



In accordance with the terms and provisions of Section
14-603 (1)(d), 14-705 (1), and 14-803 (3) of the Philadelphia Code pertaining to:

LANDSCAPE AND TREES

ON-SITE & PARKING LOT	WIRELESS TOWERS
☐ APPROVED	☐ APPROVED
☒ WAIVED	☐ DISAPPROVED
☐ IN-LIEU FEE \$ _____	

Appled Electronically By: **MATT WYSONG**
October 4, 2022

Ledger No.: **E-3034**

Philadelphia City Planning Commission

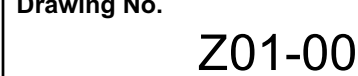
APPROVED
FOR ZONING ONLY
10/12/22
WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User:

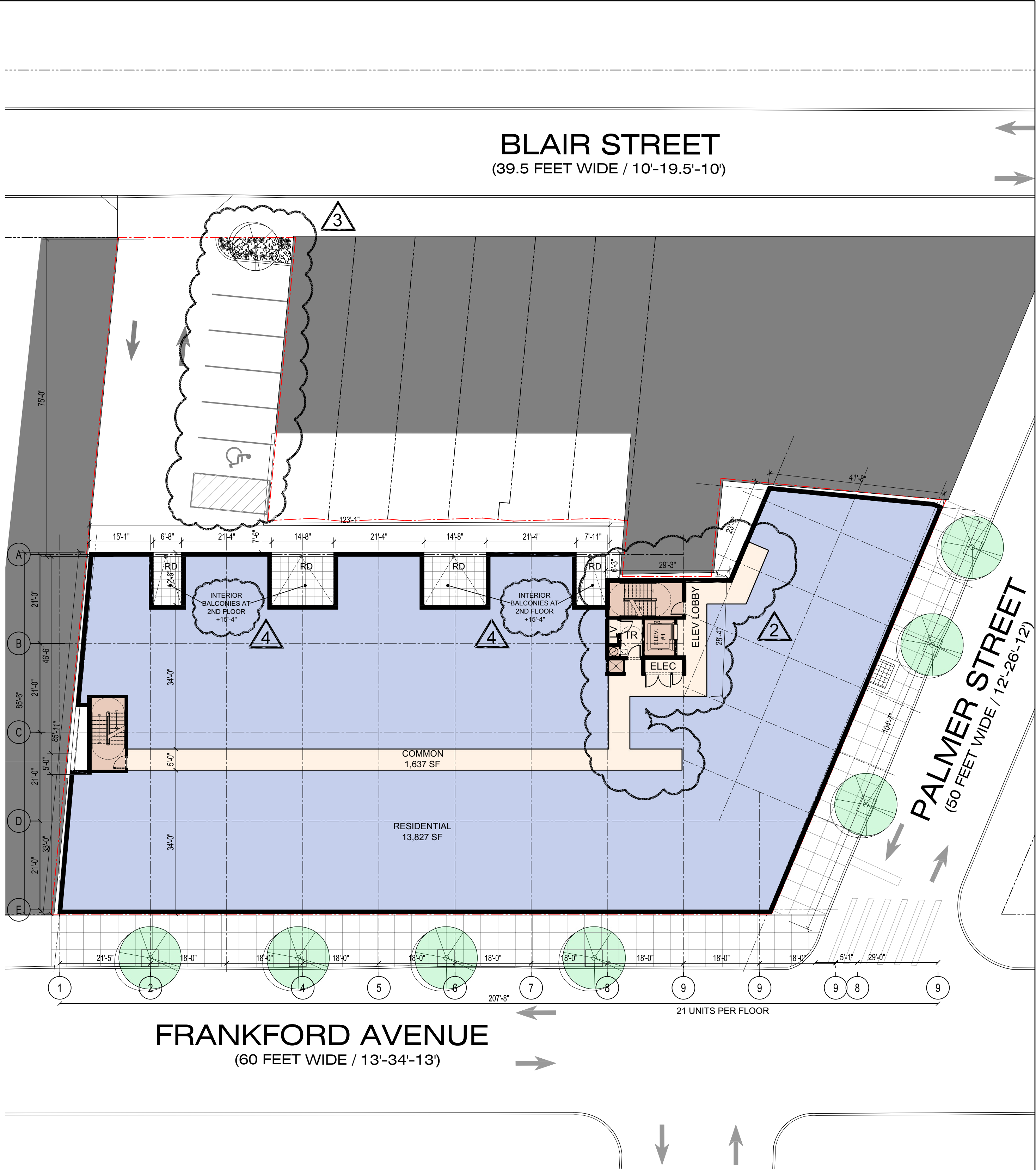
1		ZONING ANALYSIS
	Z01-00	SCALE: NTS

DATE	ISSUED FOR	REV
11/02/2021	ZONING SUBMISSION	
02/15/2022	ZONING SUBMISSION	2
05/25/2022	ZONING SUBMISSION	3
07/26/2022	ZONING SUBMISSION	4
08/30/2022	ZONING SUBMISSION	5
09/30/2022	ZONING SUBMISSION	6

This drawing has been prepared solely for the use of the SWC PALMER and FRANKFORD ASSOCIATES, LP and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Electrical: N/A



DATE	ISSUED FOR	REV				
11/02/2021	ZONING SUBMISSION					
02/15/2022	ZONING SUBMISSION	2				
05/25/2022	ZONING SUBMISSION	3				
07/26/2022	ZONING SUBMISSION	4				
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.						
Project Component ZONING SUBMISSION						
Consultants Civil: Ruggiero Plante Land Design 5900 Ridge Avenue Philidelphia, PA 19128 P: 215.508.3900 Architecture: NORR 325 N La Salle Street, Suite 500 Chicago, IL 60654 P: 312.424.2400 One Penn Center 1617 JFK Blvd., Suite 1600 Philadelphia, PA 19103 Structural: N/A Mechanical: N/A Electrical: N/A						
Seal(s) 						
NORR One Penn Center 1617 JFK Blvd., Suite 1600 Philadelphia, PA, US 19103 norr.com						
<table><tr><td>Project Manager ADAM JECKEL</td><td>BIM Lead PAUL MOORE</td></tr><tr><td>Design Lead NORR</td><td>Drawn PAUL MOORE</td></tr></table>			Project Manager ADAM JECKEL	BIM Lead PAUL MOORE	Design Lead NORR	Drawn PAUL MOORE
Project Manager ADAM JECKEL	BIM Lead PAUL MOORE					
Design Lead NORR	Drawn PAUL MOORE					
SWC Palmer And Frankford Associates, LP 1824 SPRUCE STREET, SUITE 100 PHILADELPHIA, PA 19103 P: 215.985.4604						
Project 1716-32 FRANKFORD AVE. 1716-32 FRANKFORD AVENUE PHILADELPHIA, PA 19122						
Drawing Title ZONING PLANS						
Scale: As indicated						
Chicago Project No. NICH20-0310-00 Philadelphia Project No.						
Drawing No. Z03-00						



2 CELLAR PLAN
Z03-00 SCALE: 1/16"=1'-0" NORTH

1 TYPICAL FLOOR PLAN (2-3)
Z03-00 SCALE: 1/16"=1'-0" NORTH

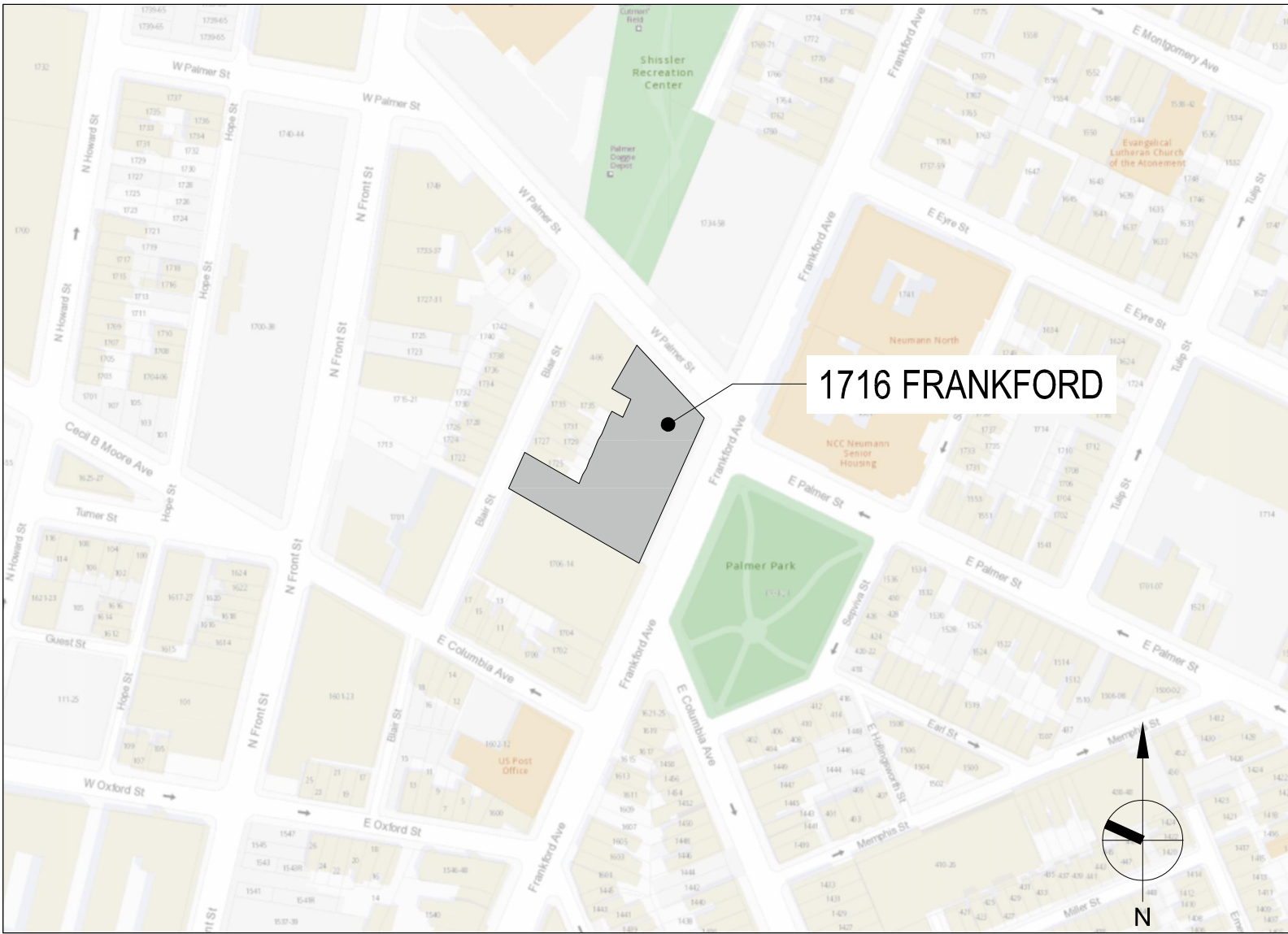
PROJECT ADDRESS: 1716 FRANKFORD AVE. PHILA, PA 19122

ZONING CLASSIFICATION: CMX-2 (COMMERCIAL MIXED USE)

SCOPE OF WORK:

TO AMEND THE EXISTING/APPROVED PERMIT (ZP-2022-011497) TO REDUCE UNIT COUNT FROM 50 DWELLING UNITS TO 42 DWELLING UNITS, MODIFY ROOF DECK AND ROOF DECK ACCESS STRUCTURE LOCATIONS, ADD ARCHITECTURAL EMBELLISHMENTS, AND MODIFY LOCATIONS OF INTERIOR BALCONIES AT 2ND FLOOR.

