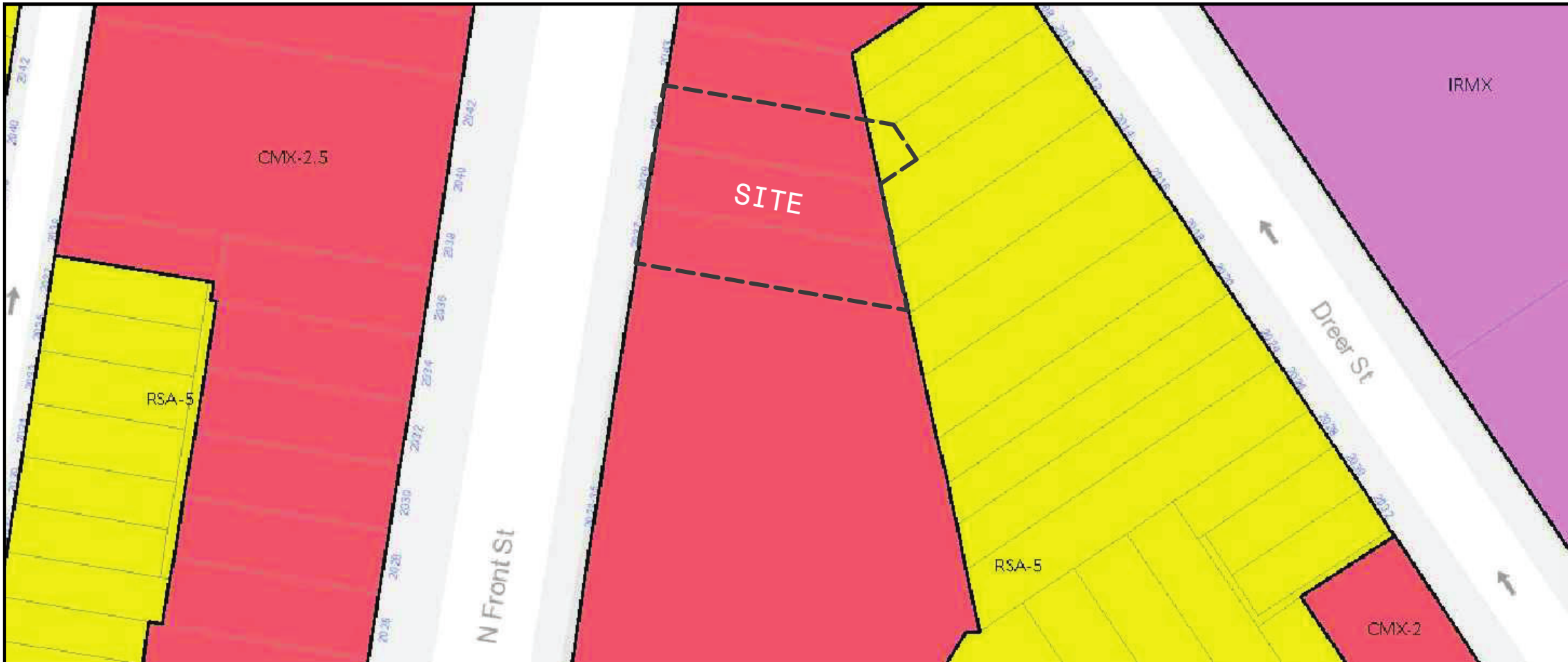
