

Zoning Permit

Permit Number ZP-2022-000245

LOCATION OF WORK 1818 N 53RD ST T-B-504902, Philadelphia, PA 19131	PERMIT FEE \$1,722.00	DATE ISSUED 4/14/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 1818 N 53rd St LLC	935 N 29th Street Philadelphia, Pennsylvania 19130
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OWNER CONTACT 1 Logan Kramer	Logan@Designprodev.com
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1818 N 53RD ST T-B-504902, Philadelphia, PA 19131

ADDITIONAL USE DETAILS

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

USES: - FOR MULTI-FAMILY HOUSEHOLD LIVING NINETY-EIGHT (98) DWELLING UNITS, AND ACCESSORY OFF STREET PARKING THIRTY-FOUR (34) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), FOUR (4) AUTO SHARE SPACES AND THREE (3) ELECTRIC VEHICLE SPACES AND THIRTY-THREE (33) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

This permit is subject to the following specific conditions.

CONDITIONS

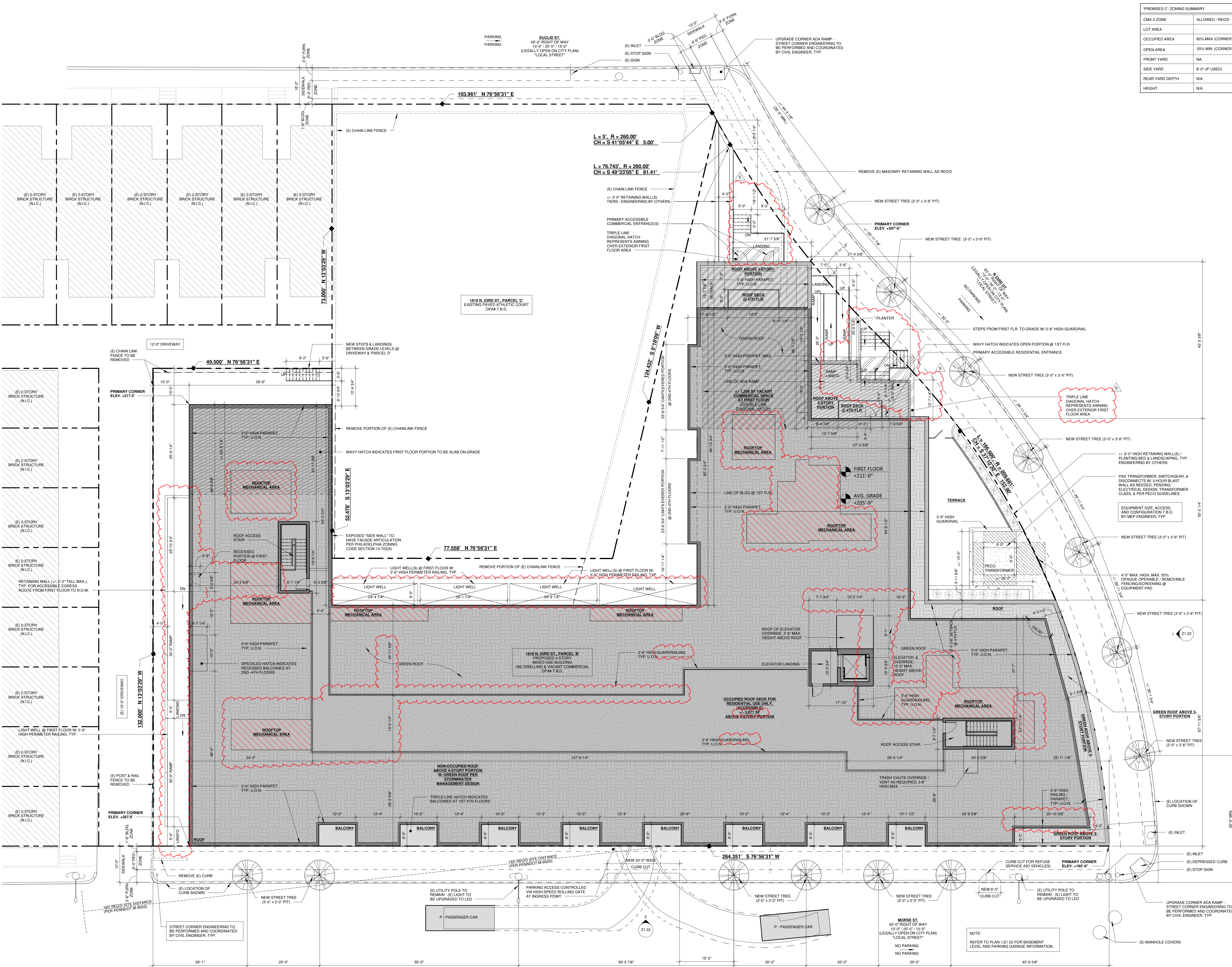
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



PREMISES C: ZONING SUMMARY		
CMX-3 ZONE	ALLOWED / REQ'D	PROPOSED
LOT AREA	-	11,593,924 SF
OCCUPIED AREA	80% MAX (CORNER)	0 SF
OPEN AREA	20% MIN. (CORNER)	11,593,924 SF (100%)
FRONT YARD	N/A	N/A
SIDE YARD	8'-0" (IF USED)	N/A
REAR YARD DEPTH	N/A	N/A
HEIGHT	N/A	N/A

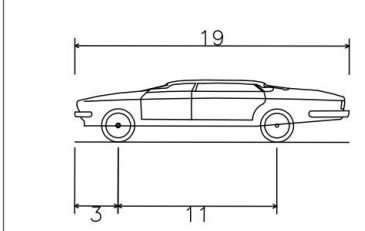
PREMISES B: ZONING SUMMARY		
CMX-3 ZONE	ALLOWED / REQ'D	PROPOSED
LOT AREA	-	20,356,766 SF
OCCUPIED AREA	80% MAX (CORNER)	23,974,556 (79.03%)
OPEN AREA	CORNER: 20% MIN.	6,285,216 SF (30.77%)
FRONT YARD	N/A	N/A
SIDE YARD	8'-0" (IF USED)	VARIES (10'-0" MIN.)
REAR YARD DEPTH	N/A	VARIES (3'-0" MIN.)
HEIGHT	N/A	49'-3"
PROPOSED PARKING STALLS	30 REQ'D (3 PER 10 DWELLINGS)	34 STALLS PROPOSED (2) ADA ACCESSIBLE STALLS (4) AUTO SHARE STALLS (25) 8'-0" x 18'-0" STALLS
ELECTRIC VEHICLE PARKING REQ'D	3 REQUIRED	MIN. (3) PROPOSED
PROPOSED RESIDENTIAL UNITS	(113) UNITS ALLOWED (PER PARKING RATIO)	(98) PROPOSED
STREET TREES	1 PER 35 LF FRONTAGE 497.8 LF, 35 x 14.2	13 PROPOSED**
LOADING ZONE REQ'D	N/A	N/A
BICYCLE PARKING	33 REQ'D (1 PER 3 DWELLINGS)	33 MIN. PROPOSED

GROSS FLOOR AREA SUMMARY*	
FLOOR	AREA (SF)
ROOF	618
FOURTH FLOOR	21,814
THIRD FLOOR	23,437
SECOND FLOOR	23,437
FIRST FLOOR	21,891
TOTAL	91,287 TOTAL (FLOORS 1-R)
MAX. FLOOR AREA	500% (151,298.83 SF) 301.677% (81,287 SF)

*GROSS FLOOR AREA IS LISTED AS DEFINED BY THE PHILADELPHIA ZONING CODE 14-202. ACCORDINGLY, MEASUREMENTS INCLUDE ELEVATOR SHAFTS AND STAIRWELLS ON EACH FLOOR, INTERIOR BALCONIES, AND ROOF DECK ACCESS STRUCTURES. MEASUREMENTS EXCLUDE TERRACES, CELLARS, UNDERGROUND ACCESSORY PARKING AND RELATED STRUCTURES SUCH AS STAIRS, LOBBIES, MECHANICAL SPACES, EXTERIOR BALCONIES, & ROOF DECKS.

**DUE TO EXISTING CONDITIONS AND DRIVEWAY SITE DISTANCE REQUIREMENTS PER PENNDOT M-4605 FORM (SUBJECT TO DEPT. OF STREETS AND PARKS & REC REVIEW)

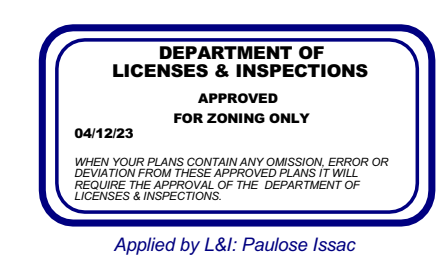
NOTES:
- DO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER
- ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET
- ALL ROOF DECKS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5'-0"
- ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10'-0" ABOVE GRADE
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY
- PROVIDE 5' TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED
- ANY UTILITIES SHOWN ARE FROM PUBLIC RECORD
- CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1-800-342-1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION



P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Height 4.300ft
Min Body Ground Clearance 1.115ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°

2 AASHTO 2011 PASSENGER VEHICLE DETAIL
SCALE: 1/4" = 1'-0"

NOTES:
1. PLAN 1/2"=0.00' DEPICTS CELLAR LEVEL AND PARKING GARAGE INFORMATION. REFER TO 1/2"=0.01' FOR ADDITIONAL R.O.W. ANNOTATIONS, DIMENSIONS, AND STREET TREE INFORMATION
2. AVG. GRADE: +205.9' (A.K.A. 5'-3" BELOW 1ST FLR)
3. DATUM +211.0' CORRELATES WITH ELEVATION MARKER 0'-0" ON ELEVATIONS (FIRST FLOOR)



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ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT

PROJECT

1818 N 53RD ST. - N. 53RD ST.

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	12/23/2021
2	ZONING RESPONSE	06/13/2022
3	ZONING / STREET CURT. RESPONSE	09/30/2022
4	DESIGN DEV. ZONING UPDATE	02/28/2023

DRAWING TITLE	
ZONING PLAN	
JOB NO.	21001
DRAWN BY:	ME: HKK
SCALE:	As Indicated
SHEET NO.	