[SIZE AND LOCATION PER PLANS]



SITE VICINITY MAP

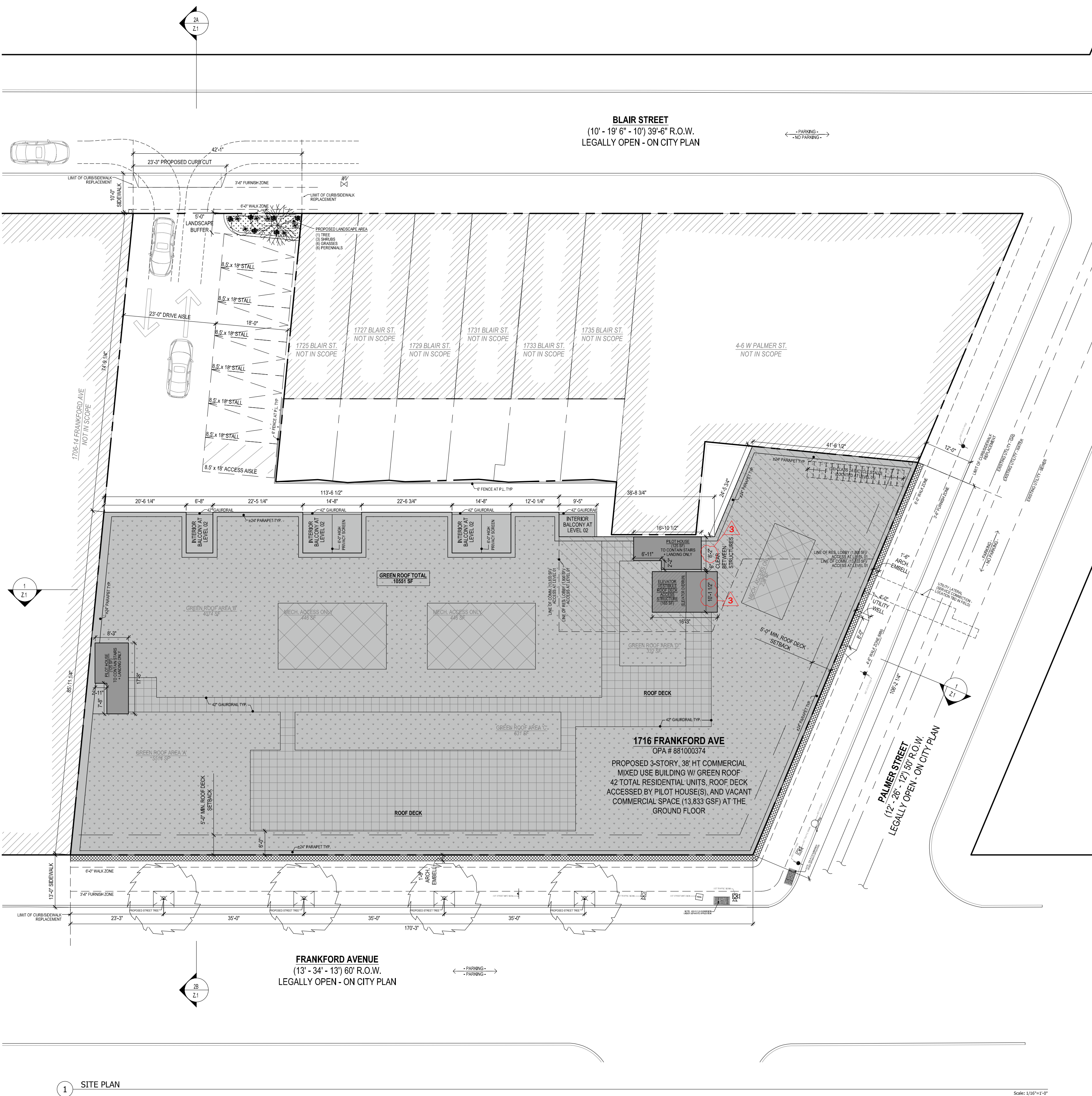
Scale: N.T.S.

ZONING DATA - 1716 FRANKFORD AVE.

CMX-2	REQUIRED/ ALLOWED	ALLOWED W/ BONUS	EXISTING / APPROVED (Permit ZP-2022-011497)	PROPOSED
LOT AREA	N/A	N/A	20195 SF	NO CHANGE
USE	COMMERCIAL + 41 DWELLING UNITS	COMMERCIAL + 51 DWELLING UNITS †	VACANT COMMERCIAL + 50 DWELLING UNITS †	VACANT COMMERCIAL + 42 DWELLING UNITS †
COVERAGE	MAX. 80% (CORNER PARCELS)	MAX. 80% (CORNER PARCELS)	16162 SF (80%)	NO CHANGE
OPEN AREA	MIN. 20% (CORNER PARCELS)	MIN. 20% (CORNER PARCELS)	4033 SF (20%)	NO CHANGE
FRONT YARD	- N/A -	- N/A -	\	\
SIDE YARD	5'-0" MIN. (IF USED)	5'-0" MIN. (IF USED)	\	\
REAR YARD	9'-0" MIN	9'-0" MIN	74'-9 1/4"	NO CHANGE
HEIGHT	38'-0" A.G. MAX	38'-0" A.G. MAX	N.T.E. 38'-0"	NO CHANGE
PARKING	- N/A -	- N/A -	6 STALLS (ACCESSORY TO VANCANT COMMERCIAL USE)	NO CHANGE

BUILDING INFORMATION

PROPOSED STREET ENCROACHMENTS			1'-6" ARCH. EMBELLISHMENT
			4'-0" UTILITY ACCESS WELL
		23'-3" CURB CUT (ON BLAIR ST.)	NO CHANGE



1 SITE PLAN

Scale: 1/16"=1'-0"

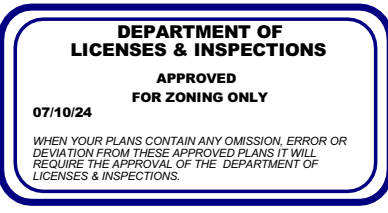
In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: Frankford
PRIMARY FRONTAGE: Frankford
REAR STREET: _____

Applied Electronically By: AARON HOLLY
July 9, 2024 Ledger No.: E-3034

Philadelphia City Planning Commission



In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-702 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT
☐ APPROVED ☐ DISAPPROVED
☒ WAIVED
☐ IN-LIEU FEE \$ _____

WIRELESS TOWERS
☐ APPROVED
☐ DISAPPROVED

Applied Electronically By: AARON HOLLY
July 9, 2024 Ledger No.: E-3034

Philadelphia City Planning Commission

Waiver from requirements of 14-803(5)(e)

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER: 1716 FRANKFORD AVE. - 20212873263-000



Gnome Architects LLC
1901 S. 9th St. Rm.310
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

1716
FRANKFORD

1716-32 FRANKFORD AVE.
PHILADELPHIA, PA 19122

OWNER

SWC Palmer and Frankford
Associates

REV #	DATE	DESCRIPTION
1	06.11.2024	ZONING AMENDMENT
2	07.02.2024	ZONING RFI
3	07.05.2024	ZONING RFI

SEALS



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Job No: 0427
Drawn By: JP
Checked By: DS

DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.0

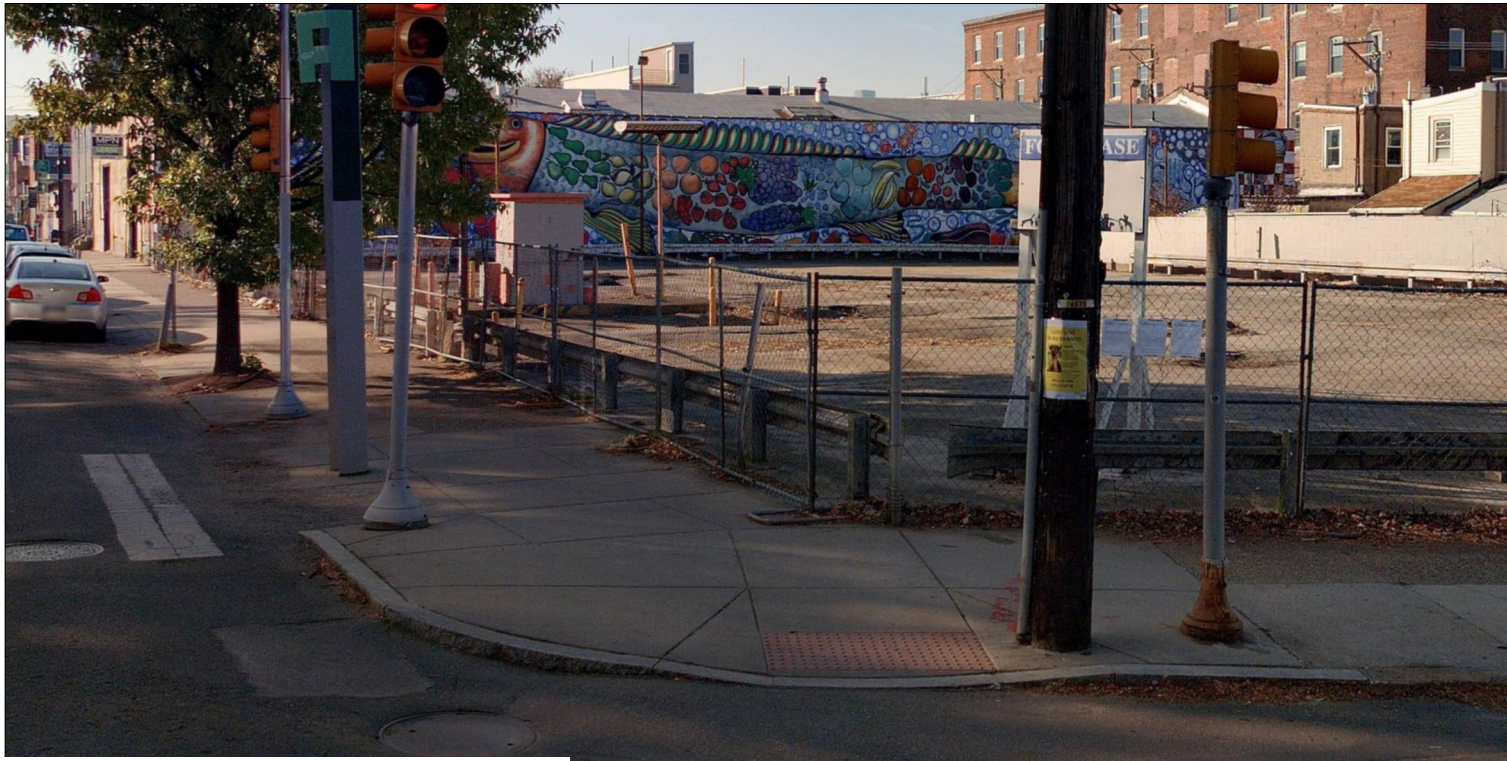
PROJECT ADDRESS: 1716 FRANKFORD AVE. PHILA, PA 19122

ZONING CLASSIFICATION: CMX-2 (COMMERCIAL MIXED USE)

SCOPE OF WORK:

TO AMEND THE EXISTING/APPROVED PERMIT (ZP-2022-011497) TO REDUCE UNIT COUNT FROM 50 DWELLING UNITS TO 42 DWELLING UNITS, MODIFY ROOF DECK AND ROOF DECK ACCESS STRUCTURE LOCATIONS, ADD ARCHITECTURAL EMBELLISHMENTS, AND MODIFY LOCATIONS OF INTERIOR BALCONIES AT 2ND FLOOR.

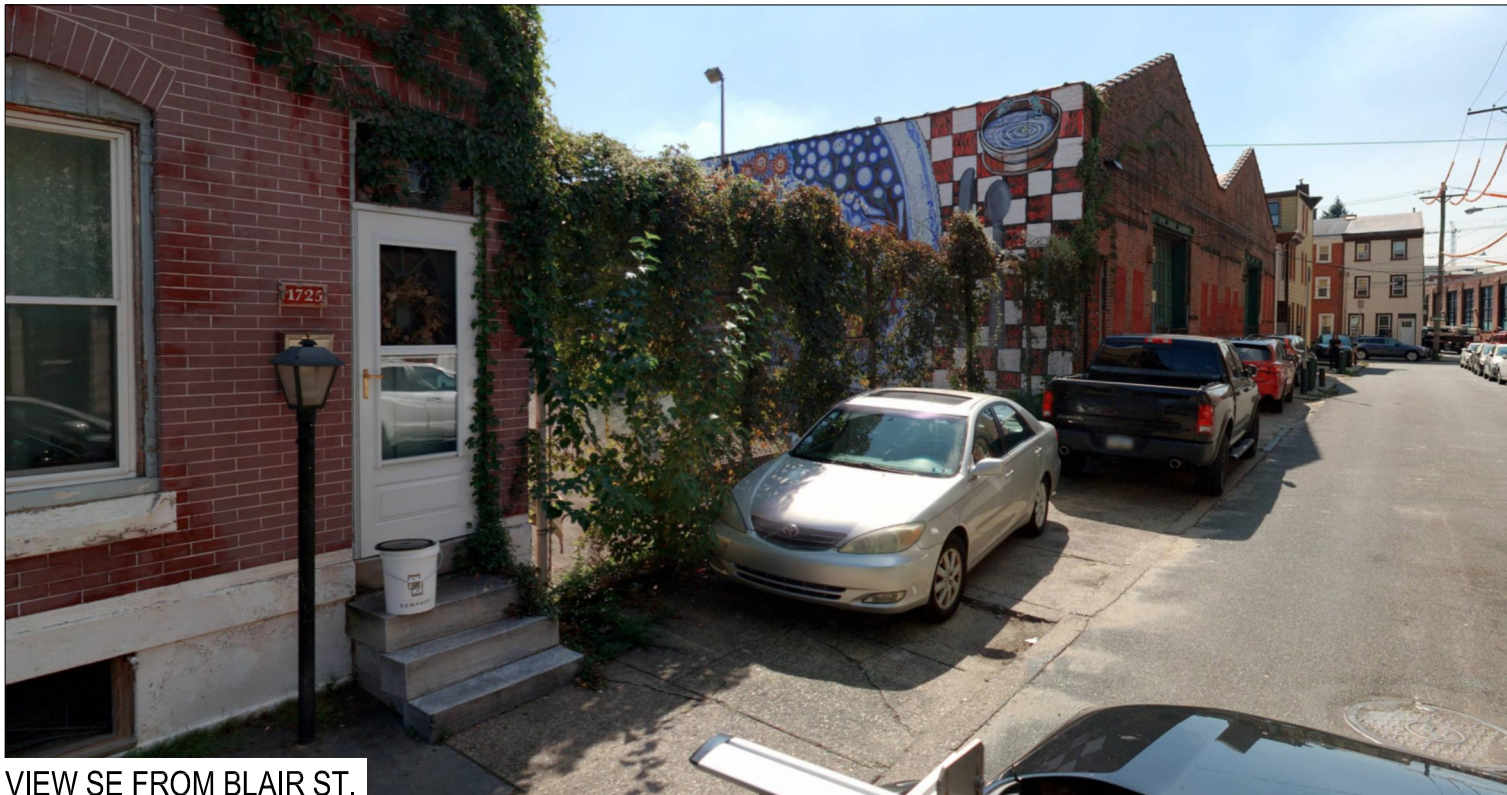
[SIZE AND LOCATION PER PLANS]



