

Zoning Permit

Permit Number ZP-2022-003913

LOCATION OF WORK 828-40 N 2ND ST, Philadelphia, PA 19123-3010	PERMIT FEE \$1,734.00	DATE ISSUED 6/6/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER CCD 110 LLC	2400 Market Street, No.200 Philadelphia, Pennsylvania 19103
------------------------------	---

OWNER CONTACT 1 Tyler McNeil	2400 Market Street, No.200, Philadelphia PA 19103
---------------------------------	---

OWNER CONTACT 2 Doug Jordan	1733 Pine St, Philadelphia PA 19103
--------------------------------	-------------------------------------

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. 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-2022-003913

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

828-40 N 2ND ST, Philadelphia, PA 19123-3010

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR STREET FRONTAGE (PRIMARY FRONTAGE) WITH A MINIMUM DEPTH OF 30') (USES ONLY PERMITTED IN CMX-2 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING FIFTY-FIVE (55) DWELLING UNITS AND THIRTY (30) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.



VIEW FROM N. 2ND STREET



VIEW FROM INTERSECTION OF N. 2ND STREET AND POPLAR

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

APPROVED FOR ZONING ONLY
06/03/22

PRIMARY FRONTAGE

LINE OPPOSITE: N 2nd St

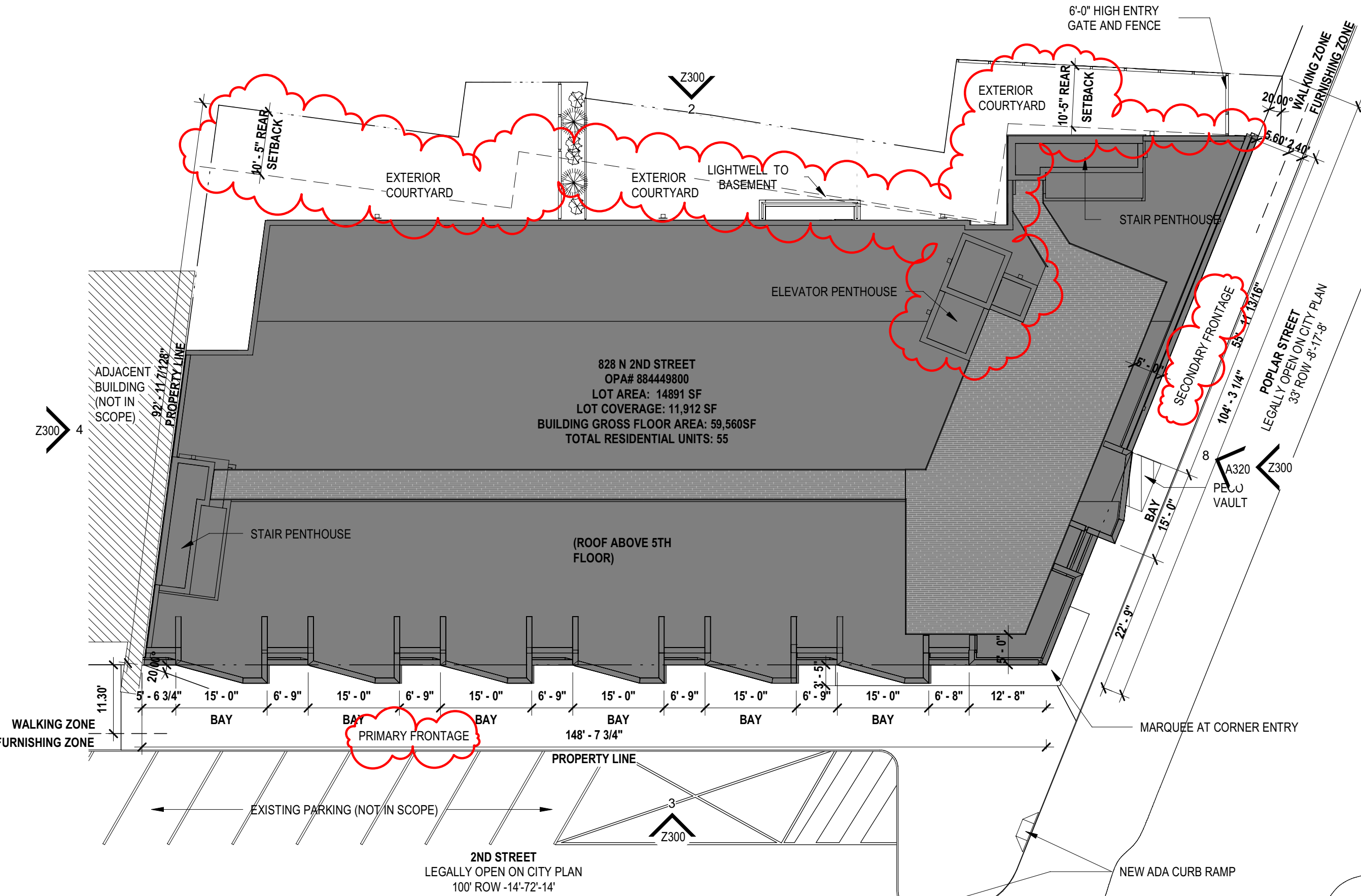
LINE OPPOSITE: N 2nd St

Applied Electronically by: Gregory Waldman

May 17, 2022

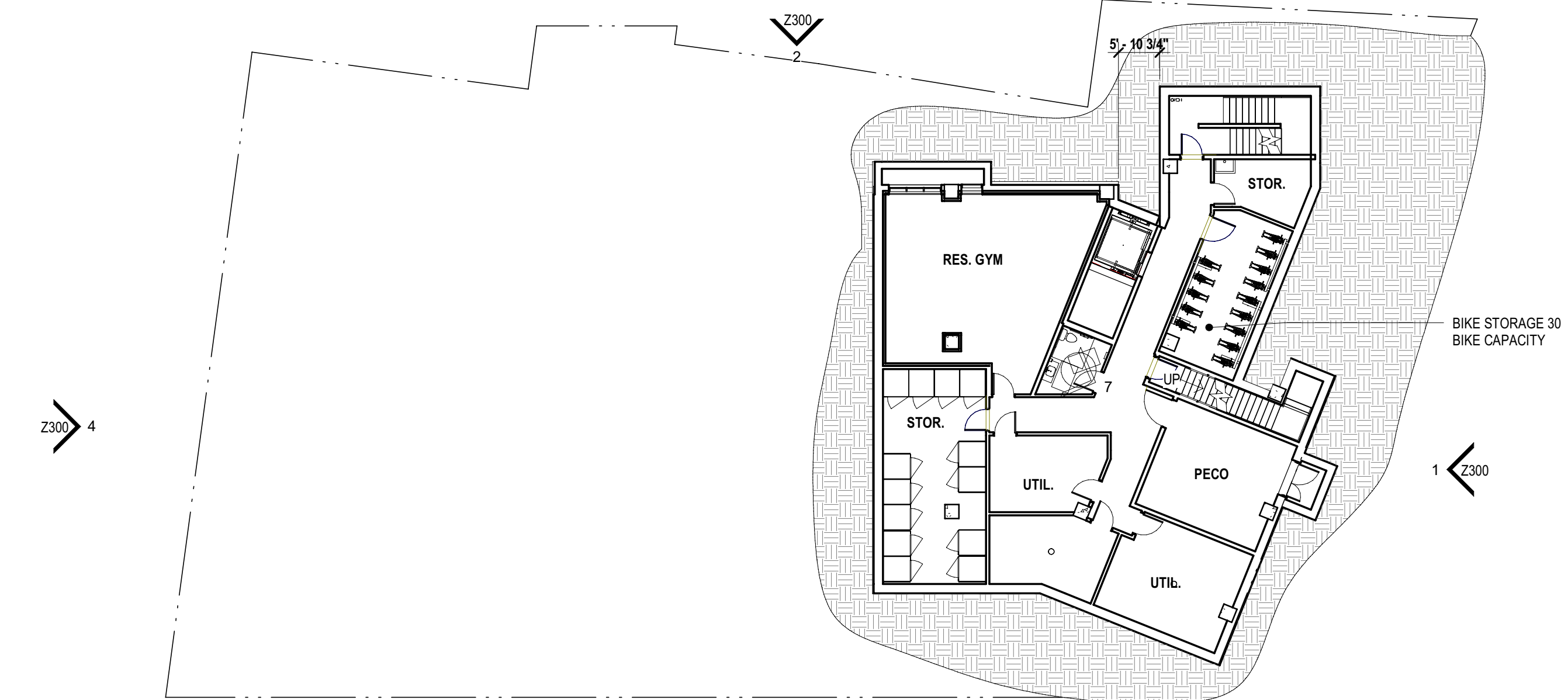
Ledger No.: E-3302

Philadelphia City Planning Commission



1 SITE PLAN - ZONING

Z100 1/16" = 1'-0"



2 00 - BASEMENT - ZONING

Z100 1/16" = 1'-0"

AREA REGULATIONS

LOT INFORMATION		
LOT ADDRESS(ES):	828-40 NORTH 2ND STREET, PHILADELPHIA, PA, 19123	
OPA NUMBER:	88-4-4498-00	
LOT AREA(S):	P.D.S. - 14,817 SF, U.S.S. - 14891 SF	
BASE ZONING DISTRICT:	CMX-2.5	
OVERLAY ZONING DISTRICT:	CTR, Center City Overlay District	
USE REGULATIONS		
EXISTING USES:	VACANT LOT	
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	COMMERCIAL RETAIL AS PERMITTED IN CMX-2.5, RESIDENTIAL LOBBY, & MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
	ROOF	ROOF DECK
DISTRICT & LOT DIMENSIONS		
	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	80% (Note 8)
MAX UNITS ALLOWED	55	55
YARDS		
MIN FRONT YARD DEPTH (FT)	BUILT TO FRONT LINE	0' - 0'
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	0' - 0'
MIN REAR YARD DEPTH (FT)	10'-5"	10'-5"
HEIGHT		
MAX HEIGHT (FT)	55' (Note 4, 5, 6)	55'
MAX FLOOR AREA (% LOT AREA)	N/A	N/A
OFF STREET PARKING REQUIREMENTS		
CAR PARKING	0	0
BICYCLE PARKING	21 (Note 4)	30
OFF STREET LOADING	0 (Note 5)	0
LANDSCAPING REQUIREMENTS		
STREET TREES	8	8
BONUS		
GREEN ROOF	60% ROOF AREA	60% (Note 7)

AREA REGULATION NOTES		
Note 1:	Section 14-602(4)(a)(i)(b). A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height. 14,891 SF lot / 270 = 55 units allowed	
Note 2:	Section 14-602(5)(a)(i). Properties Bounded by Two or More Streets. When a property is bounded by two streets that constitute a corner, one of the remaining lot lines shall be deemed a side and the other remaining lot line shall be deemed a rear. Where the determination of side and rear lot lines is necessary for L&I to approve or deny a zoning permit application, the Commission shall determine the side and rear lot lines based on the orientation of the lot, orientation of the primary structure, orientation of the structures on adjacent lots, orientation of structures with frontage on the same blockface, the street type designation of the bounding streets, or any additional criteria stated in the regulations of the Commission for the purposes of clarifying or implementing this determination. Primary Frontage N 2nd Street	
Note 3:	Section 14-705(2)(c)(2)(a). At least one street tree per 35 ft. of linear frontage shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. The linear frontage on N 2nd Street is 148'-4" / 35' = 5 street trees required The linear frontage on Poplar Street is 104'-3" / 35' = 3 street trees required Street trees will not be provided due to the utilities within 2nd St and the narrow width of Poplar's sidewalk.	
Note 4:	Section 14-804(1). One bicycle parking space is required per every three dwelling units. 63 multi-family units / 3 = 21 bicycle parking spaces required	
Note 5:	Per 14-806-1 The minimum number of off street loading spaces required for commercial districts, for buildings with a gross floor area less than 100,000 square feet, shall be 0	
Note 6:	Section 14-602(4)(a)(3). In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontage as designated in 14-701(1)(d)(4) (Primary Frontage) shall be subject to this requirement. N 2nd Street designated primary street frontage.	
Note 7:	Section 14-701(3) CMX-2.5 Max Occupied Area (Percentage of lot) -Intermediate: 75; Corner: 80. Lot Size: 14,891 sf x 80% = 11,912 sf Max Occupied Area. Building Area (exclusive of bays over the property line) = 11,912 sf	
Note 8:	Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3. Minimum rear yard depth = 104'-3 1/4" x 10% = 10'-3", therefore, it shall be 10'-5" min.	
Note 9:	Section 14-604(5) Rooftops are permitted in the CMX-2.5 district, provided that the rooftop decks must be set back at least five feet from the extreme front building line. A rooftop deck and associated railing and fencing is not subject to the height limitations of the CMX-2.5 zoning district provided that no part of the roof deck surface extends more than 48 inches above a plane that is midway between the lowest and the highest points of the roof surface supporting the roof deck.	
Note 10:	Section 14-701-6 Penthouses in commercial districts for roof structures housing elevators are an exception to dimensional standards. Per section 14-604(5)(c)(2) roof deck access structures may not exceed 125 sq. ft. in area, however roof deck access structure that contain and elevator are permitted an additional 40 sq. ft. of area. The roof deck access structure may not exceed 10 ft. in height above the surface of the roof deck	
Note 11:	Section 11-603(4) Bay windows may not project more than 3 feet beyond the street line and have a frontage greater than 15 feet. The lower edge of a bay window may not be less than 10 feet above the sidewalk. There shall be not more than four bay windows for 85 feet of frontage and no bay windows upon the same story shall be nearer to each other than 5 feet. No bay window may be erected except within lines drawn from the intersection of the party lines and street line at an angle of 20 degrees. Bay windows proposed are compliant.	
Note 12:	Section 14-202(1)(a) Except as otherwise expressly stated in this Zoning Code, for the purpose of measuring the height of a structure, average ground level shall be calculated as the mean (average) ground level at the four principal corners of the subject structure or the three principal corners in case of a triangular shaped structure footprint.	
Note 13:	Average Natural Grade (ANG): 25.03' Southeast Corner: 26.89' Northeast Corner: 23.43' Northwest Corner: 24.3' Southwest Corner: 25.95'	



Signature and Seal

828 N 2ND ST

828 N 2nd Street,
Philadelphia PA

PROJECT NO: 712

OWNER:
CCD 110 LLC
c/o Catalyst City Development
2400 Market Street No. 200
Philadelphia, PA 19103

ARCHITECT:
CosciaMoos Architecture
123 South Broad Street
Suite 220, South Lobby
Philadelphia PA 19109
www.cosciamoos.com
267-761-9416

CIVIL ENGINEER:
Consultant 1
Consultant 1 Address

Consultant 1 URL
Consultant 1 Phone

STRUCTURAL ENGINEER:
Larsen & Landis Structural Engineers
11 W Thompson Street
Philadelphia, PA 19125
www.larsenlandis.com
215-232-7207

MEPPF ENGINEER:
Chestnut Engineering
16 E Lancaster Ave, Suite 205
Philadelphia, PA 19003
www.chestnut-engineering.com
610-642-1750

1 REVISED ZONING
05/06/2022
04/11/2022

ISSUED FOR CONSTRUCTION

SCALE: As indicated

DRAWN BY: KJ

ZONING TABLES &
PLANS

Z100

10-642-1750



Z300