

Zoning Permit

Permit Number ZP-2022-012146

LOCATION OF WORK 2520 N FRONT ST T-E-117074, Philadelphia, PA 19133-4004	PERMIT FEE \$722.00	DATE ISSUED 10/27/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAX. HEIGHT 42'6"); ROOF DECK ACCESSED BY A PILOTHOUSE WITH SIX (6) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

AMENDMENT #1:

APPROVED USE(S)
Artist Studios and Artisan Industrial.; 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-2022-012146

** FOR A DECREASE IN BUILDING HEIGHT, REMOVAL OF THE BAY FROM THE SECOND LEVEL, AND CHANGE TO PAYMENT IN LIEU FOR DENSITY BONUS EARNED THROUGH MIN OVERLAY. **



APPROVED USE(S)

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2520 N FRONT ST T-E-117074, Philadelphia, PA 19133-4004

ADDITIONAL USE DETAILS

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

FOR TWO (2) ARTIST STUDIOS AND ARTISAN INDUSTRIES AT FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (EIGHTEEN (18) DWELLING UNITS) ABOVE. (USING MIXED INCOME HOUSING BONUS FOR AN ADDITIONAL DWELLING UNITS)

This permit is subject to the following specific conditions.

CONDITIONS

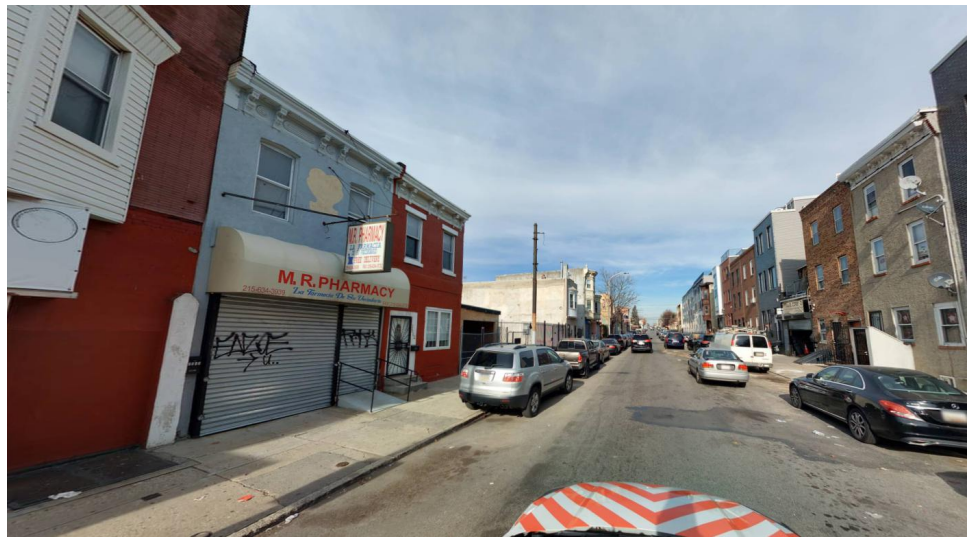
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

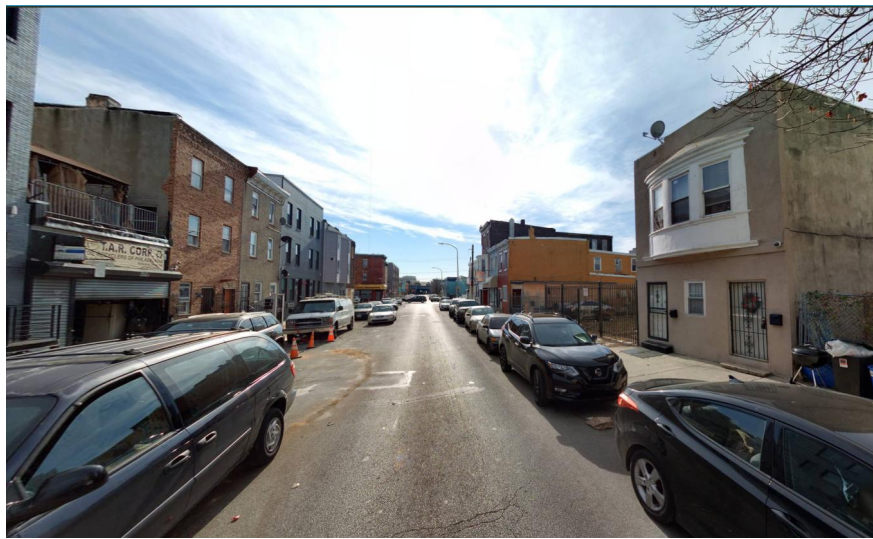
See § 14-303 of the Philadelphia Zoning Code for more information.