VIEW SW FROM FRANKFORD & PALMER



VIEW NW FROM FRANKFORD & PALMER

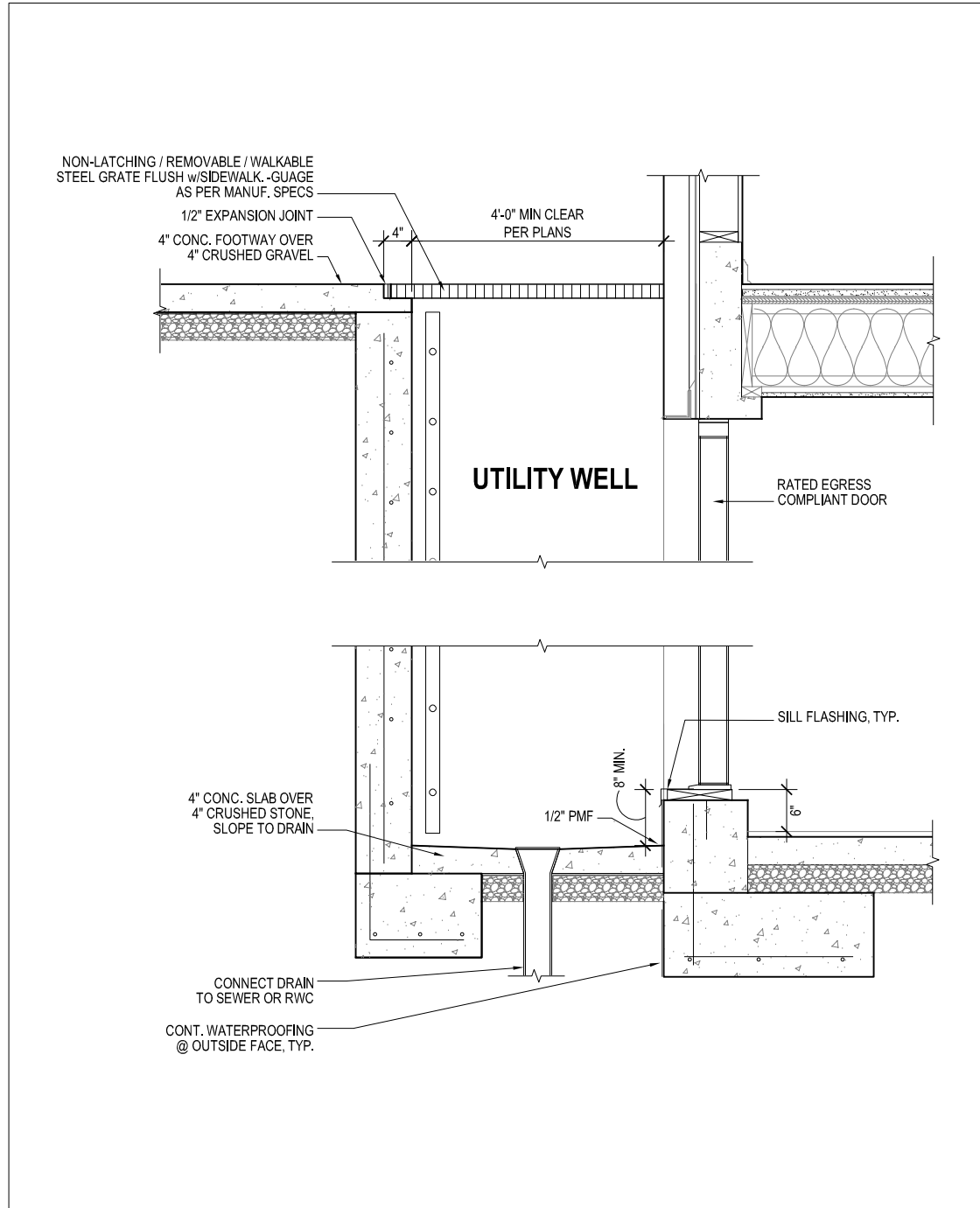
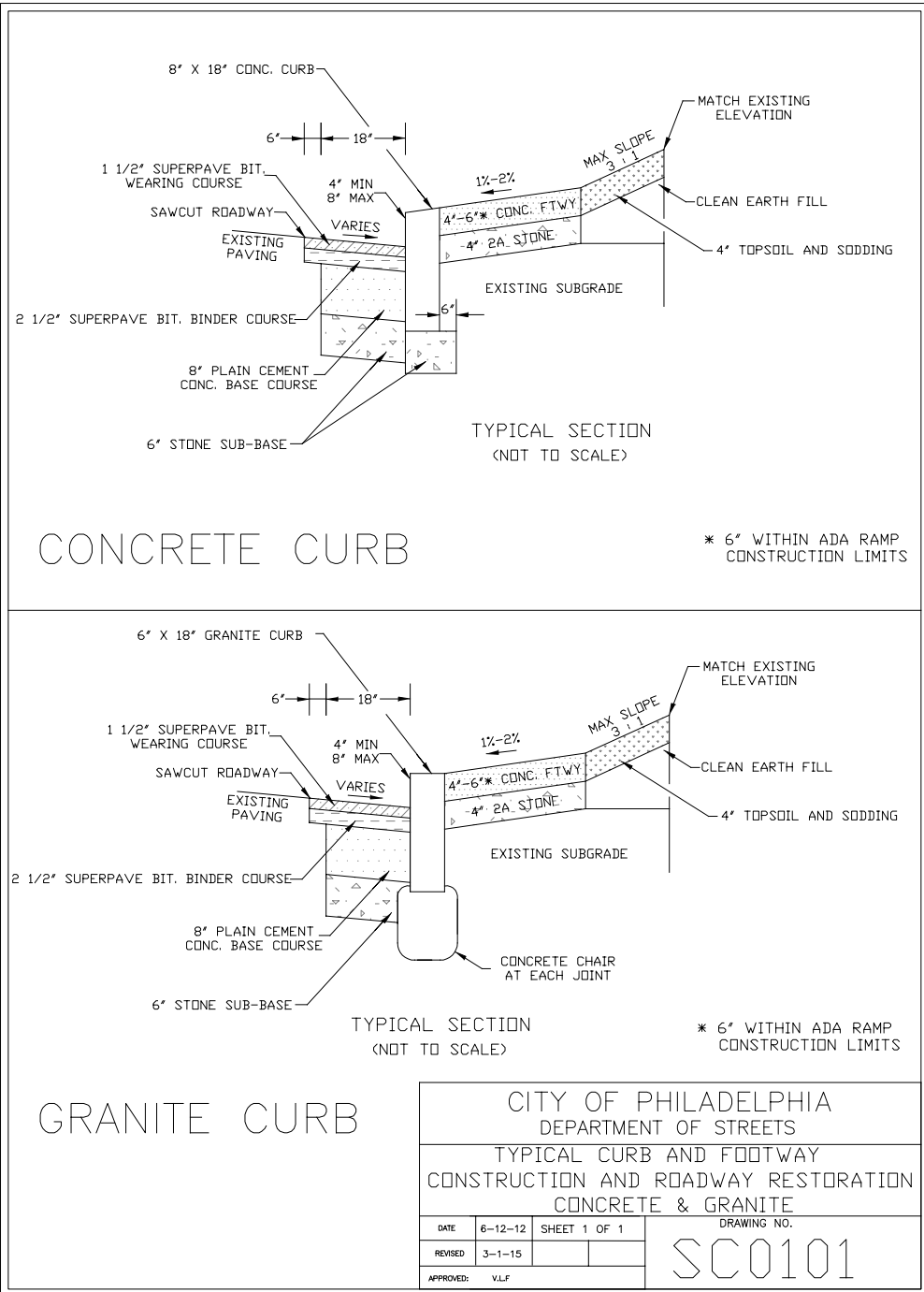
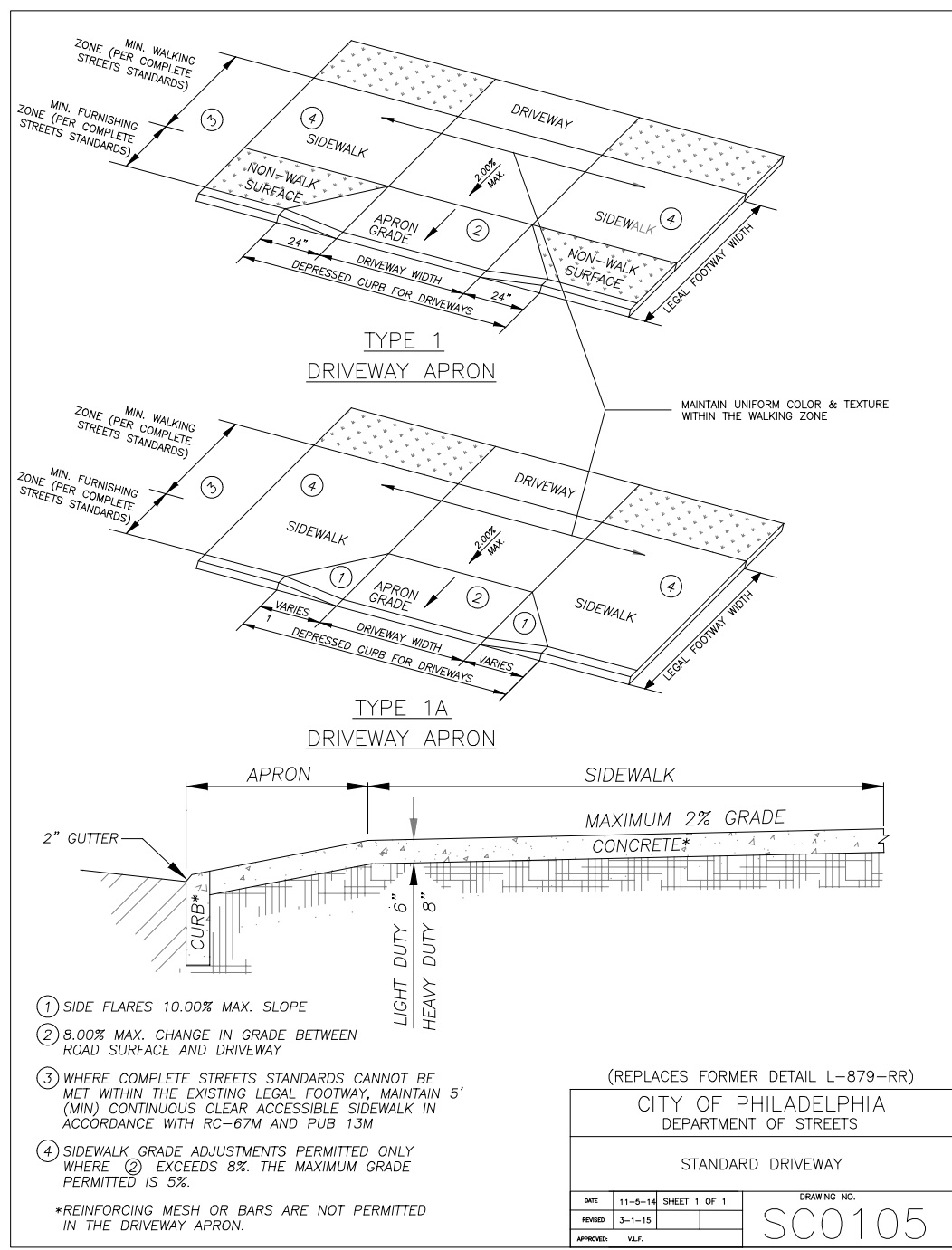
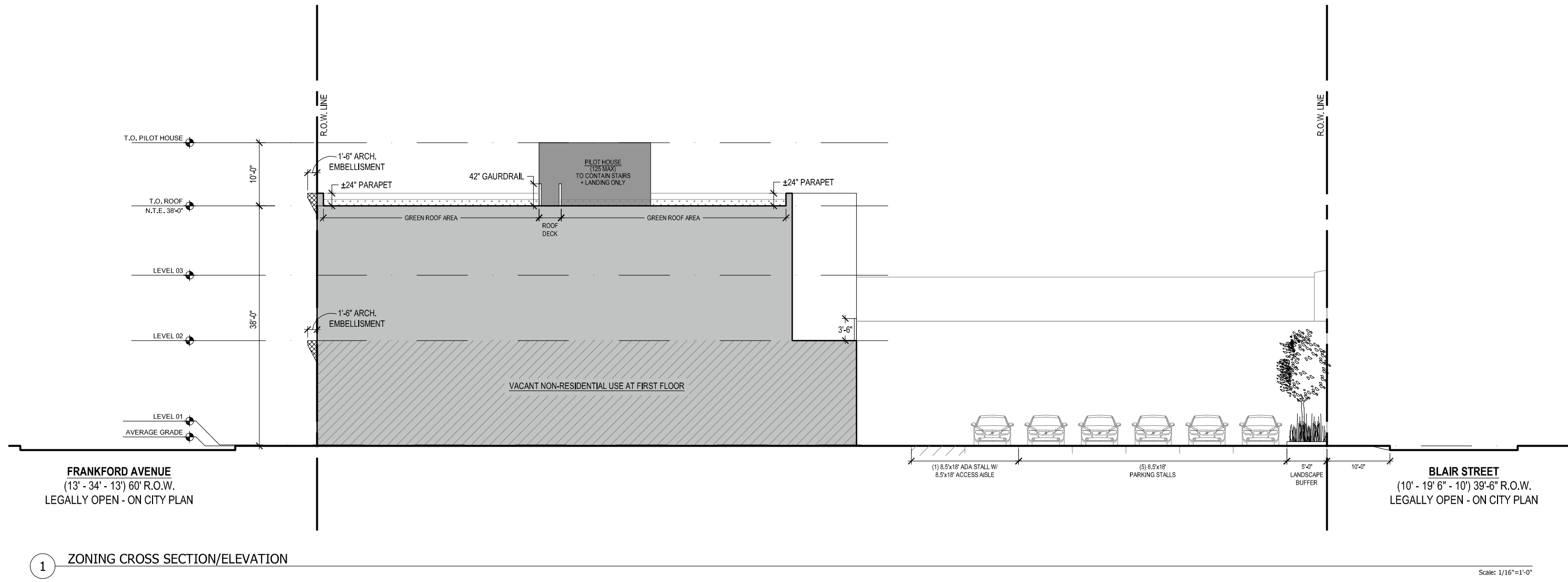
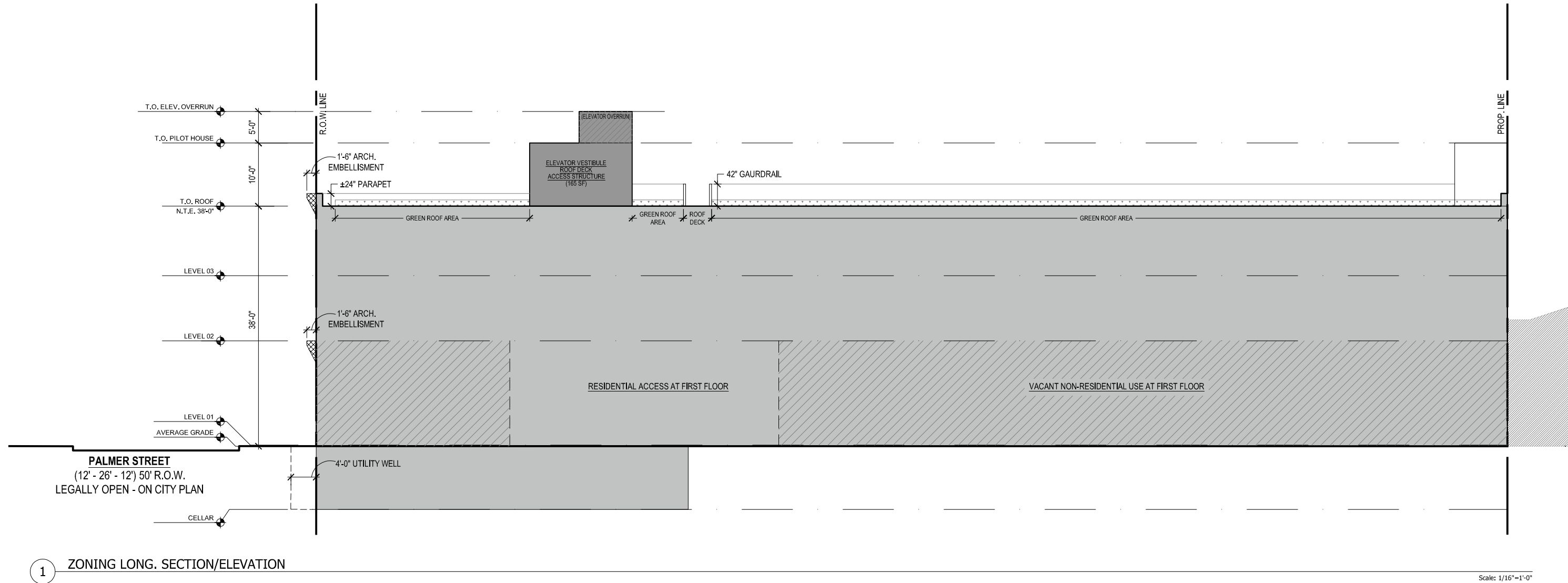
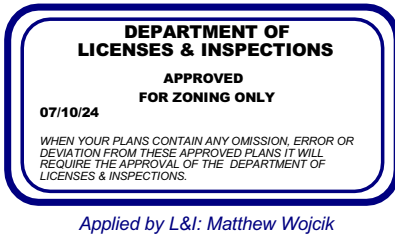


