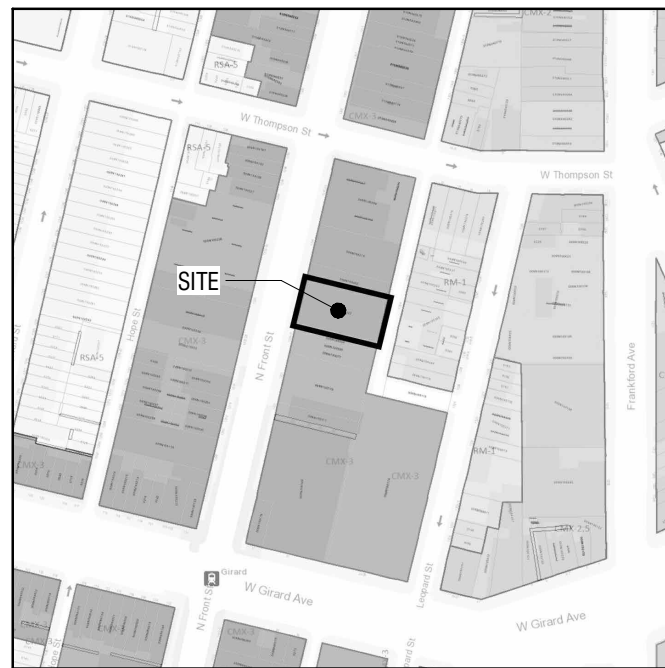
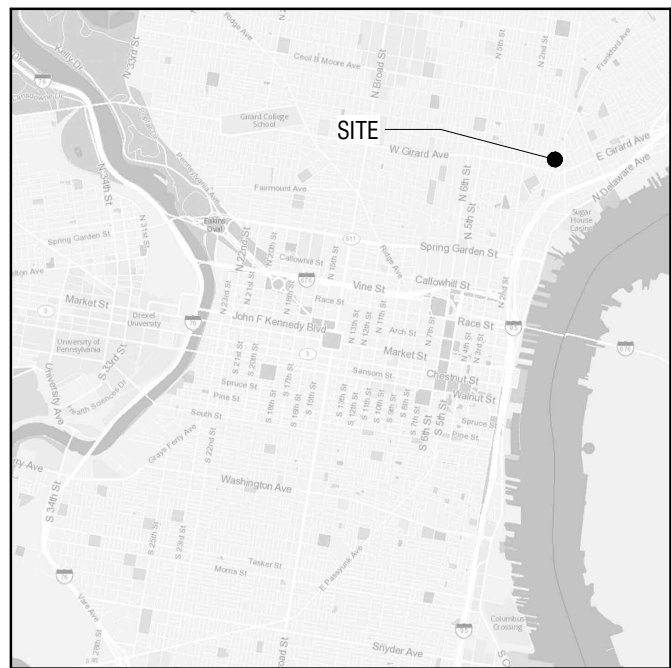




LOCATION MAP

AREA MAP

1233 N FRONT STREET

ZONING ANALYSIS

SITE DATA

PARCEL ADDRESS: 1233 N FRONT STREET
ZONING DISTRICT: CMX-3
LOT TYPE: INTERMEDIATE; ATTACHED

BUILDING DESCRIPTION: 7-STORY MULTI-FAMILY WITH (24) DWELLING UNITS AND (2) COMMERCIAL SPACES

CMX-3 DISTRICT	REQUIRED	PROPOSED	VARIANCE REQUIRED
MIN LOT WIDTH	N/A	54'-0" (NO CHANGE)	NO
MIN LOT AREA	N/A	5,432 SF	NO
MAX OCCUPIED AREA	75%	93.5% (5,088SF)	YES
MIN FRONT YARD DEPTH	N/A	0'-0"	NO
MIN SIDE YARD WIDTH	8'-0"	0'-0"	YES
MIN REAR YARD DEPTH	N/A	0'-0"	NO
MAX BUILDING HEIGHT	N/A	85'-0"	NO
MAX FAR	500%	686%	YES

PARKING	CMX-3 REQUIRMENT	SITE REQUIRMENT	PROPOSED	VARIANCE REQUIRED
VEHICLE PARKING	3 PER 10 UNITS	7 SPACES	7 SPACES	NO
VEHICLE RESERVOIR SPACES	1 TO 50 SPACES	2 SPACES	1 SPACE	YES
BICYCLE PARKING	1 PER 50 UNITS	8 SPACES	16 SPACES (CLASS 1A)	NO

BUILDING DATA

USE	USE	# OF RES UNITS	AREA (GSF)
CELLAR		N/A	4,826 GSF (EXCLUDED IN FAR)
GROUND LEVEL	PARKING	N/A	638 GSF
GROUND LEVEL	VACANT RETAIL	N/A	1,916 GSF
GROUND LEVEL	RESIDENTIAL	N/A	1,279 GSF
SECOND LEVEL	RESIDENTIAL	4	5,088 GSF
THIRD LEVEL	RESIDENTIAL	4	5,088 GSF
FOURTH LEVEL	RESIDENTIAL	4	5,088 GSF
FIFTH LEVEL	RESIDENTIAL	4	5,088 GSF
SIXTH LEVEL	RESIDENTIAL	4	5,088 GSF
SEVENTH LEVEL	RESIDENTIAL	4	5,088 GSF
SEVENTH LEVEL MEZZANINE	RESIDENTIAL	N/A	2,198 GSF
ROOF LEVEL	RESIDENTIAL	N/A	701 GSF
24 TOTAL UNITS			37,260 TOTAL GSF FAR: 686%

OWNER

ARELIA GROUP LLC
502 W 7TH ST, STE 100
ERIE, PA 16502
484.572.4794

ARCHITECT

WOODCOCK DESIGN
1518 WALNUT ST, STE 1308
PHILADELPHIA, PA 19102
267.738.0956

STRUCTURAL ENGINEER

W2G STRUCTURAL ENGINEERS
1137 N GRAVEL PIKE
DIEGLENVILLE, PA 19492
610.831.0556

MEP ENGINEER

WACHTER ENGINEERING
2012 MONTAUVEN DRIVE
WAKE FOREST, NC 27587
919.533.7667

CIVIL ENGINEER

DYNAMIC ENGINEERING CONSULTANTS
1515 MARKET ST, STE 1920
PHILADELPHIA, PA 19102
215.293.4888

WOODCOCK DESIGN

ARCHITECTURE + PLANNING

1518 WALNUT STREET SUITE 1308
PHILADELPHIA, PA 19102
267.738.0956
WOODCOCK-DESIGN.COM

SHEET



PROJECT:

1233 N FRONT ST

1233-37 N FRONT STREET
PHILADELPHIA, PA 19122-4601
OPA 881000857

SHEET ISSUE:

NO.	ISSUE DATE	DESCRIPTION
1	10.01.2025	ZBA ZONING PERMIT

PROJECT STATUS:

BUILDING PERMIT (DRAFT)

SHEET NAME:

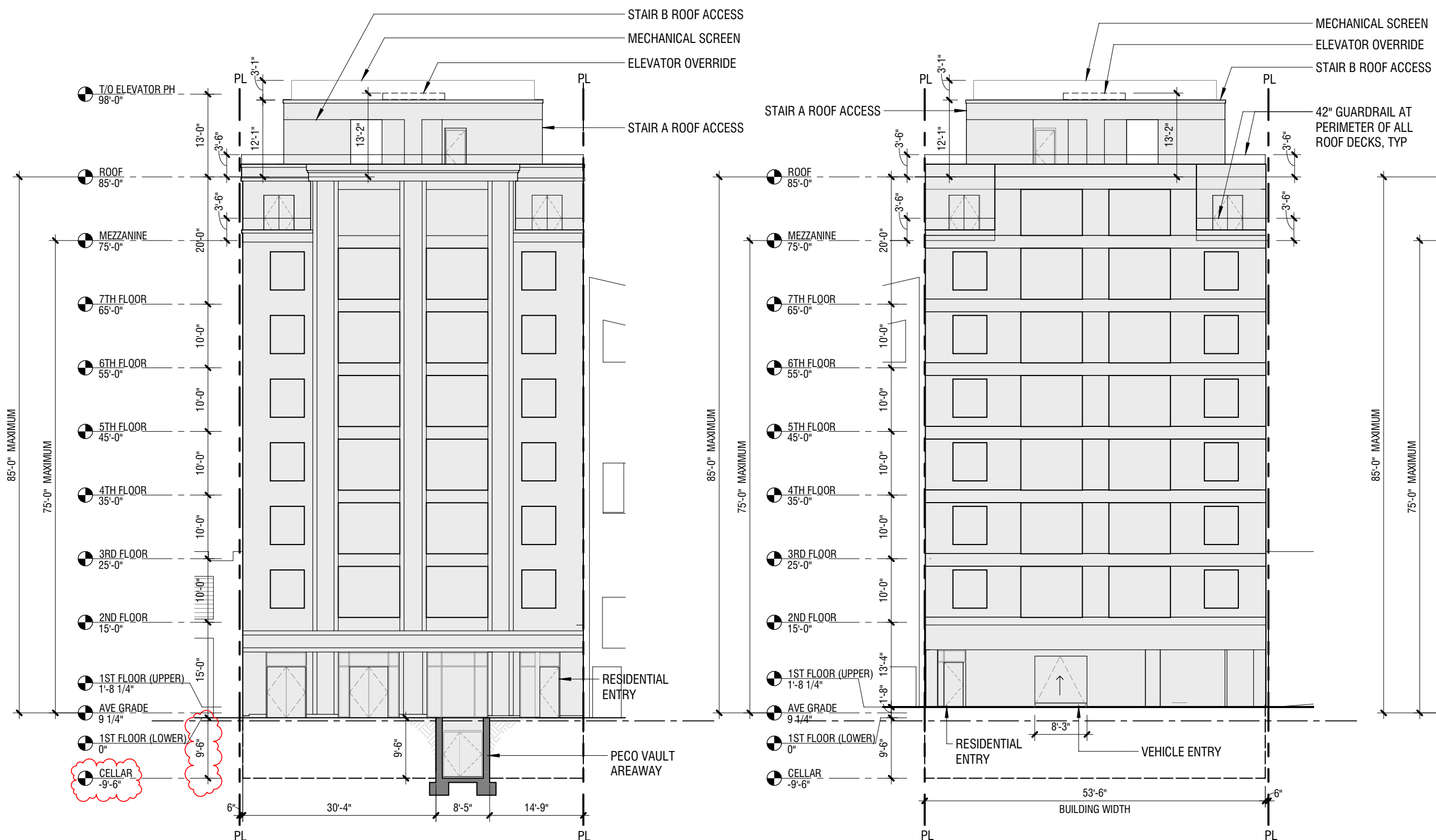
ZONING PLOT PLAN

SHEET ISSUE DATE:

10.01.2025

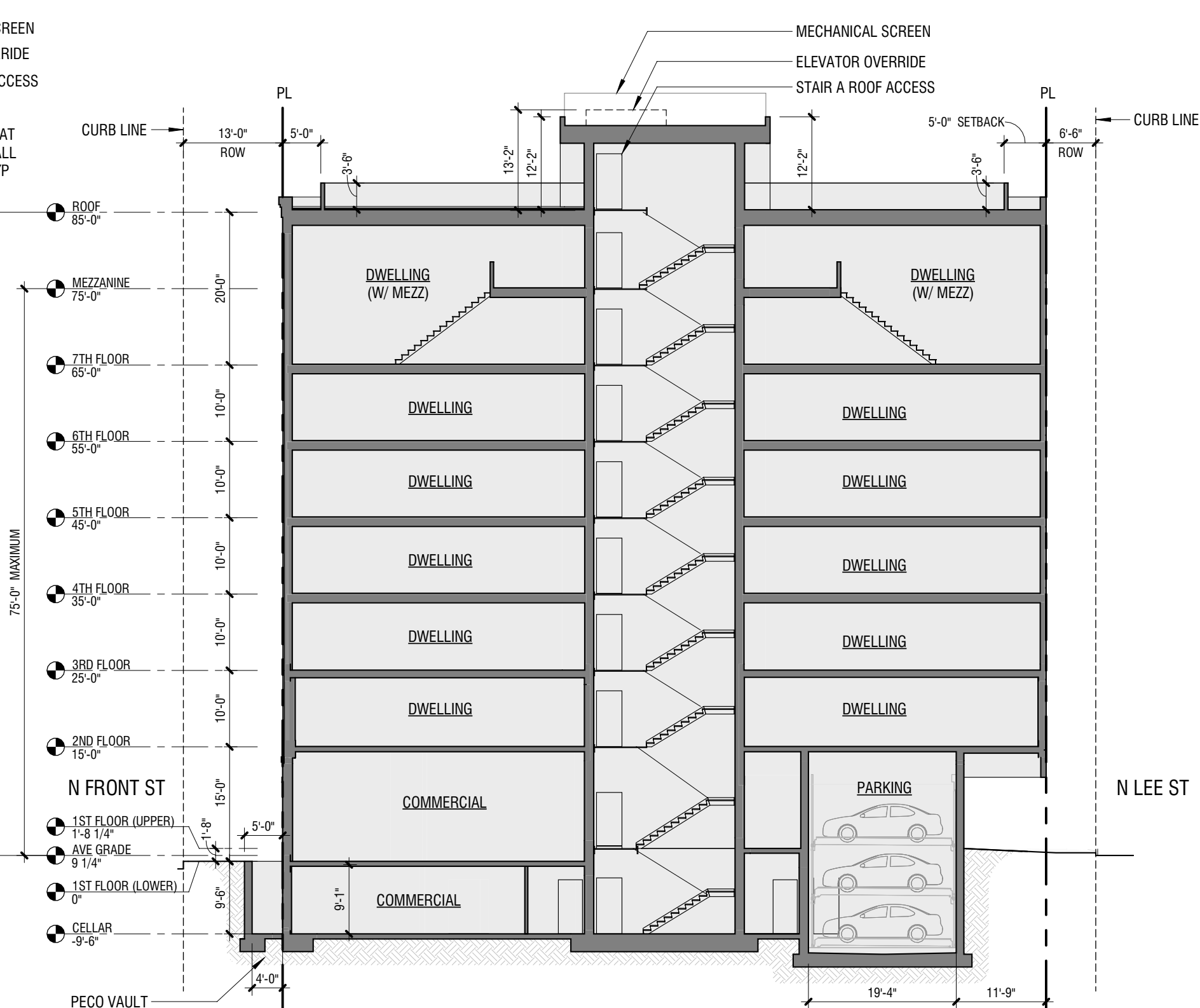
SHEET NO.:

Z-100



Z5 FRONT STREET ELEVATION
1/16" = 1'-0"

Z4 ELEVATION-EAST-ZONING
1/16" = 1'-0"



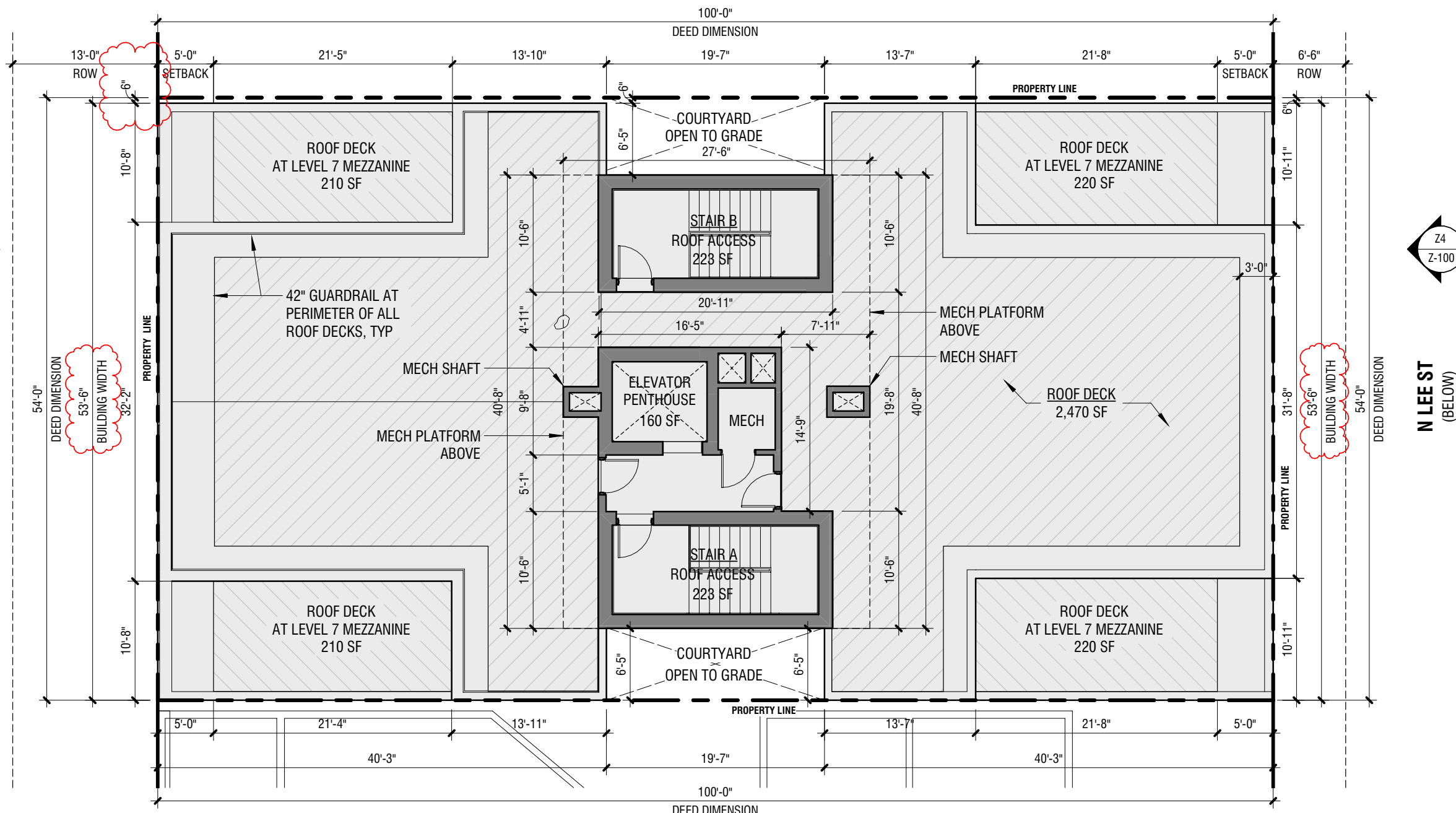
Z3 SECTION-ZONING
1/16" = 1'-0"

APPROVED

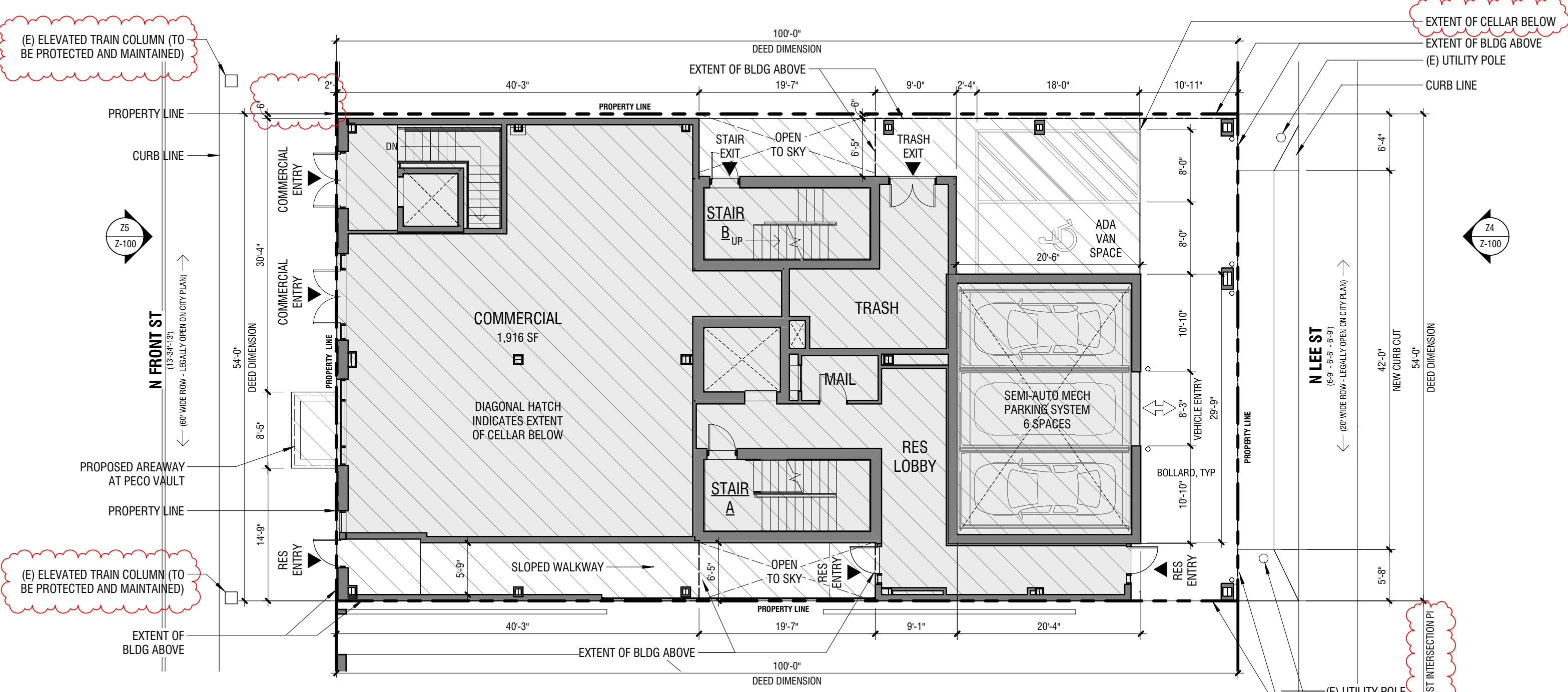
Revised plans, 2 pages, stamped by ZBA
on September 17, 2025.

Hilary J. Emerson

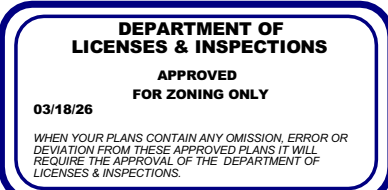
Hilary J. Emerson, Esq.
Counsel for ZBA



Z2 ROOF SITE PLAN
3/32" = 1'-0"



Z1 PARKING LEVEL PLAN
3/32" = 1'-0"

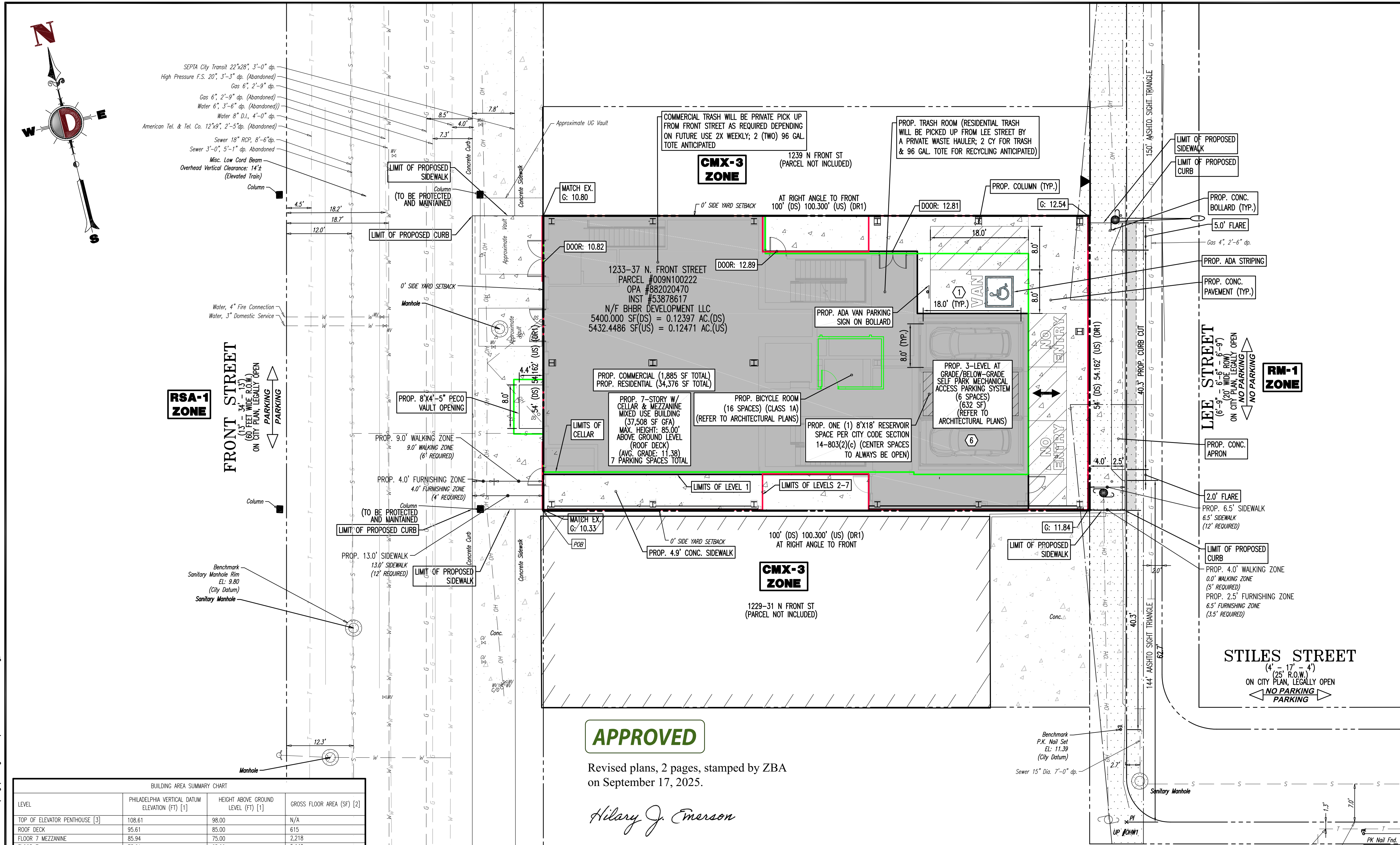


DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY

03/18/25
WHEN REVIEWING, PLEASE CONSIDER ANY VARIATIONS, DISCREPANCIES, OR INCONSISTENCIES BETWEEN THE PLANS AND THE ZONING ORDINANCE. THE REVIEWER'S SIGNATURE IS REQUIRED FOR THE PLANS TO BE APPROVED.

Applied by L&I

Plotted: 12/13/24 4:33 PM, By: mzimmerman, Product Ver: 25.0
File: C:\Users\mzimmerman\OneDrive\Documents\Projects\4810 Peak Holdings Group\3-00029 Philadelphia - 1233 North Front St\DWG\Zoning Plans\48102300029S25.dwg --> 02 ZONING PERMIT PLAN

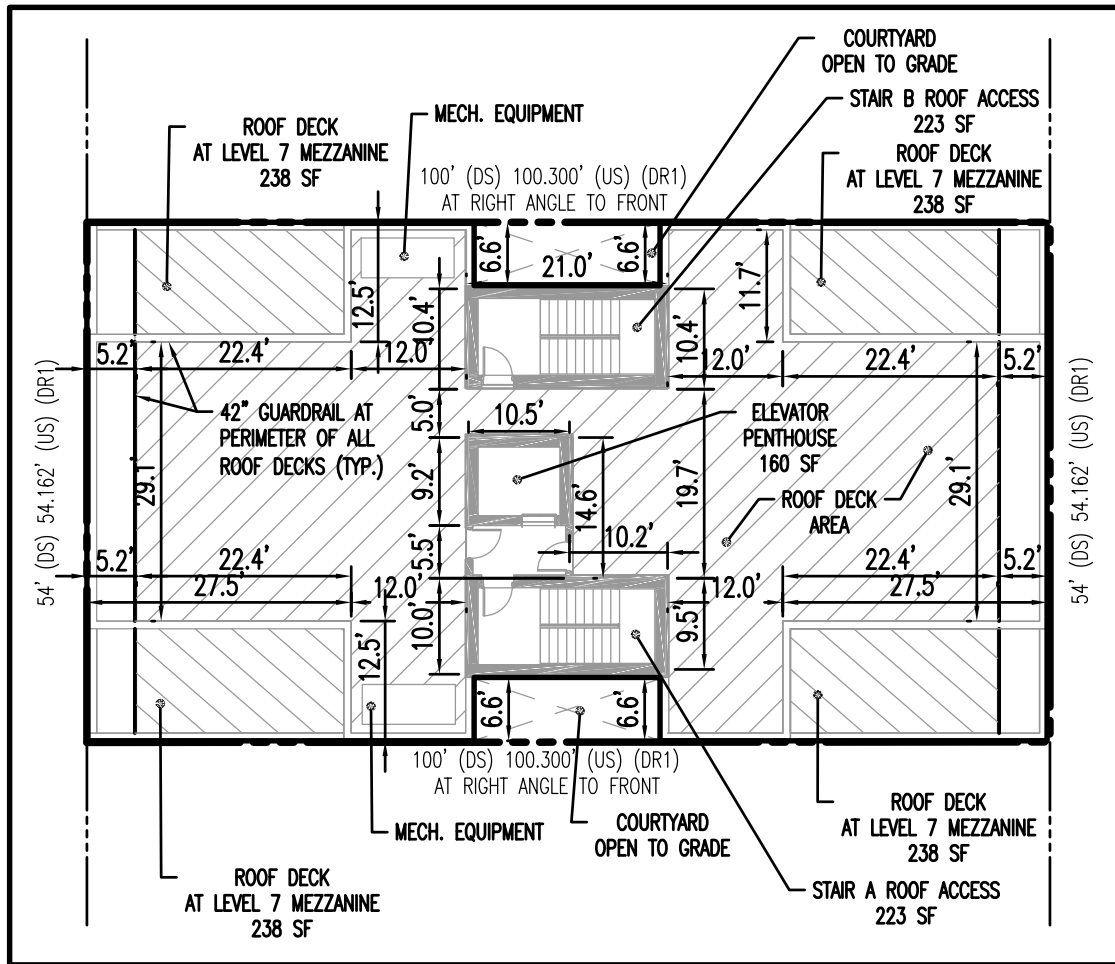


APPROVED

Revised plans, 2 pages, stamped by ZBA
on September 17, 2025.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA



ROOF PLAN INSET

1" = 20'

EXISTING FEATURES LEGEND	
PROPERTY LINE (PARCEL IN QUESTION)	EXIST. FIRE HYDRANT
OFF-SITE PROPERTY LINES	EXIST. WATER VALVE
EXIST. CABLE LINE	EXIST. GAS VALVE
EXIST. ELECTRIC LINE	EXIST. GAS METER
EXIST. GAS LINE	EXIST. ELECTRIC METER
EXIST. FIBER OPTIC LINE	EXIST. ELECTRIC BOX
EXIST. OVERHEAD WIRES	EXIST. CLEAN OUT
EXIST. TELEPHONE LINE	EXIST. WELL
EXIST. GAS LINE	EXIST. WATER SHUT OFF VALVE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. TELEPHONE BOX
EXIST. WATER LINE	EXIST. CABLE TV BOX
EXIST. SANITARY SEWER LINE	EXIST. GUY WIRE
EXIST. STORM DRAIN LINE	EXIST. LIGHT POLE
EXIST. MINOR CONTOUR & ELEVATION	EXIST. BUILDING LIGHT
EXIST. MAJOR CONTOUR & ELEVATION	EXIST. COBRA LIGHT POLE
EXIST. SPOT ELEVATIONS	EXIST. MANHOLE
EXIST. UTILITY ELEV.	EXIST. "W" INLET
EXIST. TOP OF CURB ELEV.	EXIST. "C" INLET
EXIST. FINISH FLOOR ELEV.	EXIST. DOUBLE "W" INLET
EXIST. GARAGE FLOOR ELEV.	EXIST. YARD INLET
EXIST. CURB	EXIST. HIGHWAY INLET
EXIST. DEP. CURB	EXIST. ONE INLET
	CITY INLET
	(4 DENOTES 4 FT, 6 DENOTES 6 FT)

Rev.	Date	Comments
5	02/12/26	REV. PER ZONING L&I COMMENTS
4	06/02/25	REV. PER ZONING RCO COMMENTS
3	03/12/25	REV. PER ZONING PSD COMMENTS
2	03/06/25	REV. PER ZONING L&I COMMENTS
1	02/06/25	REV. PER ZONING L&I SUBMISSION

BUILDING AREA SUMMARY CHART			
LEVEL	PHILADELPHIA VERTICAL DATUM ELEVATION (FT) [1]	HEIGHT ABOVE GROUND LEVEL (FT) [1]	GROSS FLOOR AREA (SF) [2]
TOP OF ELEVATOR PENTHOUSE [3]	108.61	98.00	N/A
ROOF DECK	95.61	85.00	615
FLOOR 7 MEZZANINE	85.94	75.00	2,218
FLOOR 7	75.61	65.00	5,142
FLOOR 6	65.61	55.00	5,142
FLOOR 5	55.61	45.00	5,142
FLOOR 4	45.61	35.00	5,142
FLOOR 3	35.61	25.00	5,142
FLOOR 2	25.61	15.00	5,142
FLOOR 1 (UPPER)	12.30	1.69	3,823
FLOOR 1 (LOWER)	10.61	0.00	
CELLAR [4]	-1.39	-12.00	N/A
TOTALS			37,508

PARKING REQUIREMENTS			
CODE SECTION(S)	DESCRIPTION	REQUIRED/ALLOWED	PROVIDED
14-802(3) & TABLE 14-802-2	MOTOR VEHICLE PARKING RATIOS (REQUIRED PARKING IN CMX-3 DISTRICTS)	MULTI-FAMILY RESIDENTIAL: 3 SPACE / 10 UNITS REQUIRED: 7 SPACES (24 UNITS) ALL OTHER COMMERCIAL SERVICES: N/S	7 SPACES
14-802(5) & TABLE 14-802-4	REQUIRED PARKING FOR PERSONS WITH DISABILITIES	TOTAL PROVIDED SPACES: 6 TO 25 1 REQUIRED SPACE (INCL. 1 VAN ACCESSIBLE)	1 ADA COMPLIANT SPACE (INCL. 1 VAN ACCESSIBLE)
14-804(1) & TABLE 14-804-1	BICYCLE PARKING	FOR MULTI-FAMILY BUILDINGS WITH 12 OR MORE DWELLING UNITS: 1 SPACE / 3 UNITS	16 SPACES
14-802(2)(C) & TABLE 12-803-2	RESERVOIR SPACES (REQUIRED IN CMX-3 DISTRICTS)	REQUIRED: 8 SPACES (24 UNITS) TOTAL PROVIDED SPACES: 1 TO 50 2 REQUIRED "7" X 15' SPACES	ONE (1) 8' X 18' SPACE (M)
N/S: NO STANDARD	N/A: NOT APPLICABLE	(E): EXISTING NON-CONFORMANCE	(V): VARIANCE

CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED COMMUNITY COMMERCIAL MIXED-USE (CMX-3) PER TITLE 14 OF THE PHILADELPHIA CODE				
OVERLAY DISTRICTS (AS APPLICABLE):				
FIFTH DISTRICT OVERLAY DISTRICT (VOD)				
NARCOTICS INJECTION SITES OVERLAY DISTRICT (NIS)				
LOT AREA = 5,432 SF / 0.125 ACRES (UNITED STATES STANDARD MEASURE) (US)				
DESCRIPTION	REQUIRED/ALLOWED	PROVIDED		
USE REGULATIONS	RESIDENTIAL & RETAIL USE CATEGORIES	MULTI-FAMILY RESIDENTIAL & CONSUMER GOODS	MULTI-FAMILY RESIDENTIAL & CONSUMER GOODS	
DIMENSIONAL STANDARDS	MAXIMUM OCCUPIED AREA (% OF LOT)	75% (4,074 SF)	94.7% (5,142 SF) (M)	
	MINIMUM SIDE YARD WIDTH, IF USED	8 FT	NOT USED	
	MAXIMUM FLOOR AREA RATIO (% OF LOT AREA)*	500% (27,160 SF)	695% (37,508 SF) (M)	
(E): EXISTING NON-CONFORMANCE		(V): VARIANCE		
*REFER TO BUILDING AREA SUMMARY CHART				

THIS PLAN TO BE UTILIZED FOR ZONING PURPOSES ONLY

GENERAL NOTES

- APPLICANT: PEAK HOLDINGS GROUP
CAL LEVIE
1605 PINE STREET
PHILADELPHIA, PA 19103
- OWNER: AREVA GROUP, LLC
CAL LEVIE
1605 PINE STREET, SUITE 1920
PHILADELPHIA, PA 19103
- ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC
KATHERINE E. WEISS
215-253-4888
1515 MARKET STREET, SUITE 1920
PHILADELPHIA, PA 19102
- PROPERTY INFORMATION: OPA NO. 882020470
1233 N. FRONT STREET
PHILADELPHIA, PA 19122
- ZONING DISTRICT: COMMUNITY COMMERCIAL MIXED-USE (CMX-3)
FOR COMPLETE ZONING INFORMATION REFER TO TITLE 14 ZONING AND PLANNING OF THE CITY OF PHILADELPHIA CODE AS CURRENTLY AMENDED.
- EXISTING USE: ONE-STORY MASONRY BUILDING
- PROPOSED USE: RESIDENTIAL (§ 14-601(2))
COMMERCIAL SERVICES (§ 14-601(7))
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND TOPOGRAPHIC SURVEY
DATED 07/14/2023
DYNAMIC SURVEY, LLC
1515 MARKET STREET, SUITE 1920
PHILADELPHIA, PA 19102
- ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD OF MEASURE (DS) UNLESS OTHERWISE NOTED. ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED.
- HORIZONTAL INFORMATION SHOWN HEREON IS BASED ON NAD 83 (2011) DATUM, BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON MAY 31, 2023, UTILIZING THE LEICA RTK CORS NETWORK.
HORIZONTAL SCALE FACTOR = D.S. X 1.00300" = US SURVEY FEET
- THE BASIS OF BEARINGS VERTICAL INFORMATION SHOWN HEREON IS BASED ON THE CITY OF PHILADELPHIA VERTICAL DATUM (CITY DATUM).
NAVD88 = 4.71 = CITY OF PHILADELPHIA DATUM
PROJECT BENCHMARK: SANITARY MANHOLE IN FRONT STREET - ELEVATION = 9.80 (CITY DATUM)
- FLOOD ZONE INFORMATION:
BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 182 OF 230, COMMUNITY MAP NO. 4207570185H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER, 18, 2015, THE SITE IS LOCATED IN THE FOLLOWING AREAS:
ZONE X
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOODPLAIN)
- NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
- LOCATION OF ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND MAY BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITY VALVES, MANHOLE STRUCTURES, AND OTHER APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ADJUSTED TO PROPOSED GRADES AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
- ALL UTILITIES AND SITE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITY VALVES, MANHOLE STRUCTURES, AND OTHER APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ADJUSTED TO PROPOSED GRADES AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
- BUILDING HEIGHTS SHOWN HEREON ARE MEASURED FROM THE AVERAGE GRADE OF THE BUILDING, IN ACCORDANCE WITH § 12-202(a) OF THE PHILADELPHIA CODE, THE AVERAGE GRADE OF THE BUILDING WAS CALCULATED AS THE MEAN GROUND LEVEL AT THE FOUR PRINCIPAL CORNERS OF THE SUBJECT STRUCTURE.
- SIGNAGE IS NOT PART OF THIS APPLICATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
- ALL UTILITIES AND SITE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITY VALVES, MANHOLE STRUCTURES, AND OTHER APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ADJUSTED TO PROPOSED GRADES AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
- A SEPTA RIGHT OF ENTRY (ROE) APPLICATION IS REQUIRED DUE TO THE PROJECT'S LOCATION ADJACENT TO AND WITHIN 50 FT OF SEPTA RIGHT-OF-WAY OR FACILITIES.

PROPOSED BUILDING LEVEL LIMITS

- LIMIT OF LEVELS 2-7
- LIMIT OF CELLAR
- LIMIT OF LEVEL 1

PROPOSED LEGEND

- PROP. CURB
- PROP. DEPRESSED CURB
- OUTER STRUCTURE OUTLINE
- CONCRETE SIDEWALK
- SITE TRIANGLE DISTANCE
- ADA PAVEMENT MARKING DESIGNATION
- PARKING COUNT

PROPOSED LEGEND

- PROP. OUTLET CONTROL STRUCTURE
- PROP. DRAINAGE MANHOLE
- PROP. "W" INLET
- PROP. "C" INLET
- PROP. YARD INLET
- PROP. AREA DRAIN
- PROP. CURB STOP
- PROP. PAVEMENT MARKING
- PROP. ADA VAN ACCESSIBLE SYMBOL
- PROP. SIGN
- PARKING COUNT
- OUTER STRUCTURE OUTLINE
- PROP. CANOPY
- SITE TRIANGLE DISTANCE
- PROP. CURBLINE
- PROP. DEP. CURB
- PROP. SURFACE BASIN
- PROP. UG BASIN
- PROP. GRADE SHOT
- PROP. TOP OF CURB AND GRADE SHOT
- PROP. FLUSH CURB WITH GRADE SHOT

PWD TRACKING NO: FY23-NFRO-7442-01

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street
Lake Como, NJ 07719
T: 732.974.0198
F: 732.974.3521
www.dynamiceng.com

Lake Como, New Jersey T: 732.974.0198 | Chester, New Jersey T: 732.974.0198 | Marlton, New Jersey T: 856.334.2000 | Newark, New Jersey T: 973.755.7200
Trenton, New Jersey T: 732.974.0198 | Allentown, Pennsylvania T: 732.974.0198 | Houston, Texas T: 281.789.4400 | Dallas, Texas T: 214.901.8070
Newtown, Pennsylvania T: 267.685.0216 | Philadelphia, Pennsylvania T: 215.253.4888 | Baltimore, Pennsylvania T: 410.598.4400 | Annapolis, Maryland T: 410.597.5000

ZONING PERMIT PLAN

PROJECT: **PEAK HOLDINGS GROUP**
PROPOSED 2-STORY MULTI-FAMILY MIXED-USE DEVELOPMENT
OPA #882020470
1233 NORTH FRONT STREET
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

JOB No: 4810-23-00029
DATE: 01/10/2025
DRAWN BY: MFZ
DESIGNED BY: MFZ
CHECKED BY: KJW
CHECKED BY: KJW

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 75022

ROBERT P. FREUD
KATHERINE E. WEISS
KATHERINE E. WEISS
PENNSYLVANIA LICENSE NO. 1708

PROTECT YOURSELF
ALL STATES REQUIRE REGISTRATION OF CONTRACTORS, ENGINEERS, OR ARCHITECTS PRIOR TO PERFORMING ANY WORK. PLEASE VISIT THE STATE'S OFFICIAL WEBSITE FOR MORE INFORMATION.
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: www.call811.com

Rev. # 5

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2025-001416	Zoning District(s): CMX3	Date of Refusal: 3/20/2025
Address/Location: 1233-37 N FRONT ST, Philadelphia, PA 19122-4601 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Ronald Patterson DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED SEVEN (7) STORY STRUCTURE WITH A ROOF DECK ACCESSED FROM TWO (2) ROOF DECK ACCESS STRUCTURES ACCESSED FROM TWO (2) ROOF DECK ACCESS STRUCTURES, INCLUDING ELEVATOR OVERRUN, AND FOUR (4) ROOF DECKS ACCESSED FROM THE SEVENTH FLOOR OF THE STRUCTURE.; SIZE AND LOCATION AS SHOWN IN THE PLANS.

FOR TWO (2) VACANT COMMERCIAL SPACES (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR, AND MULTI-FAMILY (TWENTY-FOUR (24) DWELLING UNITS) HOUSEHOLD LIVING WITH SEVEN (7) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING ONE (1) VAN ACCESSIBLE ADA PARKING SPACE, AND SIXTEEN (16) CLASS 1A BICYCLE SPACES. WITH SEVEN (7) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; SIZE AND LOCATION AS SHOWN ON THE PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>CODE REFERENCE</u>	<u>THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:</u>		
		REQUIRED	PROPOSED
TABLE 14-701-3	MAX. OCCUPIED AREA (% OF LOT)	75 %	96 % (5,158 SF)
TABLE 14-701-3	MAX. FLOOR AREA RATIO (FAR)	500 %	695 % (37,508 GSF)
TABLE 14-804-1	MIN. PARKING SPACE (3/10 UNITS)	8	7

THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300



CHANWOO JUNG
PLANS EXAMINER

3/20/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2025-001416	Zoning District(s): CMX3	Date of Refusal: 3/20/2025
Address/Location: 1233-37 N FRONT ST, Philadelphia, PA 19122-4601 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Ronald Patterson DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA	Civic Design Review? N

NOTES TO THE ZBA:

SEE A/P # 56707, CAL 2268; ZBA DISMISSED VARIANCE WITH PROVISOS FOR USE OF LIVE ENTERTAINMENT IN AN EXISTING SIT-DOWN RESTAURANT ON THE FIRST FLOOR IN THE SAME BUILDING WITH AN EXISTING SINGLE-FAMILY DWELLING ABOVE, 9/1/2007.

SEE A/P # 950109033, CAL 95-0108; ZBA GRANTED VARIANCE FOR USES OF AUTO REPAIR (NO BODY AND FENDER WORK), 3/22/95.

Parcel Owner:

ARELIA GROUP LLC

Zoning Overlay District:

/VDO Fifth District Overlay District/ /NIS Narcotics Injection Sites Overlay District



CHANWOO JUNG
PLANS EXAMINER

3/20/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2025-001416	Zoning District(s): CMX3	Date of Refusal: 4/2/2025
Address/Location: 1233-37 N FRONT ST, Philadelphia, PA 19122-4601 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Ronald Patterson DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103	Civic Design Review? N

Application for:

FOR THE ERECTION OF AN ATTACHED SEVEN (7) STORY STRUCTURE WITH A ROOF DECK ACCESSED FROM TWO (2) ROOF DECK ACCESS STRUCTURES, INCLUDING ELEVATOR OVERRUN, AND FOUR (4) ROOF DECKS ACCESSED FROM THE SEVENTH FLOOR OF THE STRUCTURE.; SIZE AND LOCATION AS SHOWN IN THE PLANS.

FOR ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR, AND MULTI-FAMILY (TWENTY-FOUR (24) DWELLING UNITS) HOUSEHOLD LIVING WITH SEVEN (7) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING ONE (1) VAN ACCESSIBLE ADA PARKING SPACE, AND SIXTEEN (16) CLASS 1A BICYCLE SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; SIZE AND LOCATION AS SHOWN ON THE PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		REQUIRED	PROPOSED
TABLE 14-701-3	MAX. OCCUPIED AREA (% OF LOT)	75 %	94.7 % (5,142 SF)
TABLE 14-701-3	MAX. FLOOR AREA RATIO (FAR)	500 %	695 % (37,508 GSF)
§14-803(2)(C) & TABLE 14-803-2	MIN. RESERVOIR SPACES	2	1

THREE (3) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

SEE A/P # 56707, CAL 2268; ZBA DISMISSED VARIANCE WITH PROVISOS FOR USE OF LIVE ENTERTAINMENT IN AN EXISTING SIT-DOWN RESTAURANT ON THE FIRST FLOOR IN THE SAME BUILDING WITH AN EXISTING SINGLE-FAMILY DWELLING ABOVE, 9/1/2007.

SEE A/P # 950109033, CAL 95-0108; ZBA GRANTED VARIANCE FOR USES OF AUTO REPAIR (NO BODY AND FENDER WORK), 3/22/95.



CHANWOO JUNG
PLANS EXAMINER

4/2/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2025-001416	Zoning District(s): CMX3	Date of Refusal: 4/2/2025
Address/Location: 1233-37 N FRONT ST, Philadelphia, PA 19122-4601 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Ronald Patterson DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103	Civic Design Review? N

Parcel Owner:

ARELIA GROUP LLC

Zoning Overlay District:

/VDO Fifth District Overlay District/ /NIS Narcotics Injection Sites Overlay District



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