

Zoning Permit

Permit Number ZP-2022-000360

LOCATION OF WORK 2034 N FRONT ST PARCEL C, Philadelphia, PA 19122-1703	PERMIT FEE \$672.00	DATE ISSUED 1/13/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

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, TO INCLUDE ROOF DECK AND ROOFTOP ACCESS STRUCTURES. SIZE AND LOCATION AS PER PLANS.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2034 N FRONT ST PARCEL C, Philadelphia, PA 19122-1703

ADDITIONAL USE DETAILS

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

EIGHT (8) HOUSEHOLD LIVING UNITS, WITH VACANT GROUND FLR COMMERCIAL USE TO REQUIRE SEPARATE PERMITS

This permit is subject to the following specific conditions.

CONDITIONS

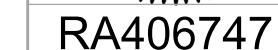
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

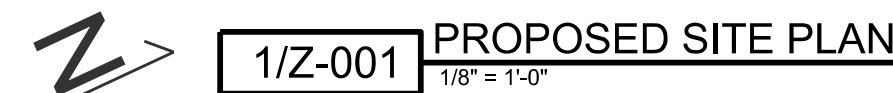


2034-36 N. FRONT STREET
2034-36 N. FRONT STREET
PHILADELPHIA PA 19122

ISSUE	DATE
PERMIT SUBMISSION	07.23.21
REVISION 1	11.12.21
REVISION 2	12.17.21

PROPOSED
ZONING PLAN

Z-001



SERIAL #20212021229

4/Z-001 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



ZONING INFORMATION			
PROJECT:		ADDRESS:	
2034-36 N. FRONT STREET		2034-36 N. FRONT STREET PHILADELPHIA PA 19122	
APPLICABLE ZONING + BUILDING CODES:			
THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE			
DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (TABLE 14-701-3):			
ZONING CLASSIFICATION		CMX 2.5 NIEGHBORHOOD COMMERCIAL MIXED-USE-2.5	
		REQUIRED	PROVIDED
MIN. OPEN AREA (% OF LOT)		25	33
MINIMUM FRONT YARD DEPTH (FT.)		FRONT LOT LINE	FRONT LOT LINE
MINIMUM SIDE YARD WIDTH, EACH (FT.)		5' IF USED	3
MINIMUM REAR YARD DEPTH (FT.)		9'	15'-9 1/4"
MAXIMUM HEIGHT (FT.)		55'	45'-6"
PROPOSED BUILDING			
TOTAL LOT AREA		2,379.27 S.F.	
PROPOSED BUILDING COVERAGE		1,599.30 S.F.	
AREA OF EARTH DISTURBANCE		1,700 S.F.	
PROJECT DESCRIPTION			
4-STORY MIXED USE BUILDING WITH COMMERCIAL AT GROUND LEVEL AND EIGHT (8) UNIT RESIDENTIALS UNITS, WITH CELLAR, (2) PILOT HOUSES AND ROOF DECK.			

