

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: Front Street

PRIMARY FRONTAGE: Front Street

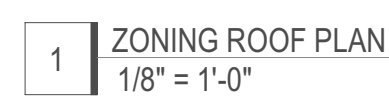
REAR STREET: Hope Street

Applied Electronically By: DAVID FECTEAU

July 5, 2022

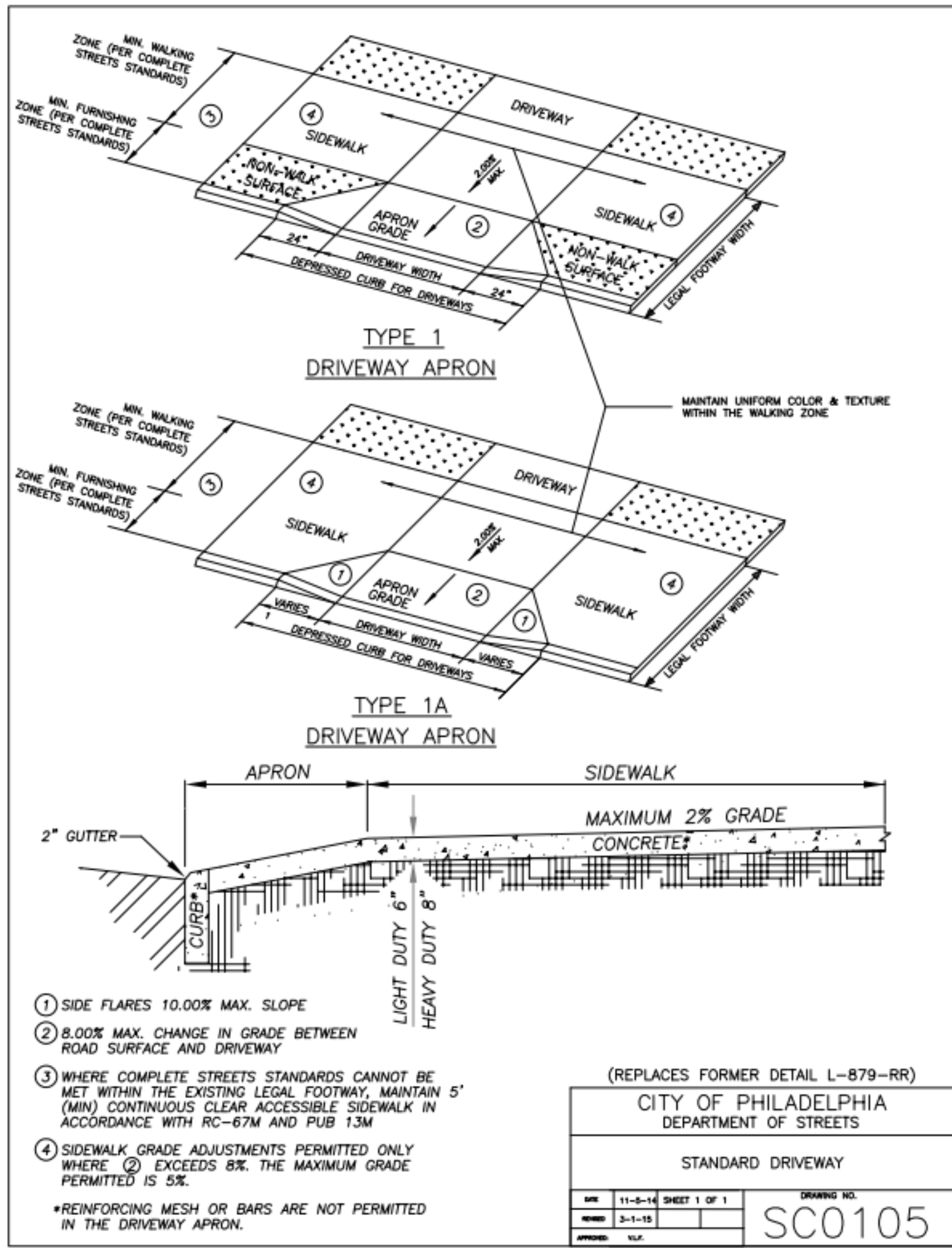
Ledger No.: E-3505

Philadelphia City Planning Commission

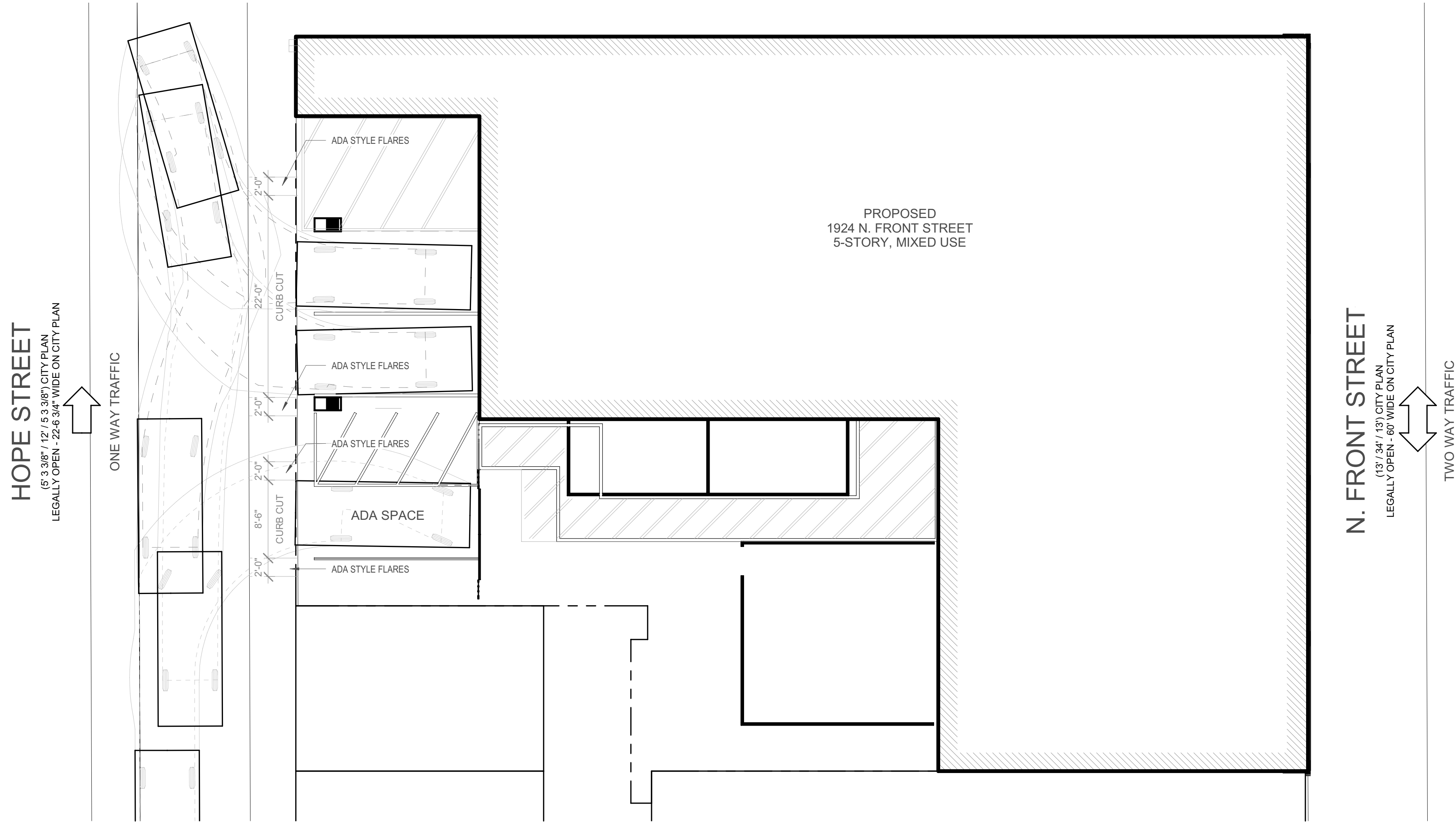


ZONING PLAN

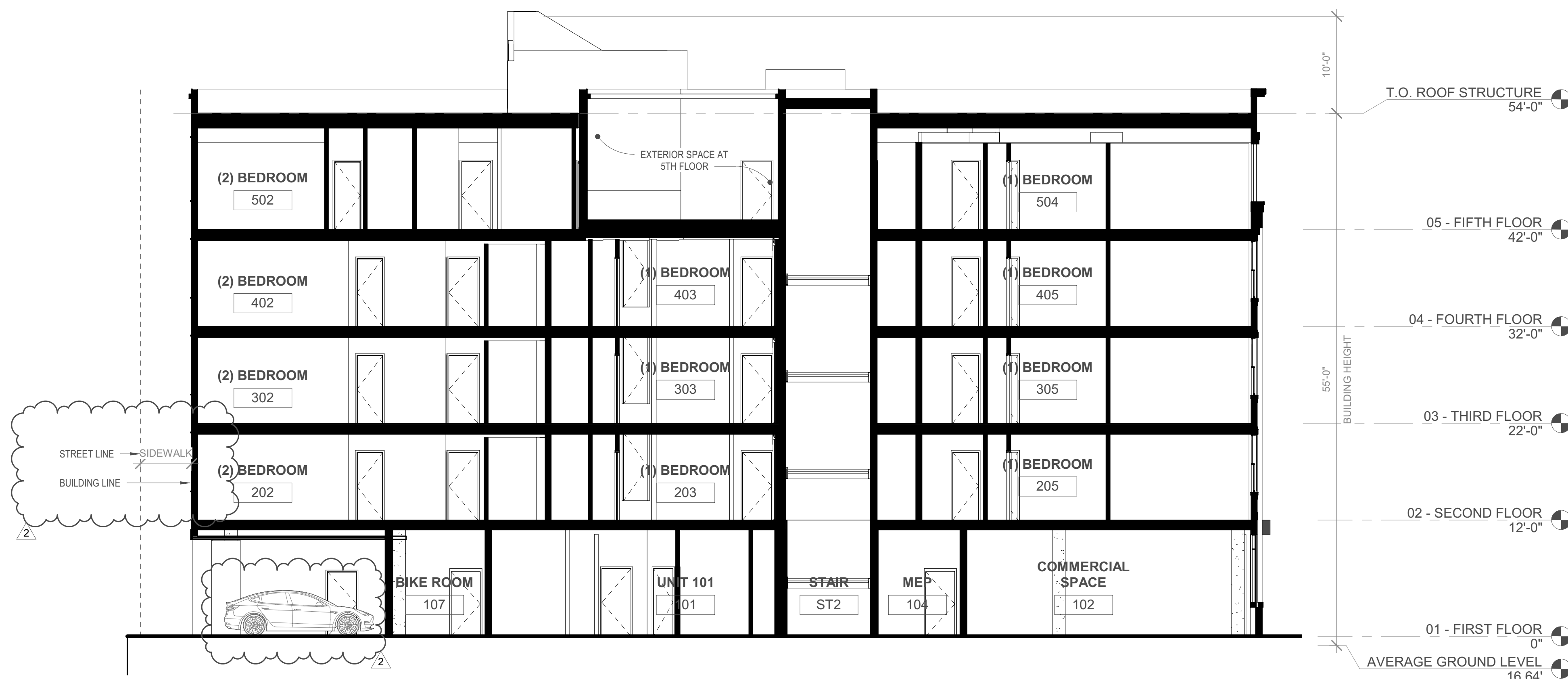
Z1.1
ZONING REVIEW
FOR APPROVAL



1 STANDARD DRIVEWAY DETAIL
N.T.S.



2 ZONING - TURNING PLAN
1/8" = 1'-0"



3 BUILDING SECTION - ZONING
1/8" = 1'-0"



Applied Electronically by L&J User:



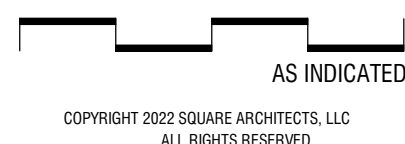
OWNER/CLIENT
SELECT REDEVELOPMENT
(215) 987-4252
travis@developselect.com



1924-32 N FRONT ST - MULTI-FAMILY
MULTI-FAMILY DEVELOPMENT
1924-32 N FRONT STREET
PHILADELPHIA, PA 19122

ZONING PLAN

DATE: 05.03.2022
