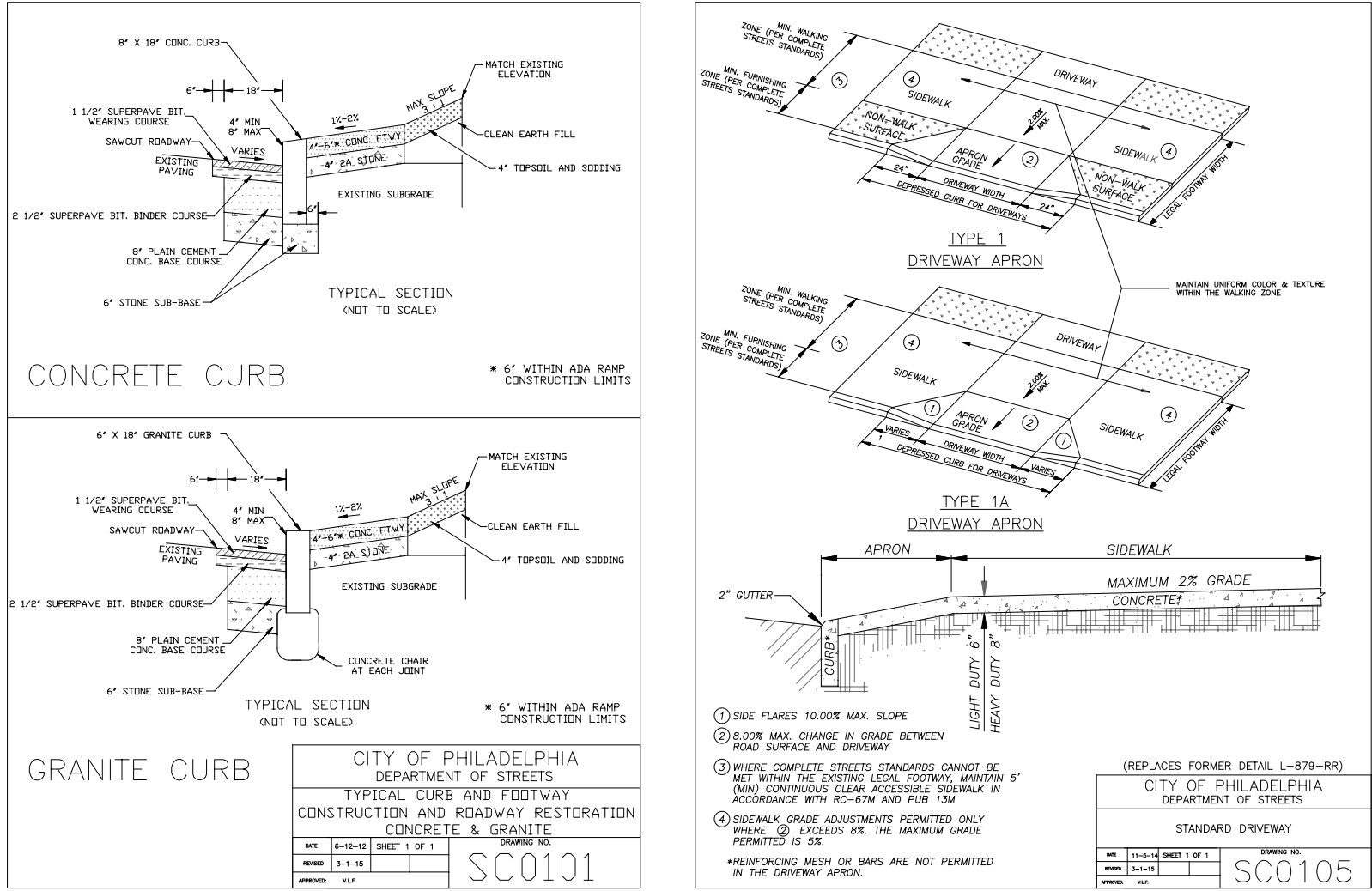
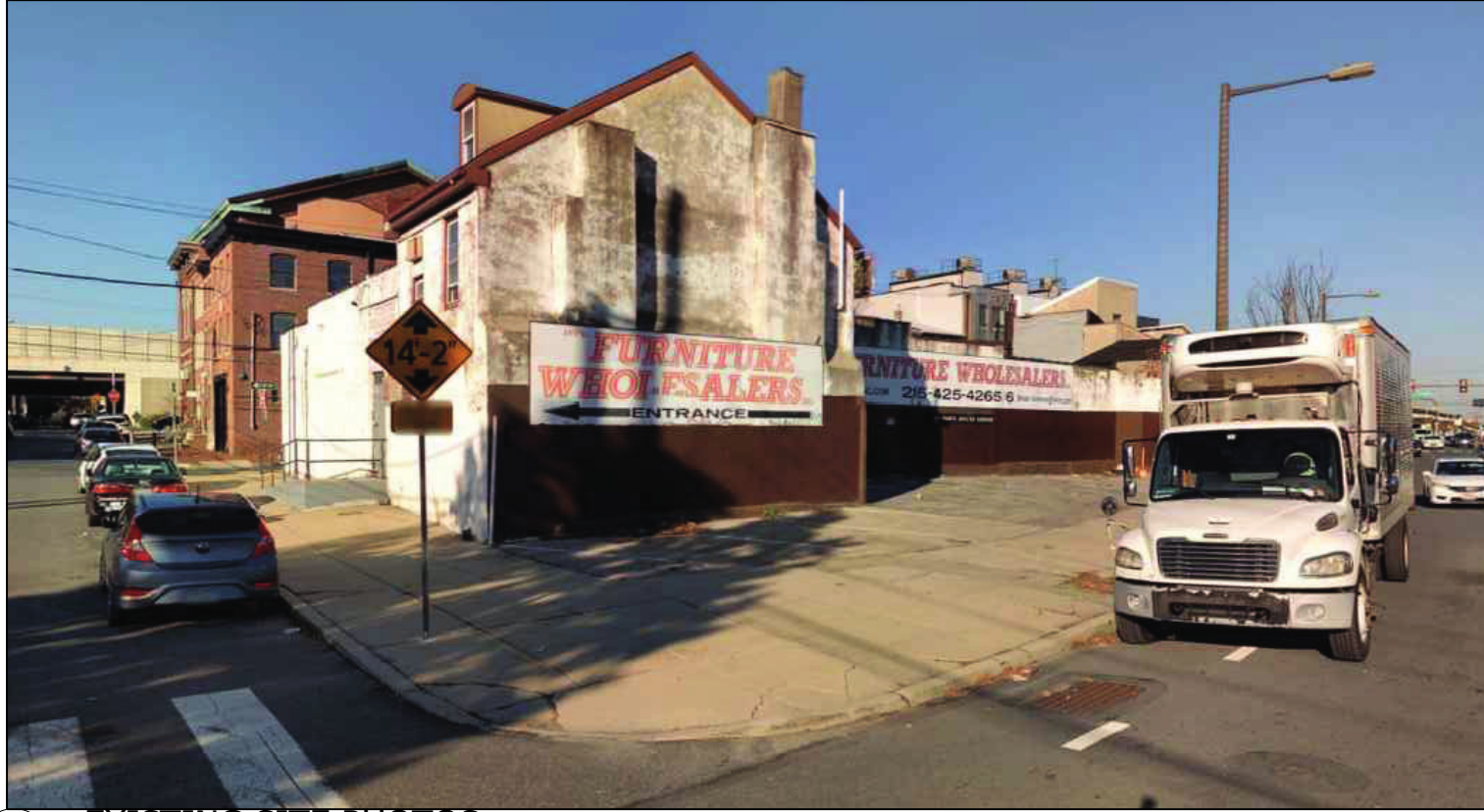