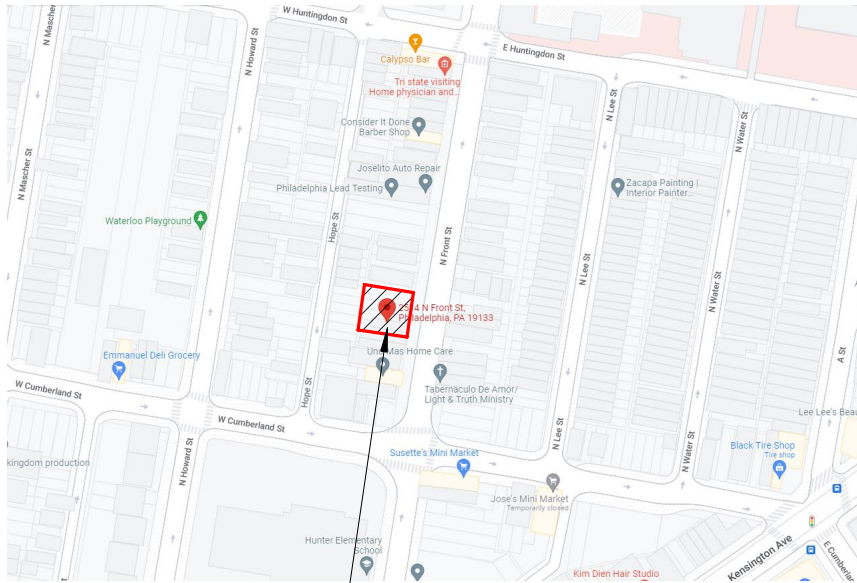
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