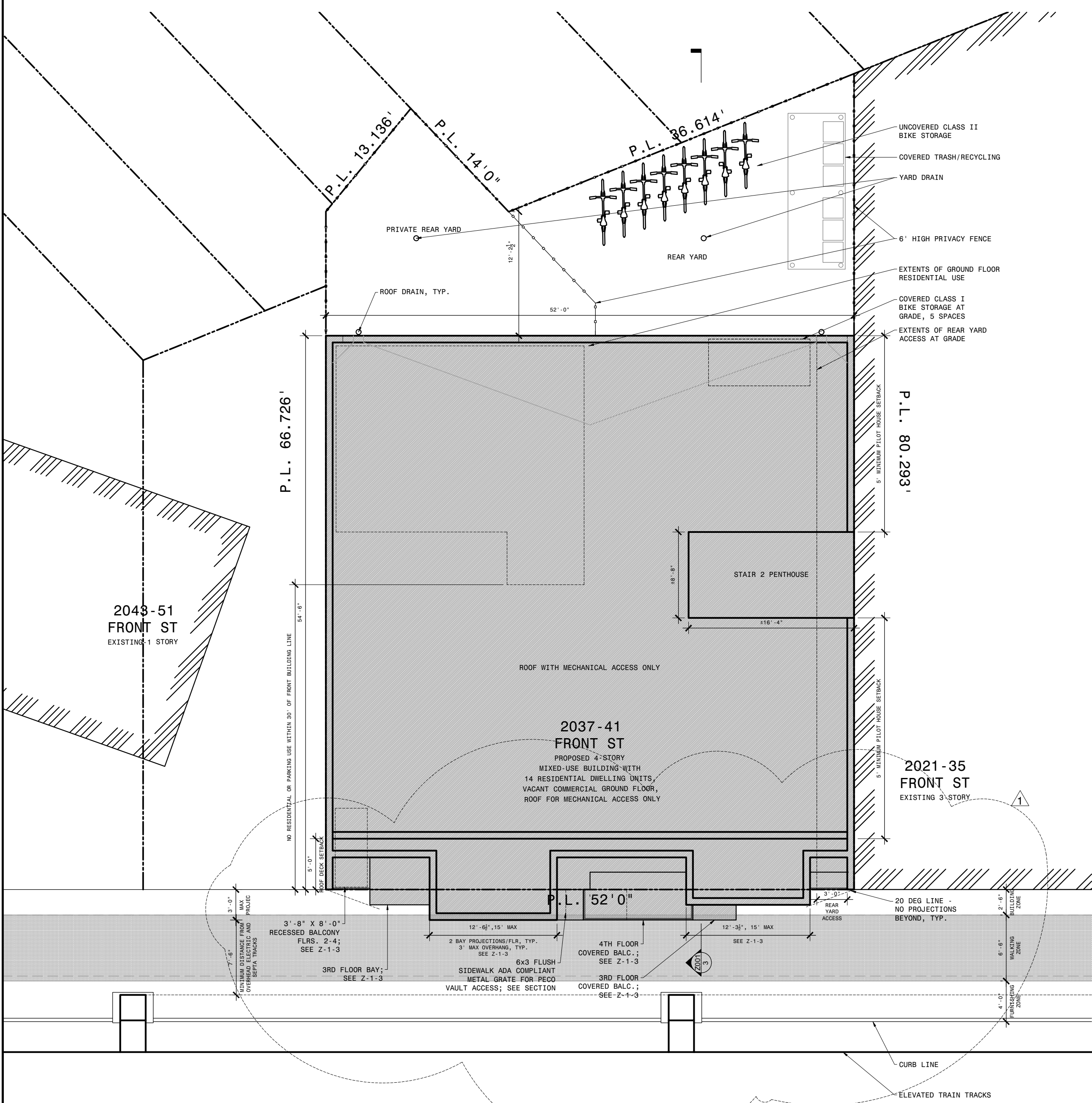