DRAWN BY: JIM / DB / MIF
REVISIONS:
1 05/11/2022 REVISION 01 - ZONING COMMENTS
2 06/23/2022 REVISION 02 - ZONING COMMENTS



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Z1.2

ZONING REVIEW
FOR APPROVAL

Zoning Permit

Permit Number ZP-2022-004984

LOCATION OF WORK 1924-32 N FRONT ST, Philadelphia, PA 19122-2405	PERMIT FEE \$1,937.00	DATE ISSUED 8/2/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 1924 Front, LLC	614 S. 4th St. #146 Philadelphia, Pennsylvania 19147
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OWNER CONTACT 1 Travis Seal	614 S. 4th St. #146, Phila, PA 19147
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR AND GREEN ROOF BONUS APPLIED (zoning code 14-702 (16)) THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF
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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.

Zoning Permit

Permit Number ZP-2022-004984

FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



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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Zoning Permit

Permit Number ZP-2022-004984

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1924-32 N FRONT ST, Philadelphia, PA 19122-2405

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR STREET FRONTAGE (PRIMARY FRONTAGE) WITH A MINIMUM DEPTH OF 30') (USES ONLY PERMITTED IN CMX-2.5 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING TOTAL THIRTY-TWO (32) DWELLING UNITS (INCLUDING GREEN ROOF BONUS ADDITIONAL 2 UNITS APPLIED) AND ACCESSORY OFF STREET INTERIOR PARKING THREE (3) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE) AND ELEVEN (11) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON 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.