SITE PHOTO



SITE PHOTO



VICINITY MAP



ZONING MAP

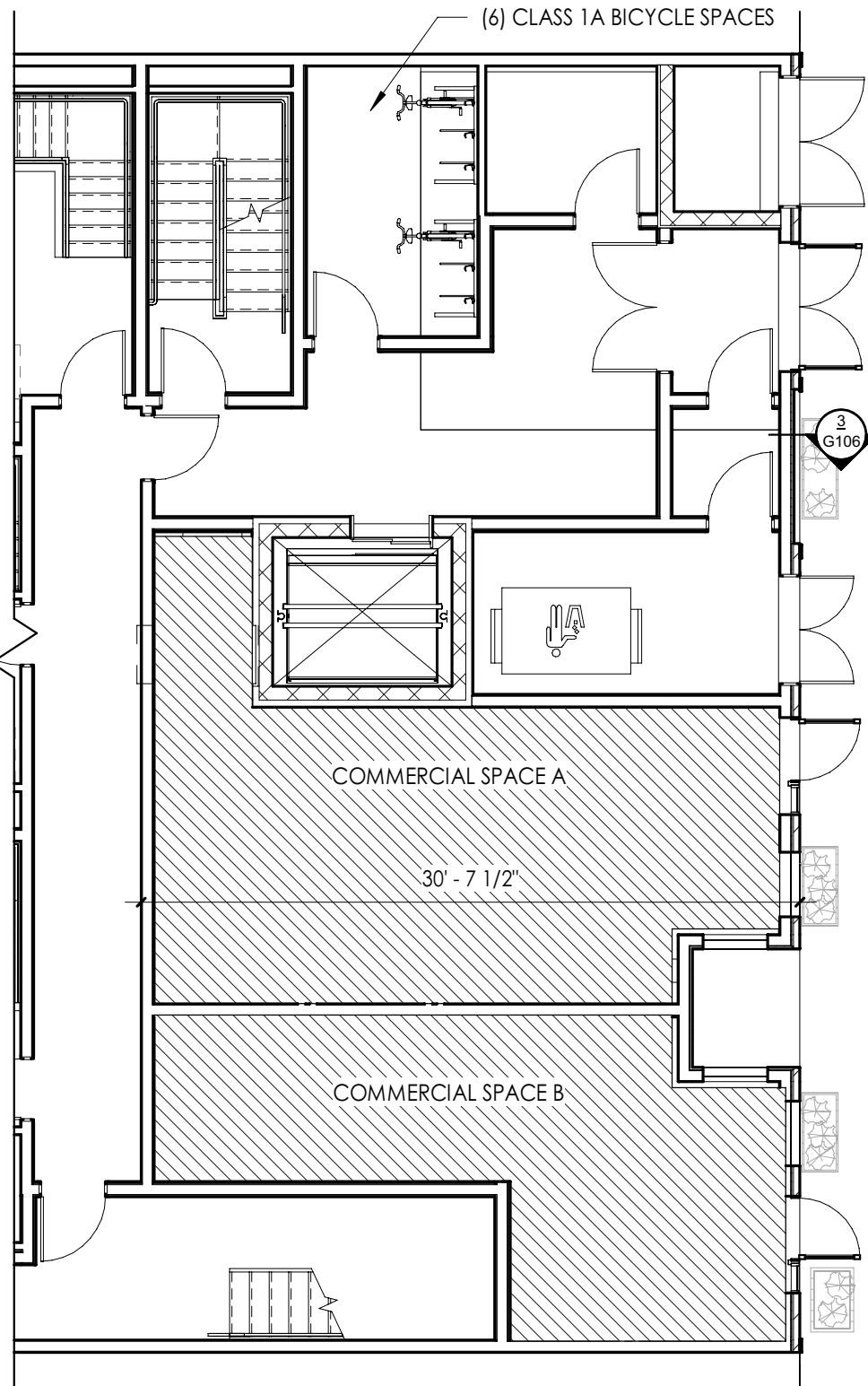


PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

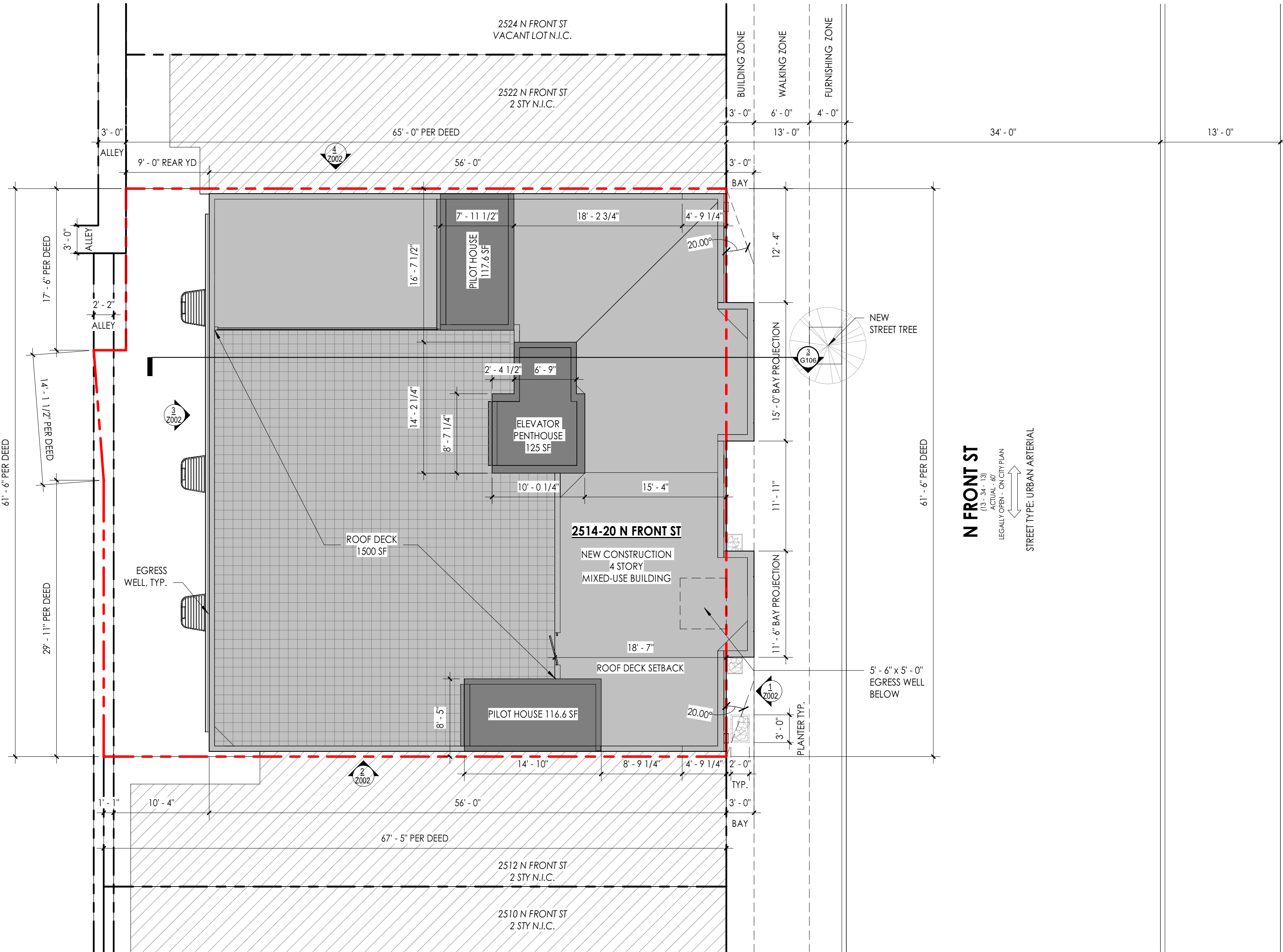
ZONING INFORMATION CMX-2 / MIN OVERLAY DISTRICT			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-2	MIXED-USE MULTI-FAMILY	NO
GROUND FLOOR FRONTAGE USE:	30'-0" NON RESIDENTIAL OR PARKING USE	30' - 0" MIN	NO
DENSITY:	320 SQ. FT. OF LOT AREA PER UNIT	18	NO
MAX OCCUPIED AREA: INTERMEDIATE:	INTERMEDIATE: 85%, CORNER: 90%	3441.52 SQ. FT. (83.71 %)	NO
MINIMUM FRONT YARD DEPTH:	N/A	N/A	NO
MINIMUM SIDE YARD WIDTH:	5' - 0" IF USED	N/A	NO
MINIMUM REAR YARD DEPTH:	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	9' - 0"	NO
MAXIMUM HEIGHT:	45'-0"	42' - 6"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0' - 0"	18' - 7"	NO
VEHICLE PARKING:	0 REQUIRED	0	NO
BIKE PARKING:	SEE TABLE 14-804-1	6	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ. FT. 1 TREE PER 35 FT OF FRONTAGE	1	NO