1 LOCATION MAP
N/A



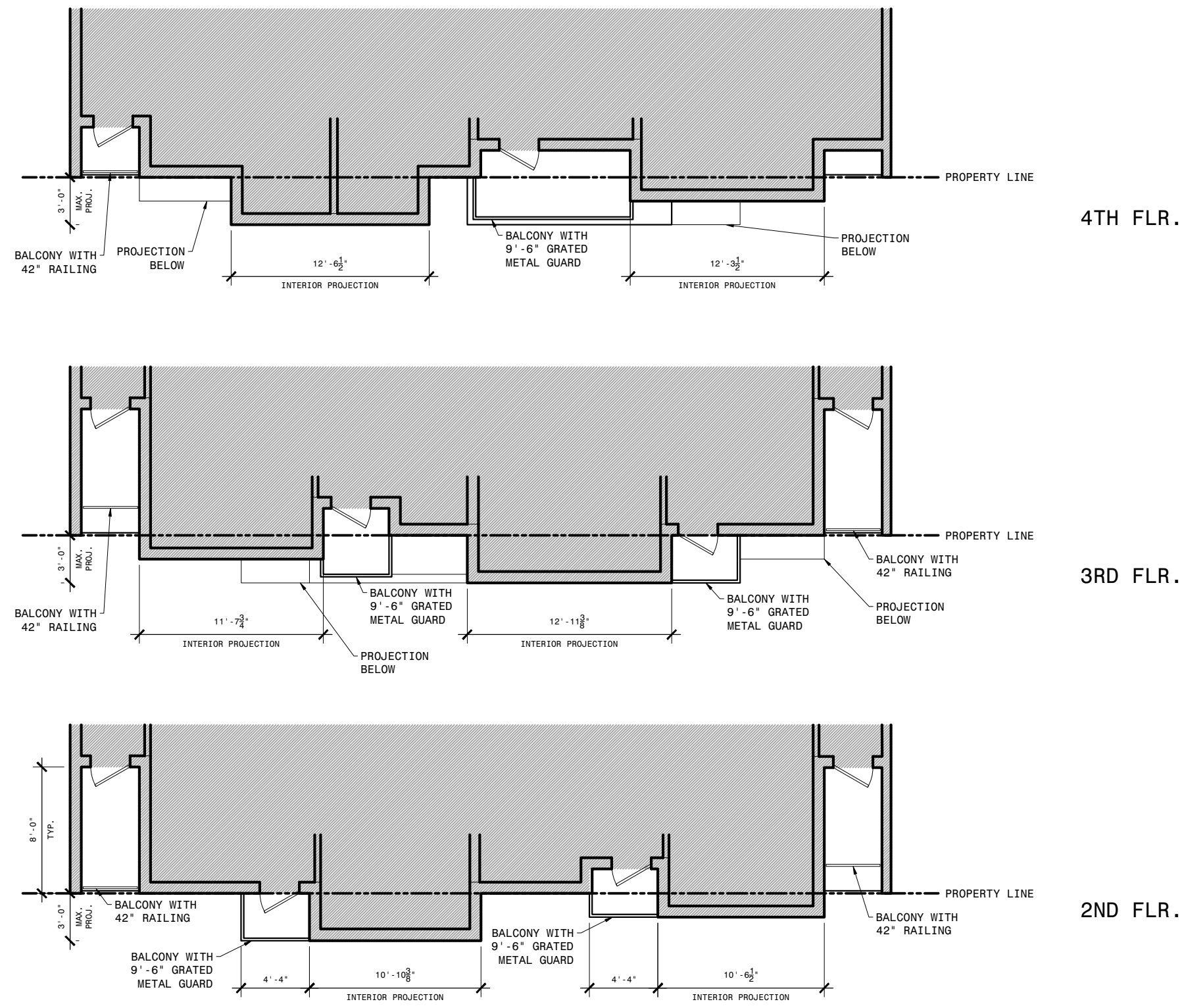
APPROVED
FOR ZONING ONLY
05/28/21

WHEN THIS PLAN CONTAINS ANY DIMENSION, DIMENSION LINE OR DIMENSION VALUE, THE DIMENSION SHALL BE VERIFIED BY THE DEPARTMENT OF LICENSING & PROFESSIONS.

Applied Electronically by L&L User.

