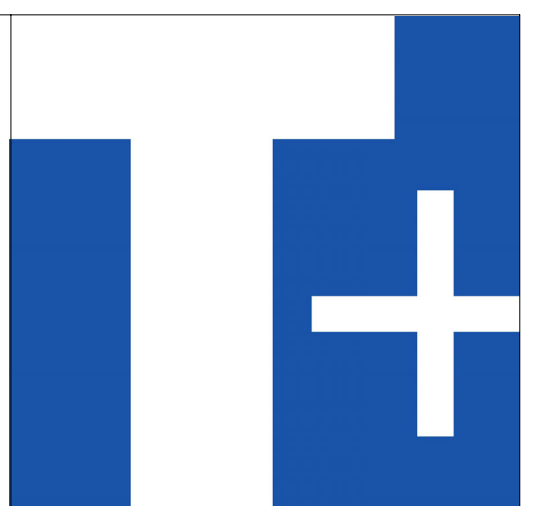




**T+ASSOCIATES INC.
ARCHITECTS**
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S
SEAL:



MEP
ENGINEER:

STRUCTURAL
ENGINEER:

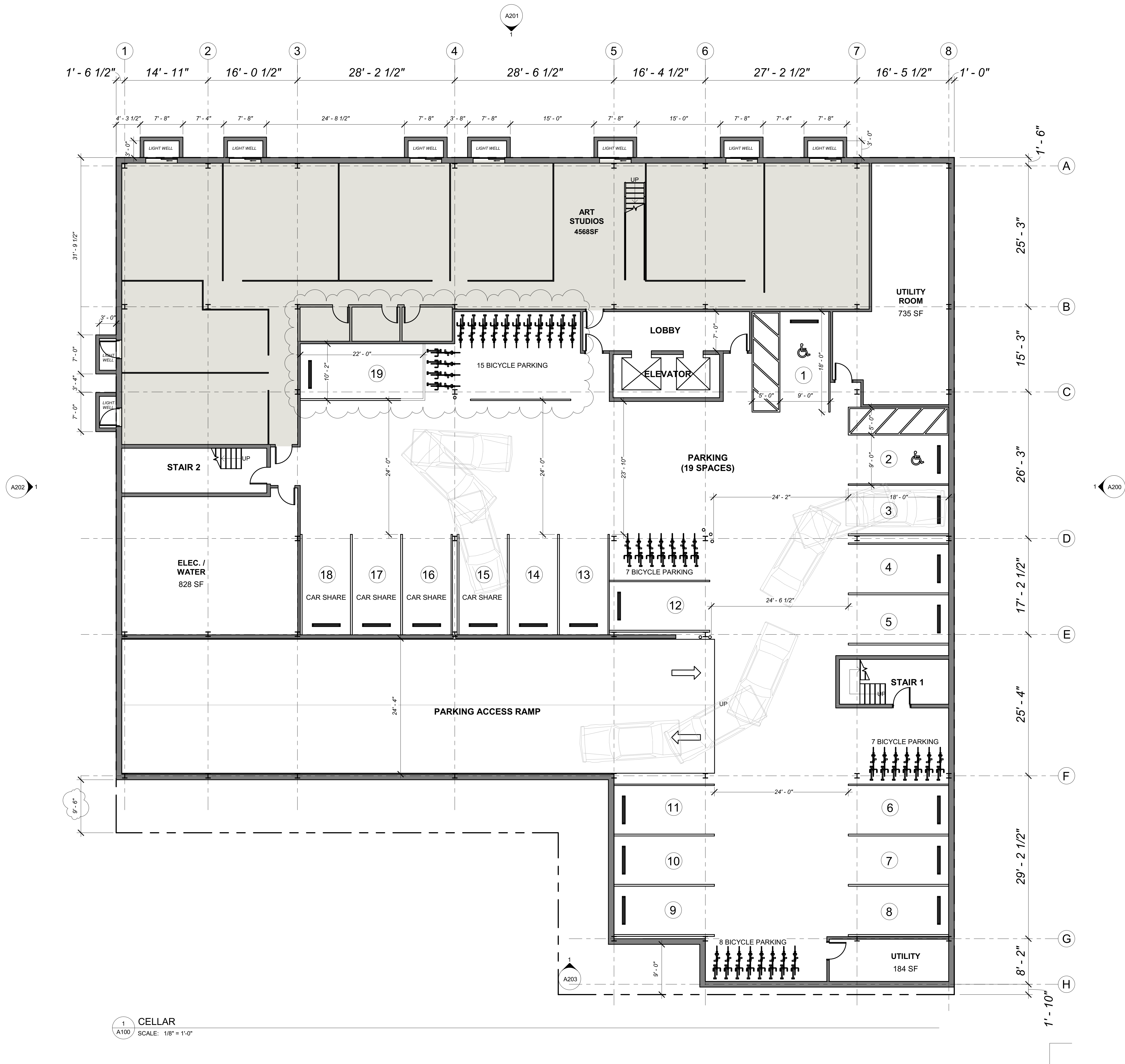
**ISSUED FOR
ZONING**

9-15-21

HAGERT APARTMENT
2000 HAGERT STREET, PHILADELPHIA PA 19134

DRAWN BY: MS
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1903-006

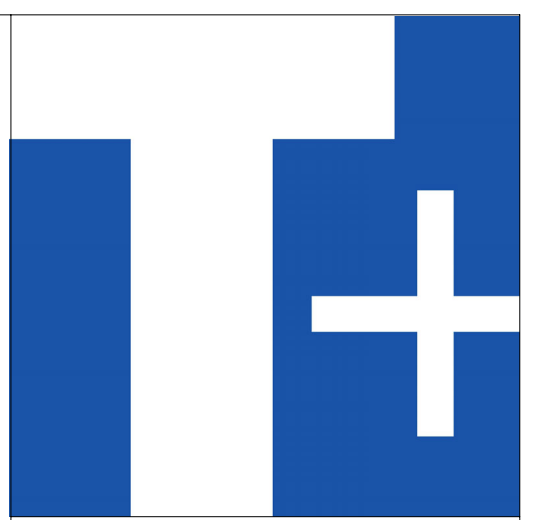
TITLE:
OVERALL CELLAR PLAN
DWG. NO.
A100



**APPROVED
FOR ZONING ONLY
02/26/22**

Applied Electronically by L&J User:

1 FIRST FLOOR(1)
A101 SCALE: 1/8" = 1'-0"



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ARCHITECT'S
SEAL:



MEP
ENGINEER:

STRUCTURAL
ENGINEER:

**ISSUED FOR
ZONING**

9-15-21

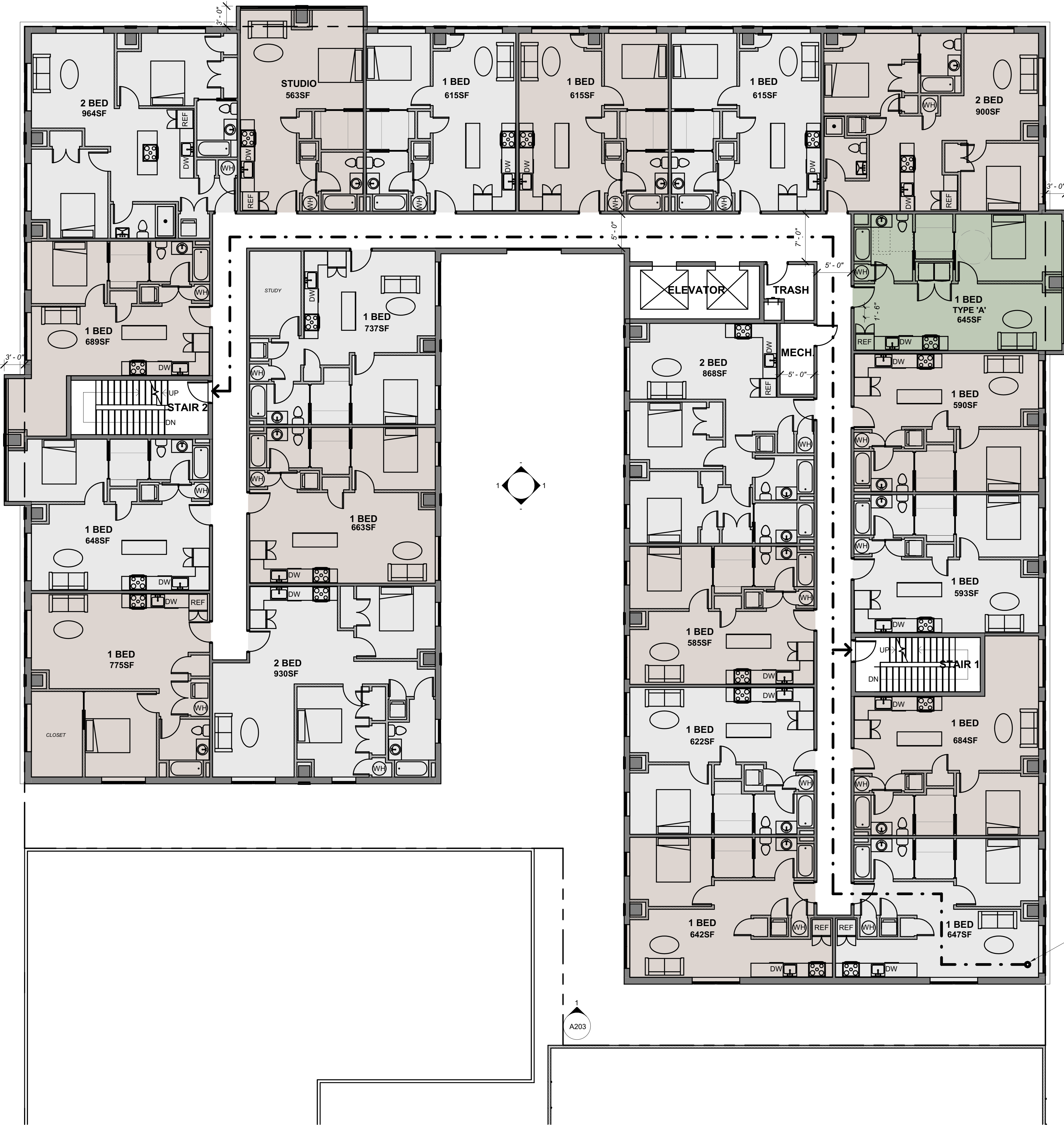
HAGERT APARTMENT

2000 HAGERT STREET, PHILADELPHIA PA 19134

TITLE:
OVERALL SECOND FLOOR PLAN

DRAWN BY: MS
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1903-006

DWG. NO.
A102

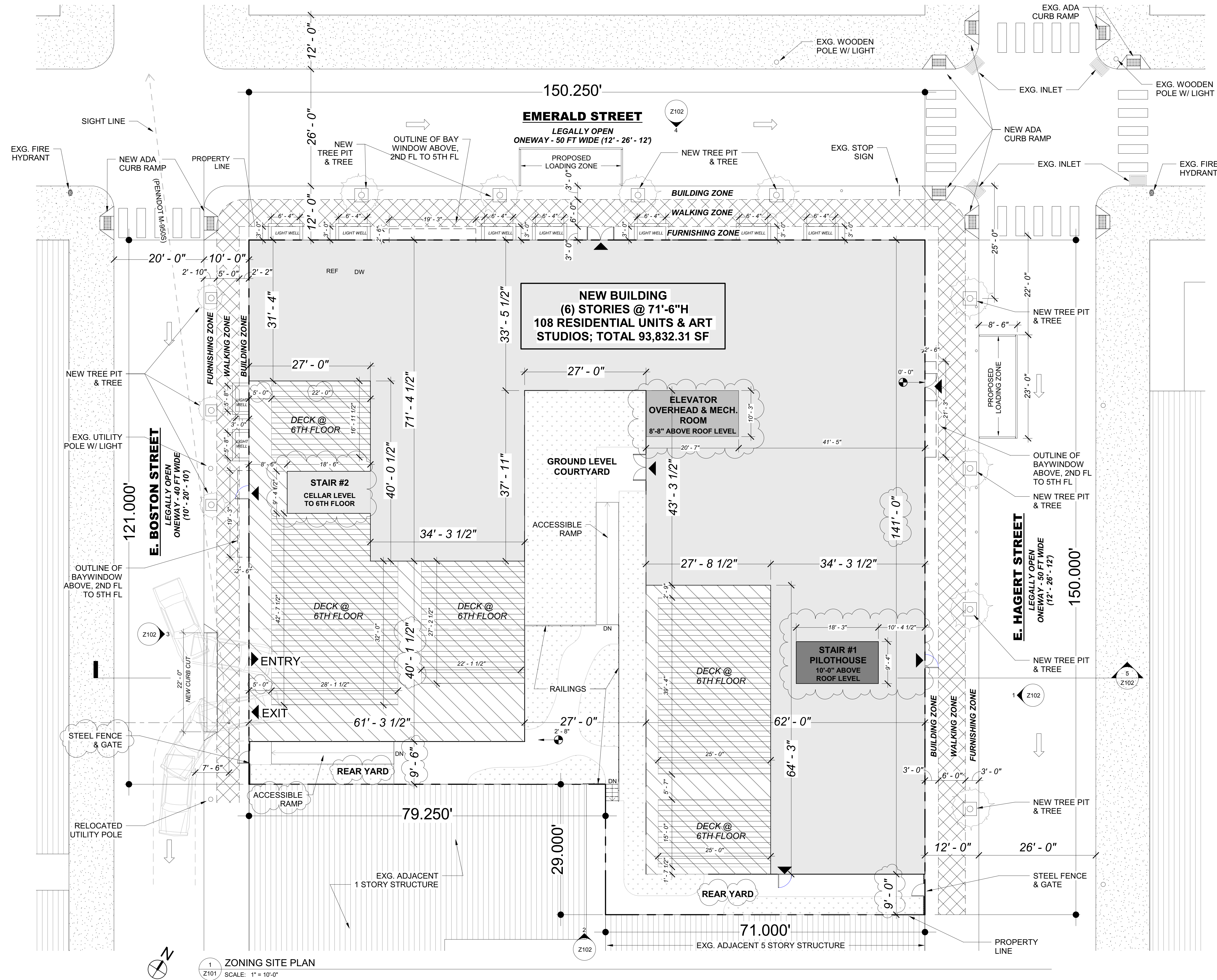


TRAVEL DISTANCE
TO STAIR 1 = 249'- 9"
TO STAIR 2 = 77' - 8"

1 SECOND FL - OVERALL
A102 SCALE: 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
02/26/22
This plan was prepared and approved by the undersigned architect for the purpose of obtaining a zoning certificate. It is not to be used for any other purpose without the written consent of the architect.

Applied Electronically by LAI User:

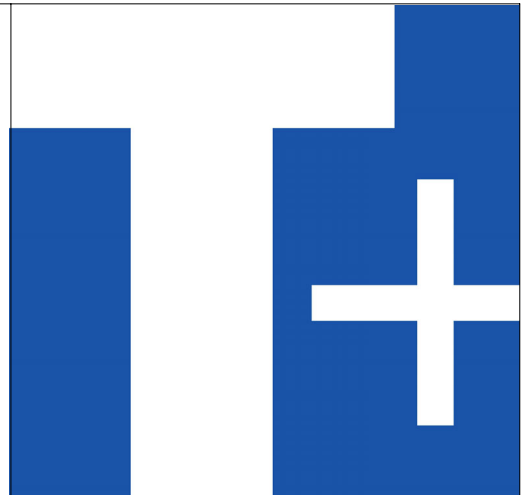


SITE PLAN LEGEND

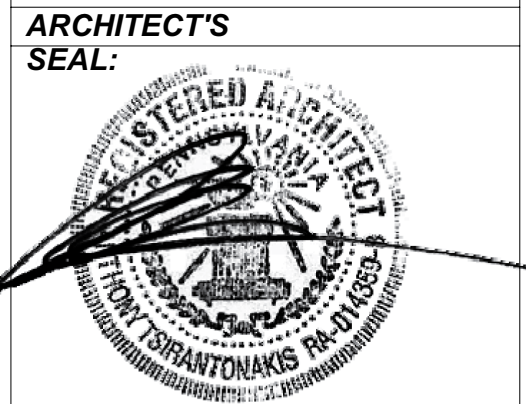
NEW 5 STORY STRUCTURE

NEW 6 STORY STRUCTURE

ALL PROPERTY LINES (LOT DIMENSIONS) ARE DIMENSIONED IN DISTRICT STANDARD. SEE ALSO SHEET Z100



T+ASSOCIATES INC. ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



MEP ENGINEER:

STRUCTURAL ENGINEER:

ISSUED FOR ZONING

9-15-21

HAGERT APARTMENT

2000 HAGERT STREET, PHILADELPHIA PA 19134

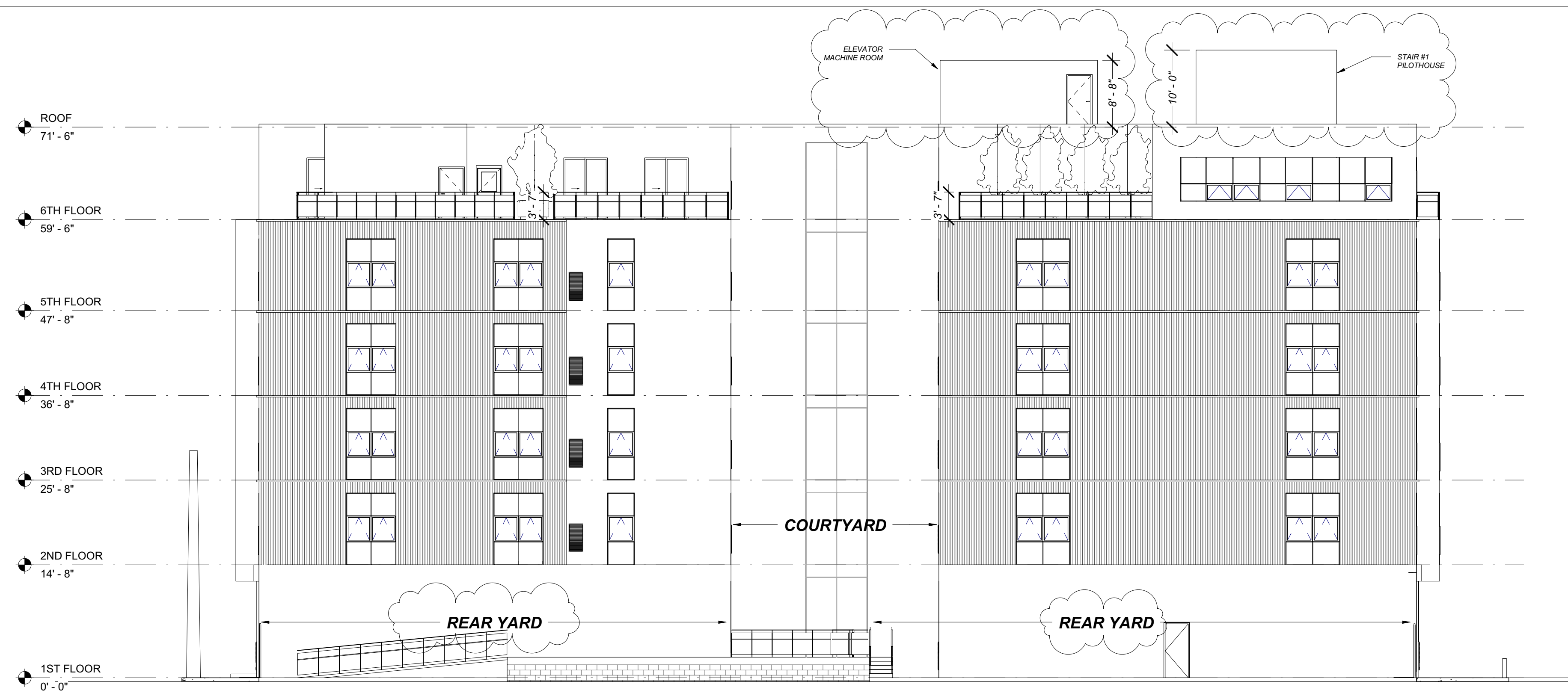
ZONING ANALYSIS: 2000 E. HAGERT ST. PHILADELPHIA, PA 19125				
DISTRICT:	IRMX			
USE:	CODE REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
	RESIDENTIAL INDUSTRIAL MIXED USE (MIN. OF 50% OF GROUND FLOOR BUILDING AREA TO BE INDUSTRIAL USE, ANYWHERE IN THE BUILDING)	VACANT AUTO BODY REPAIR SHOP	MULTI-UNIT DWELLINGS & ART STUDIOS (1ST FLOOR BUILDING AREA 14,813.84 SF / 2 = 7,406.92 SF ART STUDIO 4,568 SF @ 1ST FL + 3,019 SF @ CELLAR = 7,587 SF.)	YES
DESCRIPTION:	A CORNER LOT BOUNDED BY E. HAGERT ST., EMERALD ST. & E. BOSTON ST., FRONTAGE ON E. HAGERT ST.			
MIN. FRONT YARD:	0 FT	---	0 FT	YES
MIN. SIDE YARD:	0 FT	---	0 FT	YES
MIN. REAR YARD:	9 FT (Property abuts RSA5 district w/ 9' rear yard requirement)	---	9 FT MIN.	YES
LOT AREA:	---	20,238.80 SF	NO CHANGE	YES
LOT COVERAGE:	80% MAX. (CORNER LOT)	0 %	81% (16,476.15 SF)	YES
FLOOR AREA:	---	0 SF	92,469.50 SF	
F.A.R.:	500% MAX.	0 %	456.9%	YES
HEIGHT/STORIES:	60 FT MAX. OR 72 FT MAX. (WITH 12' BONUS, IF MIN. OF 50% OF 1ST FLOOR BUILDING AREA TO BE USED FOR INDUSTRIAL USE)	---	71' - 6" / 6 STORIES	YES
# OF UNITS:	---	---	108 RESIDENTIAL UNITS	
PARKING SPACES:	32 (3 parking/10 units)	---	19 (REDUCTION OF 4 SPACE FOR EVERY 1 CAR SHARE SPACE, UP TO MAX. 40% REDUCTION. 4 CAR SHARE SPACE PROVIDED.)	YES
ACCESSIBLE PARKING SPACES:	2	---	2	YES
BICYCLE PARKING:	36 (1 space/3 units)	---	37	YES
OFF-STREET LOADING:	0 (FOR GROSS FLOOR AREA LESS THAN 100,000SF, Philadelphia zoning Code, Table 14-806-1)	---	0 (PROPOSED GROSS FLOOR AREA = 92,469.50 SF)	YES



Applied Electronically by L&L User:

TITLE: **PROPOSED ZONING SITE PLAN**
DWG. NO. **Z101**

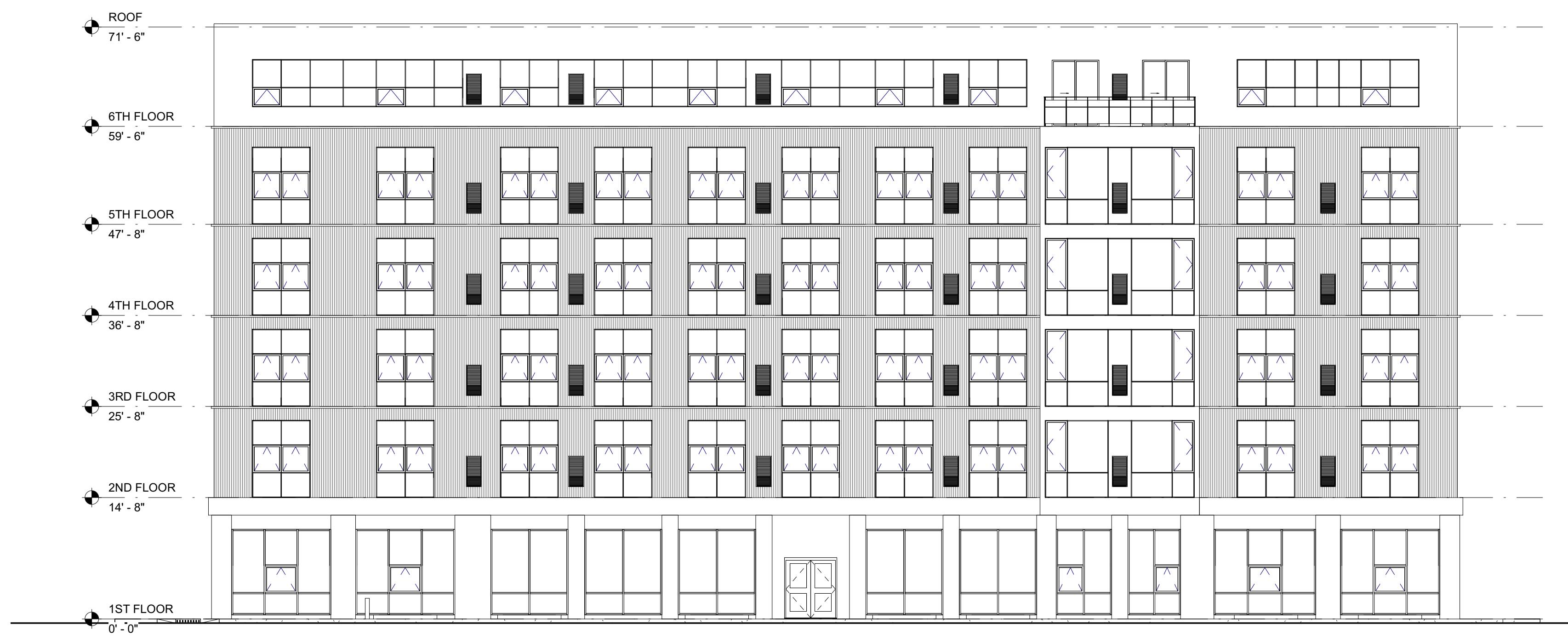
DRAWN BY: MS
APPROVED BY: AT
SCALE: As indicated
JOB#: 1903-006



2 SOUTH Elevation
Z102 SCALE: 3/32" = 1'-0"



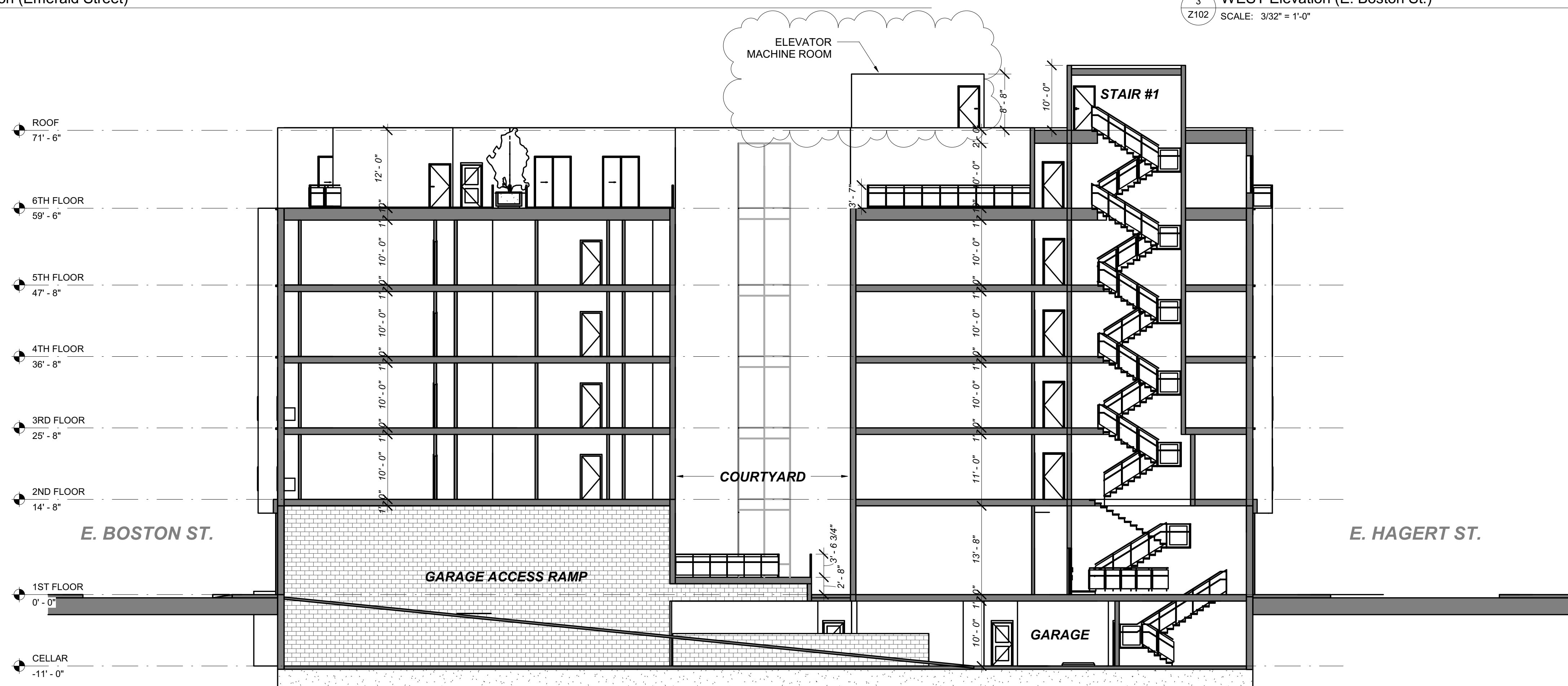
1 EAST Elevation (E. Hagert St.)
Z102 SCALE: 3/32" = 1'-0"



4 NORTH Elevation (Emerald Street)
Z102 SCALE: 3/32" = 1'-0"



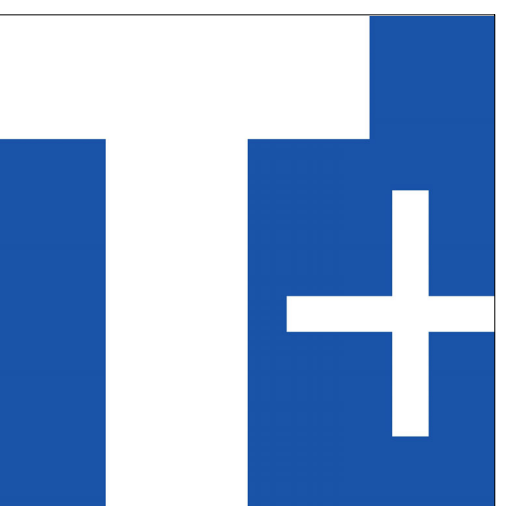
3 WEST Elevation (E. Boston St.)
Z102 SCALE: 3/32" = 1'-0"



5 Section EAST-WEST, LOOKING NORTH
Z102 SCALE: 3/32" = 1'-0"

APPROVED
FOR ZONING ONLY
02/26/22

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ARCHITECTS**
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PHILADELPHIA, PA 19147
T: 215.629.6374

**ARCHITECT'S
SEAL:**



**MEP
ENGINEER:**

**STRUCTURAL
ENGINEER:**

**ISSUED FOR
ZONING**

9-15-21

HAGERT APARTMENT

2000 HAGERT STREET, PHILADELPHIA PA 19134

TITLE:
ZONING ELEVATIONS & SITE
SECTIONS
DWG. NO.

DRAWN BY: MS
APPROVED BY: AT
SCALE: 3/32" = 1'-0"
JOB#: 1903-006

Z102

Zoning Permit

Permit Number ZP-2021-010811

LOCATION OF WORK 2000-20 E HAGERT ST, Philadelphia, PA 19125-1632	PERMIT FEE \$1,877.00	DATE ISSUED 2/28/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER M&B YBL1 LLC	1349 LYNN AVE. SUITE 1B BETHELEM, Pennsylvania 18015
-------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE (71'6" HIGH) ; ROOF DECK ACCESSED BY A PILOTHOUSE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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-2021-010811

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2000-20 E HAGERT ST, Philadelphia, PA 19125-1632

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING(108 DWELLING UNITS); THIRTEEN(13) ARTIST STUDIOS(AT PARTIAL CELLAR AND AT PARTIAL FIRST FLOOR) WITH NINETEEN(19) ACCESSORY PARKING SPACES INCLUDING WITH FOUR(4) CAR SHARE SPACES, TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCDESSIBLE SPACE AND WITH THITY-SEVEN(37) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT CELLAR.

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.