VIEW SE FROM BLAIR ST.

EXISTING SITE PHOTOS

Scale: N.T.S.

STAMP AREA



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OWNER

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REV #	DATE	DESCRIPTION
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Job No: 0427
Drawn By: JP
Checked By: DS

DRAWING TITLE: ZONING
SECTIONS/ELEVATIONS
& TYP. DETAILS

DRAWING No:

Z.1

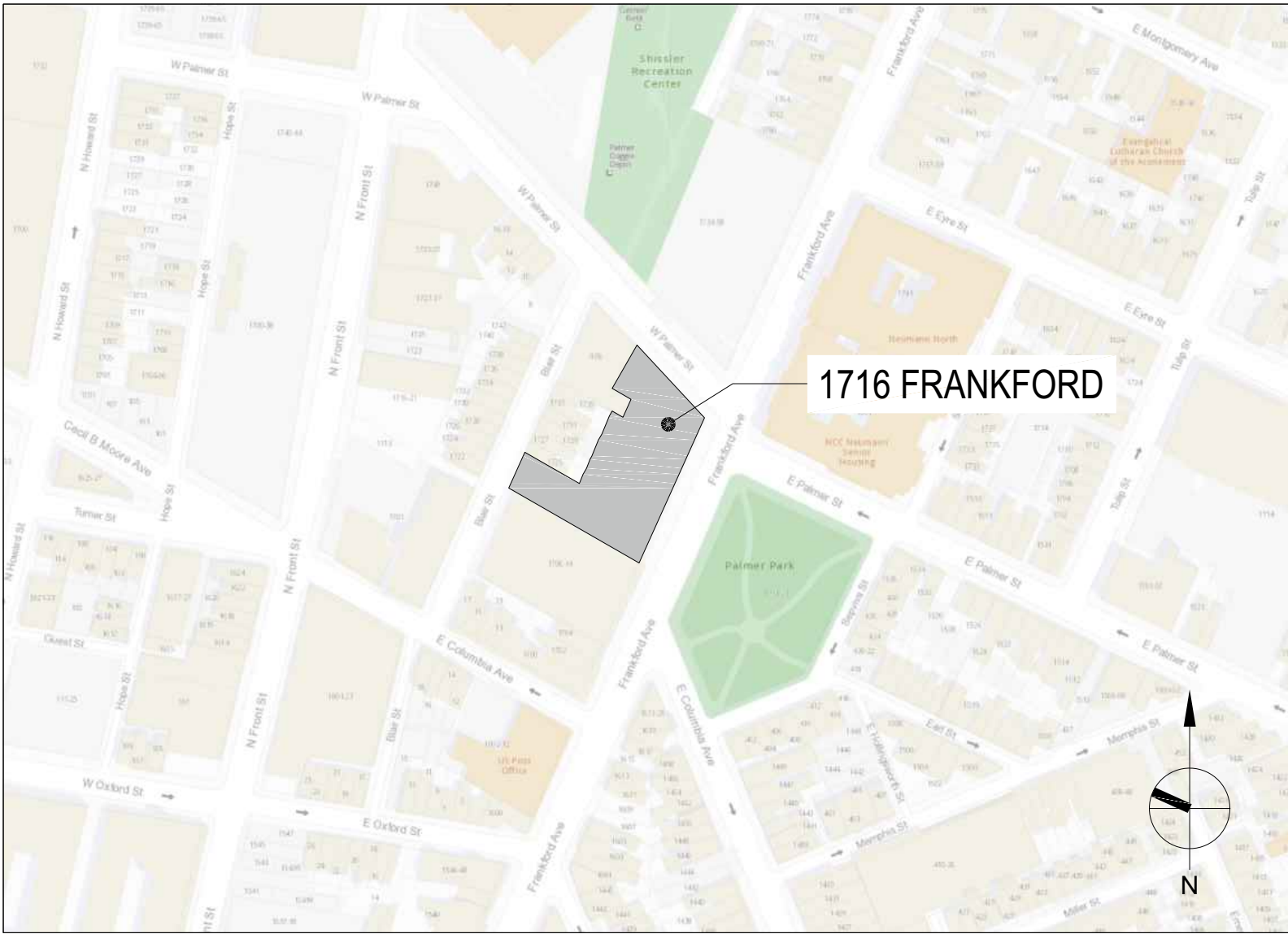
PROJECT ADDRESS: 1716 FRANKFORD AVE. PHILA, PA 19122

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[SIZE AND LOCATION PER PLANS]



SITE VICINITY MAP

Scale: N.T.S.

ZONING DATA - 1716 FRANKFORD AVE.

CMX-2	REQUIRED/ ALLOWED	EXISTING / APPROVED (Permit ZP-2022-011497)	AMENDMENT (APPROVED 07.10.2024)	PROPOSED AMENDMENT 05.27.2025
LOT AREA	N/A	20195 SF	NO CHANGE	NO CHANGE
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ON-SITE & PARKING LOT