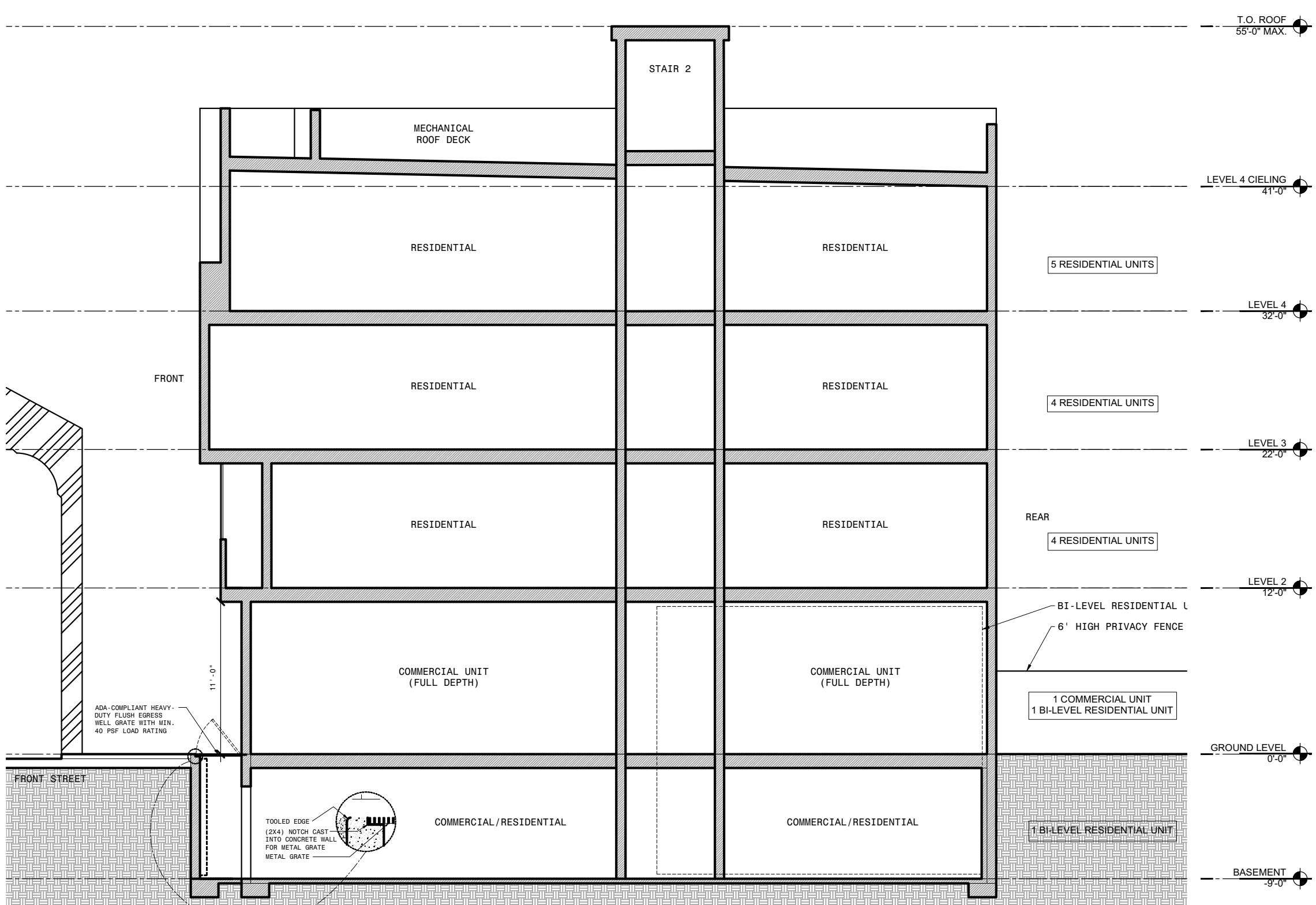
2 SITE PLAN
1/8"=1'-0"

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C" TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.



3 STREET PROJECTION PLANS
1/8"=1'-0"

NOTE: ALL BALCONIES SHALL BE COVERED W/ ROOF ABOVE



4 SECTION
1/8"=1'-0"

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER

APPLIED ELECTRONICALLY BY STREETS STAFF:
Jeanien Wilson
ON: **May 27, 2021**
FOR CHIEF HIGHWAY ENGINEER

NOTE: THIS ZONING PLAN UPDATES THE
DRAWINGS SUBMITTED ON 07.23.2019 WITH
PERMIT NO. 10069629 APPROVED ON
09.17.2019. FRONT PROJECTIONS HAVE BEEN
ADDED TO THE PROJECT. ADDITIONALLY, ONE
(1) STAIR PILOTHOUSE HAS BEEN REMOVED
ALONG WITH THE OCCUPIABLE ROOF DECK. NO
OTHER CHANGES HAVE BEEN MADE.

LEGEND

	EXISTING CONSTRUCTION
	OCCUPIED AREA
	ROOF DECK
	FENCE
	PROPERTY LINE
	PAVEMENT RESTORATION LIMIT

ZONING DATA

	CMX 2.5	PROPOSED
LOT AREA (SQ. FT.)	3790	2833.97 (74.8)
MAX. OCCUPIED AREA (%)	75%, 80% *	
MIN. FRONT YARD DEPTH	0	0
MIN. SIDE YARD DEPTH	5' (IF USED)	0
MIN. REAR YARD DEPTH	9' OR 10% LOT DEPTH	12'-2 1/2"
MAX. BUILDING HEIGHT	55'	55' MAX.
MIN. CORNER HEIGHT	25'	25' MIN.
STREET ELEMENTS	PER STREETS DEPT	SEE PLANS
	* 75% INTERMEDIATE, 80% CORNER	

ZONING DATA

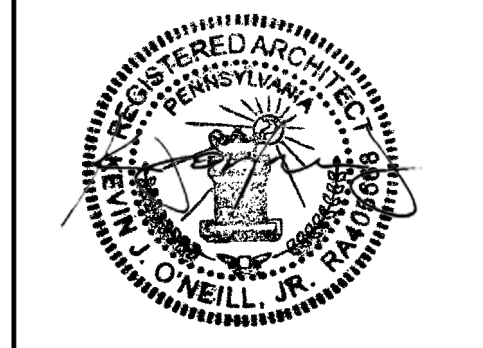
	RSA-5	PROPOSED
MIN. LOT WIDTH	16'	EXISTING
MIN. LOT AREA	1,440	EXISTING
MIN. OPEN AREA	25%, 20% MIN. *	-
MIN. FRONT SETBACK	0	-
MIN. REAR YARD DEPTH	9'	-
MAX. BUILDING HEIGHT	38' MAX.	-
STREET PROJECTIONS	PER STREETS DEPT	-
	* 25% INTERMEDIATE, 20% CORNER	

KJO
ARCHITECTURE

KJO ARCHITECTURE LLC
2424 E. YORK ST. #110
PHILADELPHIA, PA 19125
P: 215.278.2245 F: 215.359.0603
www.kjoarchitecture.com

MIXED-USE DEVELOPMENT
2037-41 N FRONT ST.
PHILADELPHIA, PA 19125

MIXED-USE DEVELOPMENT
2037-41 FRONT ST
PHILADELPHIA, PA 19125
OWNER/PROJECT CONTACT:
MARK SHEARMAN



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ISSUED FOR: DATE:
ZONING 10.02.20
ZONING 10.23.20

SCALE: AS SHOWN
SHEET SIZE: ARCH D 24X36

SITE PLAN
ZONING DATA
BUILDING SECTION

Z-001

Zoning Permit

Permit Number ZP-2020-007518

LOCATION OF WORK 2037 N FRONT ST Parcel A, Philadelphia, PA 19122-1702 OPA# - 88-1-0689-19; includes former 2037, 2039, 2041 N Front St	PERMIT FEE \$1,877.00	DATE ISSUED 6/11/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5 RSA5	

PERMIT HOLDER

APPLICANT
 Kevin O'Neill DBA: KJO ARCHITECTURE LLC 2424 E York St Ste 209 Philadelphia, PA 19125 USA

TYPE OF WORK
 New construction, addition, GFA change

APPROVED DEVELOPMENT
 For the erection of an attached structure with a full basement. Roof for mechanical access only. N.T.E 55 feet. Size and locations per plans.

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.

Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-007518

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2037 N FRONT ST Parcel A, Philadelphia, PA 19122-1702

ADDITIONAL USE DETAILS

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

Fourteen Dwelling Units above a vacant commercial first floor and basement level

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.