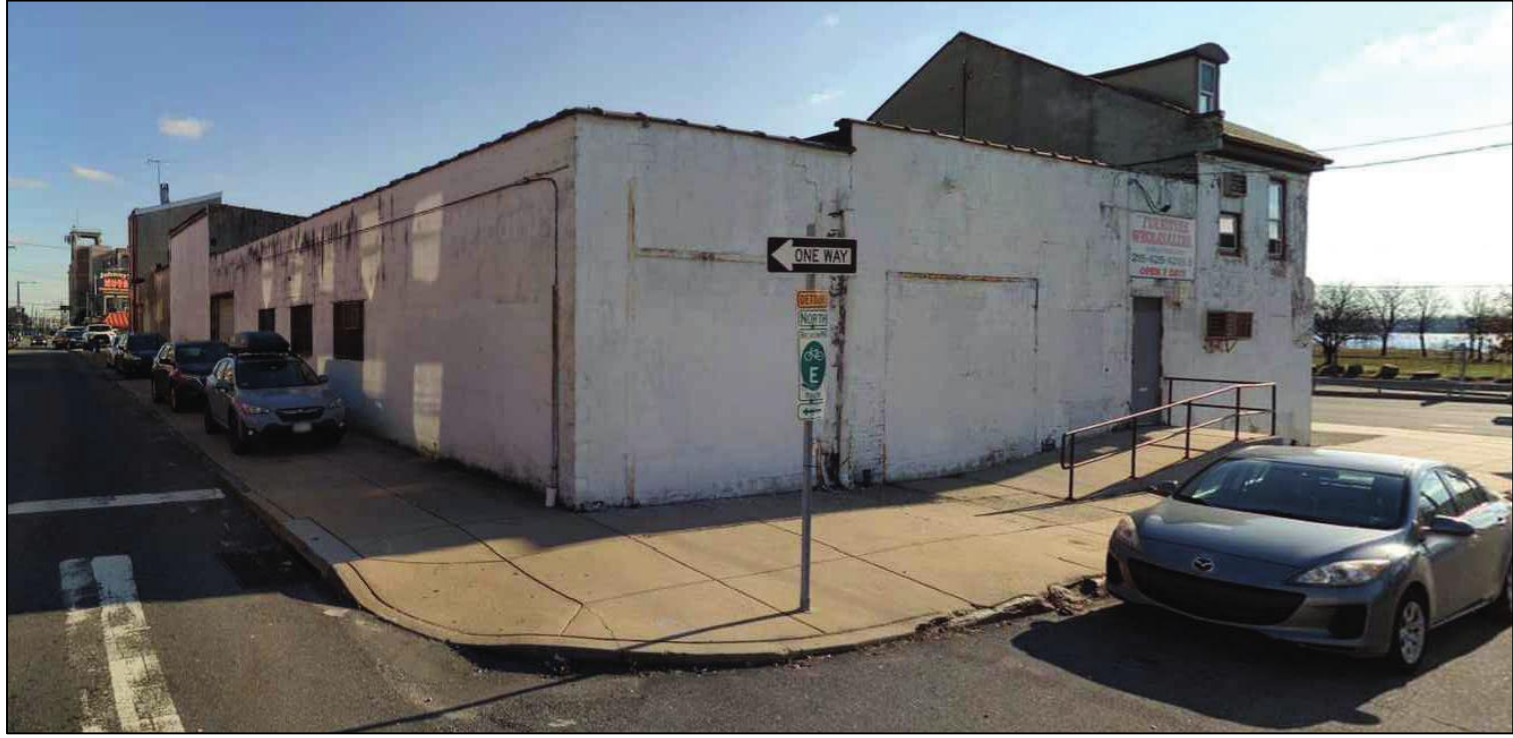


RSA-5 ZONING	REQUIRED/ ALLOWED	EXISTING	PROPOSED	
LOT AREA	960 SF	6089.0 SF	6089.00 SF	
COVERAGE	MAX. 80%	6089.00 SF	6089.00 SF	(100.0%)
OPEN AREA	MIN. 20%	0.00 SF	0.00 SF	(0.0%)
REAR YARD	9'-0"	NONE	NONE	
HEIGHT	38'-0"	38'-0"	38'-0"	38'-0"



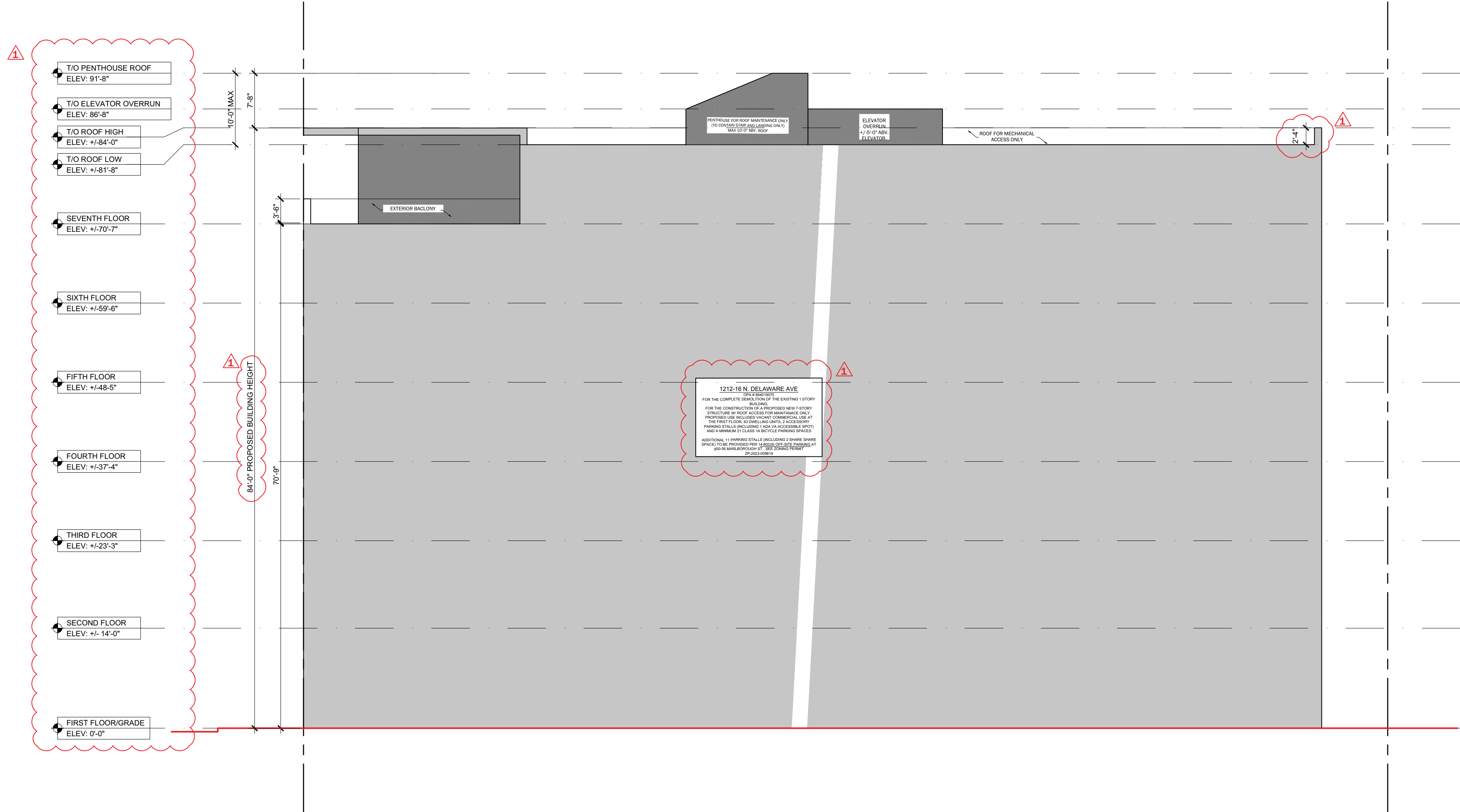
STANDARD STREET WORK DTLS

Scale: N.T.S.



EXISTING SITE PHOTOS

Scale: N.T.S.



1 ZONING SECTION

Scale: 3/32"=1'-0"

APPROVALS STAMPS



PLEASE NOTE: EXISTING SITE UTILITY INFORMATION
SHOWN PER CITY OF PHILADELPHIA BOARD OF
HIGHWAY SUPERVISORS RECORD, V.I.F.
CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA
ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE
PRIOR TO GROUND EXCAVATION OF THE SITE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS
THAN 3 BUSINESS DAYS NOR MORE
THAN 10 BUSINESS DAYS PRIOR TO THE
START OF EXCAVATION

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER:
1212-16 N. DELAWARE AVE - 20232492249



Gnome Architects LLC
1901 S. 9th St. Rm.310
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

1212-16 N.
DELAWARE AVE
PHILADELPHIA, PA

OWNER

1212-16 N DELAWARE AVE
AVE LP

REV #	DATE	DESCRIPTION
	08.31.2023	ZONING PERMIT
△	09.29.2023	ZONING REVISIONS

SEALS



Gnome Architects LLC
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Job No: 0422
Drawn By: BM
Checked By: DS
DRAWING TITLE:

ZONING PLAN

DRAWING No:

Z.1

Zoning Permit

Permit Number ZP-2023-009750

