

"PER SECTION 1.4.1(1)(1)(i) 10.01:10.01 "PROPERTIES BOUND BY TWO STRIDES": THE REAR YARD REQUIREMENTS SHALL NOT APPLY"

NOTES:

1. AVERAGE GRADE 0' 0"

2. GO TO VERY EXISTING ELEVATION IN THE FIELD AND NOTIFY ARCHITECT IF ANY CONDITIONS DIFFER

NOTES:

1. PERGREGULATORY WELLS ARE TO HAVE A GALV. METL. WALKABLE GRADE TO MATCH TO THE SIDEWALKS AT GRADE

2. PERGREGULATORY WELLS ARE TO HAVE A MINIMUM OF 4" TALL CONCRETE HOODS AND BALCONIES TO HAVE A MINIMUM OF 4" TALL CONCRETE HOODS OR PARAPETS

3. ALL HOODS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5'

4. PER PLOT GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM OF 5' FROM THE RIGHT OF WAY

5. PLOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY TO BE SET BACK FROM ALL PROPERTY LINES IN THE REAR AND SIDE YARDS UNLESS OTHERWISE NOTED

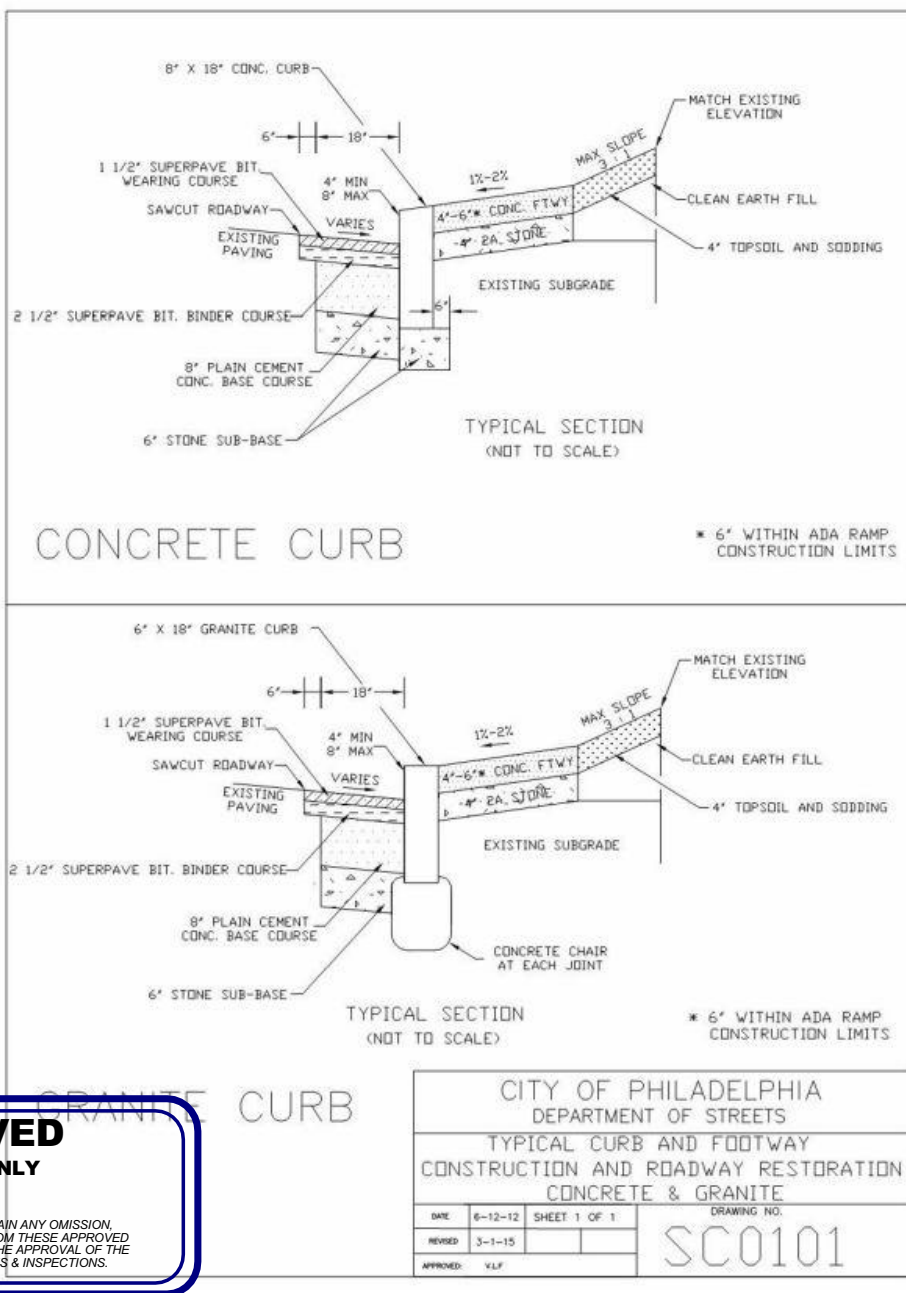
6. PERGREGULATORY WELLS ARE TO HAVE A MINIMUM CAULP OF 2' AND BE A SPACED AT MINIMUM OF 15' APART

