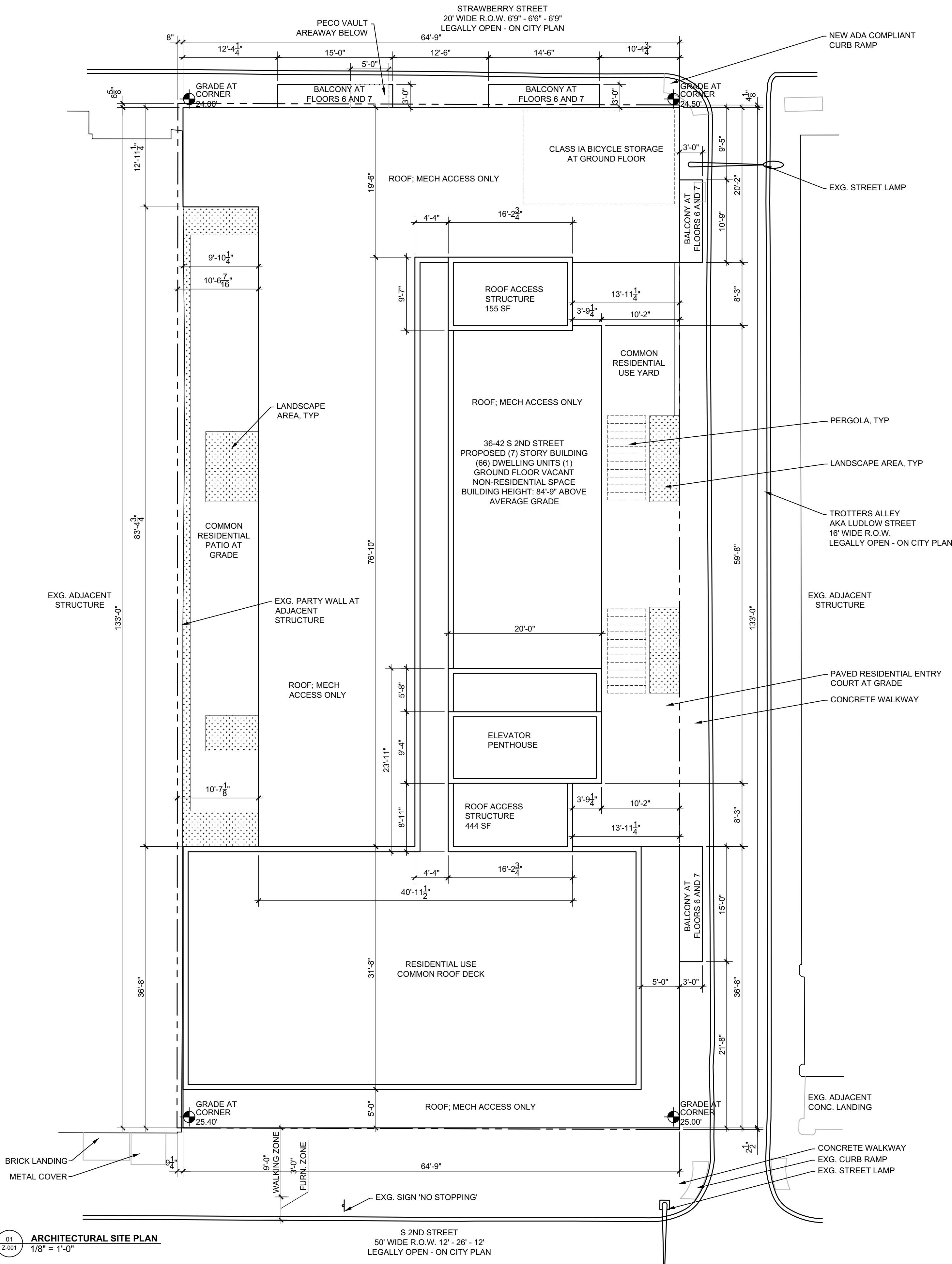
GENERAL NOTES

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL



TICKET #20210742300



APPROVED
FOR ZONING ONLY
07/14/21

WHEN YOUR PLANS CONTAIN ANY DESIGN,
CONSTRUCTION OR MATERIALS, THESE APPROVED
STAMPS SHALL BE USED BY THE APPLICANT.

Applied Electronically by L&J User:

01
2.001
ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

1 ZONING PERMIT COMMENT RESPONSE 06.08.2021
ZONING PERMIT 05.19.2021

No. REVISIONS/SUBMISSIONS Date

36 S 2ND

36-42 S 2ND STREET
Philadelphia, PA

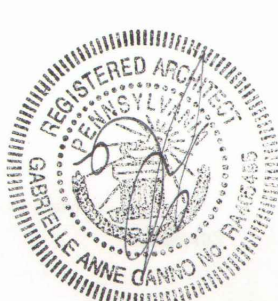
CANNObdesign

109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title

ZONING PLANS

Seal



Drawn

Checked

Reviewed

Date

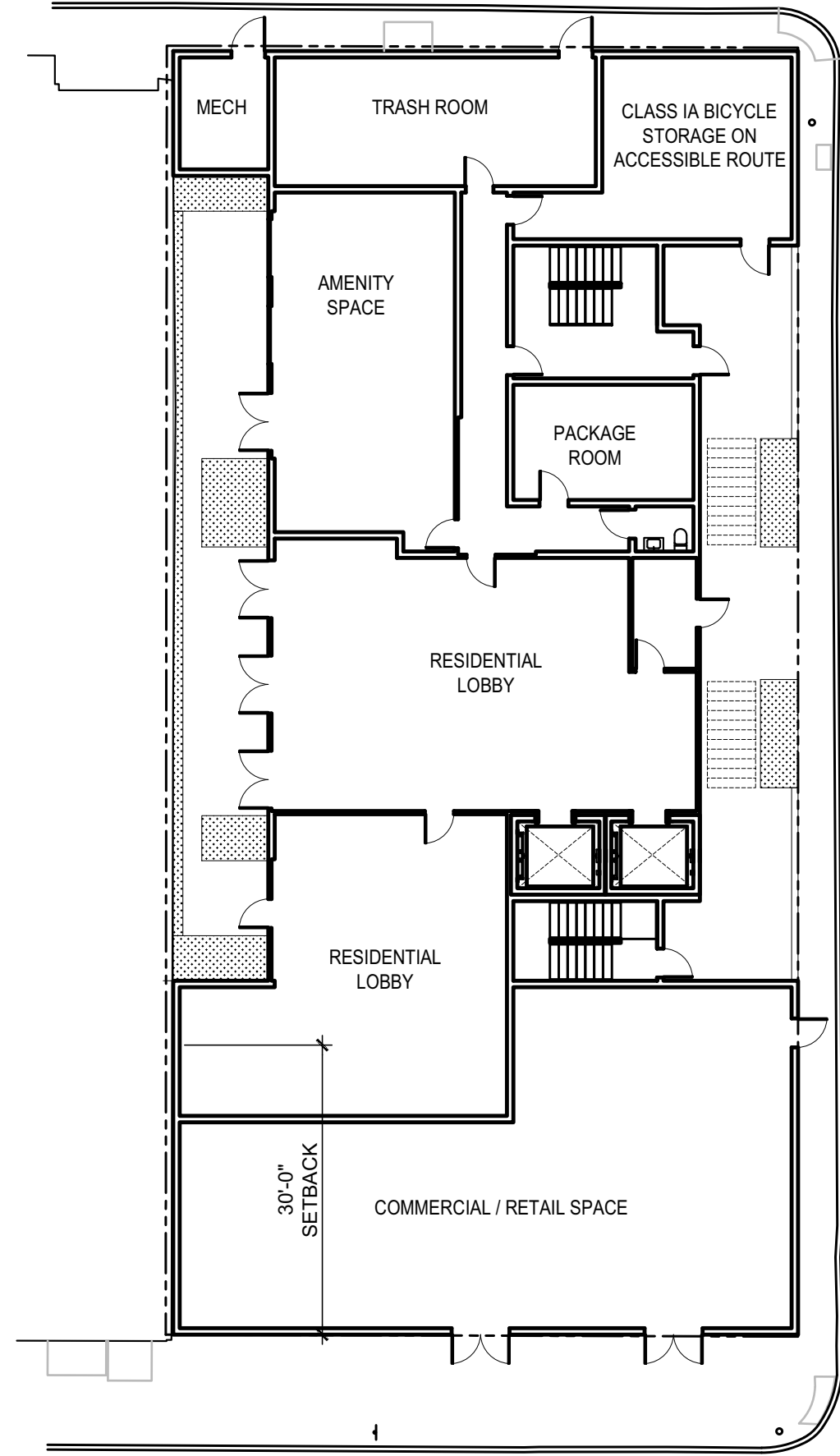
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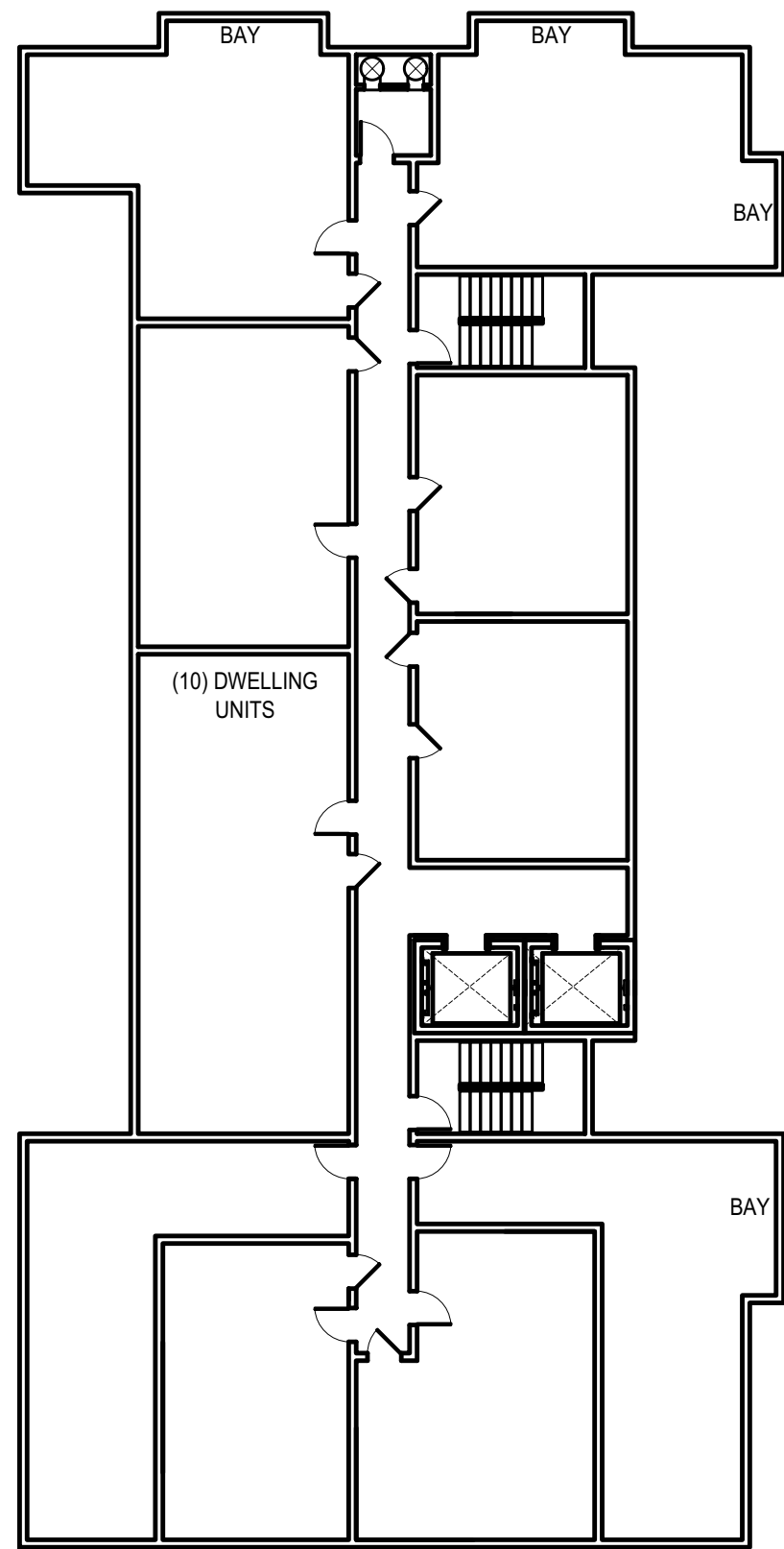
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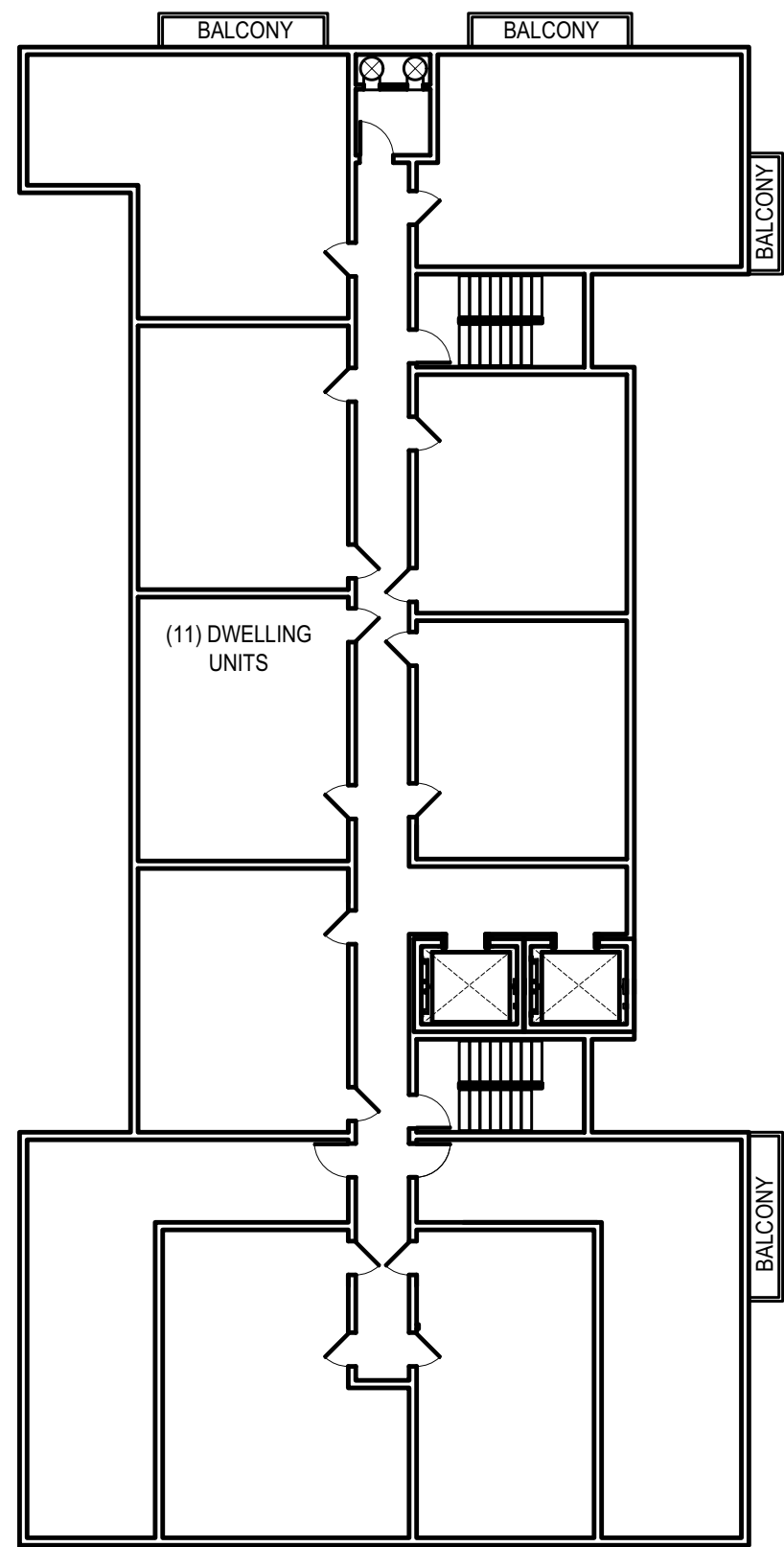
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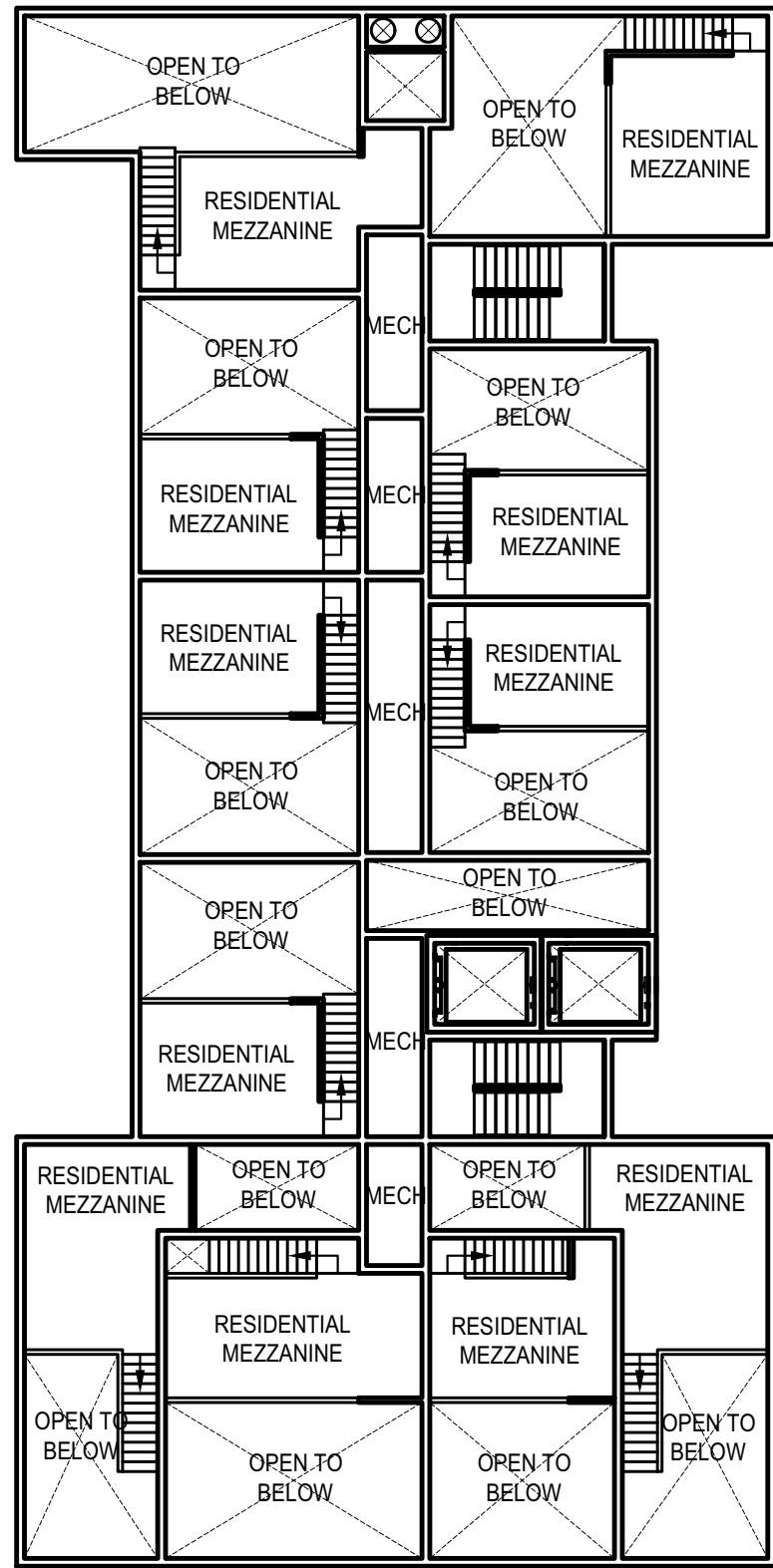
01
Z-002
1ST FLOOR ZONING PLAN
1/16" = 1'-0"



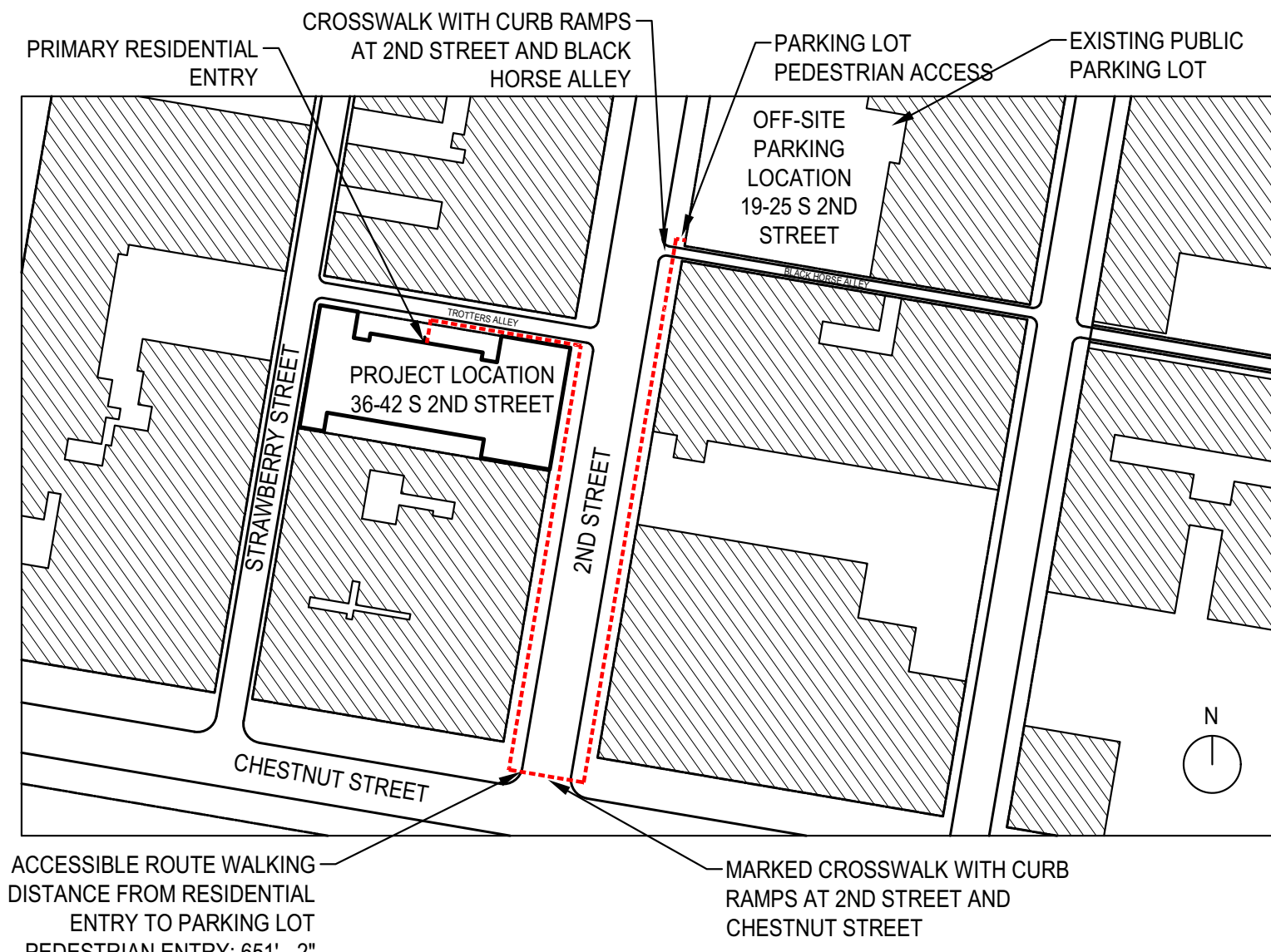
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Z-002
FLOOR 2-4 ZONING PLAN
1/16" = 1'-0"



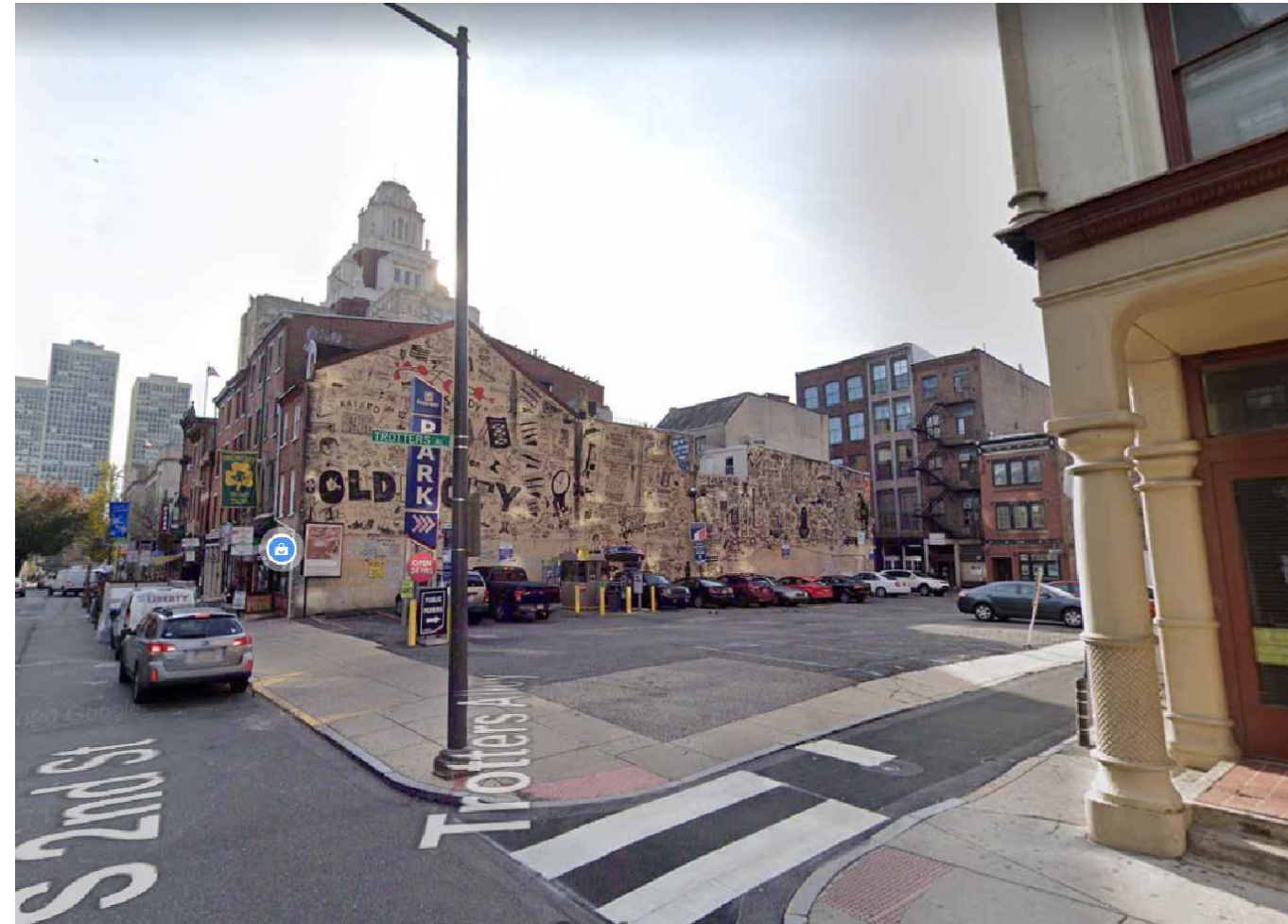
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Z-002
FLOOR 5-7 ZONING PLAN
1/16" = 1'-0"



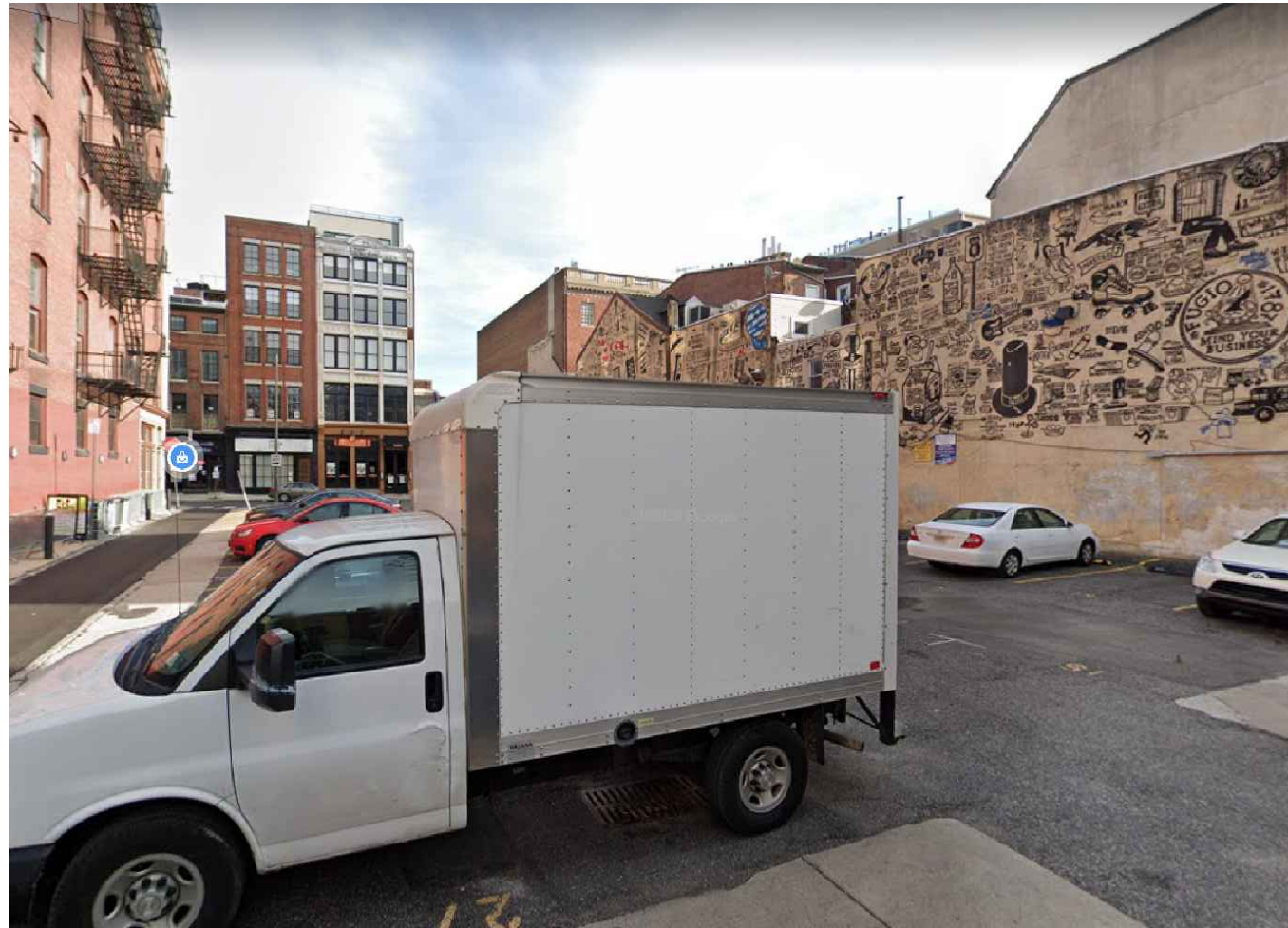
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Z-002
FLOOR 7 MEZZANINE ZONING PLAN
1/16" = 1'-0"



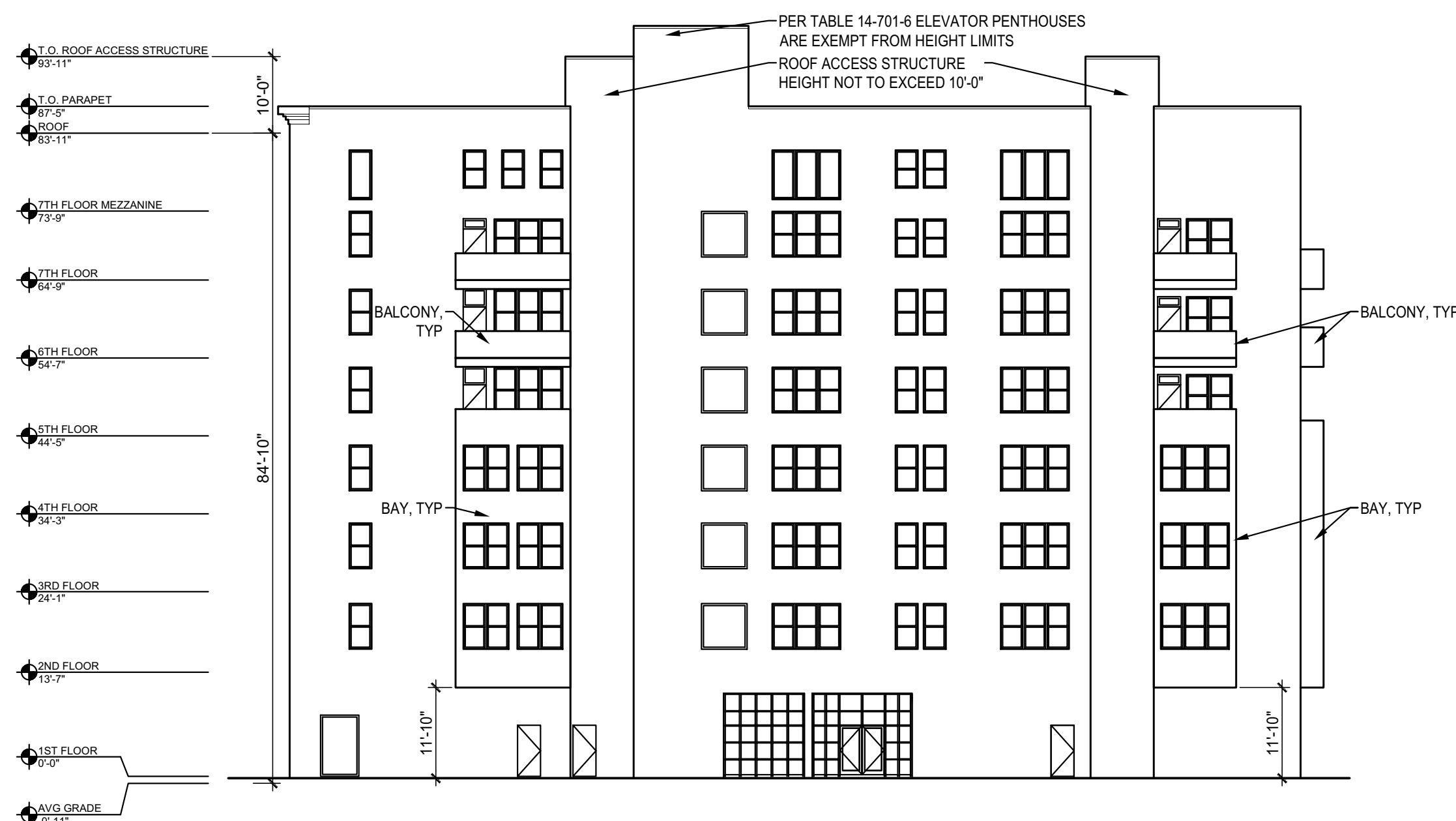
05
Z-002
OFF SITE PARKING EXHIBIT
NTS



06
Z-002
EXG. CONDITION VIEW FROM NORTH-EAST
NTS



07
Z-002
EXG. CONDITION VIEW FROM NORTH-WEST
NTS



08
Z-002
BUILDING ELEVATION
1/16" = 1'-0"

GENERAL NOTES

1	ZONING PERMIT COMMENT RESPONSE	06.08.2021
	ZONING PERMIT	05.19.2021

No.	REVISIONS/SUBMISSIONS	Date
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36 S 2ND
36-42 S 2ND STREET
Philadelphia, PA

CANNObdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING PLANS

Seal
Drawn
Checked
Reviewed
Date
Scale

Project No.
CAD File No.
Drawing No.
Z-02

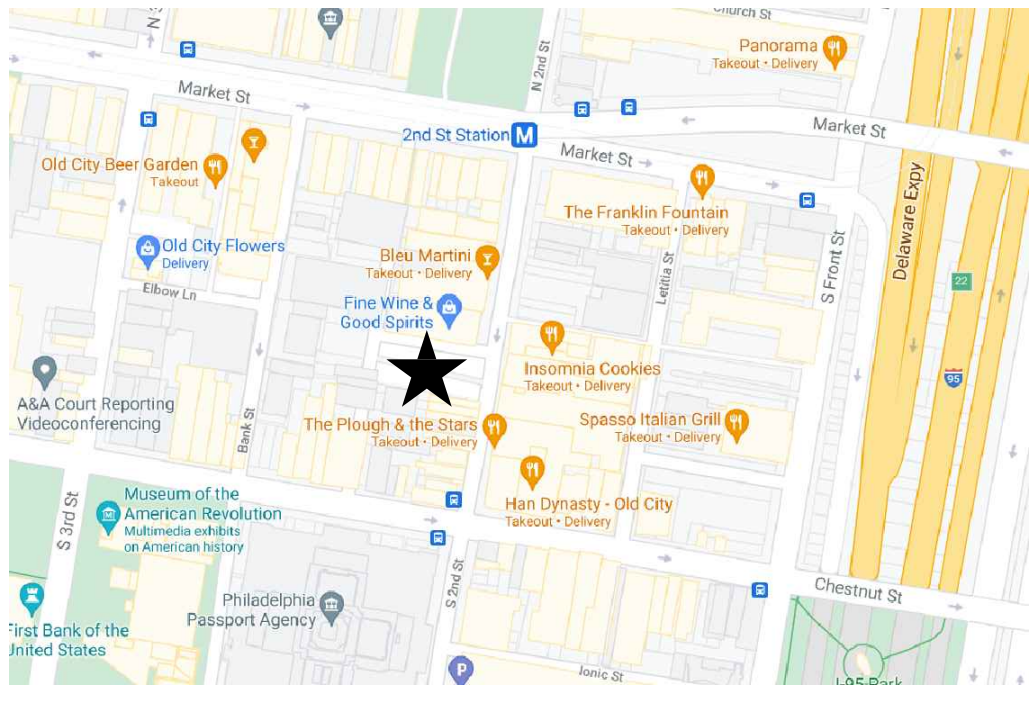
APPROVED
FOR ZONING ONLY
07/14/21
WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK FOR THE LATEST CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTIONS
Applied Electronically by L&I User:

NEW CONSTRUCTION FOR

36-42 S 2ND STREET, PHILADELPHIA, PA 19106

36-42 S 2ND STREET EXISTING OPA # 885762340, 885764800

LOCATION MAP



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Per 14-701(1)(d)(1), the City Planning Commission has determined that:

S 2nd is the primary street;
Opposite of _____ Street is the rear;
Trotte Street is the rear street

Applied Electronically by: **MATT WYSONG**
June 21, 2021

PHILADELPHIA CITY PLANNING COMMISSION

Philadelphia City Planning Commission
M Wysong
June 21, 2021

Development Planning
Mixed-Income Housing Bonus

APPROVED FOR ZONING ONLY 07/14/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK IT FIRST WITH YOUR PLANNING DIVISION, DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:

OWNER

SECOND AND TROTTER LLC
251 LITTLE FALLS DRIVE,
WILMINGTON, DE 19808

ARCHITECT

CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
215.977.7075

CIVIL ENGINEER

COLLIERS ENGINEERING
AND DESIGN
1500 JOHN F KENNEDY BLVD
877.627.3722

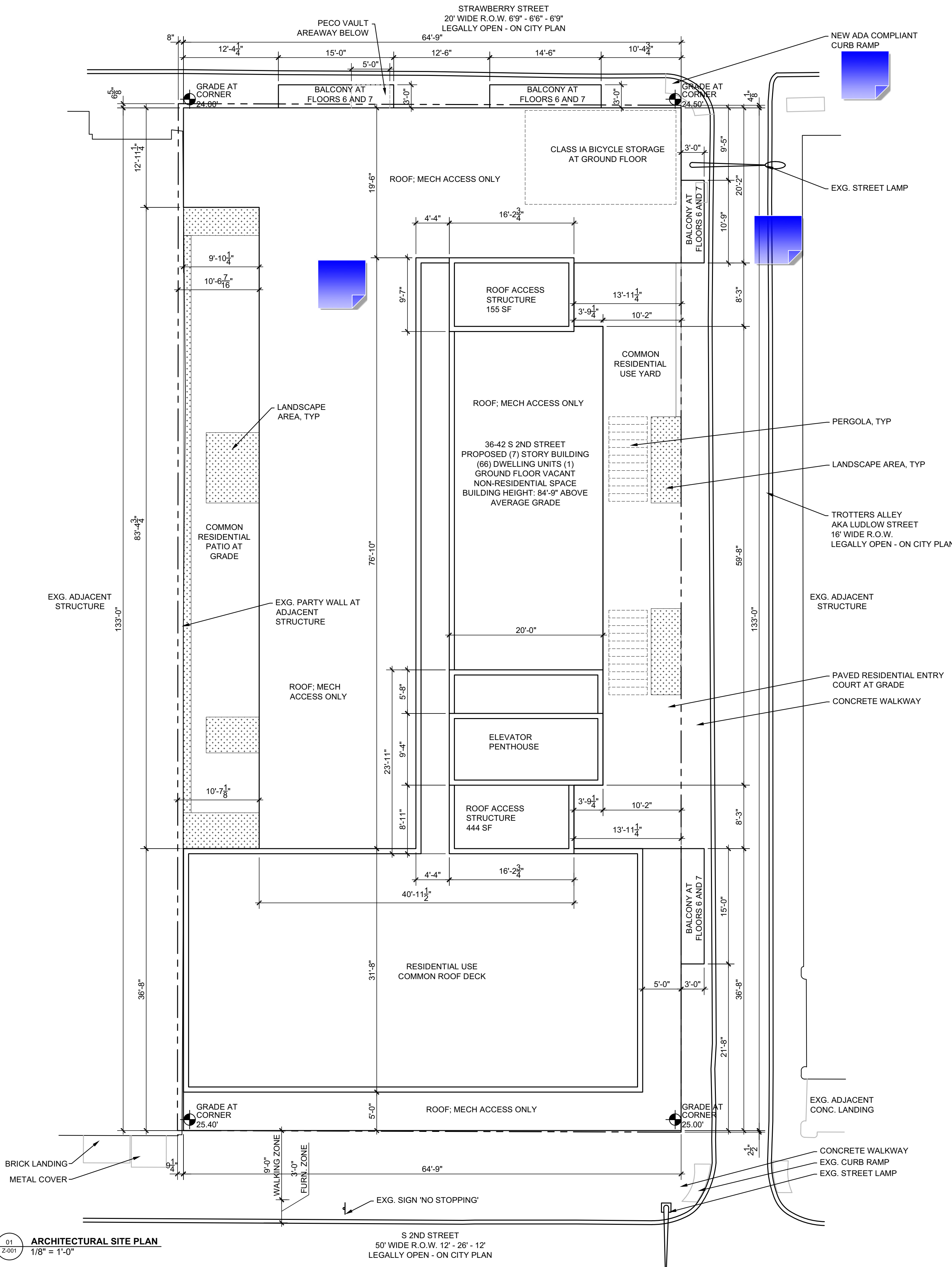
GENERAL NOTES

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL



1-800-242-1776
TICKET #20210742300



1	ZONING PERMIT COMMENT RESPONSE	06.08.2021
	ZONING PERMIT	05.19.2021

No.	REVISIONS/SUBMISSIONS	Date
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36 S 2ND

36-42 S 2ND STREET
Philadelphia, PA

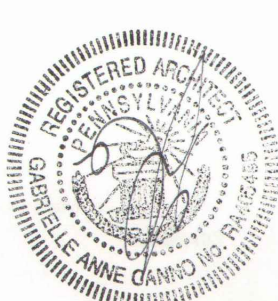
CANNObesign

109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title

ZONING PLANS

Seal



Drawn

Checked

Reviewed

Date

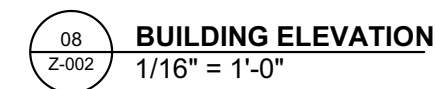
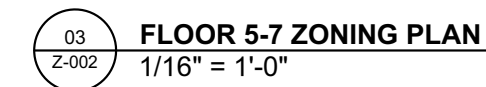
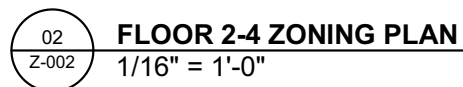
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Project No.

CAD File No.

Drawing No.

Z-01

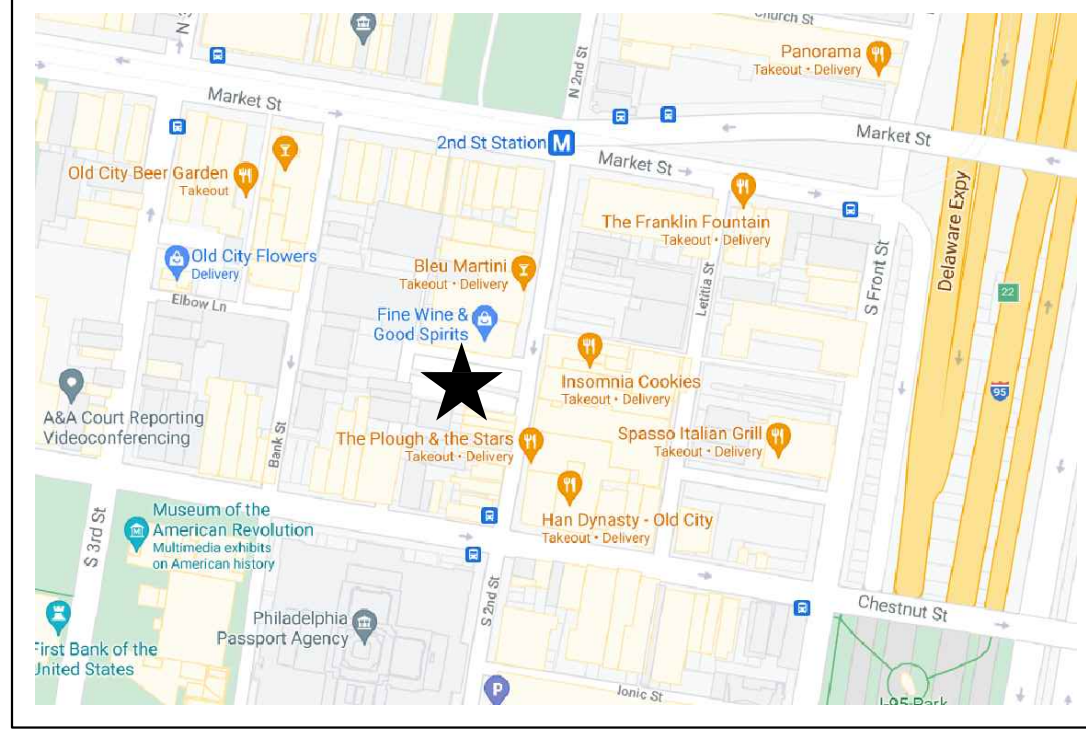


Z-02



36-42 S 2ND STREET, PHILADELPHIA, PA 19106

LOCATION MAP



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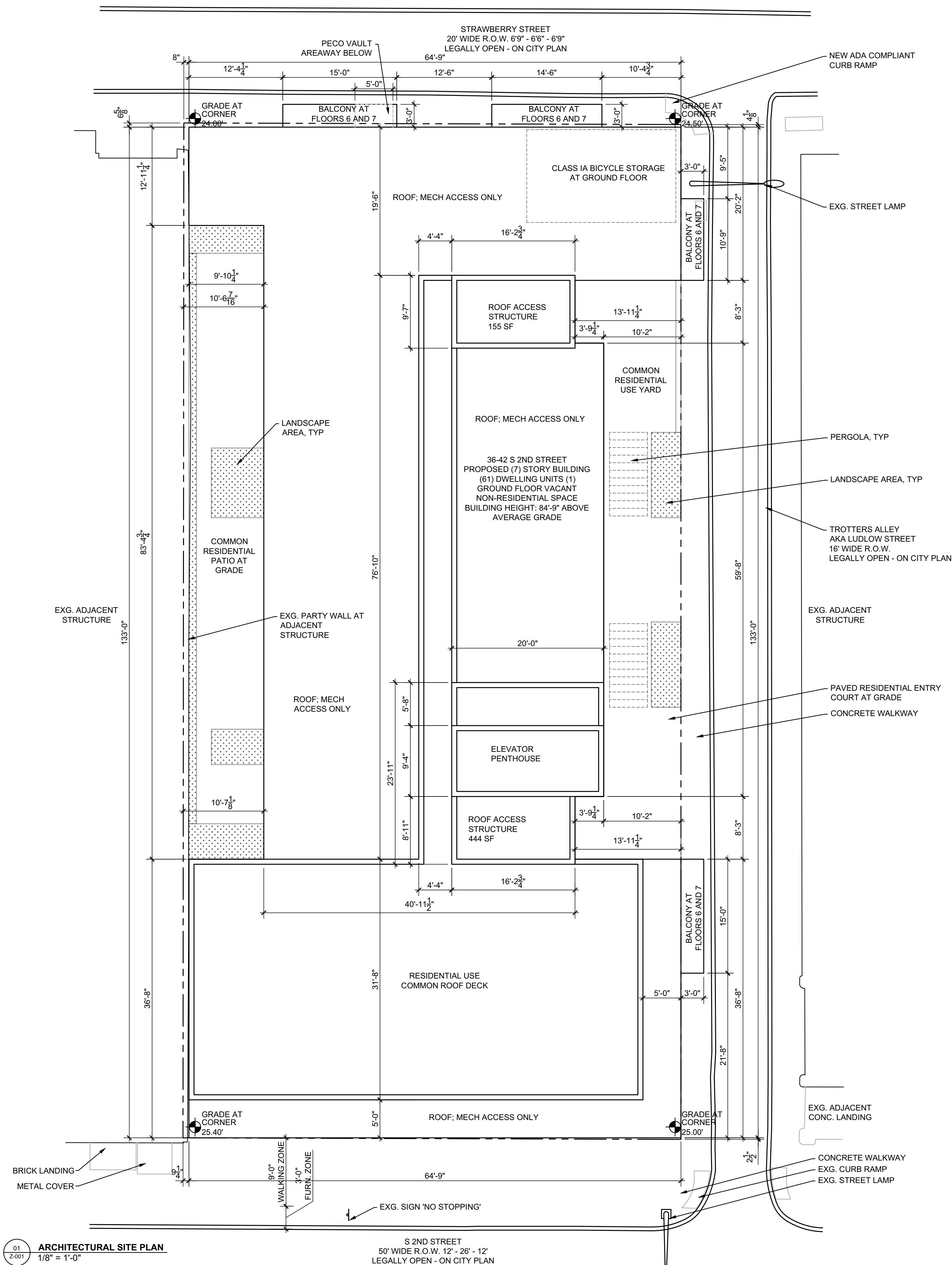
Applied Electronically by L&I User:

GENERAL NOTES

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL



TICKET #20210742300



1	ZONING PERMIT COMMENT RESPONSE	06.08.2021
	ZONING PERMIT	05.19.2021

No.	REVISIONS/SUBMISSIONS	Date
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36 S 2ND

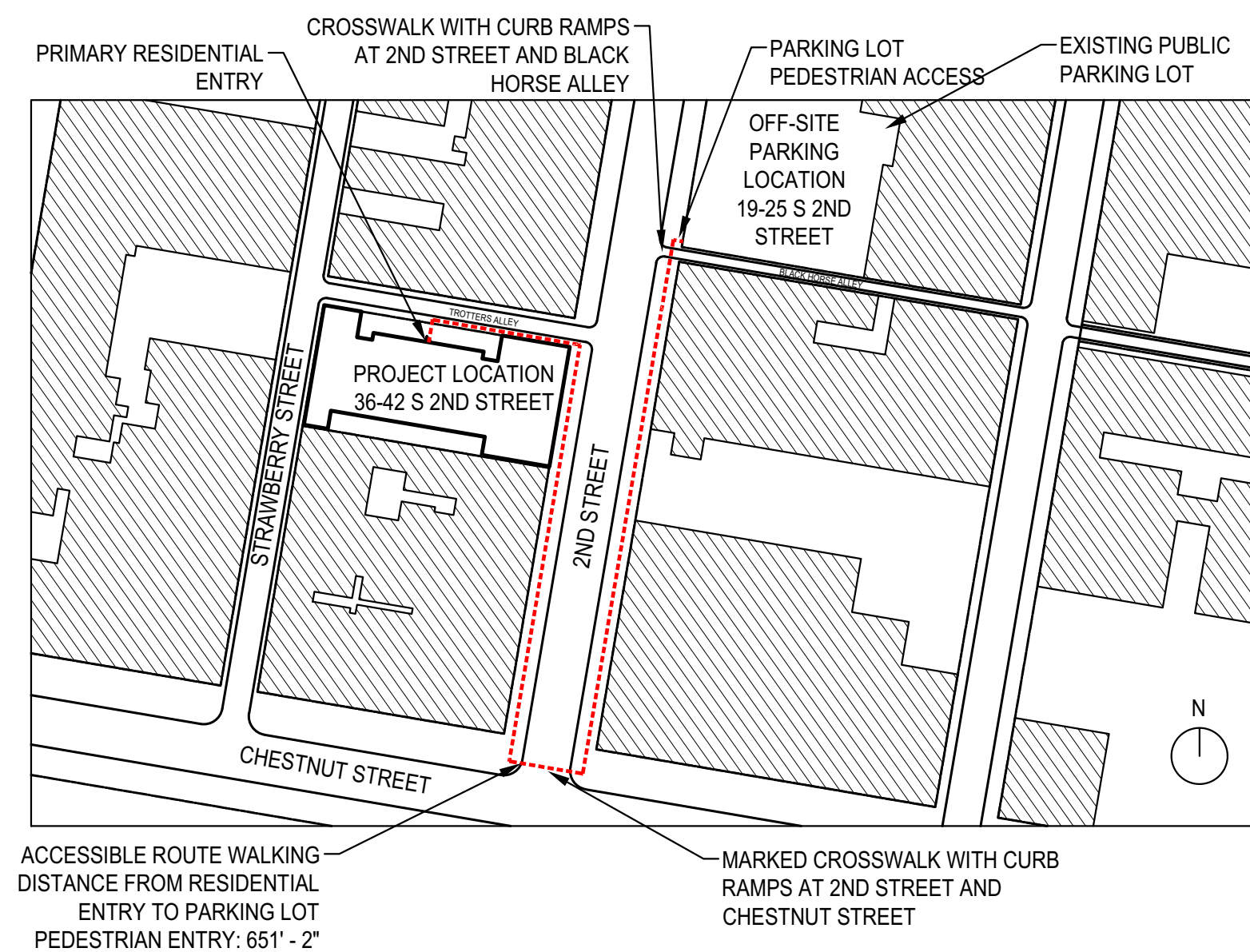
36-42 S 2ND STREET
Philadelphia, PA

CANNOdesign

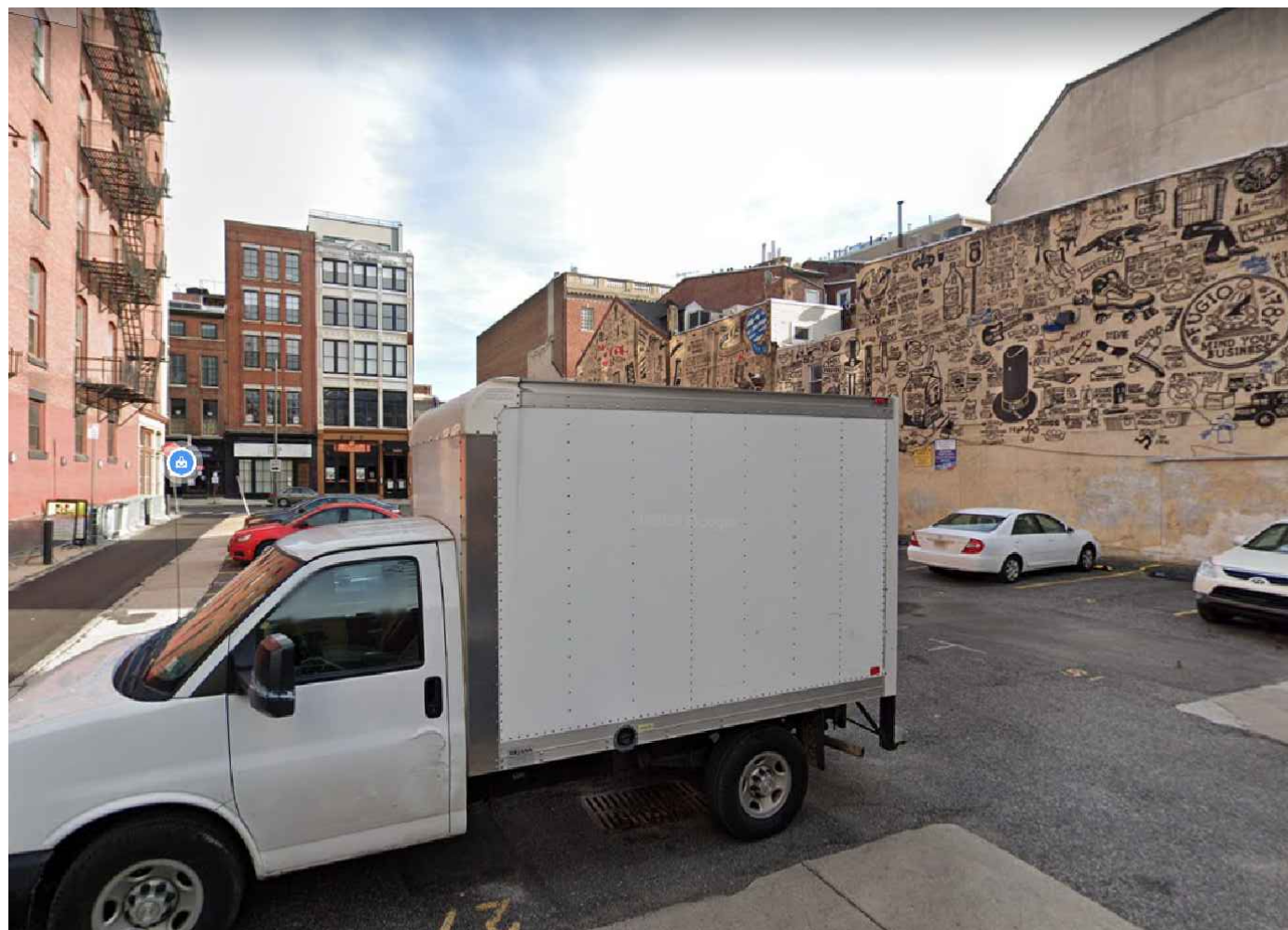
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title

Seal	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Drawing No.
	Date	Z-0
	Scale	

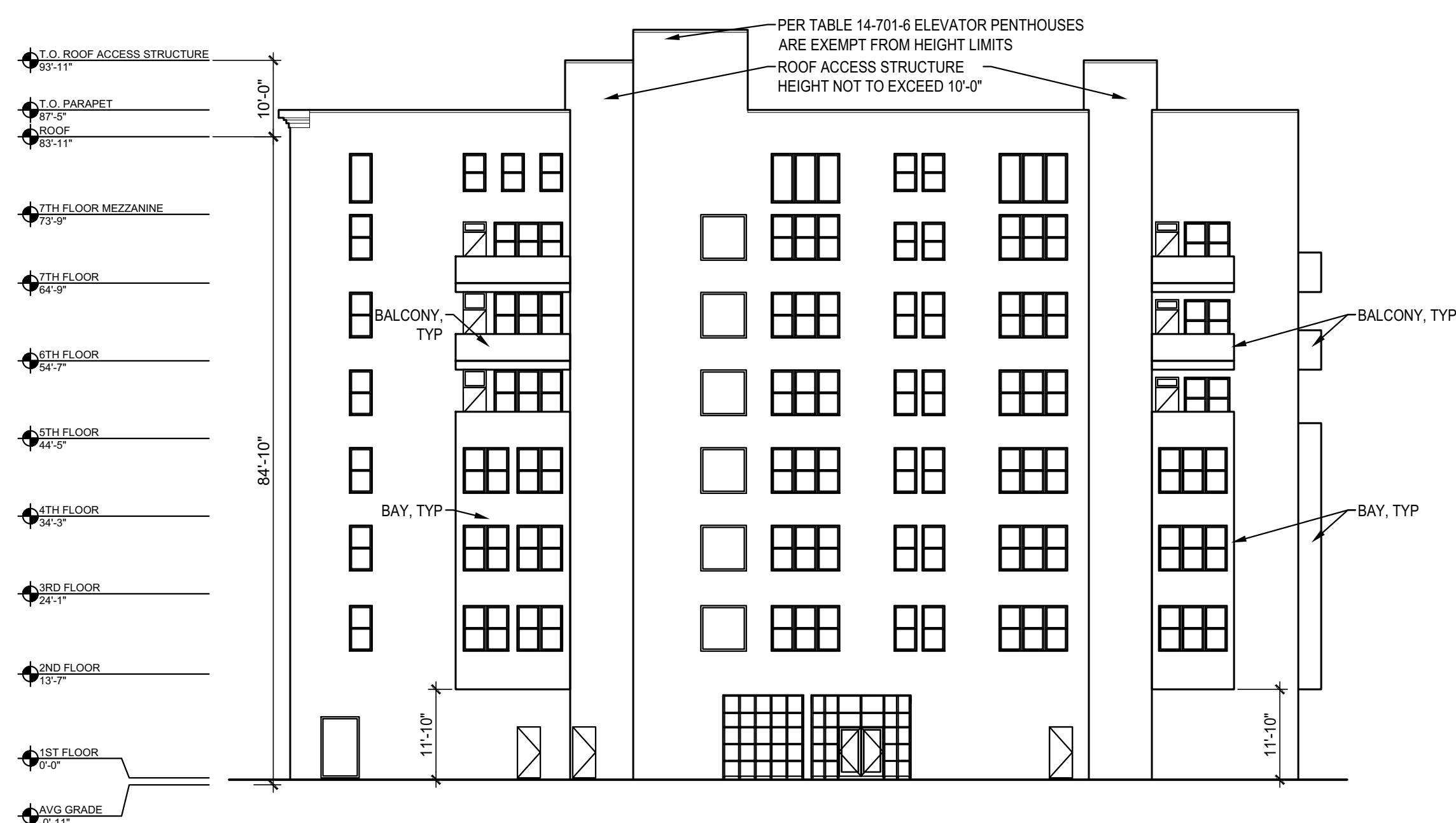


05 OFF SITE PARKING EXHIBIT
Z-002 NTS



07
Z-002

EXG. CONDITION VIEW FROM NORTH-WEST
NTS



08 BUILDING ELEVATION
Z-002 1/16" = 1'-0"

GENERAL NOTES

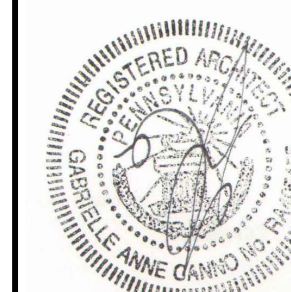
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	ZONING PERMIT	05.19.2021
No.	REVISIONS/SUBMISSIONS	Date

36 S 2ND
36-42 S 2ND STREET
Philadelphia, PA

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title

Seal	Drawn	Project No.
	Checked	CAD File No.
	Reviewed	Drawing No.
	Date	Z-C
	Scale	



Z-02

A rectangular stamp with a blue border. The text inside reads: **APPROVED**
FOR ZONING ONLY
07/21/21
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: