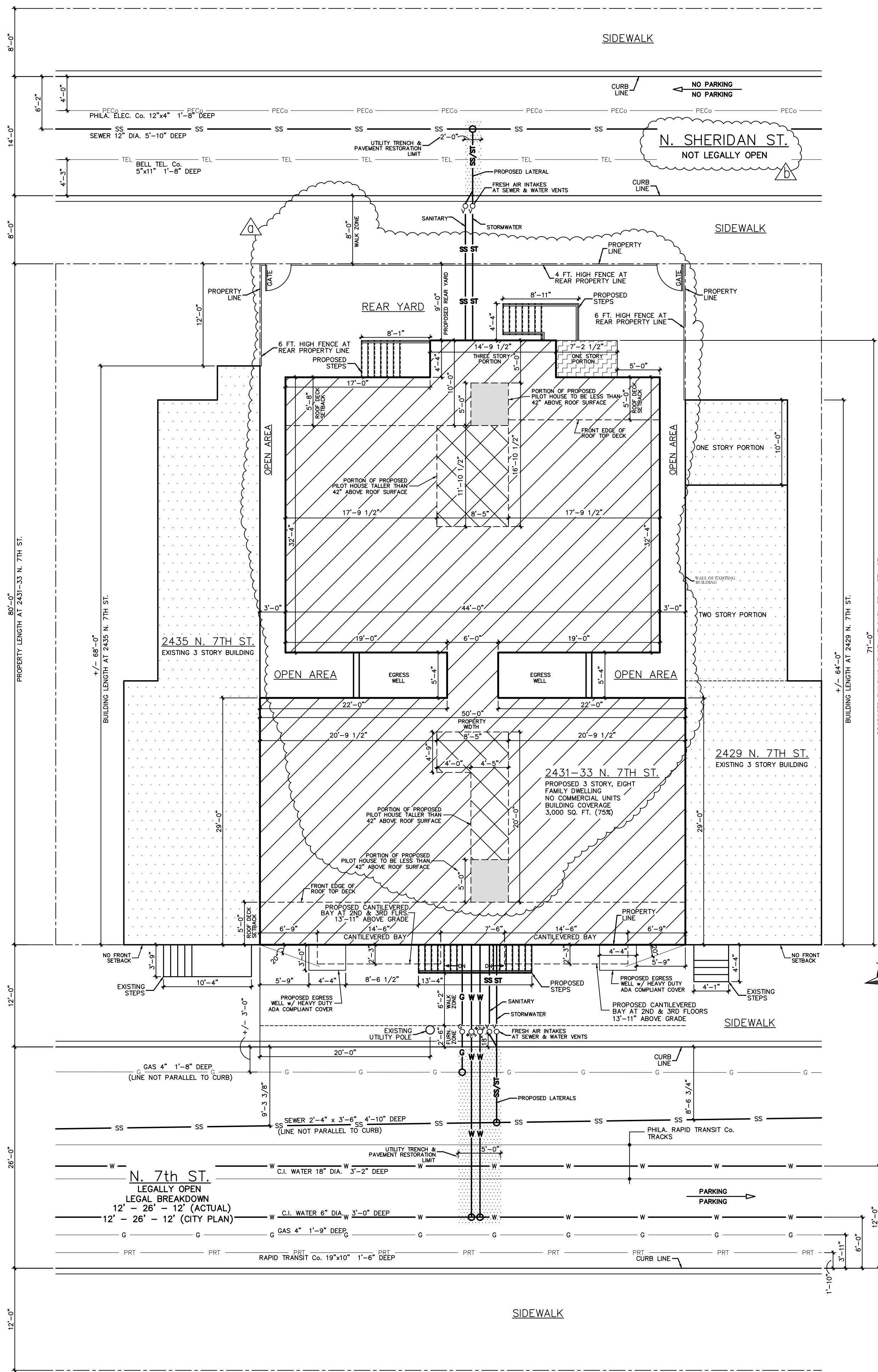


Note: N Sheridan Street not legally opened as per PCPC review notes dated 10/13/2020; only N 7th Street is a front.



Applied Electronically by L&J User:

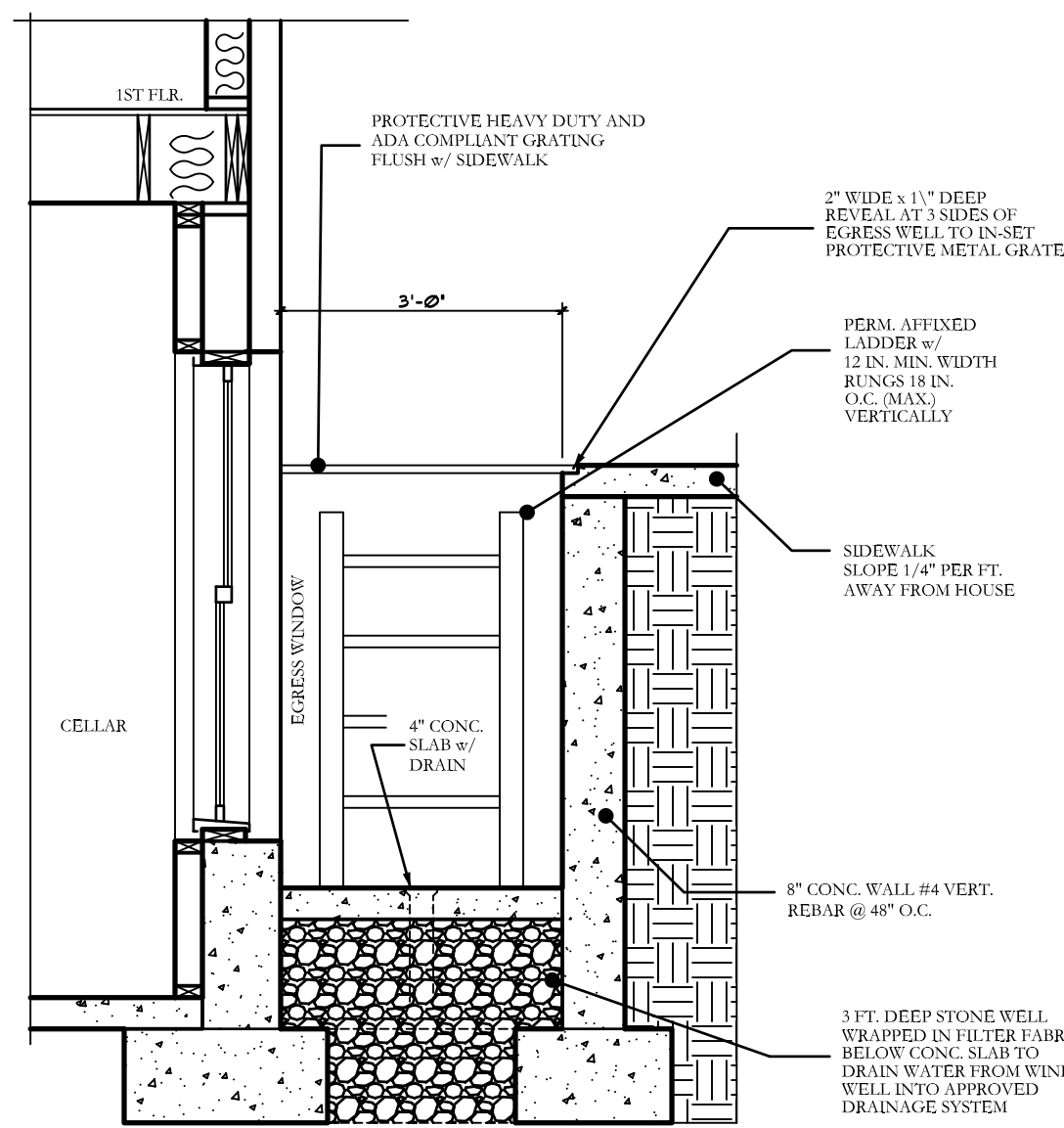
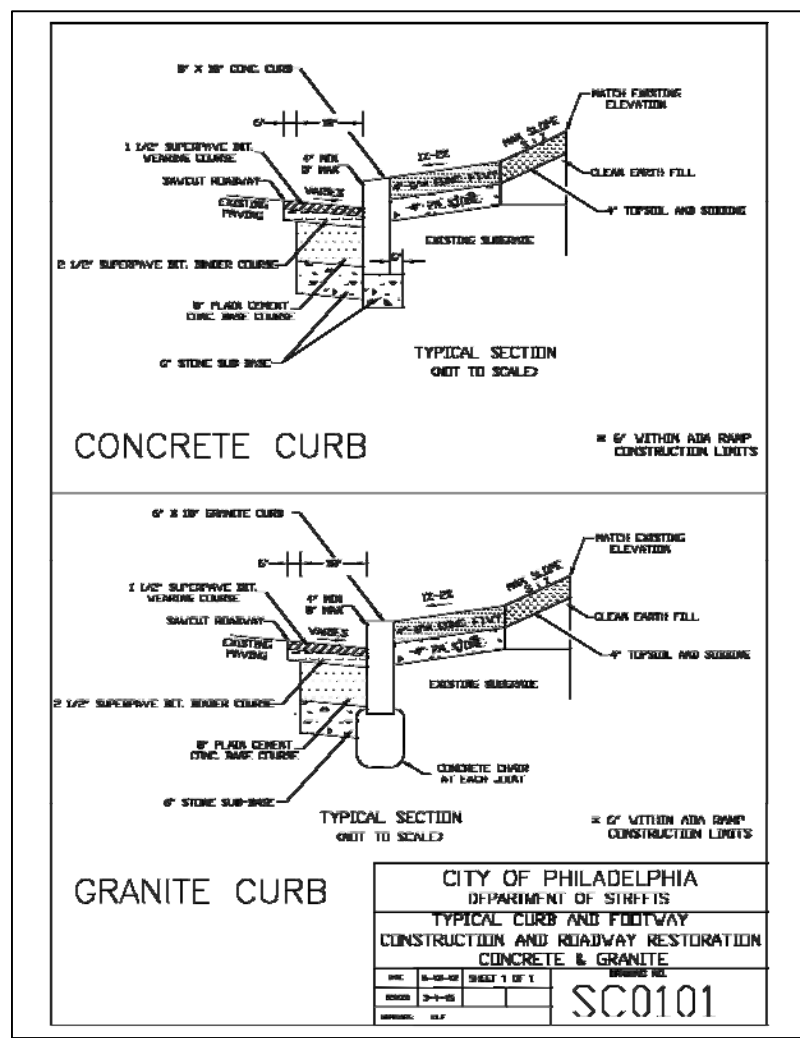


SITE PLAN

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

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
____ ENCROACHMENT ORDINANCE REQUIRED FOR: _____
____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
X DETAILED REVIEW FOR MINOR SITE PLAN
____ COORDINATED REVIEW FOR MAJOR SITE PLAN:
____ CITY PLAN ACTION
____ OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
Jeanien Wilson
ON: **November 3, 2020**
FOR CHIEF HIGHWAY ENGINEER



DETAIL: WINDOW WELL IN SIDEWALK
SCALE: 1/2" = 1'-0"

2431-33 N. 7TH ST.	
CURRENT USE	VACANT LOT
PROPOSED USE	EIGHT FAMILY DWELLING
SITE BUILDING DATA	
ZONING DESIGNATION: RM-1	
LOT DIMENSIONS	50'-0" x 80'-0"
LOT AREA	4,000 SQ. FT.
BUILDING COVERAGE	50'-0" x 71'-0" (IRREGULAR SHAPE)
BUILDING COVERAGE	3,000 SQ. FT. (75%)
OPEN AREA	1,000 SQ. FT. (25%)
REAR YARD AREA	N/A
REAR YARD DEPTH	9'-0"
ROOF HEIGHT	38'-0" (MAX.)
PILOT HOUSE HT. ADV.	10'-0" (MAX.)
MAIN ROOF (TYP. OF 2)	
PILOT HOUSE AREA (N. 7TH ST. SIDE)	108 SQ. FT.
PILOT HOUSE AREA (N. SHERIDAN ST. SIDE)	123 SQ. FT.
AREA OF DISTURBANCE	4,329 SQ. FT.

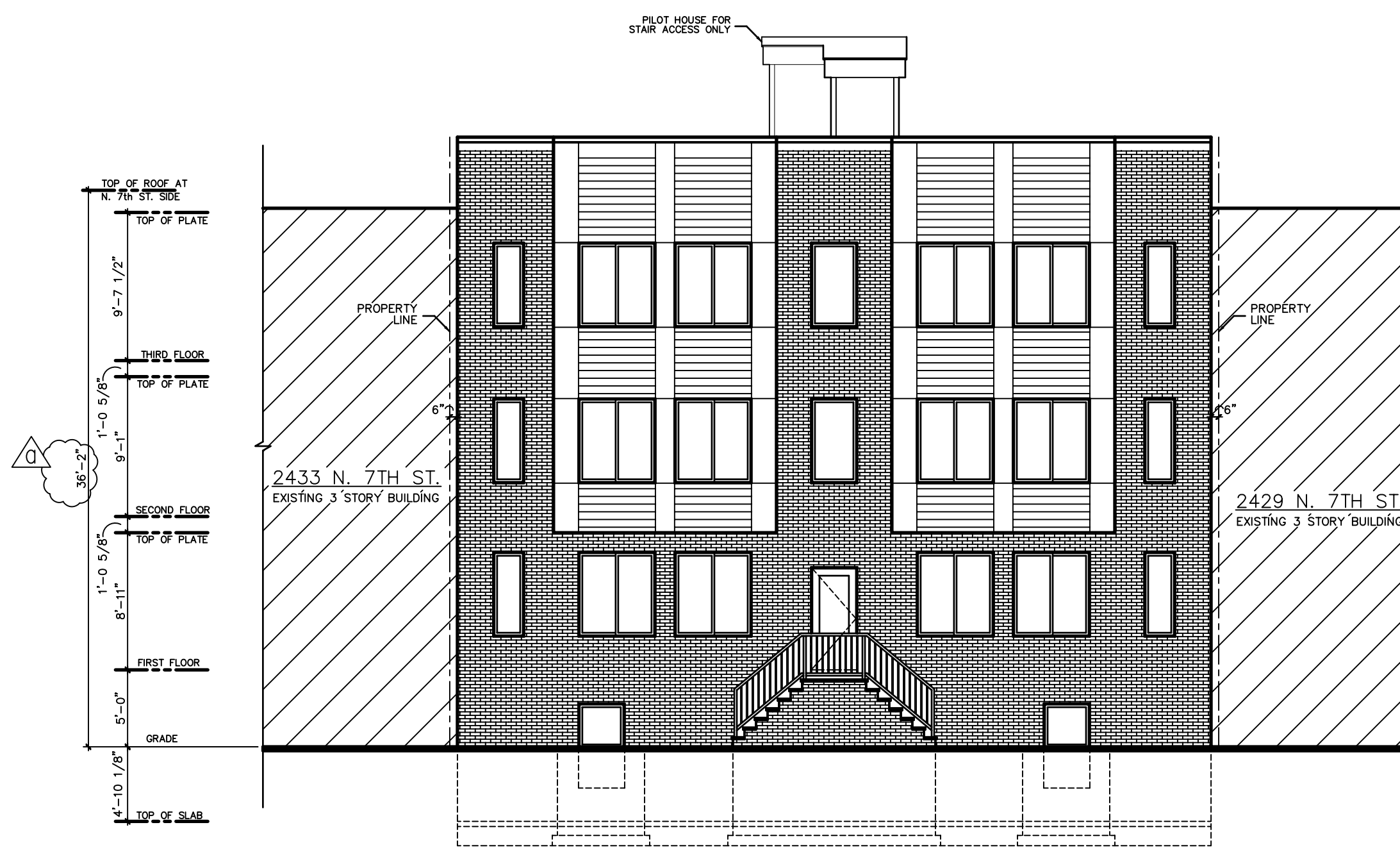
PROPERTY EXTENDS STREET TO STREET AND THE PROPOSED BUILDING IS DESIGNED BASED ON N. 7TH ST. BEING DESIGNATED AS THE PRIMARY FRONTAGE. (THIS IS BASED ON PLANNING COMMISSION'S DESIRE TO KEEP N. SHERIDAN ST. AS A STREET WHERE ONLY REAR YARDS FACE SHERIDAN ST.)

PHILA. ZONING CODE SECTION 14-701(1)(a)(4)(a) STATES THAT "PROPERTIES BOUNDED BY TWO OR MORE STREETS SHALL HAVE AT LEAST ONE STREET FRONTAGE DESIGNATED AS A PRIMARY FRONTAGE BY THE COMMISSION".

AS PER ZONING CODE REVIEW ON SEPT. 4, 2020, THE ZONING CODE FRONT YARD SETBACK REQUIREMENTS WOULD ONLY APPLY TO THE SIDE DESIGNATED AS THE PRIMARY FRONTAGE. THEREFORE, THERE WOULD NOT BE A SETBACK REQUIREMENT TO MATCH THE ADJACENT BUILDINGS' DISTANCE FROM N. SHERIDAN ST.

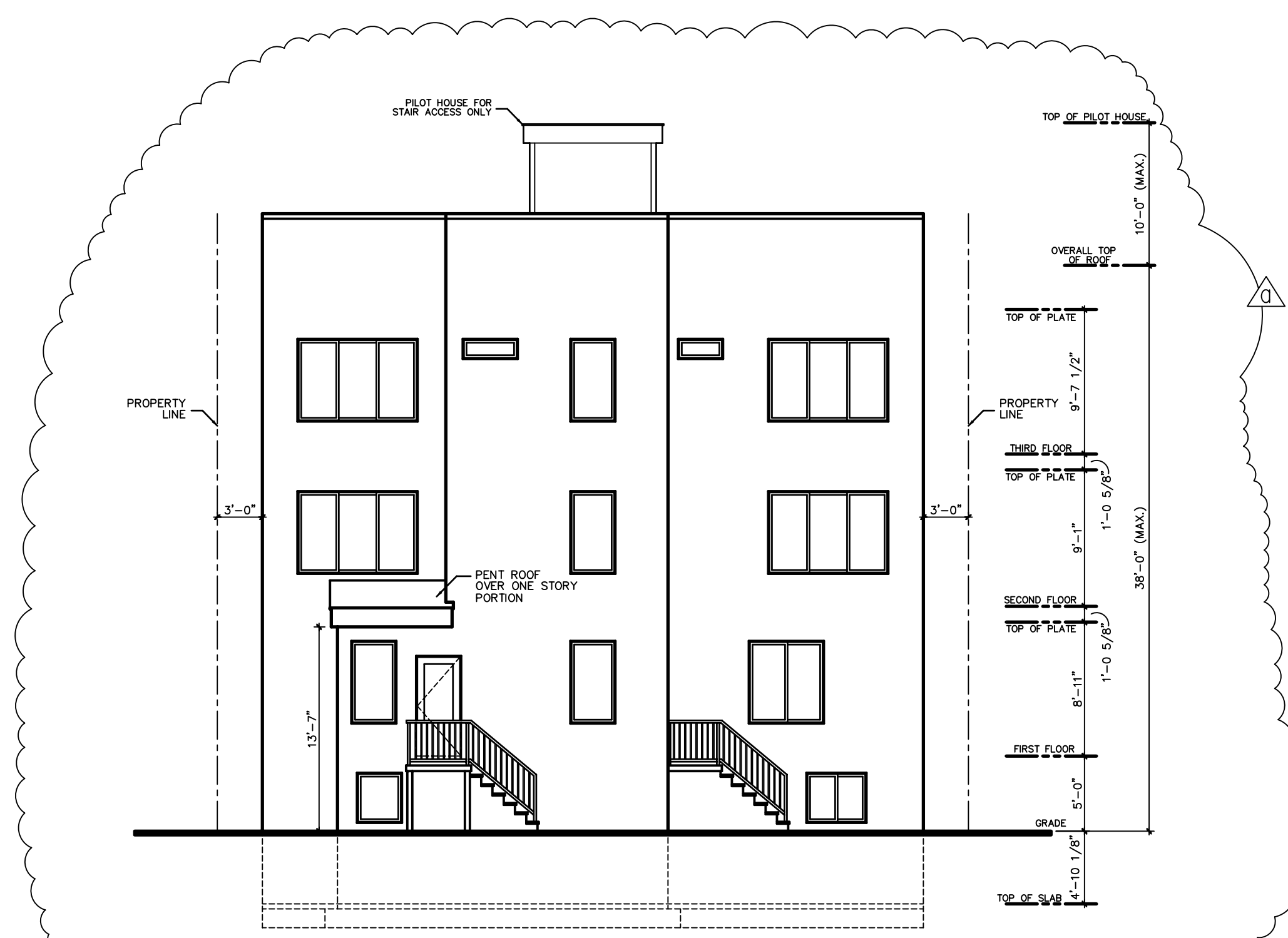
AREA OF DISTURBANCE INCLUDES BUILDING FOOTPRINT, ENTIRE AREA OF THE SIDEWALKS (AT N. 7TH ST. & N. SHERIDAN ST. SIDES) IN FRONT OF THE PROPOSED BUILDING, THE AREA IN BOTH STREETS TO BE DUG UP FOR LATERAL CONNECTIONS, AND THE AREA OF THE EGRESS WELLS AND STEPS TO GRADE AT THE N. SHERIDAN ST. SIDE OF THE BUILDING.

STOP - CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE



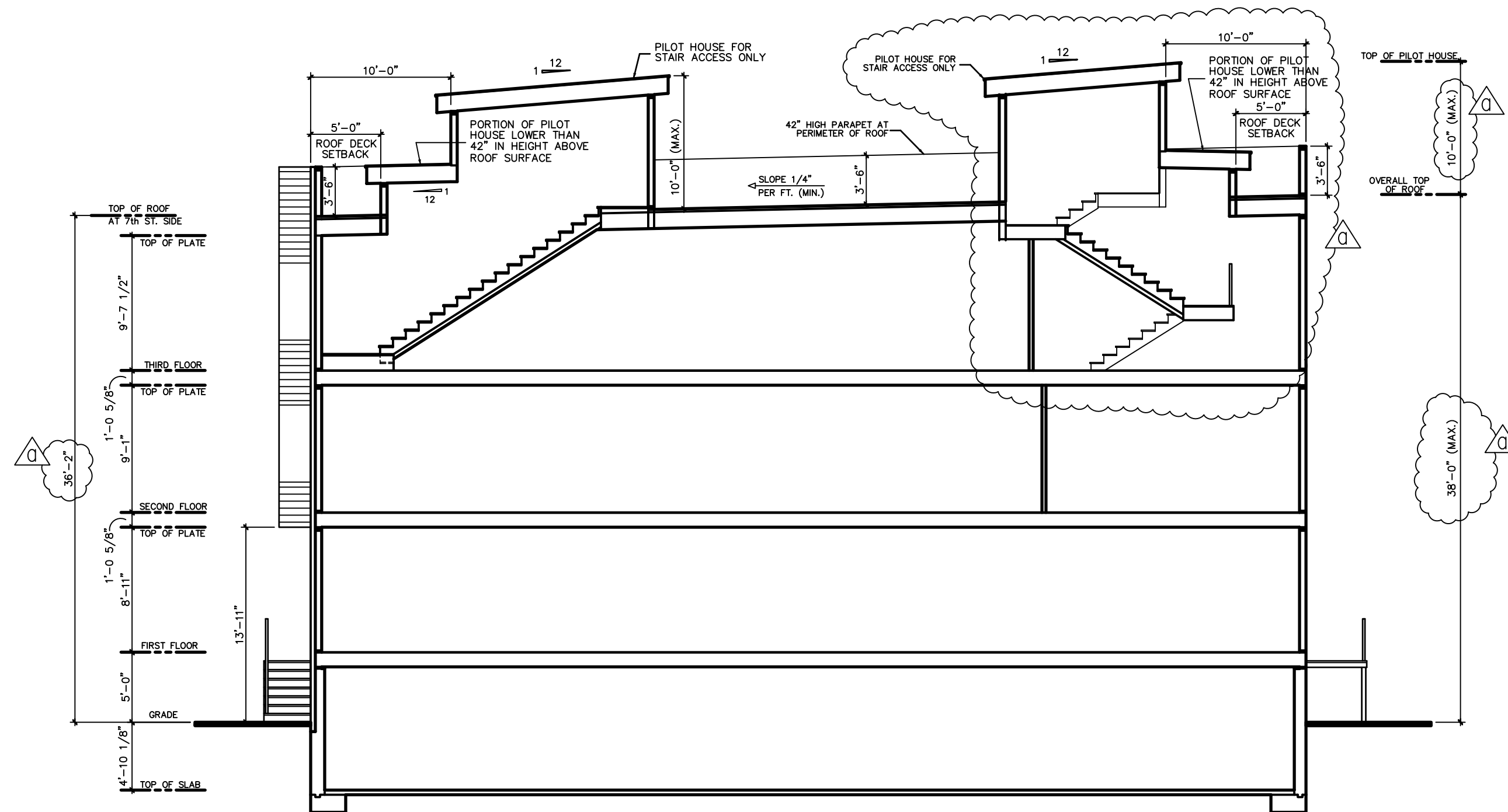
NORTH 7th ST. ELEVATION

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



N. SHERIDAN ST. ELEVATION

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

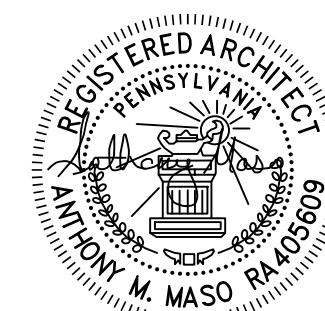


BUILDING SECTION

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

ANTHONY MASO
ARCHITECTURE
& DESIGN, LLC
491 SCHOOL RD.
BLUE BELT, PA 19422
PH: 215-740-1955
EMAIL: amarchitect@yahoo.com

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ANTHONY MASO
PA LIC. #A 405609

DRAWN BY: AM

DRAWING DATE:
09/01/2020

DRAWING ISSUED FOR:
ZONING PERMIT
APPLICATION

REVISION & DATE:

- 09/27/2020
- 10/13/2020
- /--

OWNER:

GD LUDLOW, LLC
121 HIGH GROVE CRESCENT
LAKEWOOD, NJ 08701

PROJECT:

PROPOSED 3 STORY, 8 FAMILY
DWELLING W/ ROOF TOP DECK
2431-33 N. 7TH ST.
PHILADELPHIA, PA 19133

DRAWING No.:

Z-1

Zoning Permit

Permit Number ZP-2020-005992

LOCATION OF WORK 2431-33 N 7TH ST, Philadelphia, PA 19133-2221	PERMIT FEE \$672.00	DATE ISSUED 11/17/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER GD Ludlow, LLC	121 High Grove Crescent Lakewood, New Jersey 08701
---------------------------------	--

APPLICANT Anthony Maso DBA: Anthony Maso Architecture & Design	491 School Rd.Blue Bell, PA 19422USA
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TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of an attached structure (w/roof decks and pilot houses enclosing access stairs only), size and location as shown on plan/application.

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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-005992

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2431-33 N 7TH ST, Philadelphia, PA 19133-2221

ADDITIONAL USE DETAILS

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

For use as multi-family household living (eight (8) dwelling units).

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.