

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 2000-02 N. FRONT STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MIXED USE / COMMERCIAL / MULTI-FAMILY	15 RESIDENTIAL UNITS PARTIAL GROUND FLR. VACANT COMMERCIAL
LOT WIDTH	N/A	60'-0"
LOT AREA	N/A	4087.8 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	1022.8 SQ. FT. = 25% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	3065 SQ. FT. = 75% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0"	10'-0"
HEIGHT REGULATIONS	55'-0" MAX.	+/-51'-0" (55'-0" MAX.)

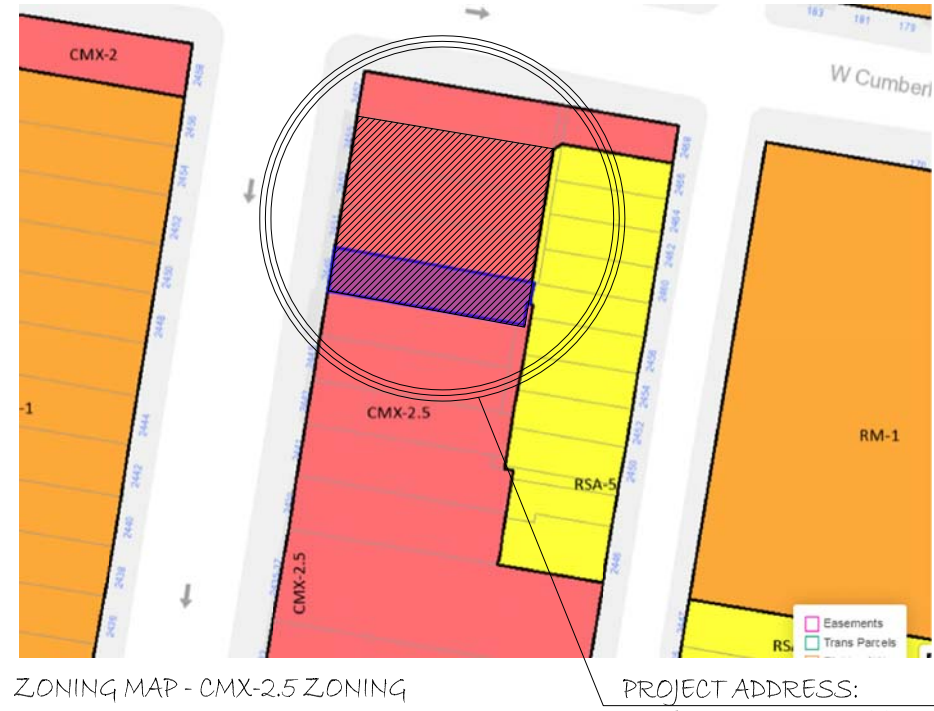
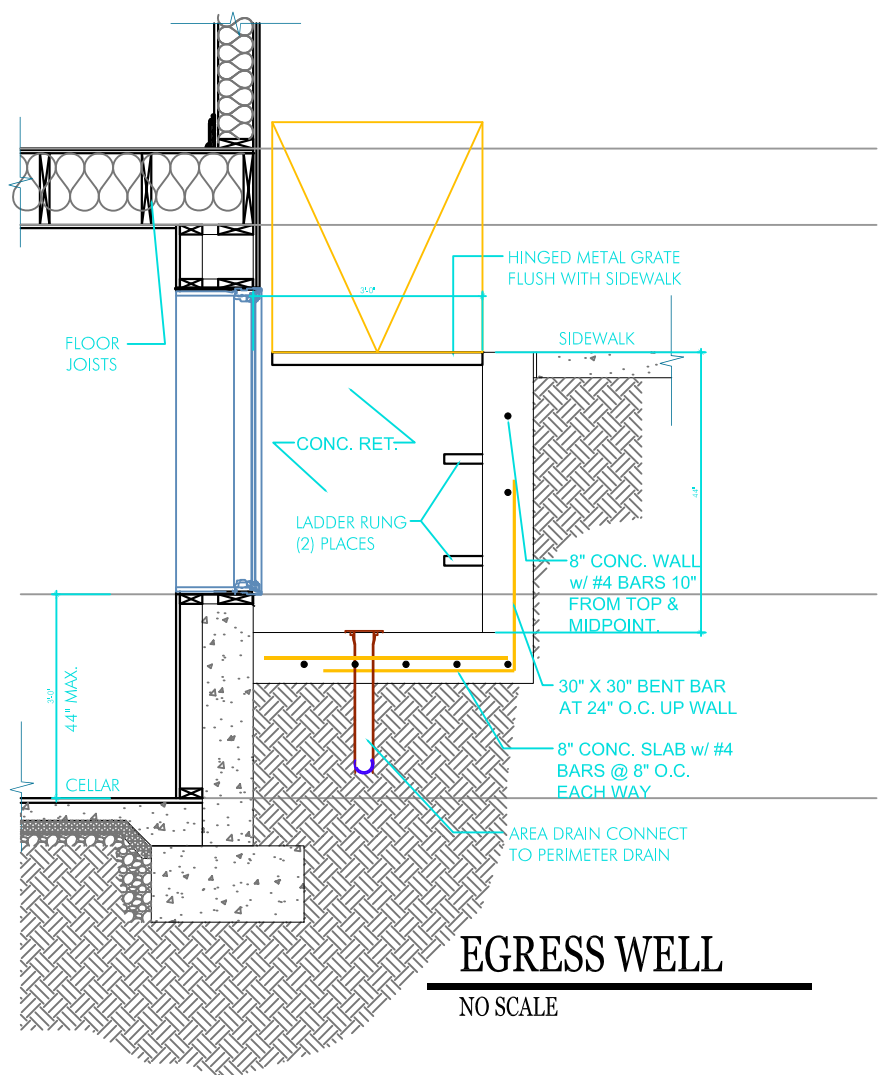


PHOTO 1



PHOTO 2



EGRESS WELL
NO SCALE

NO SCALE

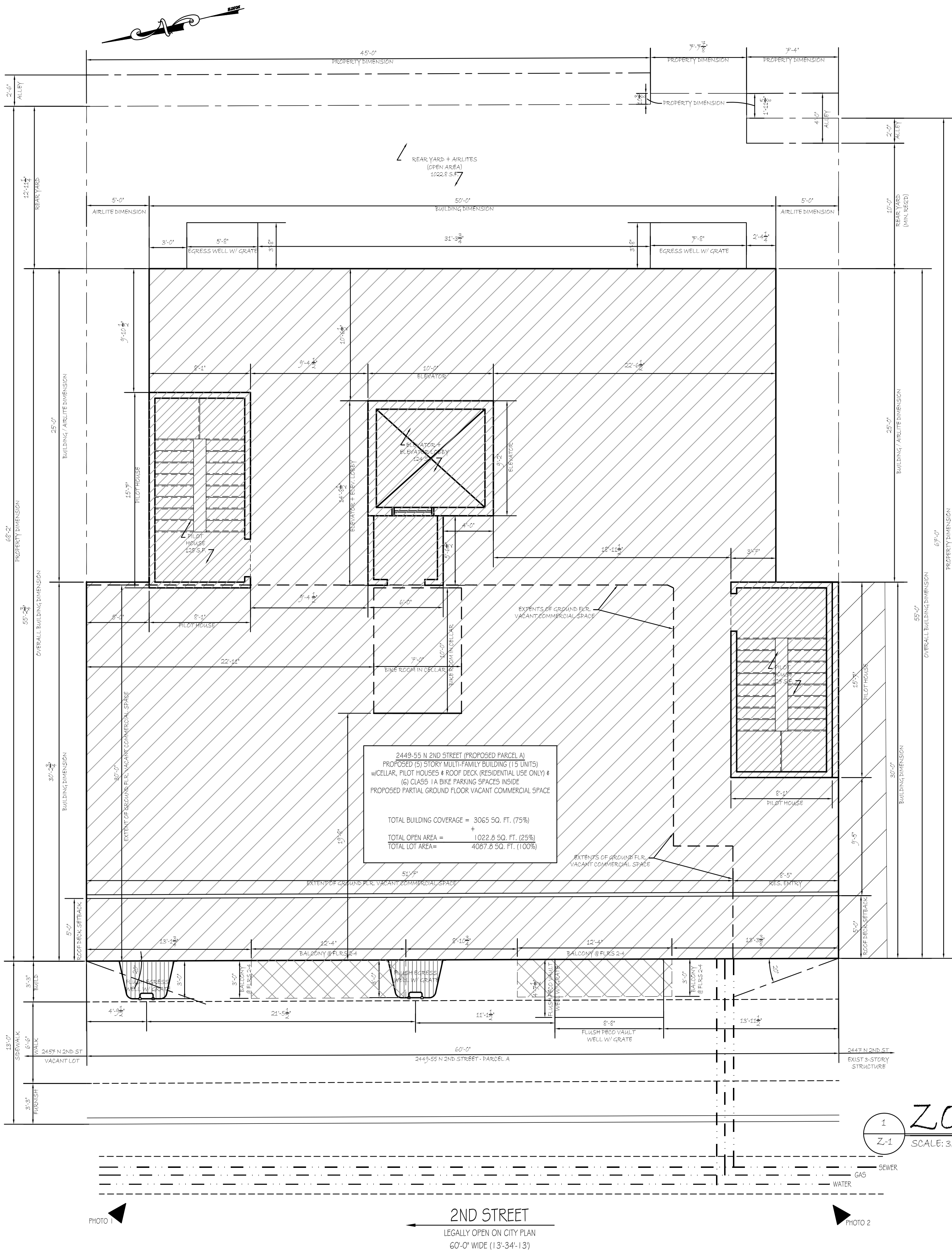
PROPOSED MIXED USE BUILDING

PROPOSED 5-STORY (15) UNIT MULTI-FAMILY/MIXED USE BUILDING w/ CELLAR, PARTIAL GROUND FLR. VACANT COMMERCIAL, PILOT HOUSES & ROOF DECK
W/ (6) CLASS 1-A BIKE PARKING SPACES INSIDE BUILDING - MIXED INCOME BONUS PROPOSED (MODERATE INCOME)
2449-55 N 2ND ST - PARCEL A, PHILADELPHIA, PENNSYLVANIA



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 387 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)
SITE SERIAL NO. 20221871477 (ward 19)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPANIES OR AGENCIES OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PERMITTING REQUIREMENTS OF
PENNSYLVANIA (LEGISLATIVE ACT 387 OF 1974, AS AMENDED BY ACT 187 OF
1996 AND ACT 199 IN JANUARY 2005). CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM (800-487-7764) AND EXIST THIN & WORK
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

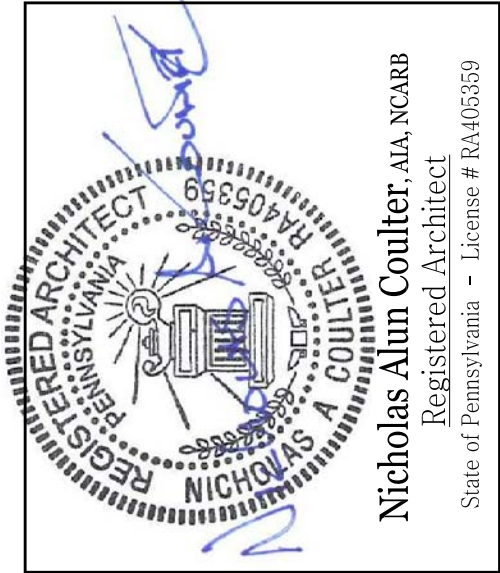


1 ZONING PLAN
SCALE: 3/16\"/>

APPROVED
FOR ZONING ONLY
10/26/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT,
ERROR OR OMISSION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User



PROPOSED MIXED USE BUILDING
2449-55 N 2ND STREET
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:
RFI COMMENTS

DRAWN BY: LD
CHECKED BY: HK
DATE: 6/27/2022
SCALE: AS NOTED

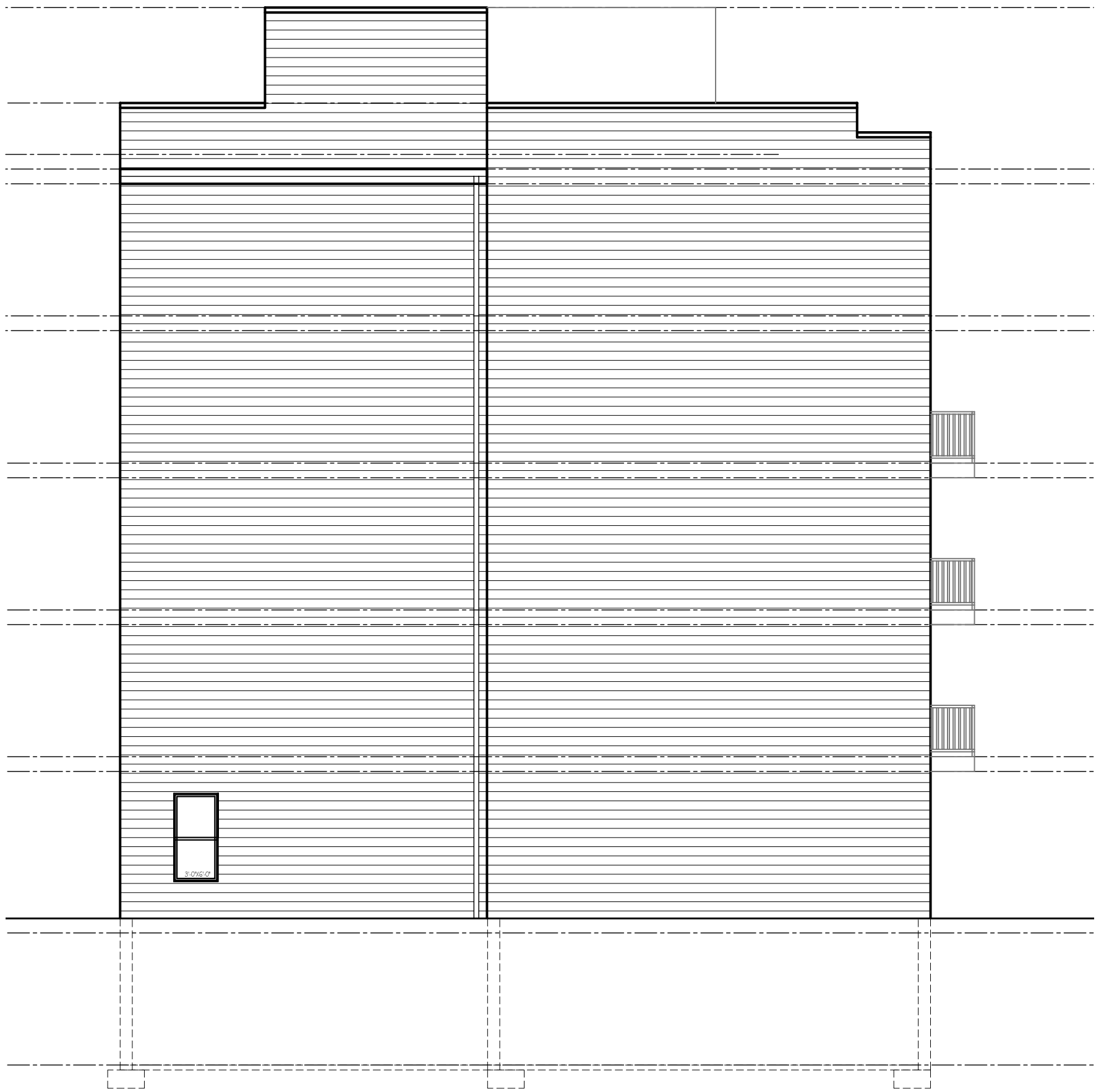
JOB No: 2ND ST
FILE: 2ND ST

Z-1



FRONT ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

SIM. DRP

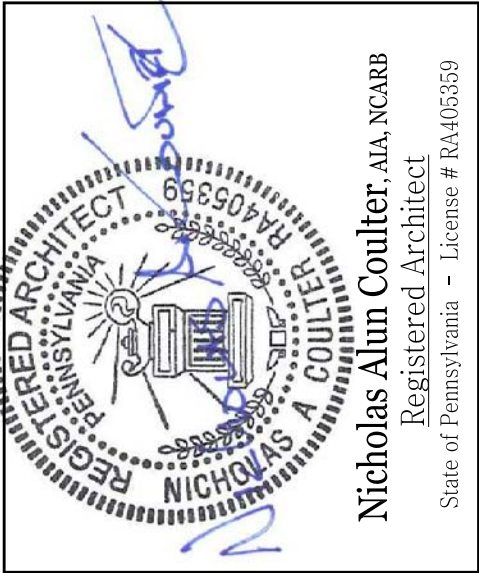


REAR ELEVATION

1/8" = 1'-0"



Applied Electronically by L&I User



PROPOSED MIXED USE BUILDING
2449-55 N 2ND STREET
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

REVISIONS:
RFI COMMENTS

DRAWN BY: LD
CHECKED BY: HK
DATE: 6/27/2022
SCALE: AS NOTED

JOB No: 2ND ST
FILE: 2ND ST

Z-2

KA
DESIGN ASSOCIATES
6322 TULIP STREET
PHILADELPHIA, PA 19135
(610) 215-8831-9256
info@ka77@gmail.com

Zoning Permit

Permit Number ZP-2022-012080

LOCATION OF WORK 2449 N 2ND ST, Philadelphia, PA 19133-3402	PERMIT FEE \$572.00	DATE ISSUED 10/27/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER GALLELI JOSE TR	2449 N 2ND ST PHILADELPHIA PA 19133-3402
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2022-012080

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2449 N 2ND ST T-A-491434, Philadelphia, PA 19133-3402

ADDITIONAL USE DETAILS

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

PARTIAL VACANT COMMERCIAL (USE PERMIT REQUIRED PRIOR TO OCCUPANCY) ON THE 1ST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING (15 UNITS) ABOVE WITH SIX (6) CLASS 1A BICYCLE SPACES.

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.