7. ANY UTILITIES SHARE FROM PUBLIC RECORD

8. CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 800-488-7243 TO LOCATE ALL UTILITIES IN THE EXISTING LOT

9. ALL SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS SHALL BE ABOVE FINISH GRADE

10. REFER TO CITY ORDINANCES FOR ACCURATE UTILITY LOCATIONS AND SPECIFICATIONS



PARKING STALL	18
ADA PARKING STALL	2

Applied Electronically by L&I User:



ECT

IC11107:NI CT-ENG

[illegible]

NO: 2106
OWN BY: MGV
E: 3/16" = 1'-0"

ET NO.



ADQUISITION

ARCHITECT
KEVIN KOREJKO
REGISTERED



OWNER

PROJECT

909-19 N. 26TH ST.

PHILADELPHIA PA. 19110

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
C	ISSUED FOR ZONING	11/01/2019
G	REISSUED FOR ZONING	03/30/2022

DRAWING TITLE
ZONING SECTIONS

JOB NO: 21063
DRAWN BY: MGV
SCALE: 1/8" = 1'-0"
SHEET NO.

Z2.00



Applied Electronically by L&I User:

2 TRANSVERSE ZONING SECTION A



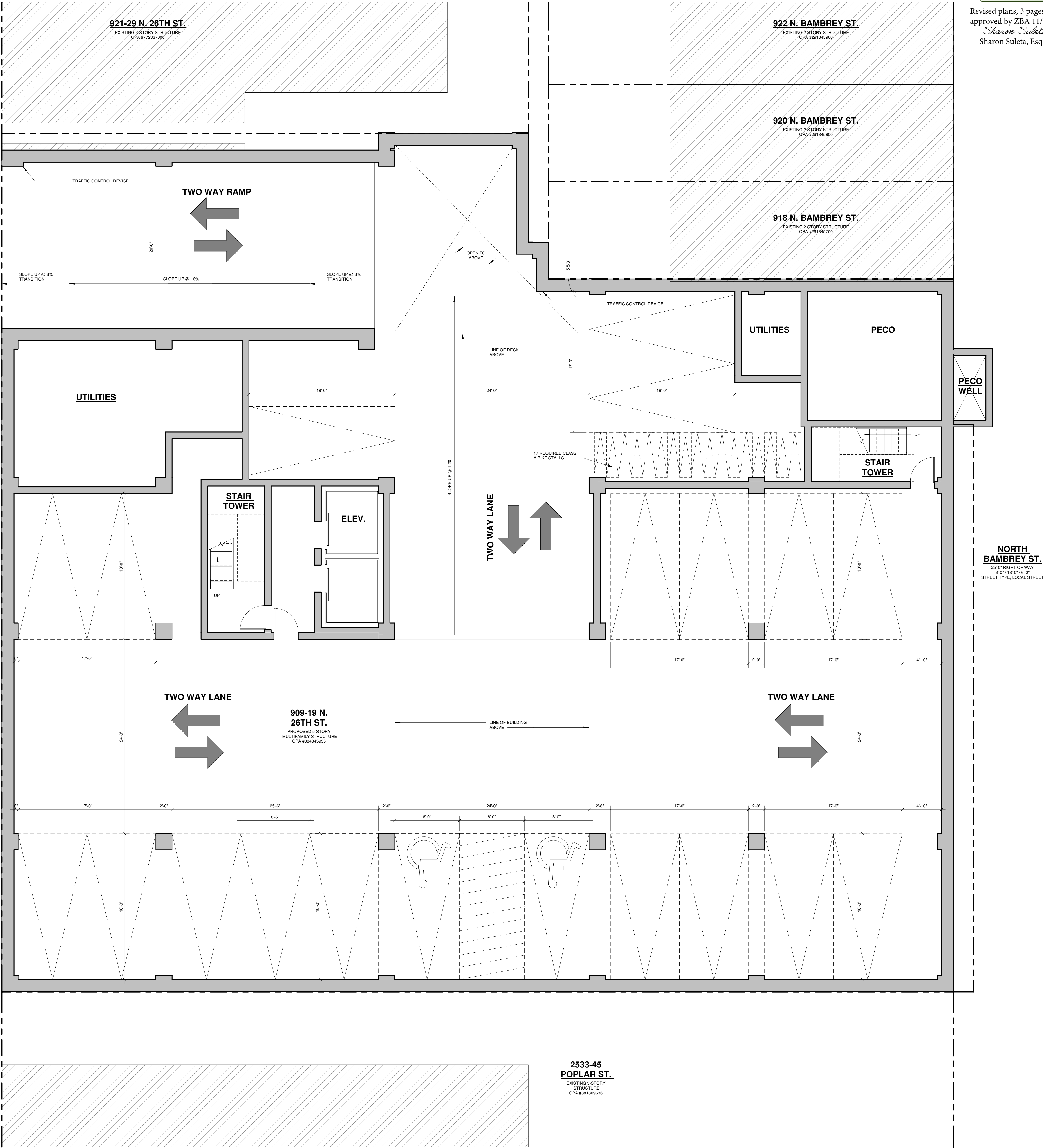
JOB NO: 21063
DRAWN BY: MGV
SCALE: 1/8" = 1'-0"
SHEET NO.

PARKING SCHEDULE	
TYPE	Count
PARKING STALL	18
ADA PARKING STALL	2
Grand total: 20	



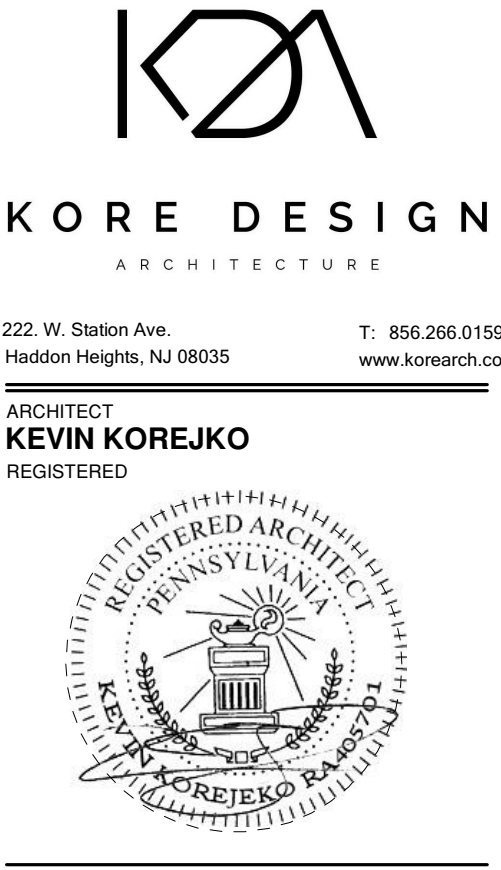
Applied Electronically by L&J User:

1 CELLAR FLOOR PLAN PARKING PLAN
SCALE: 3/16" = 1'-0"



APPROVED

Revised plans, 3 pages,
approved by ZBA 11/10/2020.
Sharon Suleta
Sharon Suleta, Esq.



OWNER

PROJECT

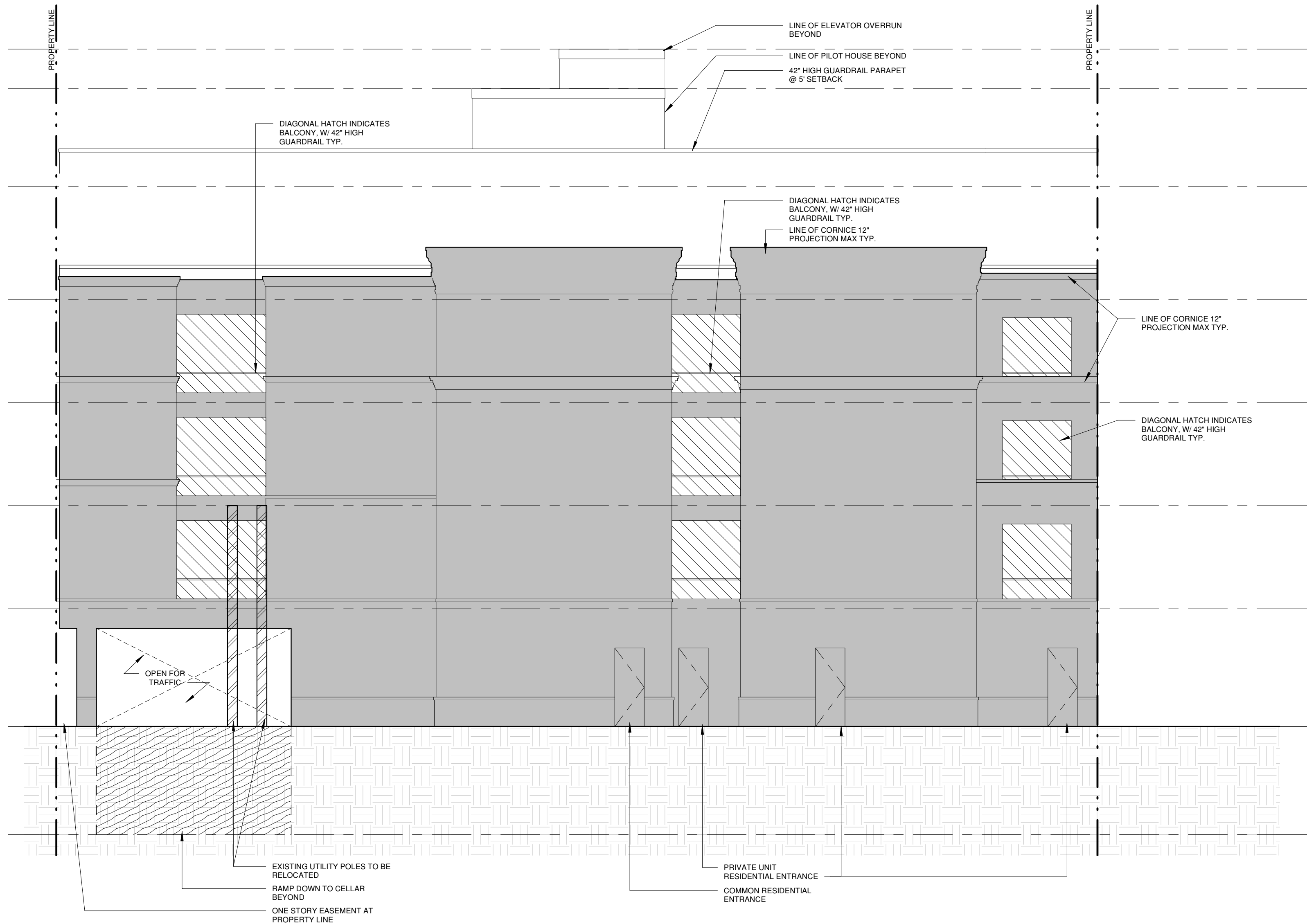
19029 909-16 N. 26TH ST.
PHILADELPHIA, PA 19106

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	11/01/2019

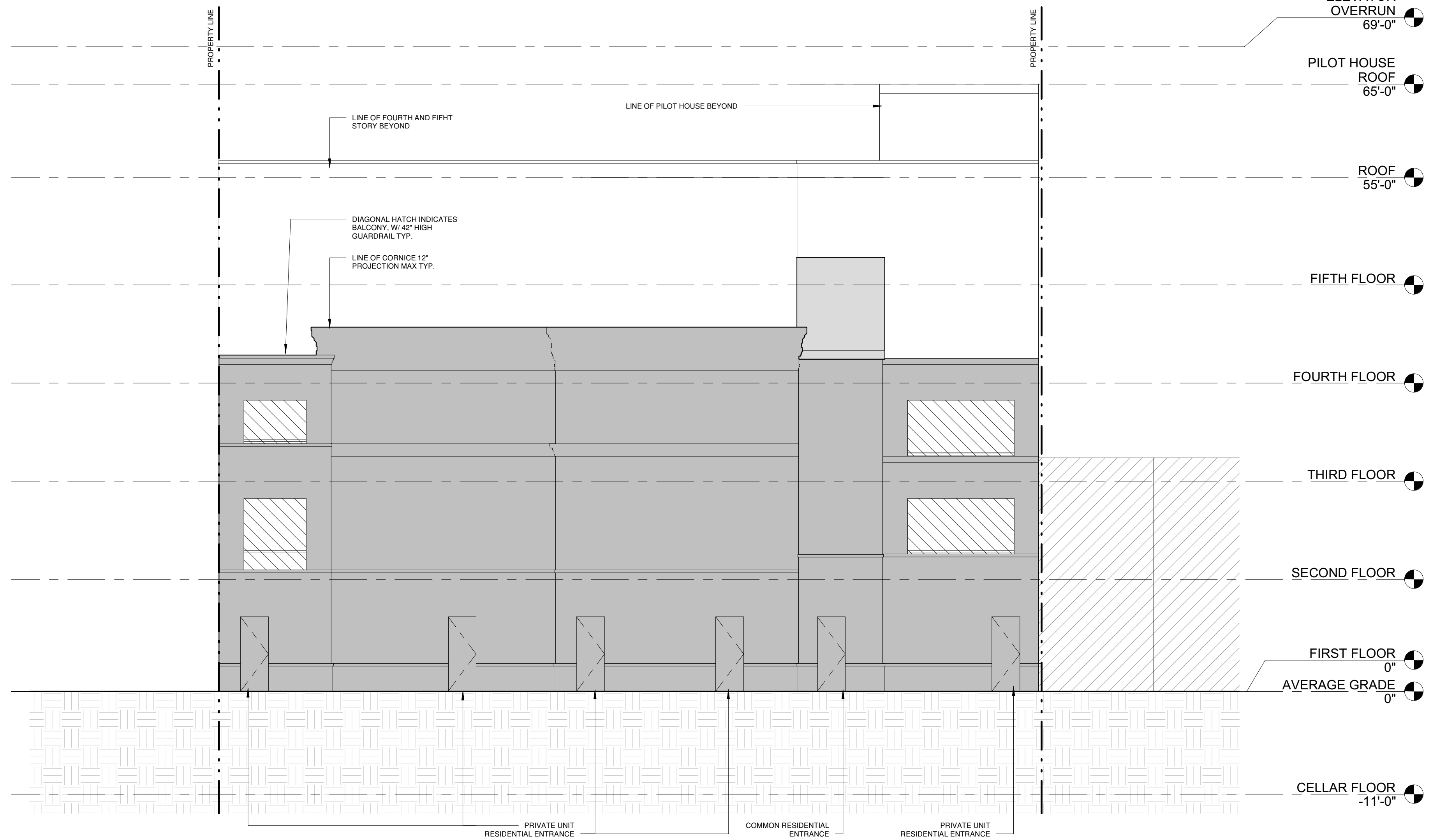
DRAWING TITLE
PARKING PLAN

JOB NO:	19029
DRAWN BY:	MGW
SCALE:	3/16" = 1'-0"
SHEET NO.	

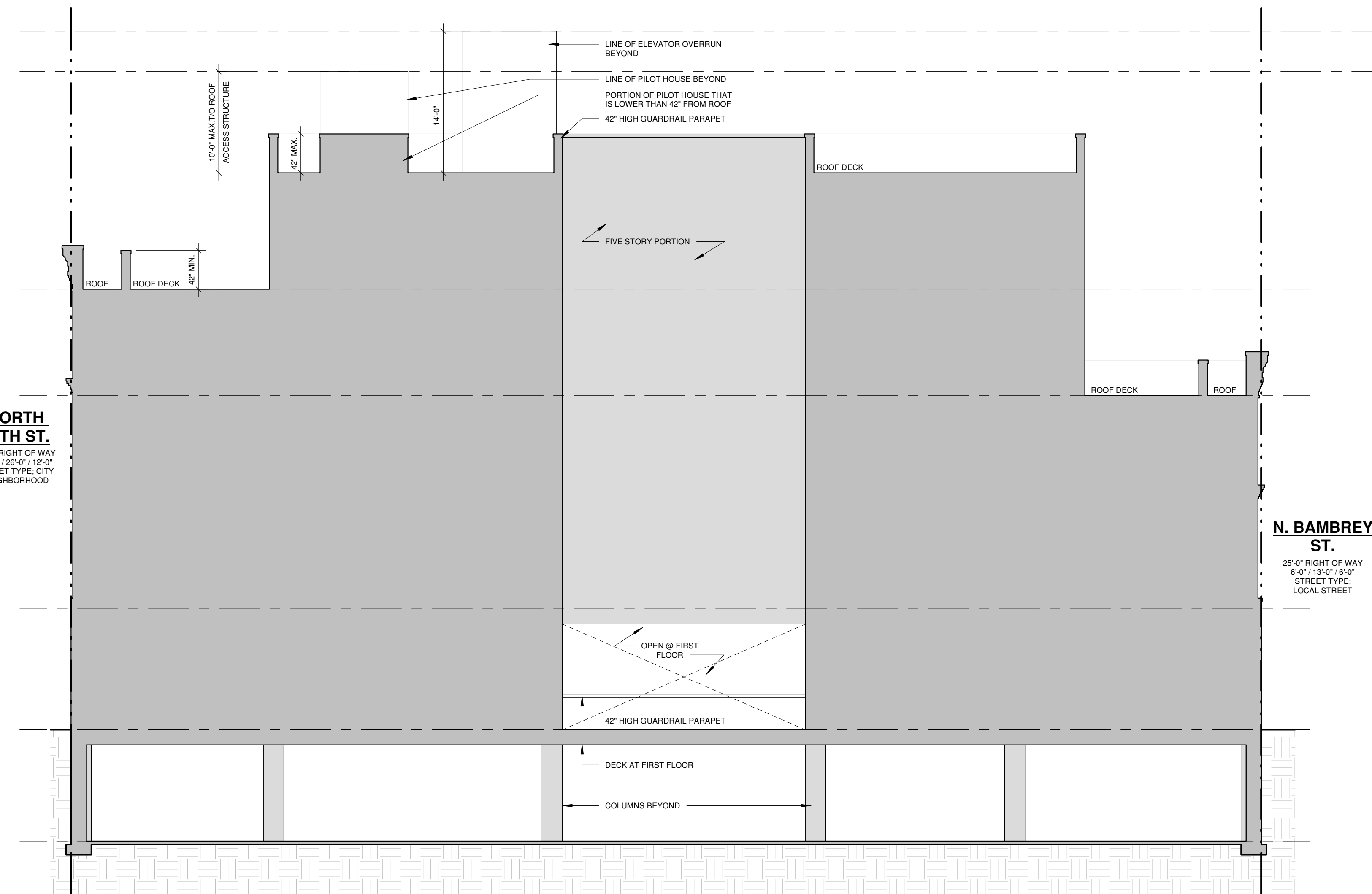
Z1.01



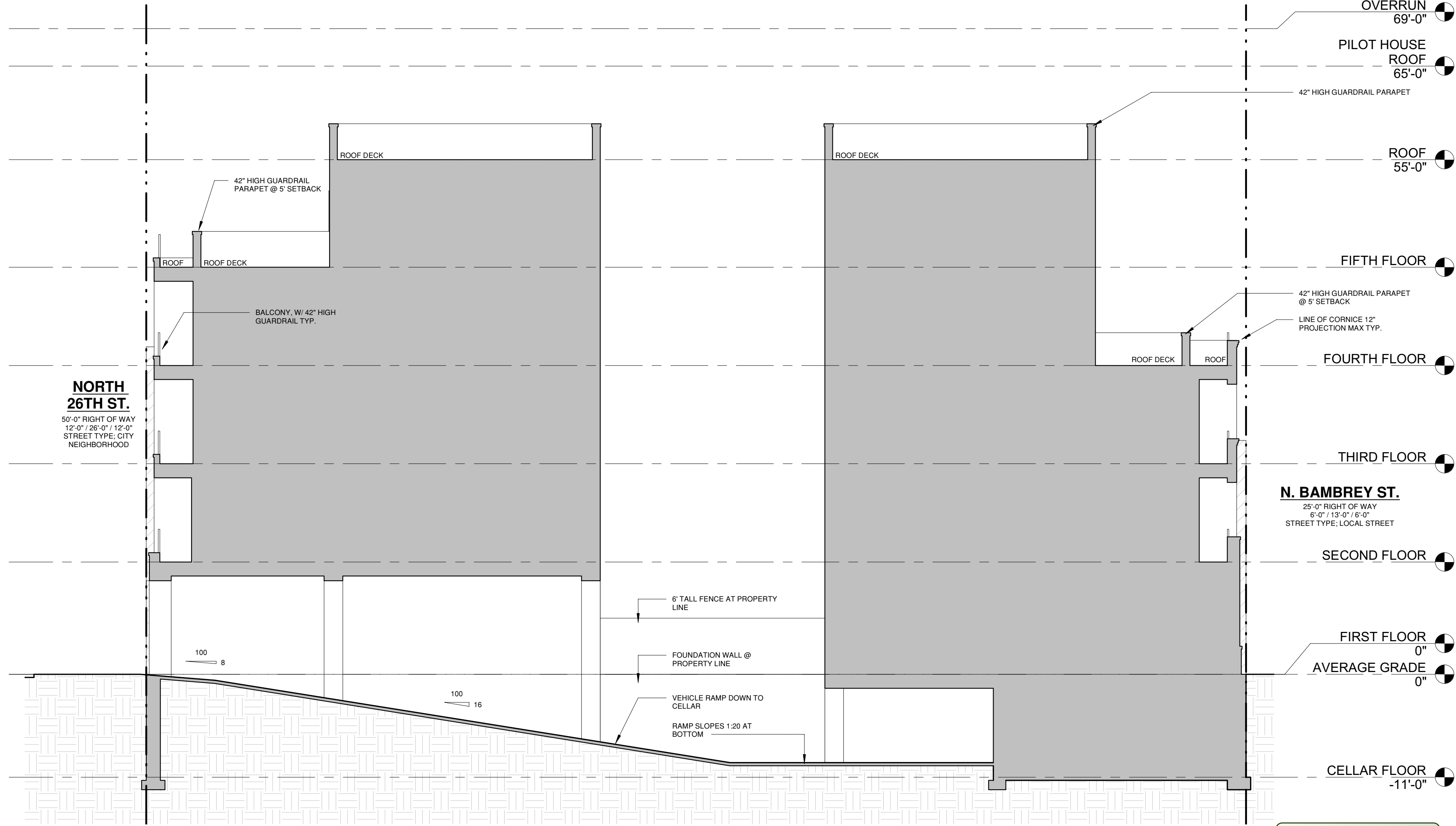
1 N. 26TH ST. ZONING ELEVATION
SCALE: 1/8" = 1'-0"



2 BAMBREY ST. ZONING ELEVATION
SCALE: 1/8" = 1'-0"



3 TRANSVERSE ZONING SECTION A
SCALE: 1/8" = 1'-0"



4 TRANSVERSE ZONING SECTION B
SCALE: 1/8" = 1'-0"

OWNER

PROJECT

19029 909-16 N. 26TH ST.
PHILADELPHIA, PA. 19135

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	11/01/2019

DRAWING TITLE
ZONING SECTIONS

JOB NO:	19029
DRAWN BY:	MGW
SCALE:	1/8" = 1'-0"
SHEET NO.	

Z2.00

Zoning Permit

Permit Number ZP-2022-000463

LOCATION OF WORK 909-17 N 26TH ST PARCEL A, Philadelphia, PA 19130	PERMIT FEE \$872.00	DATE ISSUED 2/25/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2 RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT , FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAXIMUM HEIGHT NTE 55 FEET- PER PROVISIO PLAN) INCLUDING MULTIPLE PILOT HOUSES (SIZE AND LOCATION AS PER PROVISIO 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)
SEE APLICATION 1035748- GRANTED ON MI2020-001055 PROVISIO: REVISED PLANS STAMPED APPROVED TODAY (11/10/2020)



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-2022-000463

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

909-17 N 26TH ST PARCEL A, Philadelphia, PA 19130

ADDITIONAL USE DETAILS

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

FOR USE AS FORTY NINE (40) DWELLING UNITS WITH NO COMMERCIAL SPACE WITH EIGHTEEN (18) BELOW GRADE ACCESSORY PARKING SPACES INCLUDING TWO (2) ADA SPACES AND SEVEN (7) BICYCLE SPACES ON A ASSESSIBLE ROUTE.*ADMINISTRATIVE REVIEW; ORIGINAL APPLICATION# 1035748; CALENDAR# MI-2020-001055; ZBA GRANTED A VARIANCE ON 11/10/2020 WITH PROVISIO: REVISED PLANS 3 COPIES APPROVED BY ZBA TODAY[INCREASE THE BUILDING SETBACK ON N BAMBREY ST TO ACCOMMODATE THE REQUIRED ADA ACCESSIBLE SIDEWALK PASSAGE]. TO BE CORRECTED 40 DWELLING UNITS ON ZBA STAMPED PLAN..

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.