OVERLAY DISTRICTS - MIN MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT
DESCRIPTION - PROJECT INCLUDES THE CONSOLIDATION OF (4) LOTS TO CREATE (1) NEW LOT FOR A NEW CONSTRUCTION 4 STORY MIXED-USE BUILDING CONTAINING (2) ARTIST STUDIOS AND (18) RESIDENTIAL UNITS, ROOF DECK AND A FINISHED BASEMENT. THE PROJECT WILL UTILIZE THE LOW-INCOME HOUSING BONUS TO OBTAIN AN ADDITIONAL 6 UNITS BY RIGHT.

LOT AREA:	4146
CMX-2 W/ MIN OVERLAY DISTRICT DENSITY CALC:	12
50% LOW-INCOME BONUS EARNED:	6
50% LOW-INCOME BONUS USED:	6
MIXED INCOME HOUSING BONUS - LOW-INCOME UNITS PROVIDED:	2
MIN OVERLAY DISTRICT - LOW-INCOME UNITS PROVIDED :	3



2 | LEVEL 01 COMMERCIAL SPACE PLAN
Z001 | 1/8" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/8" = 1'-0"



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STRUCTURAL ENGINEERING CONSULTANT

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PROJECT ADDRESS
2514-20 N FRONT ST
PHILADELPHIA, PA. 19133

C	ZONING REV02	TS	SM	2022.09.30
B	ZONING REV01	LP	SM	2022.09.13
A	ISSUE FOR ZONING	LP	SM	2022.07.25
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
2514-20 N FRONT ST

SHEET TITLE
ZONING PLAN

PROJECT NO
22013105

REVISION
C

SCALE
As indicated

Z001



SITE PHOTO

SITE PHOTO

PROJECT LOCATION

VICINITY MAP

PROJECT LOCATION ZONING MAP

PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

<u>ZONING REGULATIONS</u>		<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
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MIXED INCOME HOUSING BONUS - LOW-INCOME UNITS PROVIDED:	2
MIN OVERLAY DISTRICT - LOW-INCOME UNITS PROVIDED :	4