LOCATION OF WORK 1212-16 N DELAWARE AVE, Philadelphia, PA 19125-4307 Entire	PERMIT FEE \$1,877.00	DATE ISSUED 1/17/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 1212 N DELAWARE AVE LP	114 CHESTNUT ST PHILADELPHIA PA 19106
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF THE EXISTING ONE (1) STORY STRUCTURE ON LOT; FOR THE ERECTION OF A DETACHED STRUCTURE (MAX. 84 FT. HIGH) WITH A DECK ACCESSED FROM THE SEVENTH FLOOR AND A ROOF STRUCTURE FOR THE HOUSING OF ELEVATORS AND STAIRWAYS. 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)
--



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-2023-009750

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1212-16 N DELAWARE AVE, Philadelphia, PA 19125-4307

ADDITIONAL USE DETAILS

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

FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE FIRST FLOOR AND MULTI-FAMILY (SIXTY-THREE (63) DWELLING UNITS) HOUSEHOLD LIVING WITH TOTAL THIRTEEN (13) PARKING SPACES, INCLUDING TWO (2) ACCESSORY OFF-STREET INTERIOR PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE) AND ADDITIONAL ELEVEN (11) PARKING SPACES (INCLUDING TWO (2) AUTO-SHARE SPACES) TO BE PROVIDED PER 14-802(9) OFF-SITE PARKING AT 950-56 MARLBOROUGH ST. SEE ZONING PERMIT ZP-2023-009819, AND TWENTY (21) OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. AMENDMENT #1: AMEND TO REDUCE THE PROPOSED UNIT COUNT FROM SIXTY-THREE (63) UNITS TO SIXTY-TWO (62) UNITS, AS PER THE AMENDED 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.