☐ APPROVED ☐ DISAPPROVED ☒ WAIVED

WIRELESS TOWERS

☐ APPROVED ☐ DISAPPROVED

Applied Electronically By: SARAH CHIU

June 17, 2025

Ledger No.: E-7144

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: Frankford Ave

PRIMARY FRONTAGE: Frankford Ave

REAR STREET: Frankford Ave

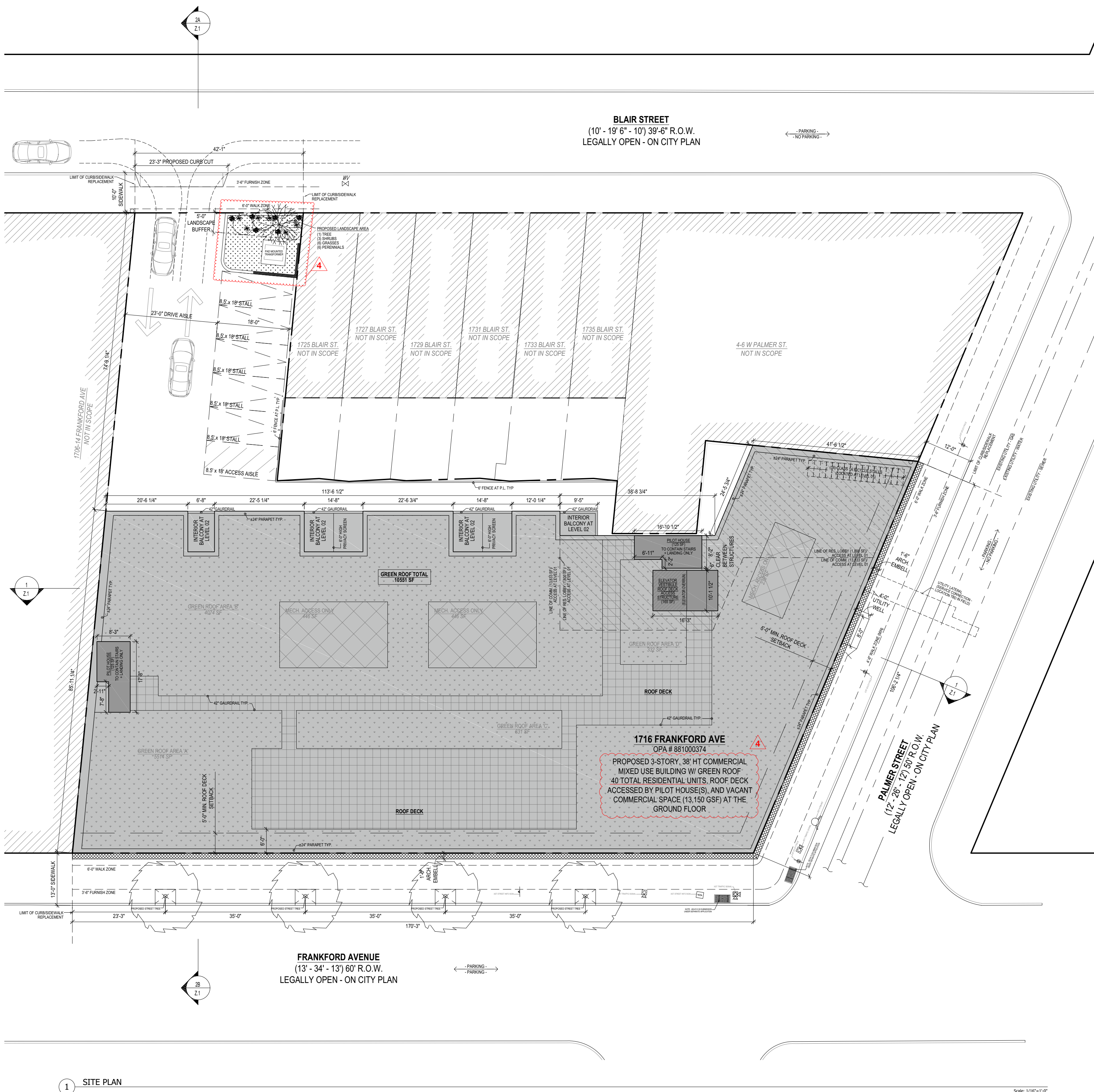
Applied Electronically By: SARAH CHIU

June 17, 2025

Ledger No.: E-7144

Philadelphia City Planning Commission

Waiver from requirements in 14-803(5) e during the original permit.



1 SITE PLAN

Scale: 1/16"=1'-0"

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE



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OWNER

SWC Palmer and Frankford
Associates

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3	07.05.2024	ZONING RFI
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SEALS



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Job No: 0427
Drawn By: JP
Checked By: DS

DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.0

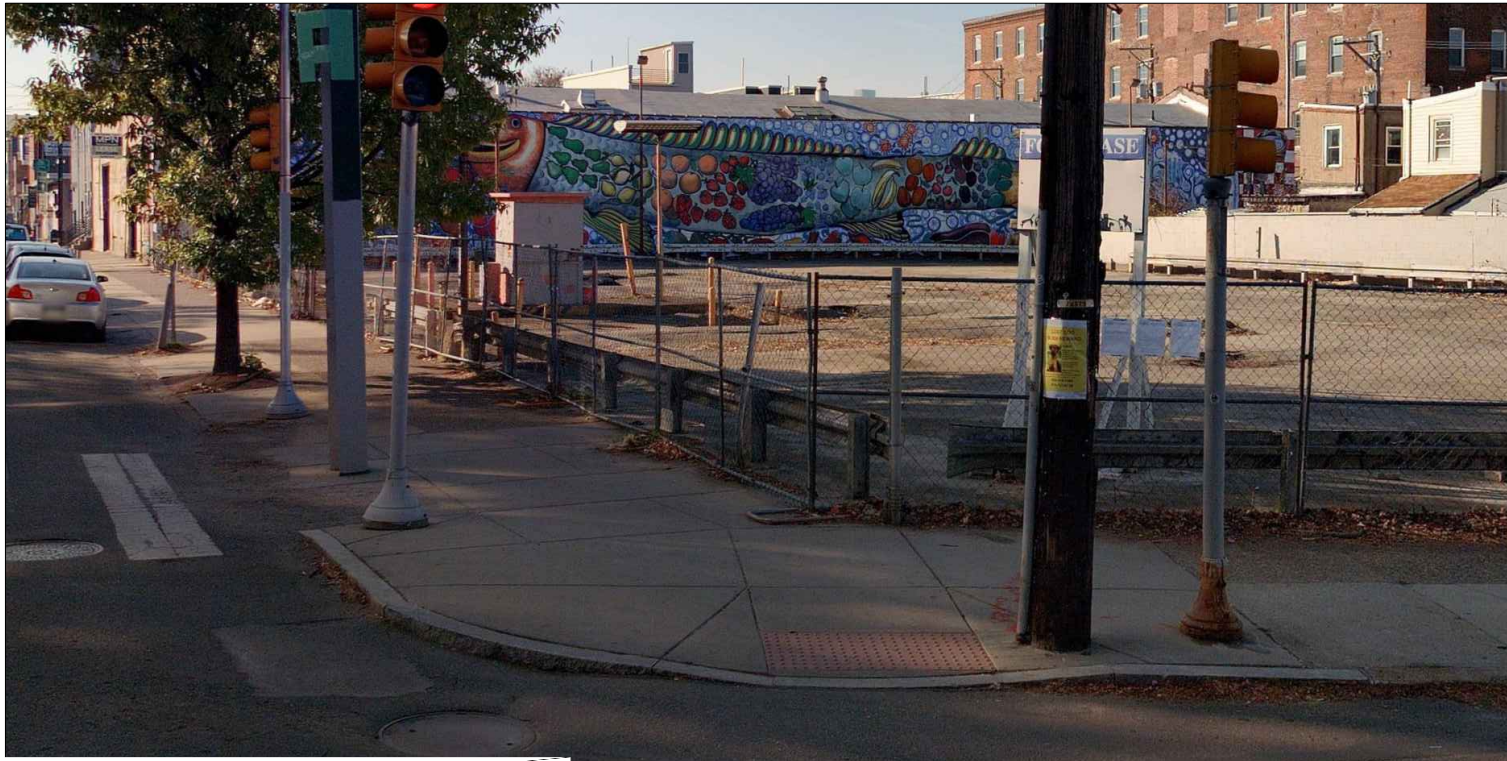
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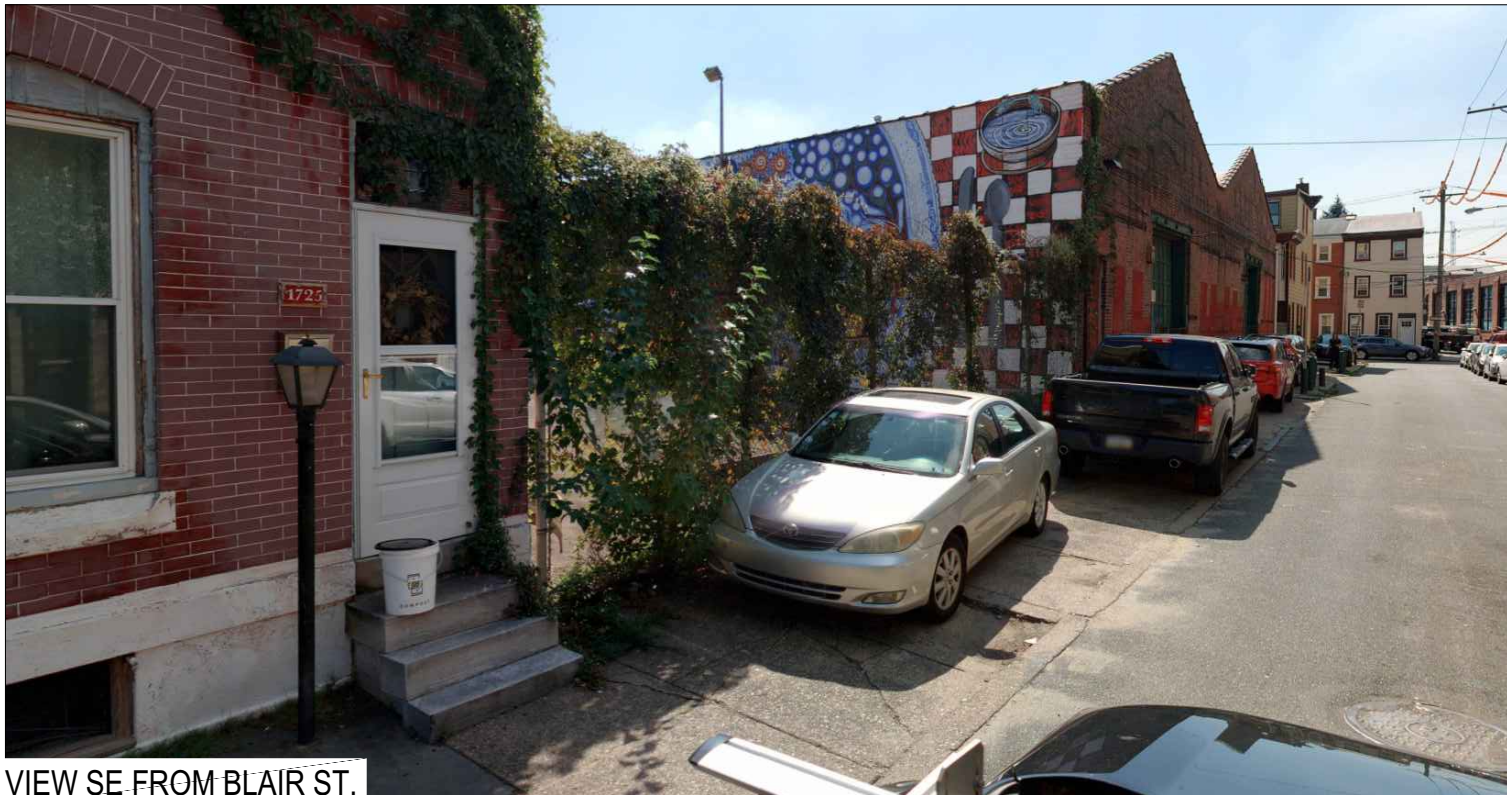
[SIZE AND LOCATION PER PLANS]



VIEW SW FROM FRANKFORD & PALMER



VIEW NW FROM FRANKFORD & PALMER



VIEW SE FROM BLAIR ST.

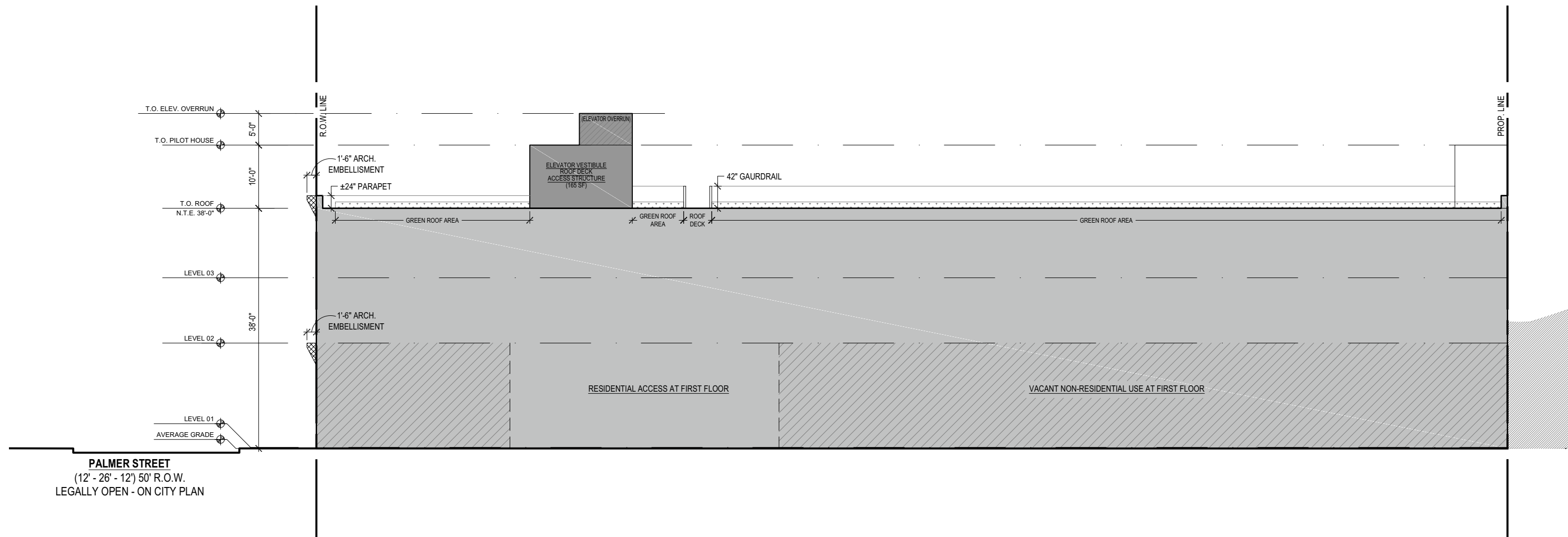
EXISTING SITE PHOTOS

Scale: N.T.S.

STAMP AREA

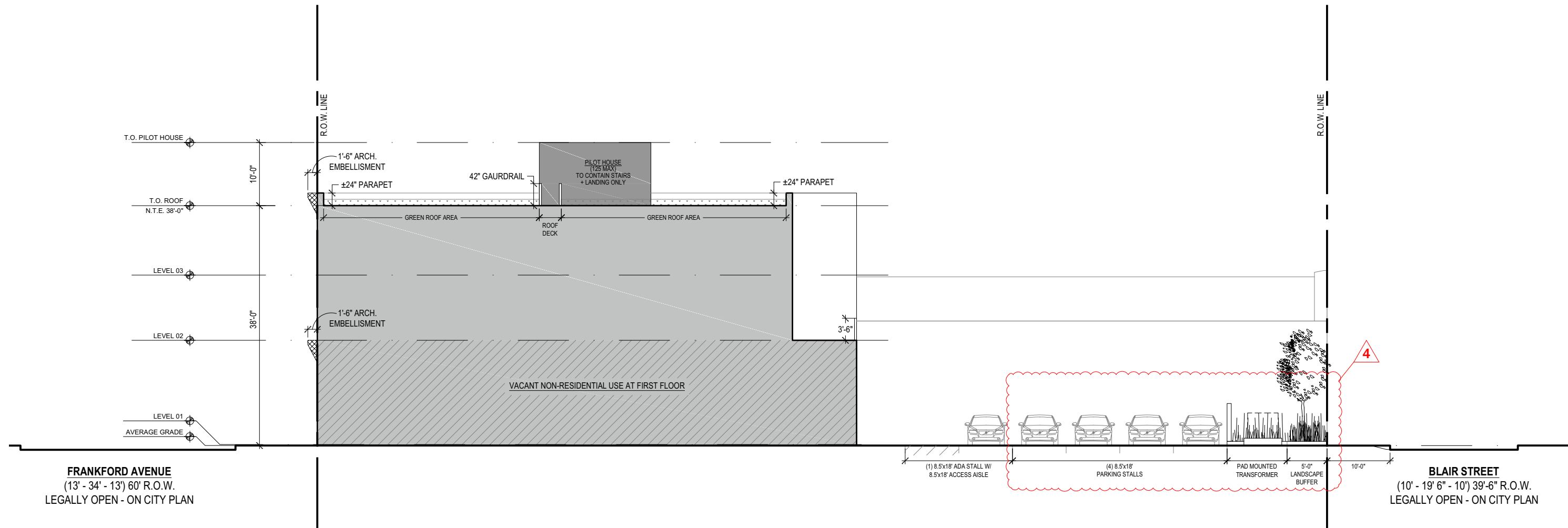


Applied by L&I: Matthew Wojcik



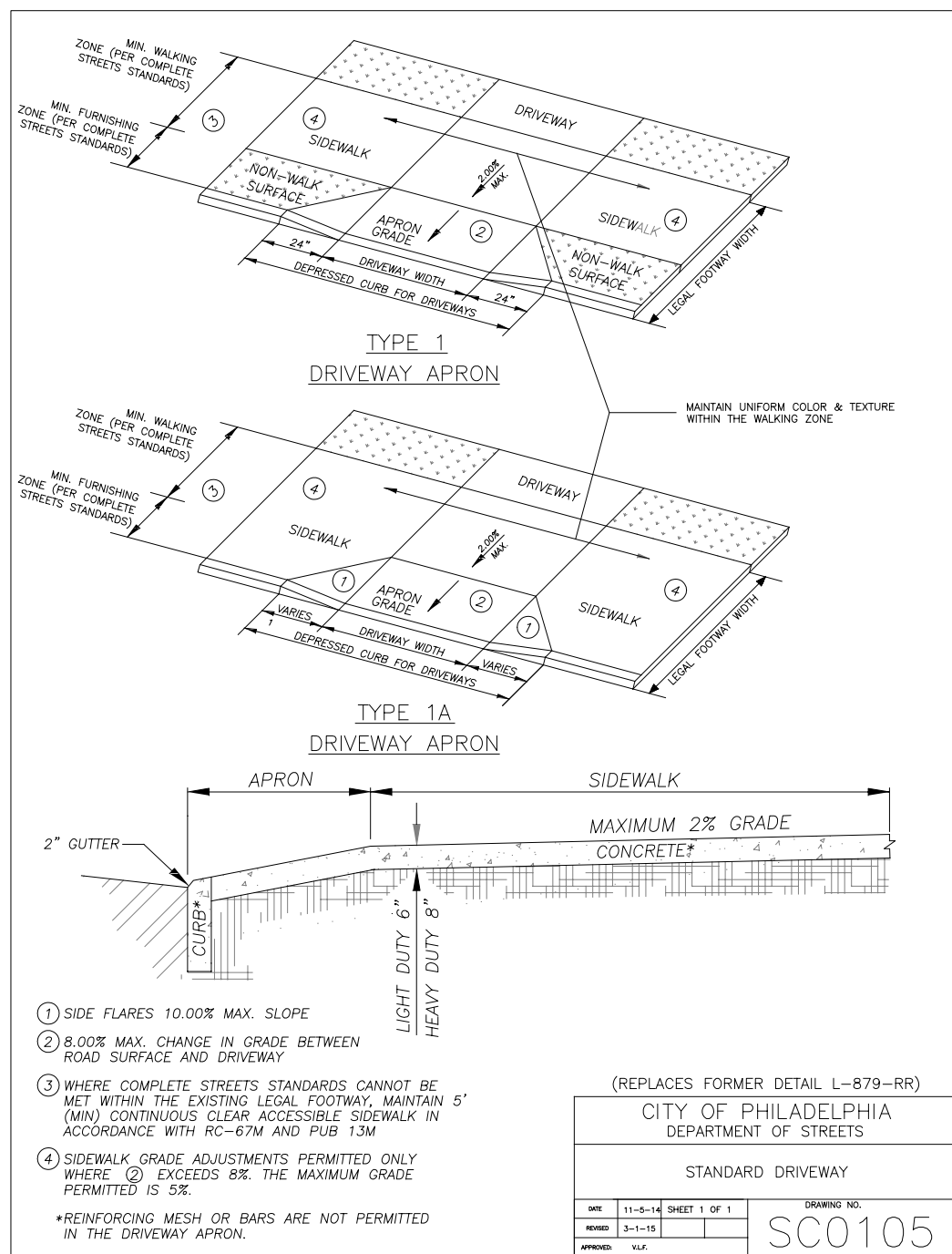
1 ZONING LONG SECTION/ELEVATION

Scale: 1/16"=1'-0"

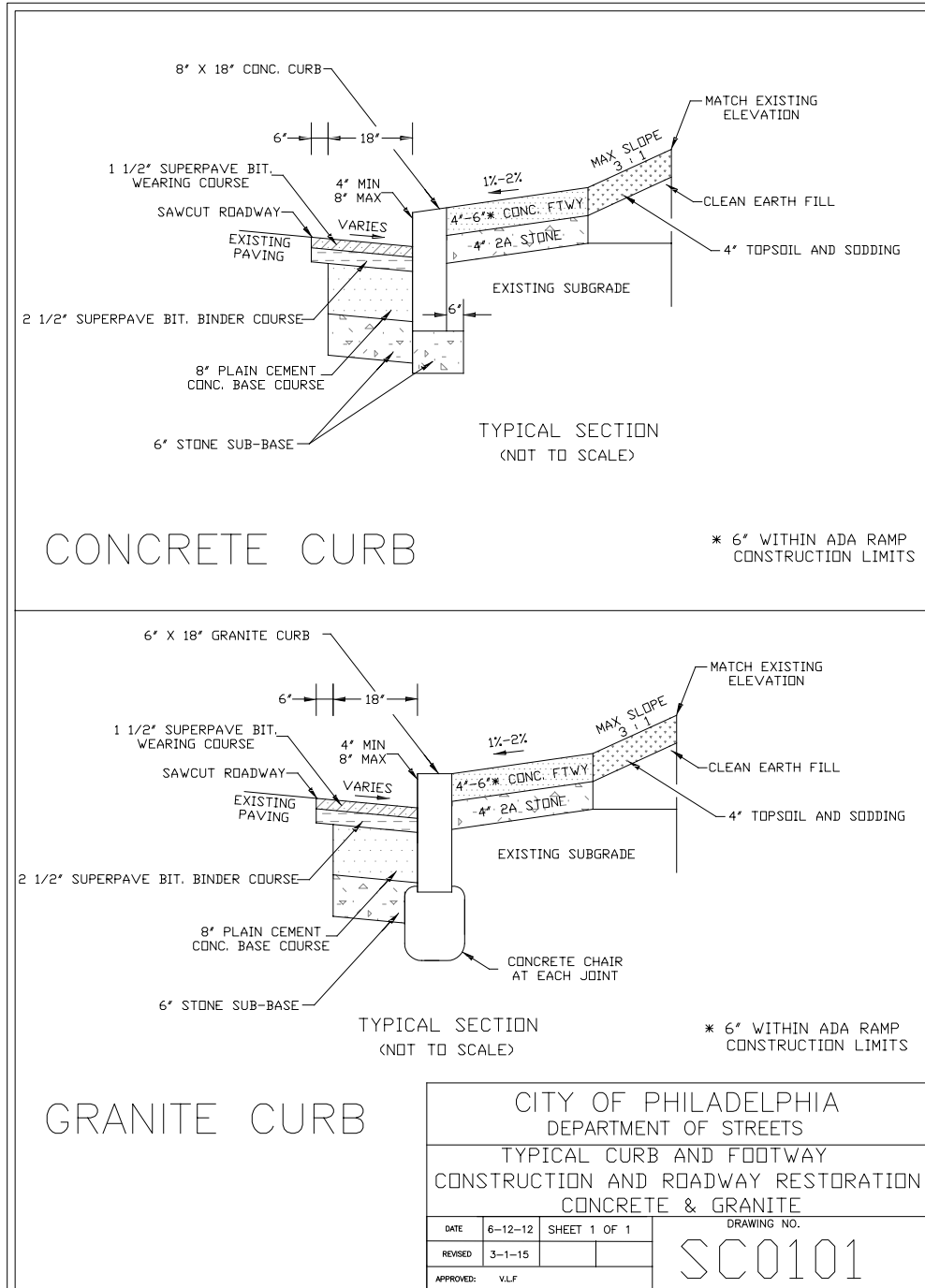


1 ZONING CROSS SECTION/ELEVATION

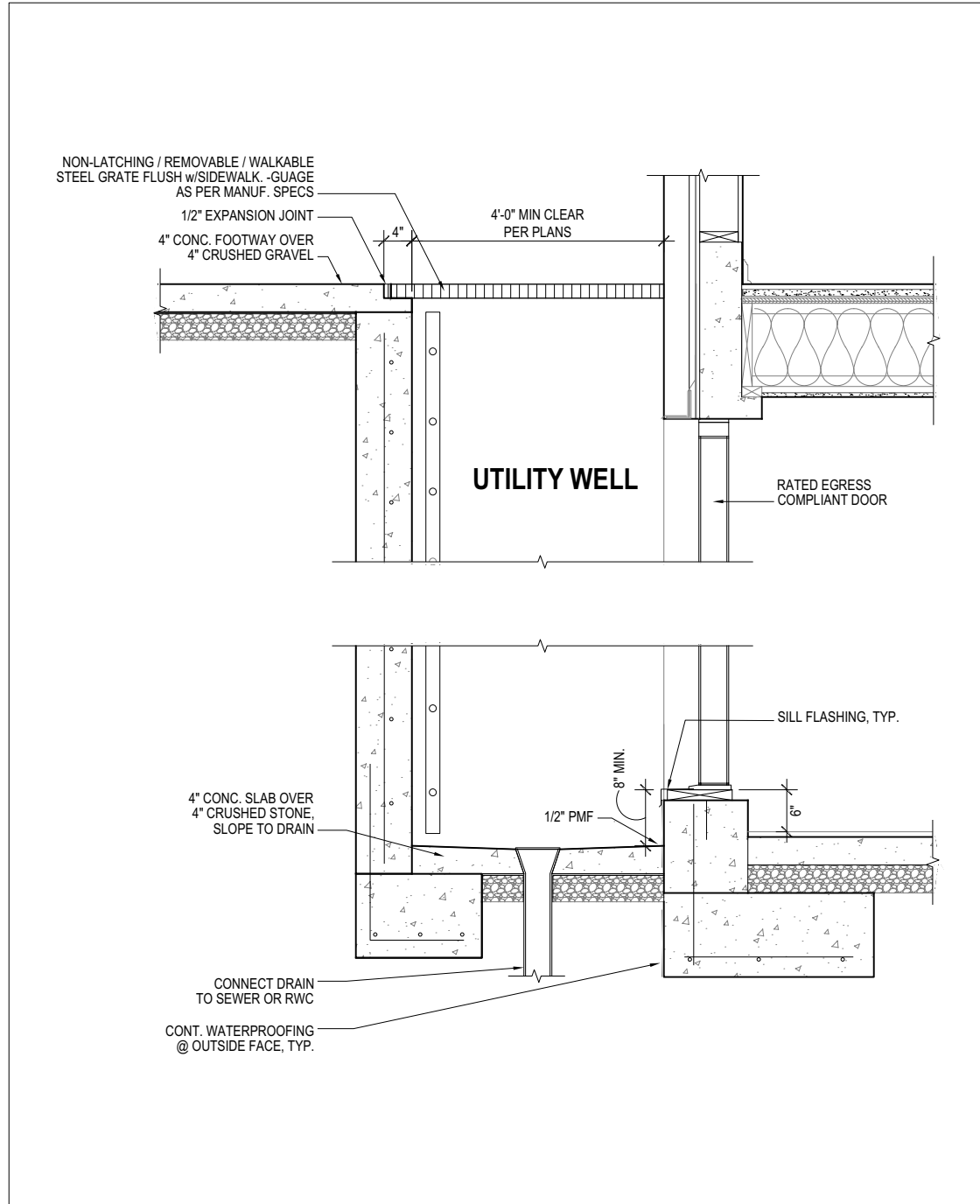
Scale: 1/16"=1'-0"



STANDARD STREET WORK DTLS



Scale: N.T.S.



TYP. UTILITY WELL DETAIL

Scale: N.T.S.



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SEALS



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Job No: 0427
Drawn By: JP
Checked By: DS

DRAWING TITLE: ZONING
SECTIONS/ELEVATIONS
& TYP. DETAILS

DRAWING No:

Z.1

Zoning Permit

Permit Number ZP-2022-011497

LOCATION OF WORK 1716 FRANKFORD AVE, Philadelphia, PA 19125-2604	PERMIT FEE \$1,026.00	DATE ISSUED 10/12/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER SWC PALMER AND FRANKFORD	1716 FRANKFORD AVE PHILADELPHIA, PA 19125-
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT **Amendment dated 7/10/2024 to change location of pilot house, modify roof deck/green roof size and locations, removal of bonuses.** **Parent application ZP-2021-012434 filed prior to effective date of MIN Overlay District** For the erection of an attached structure (w/roof deck and pilot houses enclosing access stairs and elevator overruns only; deed restriction with maintenance agreement for green roof required to be recorded prior to issuance of building permit as per PZC 14-702(16)(a)(1)(.3)), size and

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-2022-011497

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)



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 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
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Zoning Permit

Permit Number ZP-2022-011497

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1716 FRANKFORD AVE, Philadelphia, PA 19125-2604

ADDITIONAL USE DETAILS

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

Amendment dated 6/18/2025 to reduce number of dwelling units to forty (40), and to reduce number of accessory surface parking spaces to five (5) spaces.*Amendment dated 7/10/2024 to reduce number of dwelling units to forty-two (42), for removal of bonuses, and for reduction of number of bicycle parking spaces to sixteen (16) Class 1A spaces.**For use as Vacant Commercial Space at the first floor (extending at least 30 feet from front lot lines; separate use registration permit required prior to occupancy), Multi-Family Household Living (Fifty (50) Dwelling Units; applicant is using green roof bonus as per PZC 14-702 (16)(b)) at the second floor and above, with six (6) accessory surface parking spaces accessed via Blair Street (including one (1) van-accessible space), and twenty (20) Class 1A bicycle parking spaces located along an accessible route; no signs on this permit.***Extend for a period of one year per section 14-303(10)(d) of The Philadelphia Zoning Code. A building permit must be obtained by 10-12-26 ***

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.