2 | LEVEL 01 COMMERCIAL SPACE PLAN

1 | ZONING SITE PLAN



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PROJECT ADDRESS

2520 N FRONT ST
PHILADELPHIA, PA. 19133

E ZONING AMENDMENT.REV01	JH	SM	2023.11.21
D ISSUE FOR ZONING AMENDMENT	JH	SM	2023.07.14
C ZONING REV02	TS	SM	2022.09.30
B ZONING REV01	LP	SM	2022.09.13
A ISSUE FOR ZONING	LP	SM	2022.07.25
SUBMISSIONS & REVISIONS	BY	APPD	YYYY-MM.DD

PROJECT
2520 N FRONT ST

SHEET TITLE

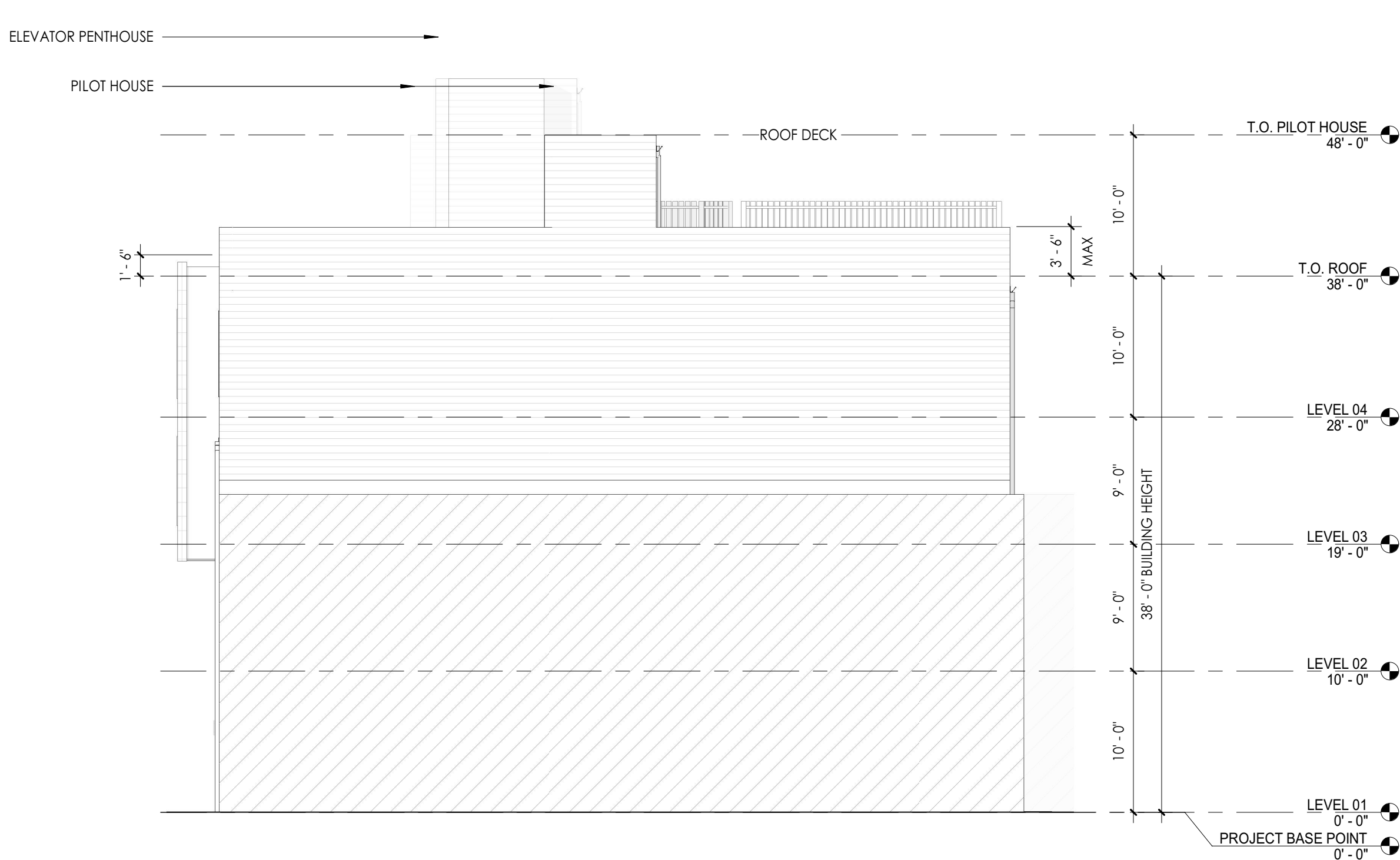
ZONING PLAN

PROJECT NO	DRAWING NO
22013105	

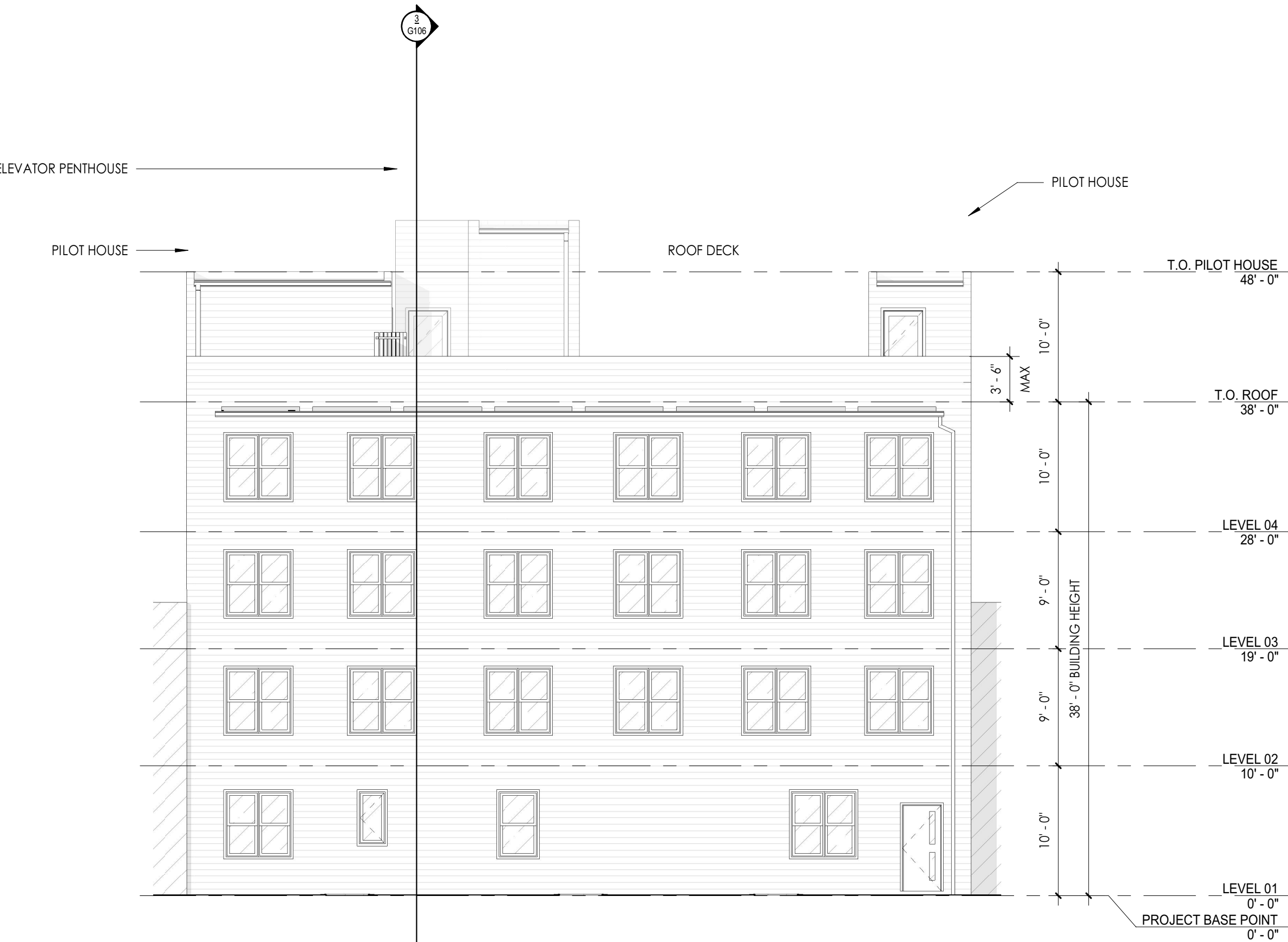
REVISION E **Z001**

SCALE

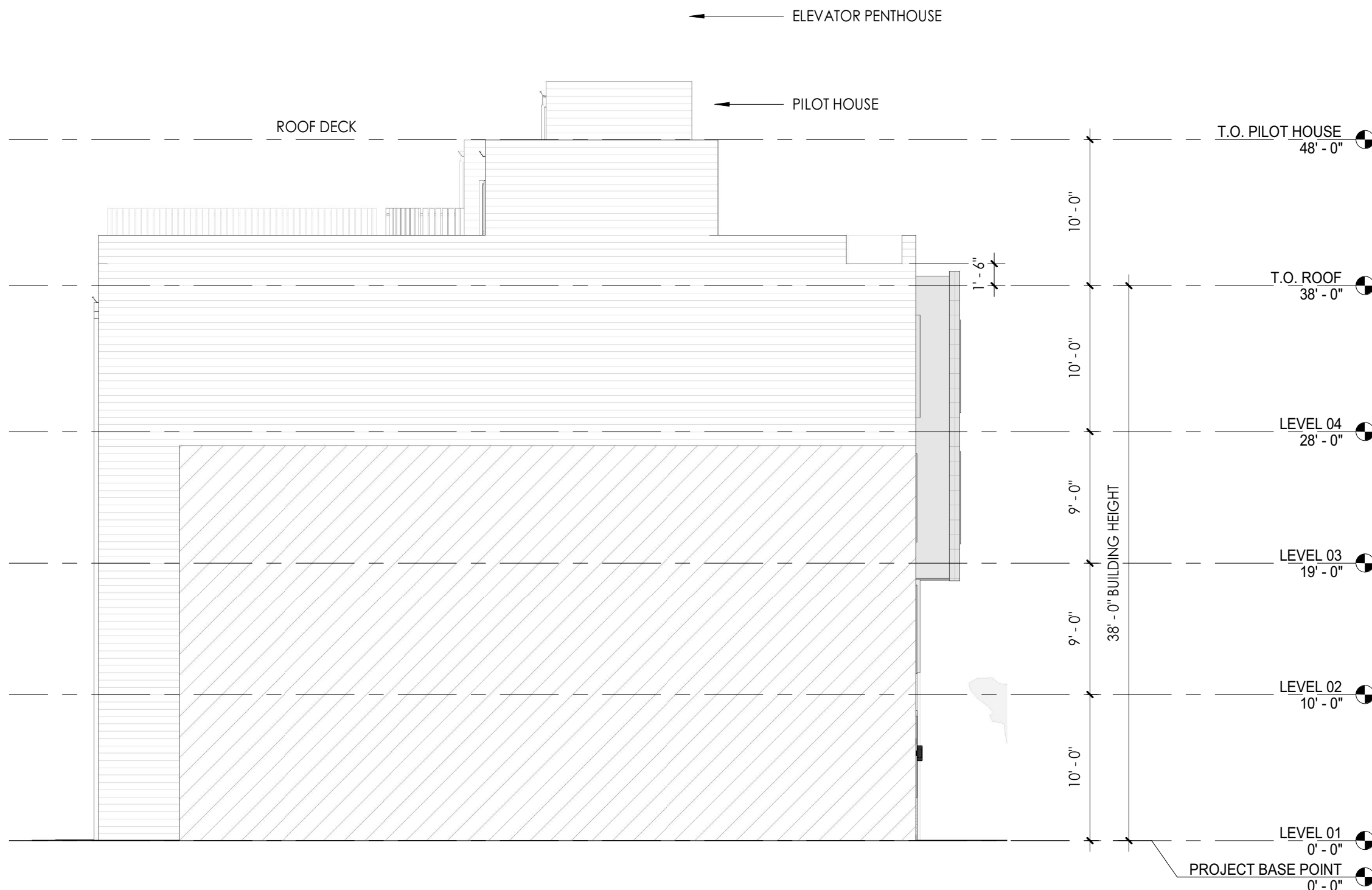
As indicated



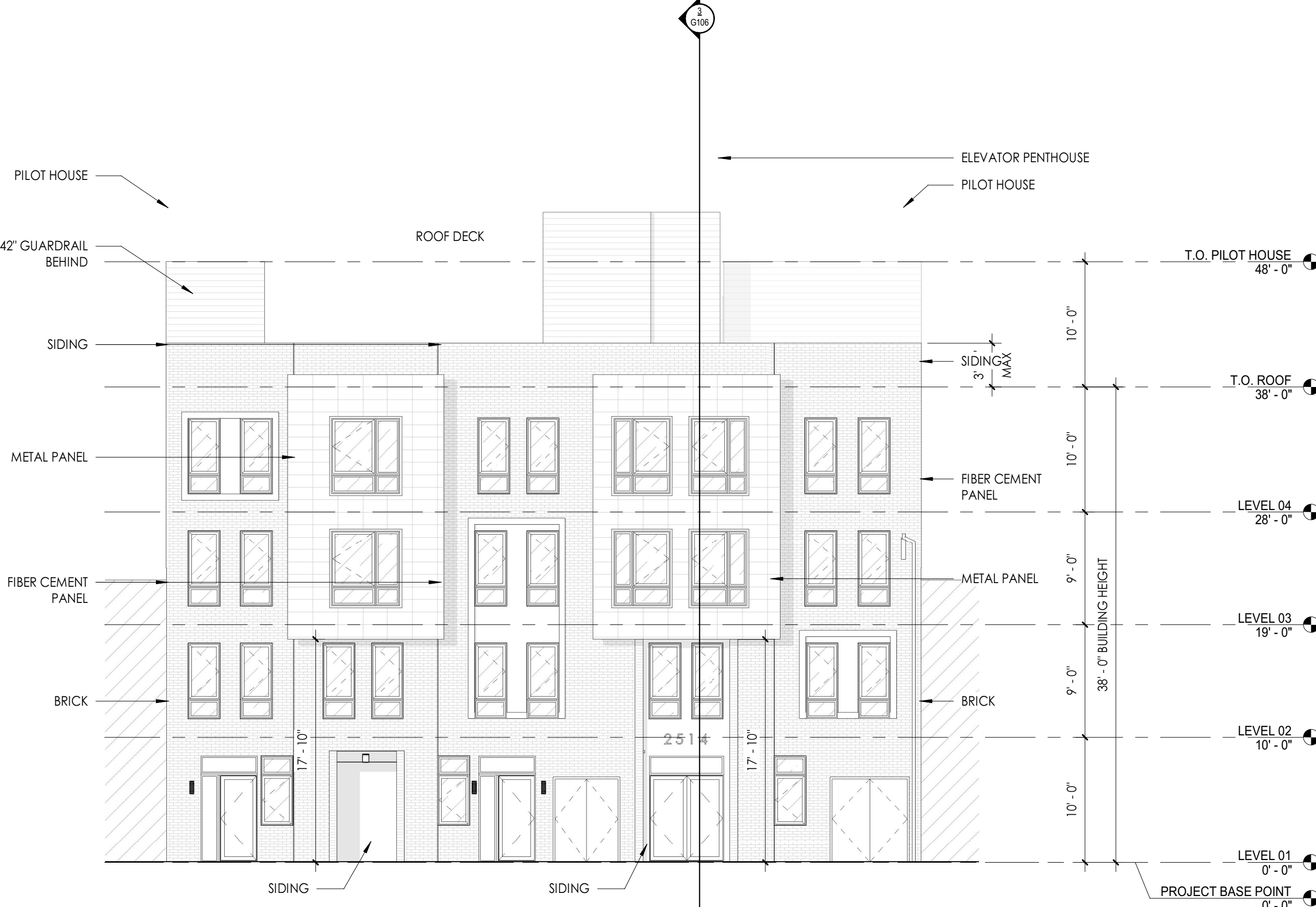
4 | SIDE ELEVATION 02
Z002 | 1/8" = 1'-0"



3 | REAR ELEVATION
Z002 | 1/8" = 1'-0"



2 | SIDE ELEVATION 01
Z002 | 1/8" = 1'-0"



1 | FRONT ELEVATION
Z002 | 1/8" = 1'-0"

D	ISSUE FOR ZONING AMENDMENT	JH	SM	2023.07.14
B	ZONING REV01	LP	SM	2022.09.13
A	ISSUE FOR ZONING	LP	SM	2022.07.25
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD