



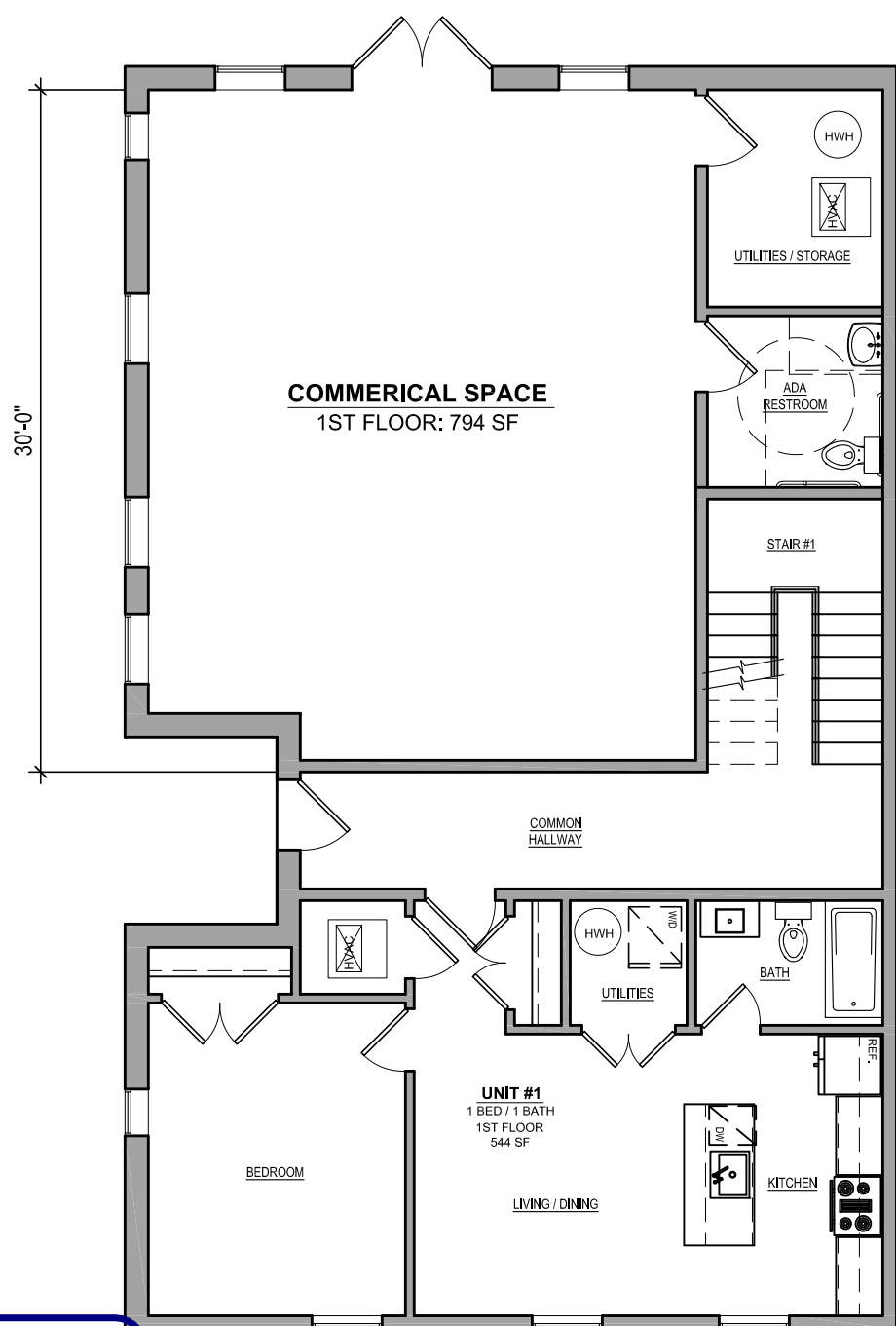
3 EXISTING CONDITIONS

Scale: N.T.S.



4 LOCATION MAP

Scale: N.T.S.



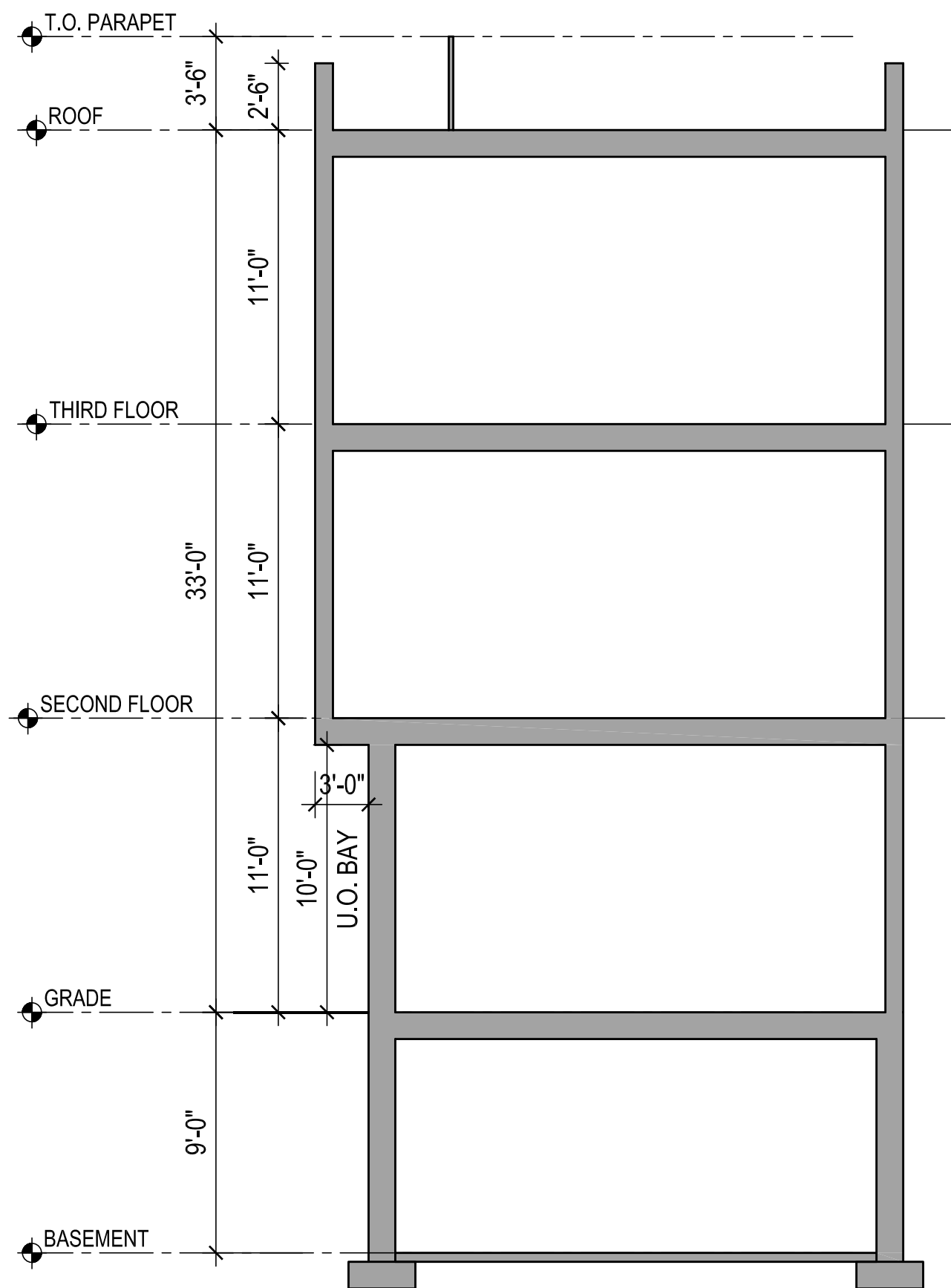
APPROVED
FOR ZONING ONLY
08/14/23

WHEN YOUR PLANS CONTAIN ANY CHANGES TO THE ZONING KEYPLAN, YOU MUST SUBMIT A ZONING KEYPLAN TO THE DEPARTMENT OF PLANNING FOR APPROVAL. THE DEPARTMENT OF PLANNING WILL REVIEW THE ZONING KEYPLAN AND APPROVE IT IF IT MEETS THE REQUIREMENTS OF THE ZONING KEYPLAN.

Applied Electronically by: S&L User

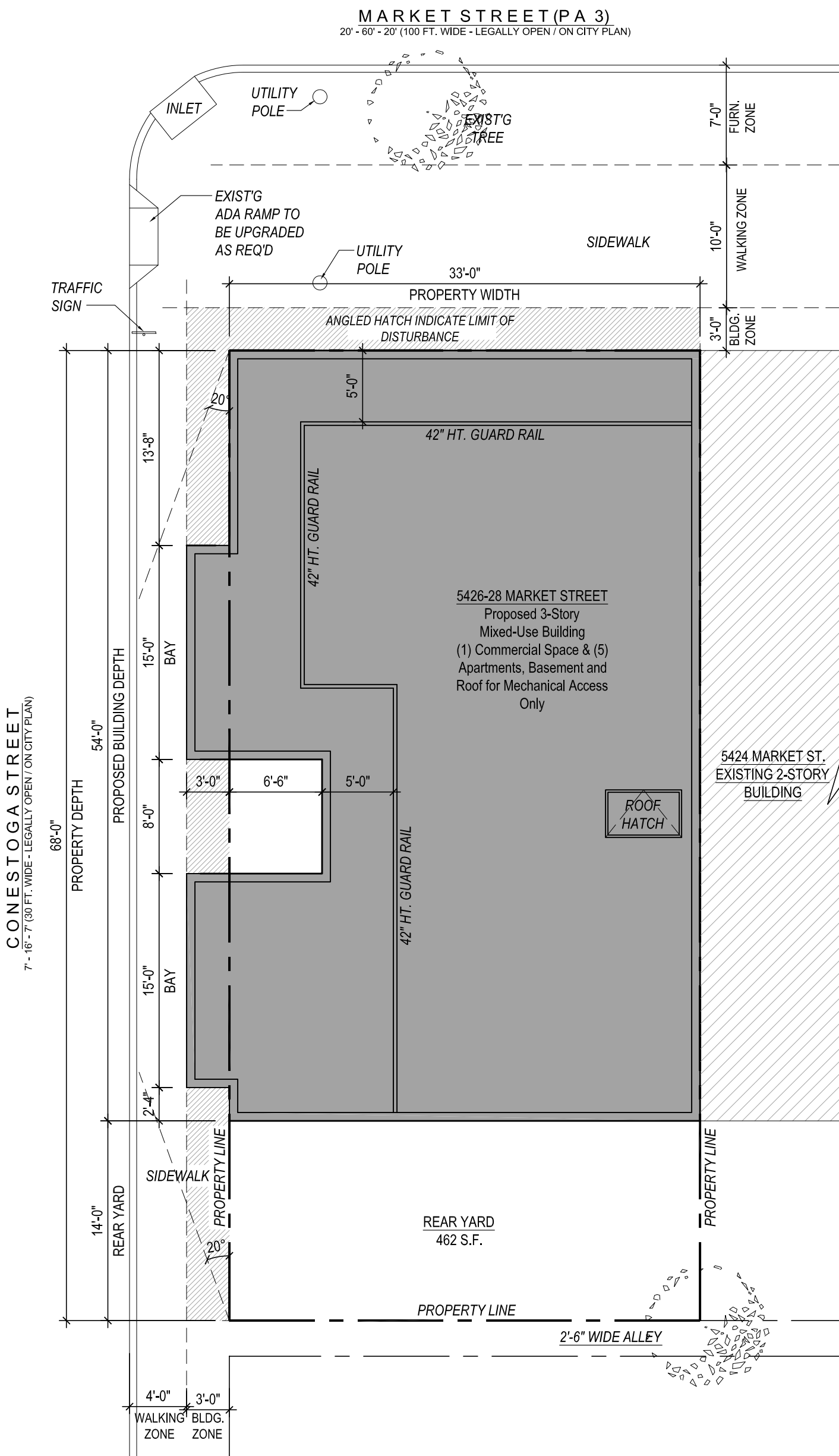
ZONING KEYPLAN

Scale: N.T.S.



2 ZONING SECTION

Scale: 3/16"=1'-0"



1 SITE PLAN

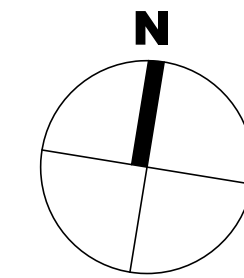
Scale: 1/8"=1'-0"

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM #20235141104-000 AND WARD #15.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF #345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically by: BRIAN WEISBACH
July 28, 2023
Lodger No.: **E-4692**

Philadelphia City Planning Commission

MIXED-INCOME BONUS
BONUS LEVEL: MODERATE INCOME
PROJECT TO RECEIVE
DWELLING UNIT DENSITY (ADDITIONAL UNITS: 1)
PROJECT TO PROVIDE AFFORDABLE HOUSING
TOTAL DWELLING UNITS: 5
AFFORDABLE DWELLING UNITS: 1

PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY MIXED-USE BUILDING WITH (1) VACANT COMMERCIAL SPACE & (5) APARTMENTS WITH A BASEMENT, ROOF FOR MECHANICAL ACCESS ONLY

ZONING ANALYSIS

ZONING BASE DISTRICT: CMX-2
TOTAL BUILDING AREA: 1,730 SQ. FT.
LOT AREA: APPROX.: 2,244 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MAX. OCCUPIED AREA	80% CORNER	-	1,730 SQ. FT. (77.1%)
MIN. FRONT SETBACK	N/A	-	-
MIN. SIDE YARD WIDTH	N/A	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	14'-0"
MAX. BUILDING HEIGHT	38'-0"	-	36'-0"



ARCHITECTURE
INTERIORS
PLANNING

3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 642-5013

New Mixed-Use Building
5426-28 Market Street
Philadelphia, PA 19139

Project No.: -	Date of Issue: 01/15/2023
Revision No:	Description: Drawn By: 24/7
01-15-2023	ISSUED FOR ZONING
01-23-2023	ISSUED FOR STREETS DEPT. COMMENT
05-17-2023	ISSUED FOR ZONING COMMENTS
06-26-2023	ISSUED FOR ZONING COMMENTS

ZONING

Z1.0

ISSUED FOR ZONING PERMIT: 01-15-2023

Zoning Permit

Permit Number ZP-2023-008611

LOCATION OF WORK 5426 MARKET ST T-C-241510, Philadelphia, PA 19139	PERMIT FEE \$886.00	DATE ISSUED 8/14/2023
	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
CHILD PERMIT TO ZP-2023-000656
FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.
* APPROVALS FOR MIXED INCOME HOUSING REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND CO *
*A NEW DEED IS REQUIRED PRIOR TO ISSUANCE OF A CO, OR THE EXPIRATION OF THIS ZONING PERMIT *

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-2023-008611

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5426 MARKET ST T-C-241510, Philadelphia, PA 19139

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING (5 DWELLING UNITS, INCLUDING ONE (1) AFFORDABLE DWELLING UNIT). SEPARATE USE REGISTRATION REQUIRED FOR FIRST FLOOR COMMERCIAL SPACE.

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.