

Zoning Permit

Permit Number ZP-2022-009560

LOCATION OF WORK 2406 FRANKFORD AVE T-E-234814, Philadelphia, PA 19125	PERMIT FEE \$2,136.00	DATE ISSUED 9/30/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 2406 Frankford LLC	2929 WALNUT ST #4512 Philadelphia, Pennsylvania 19104
-------------------------------------	---

OWNER CONTACT 1 Ryan Kalili	2929 WALNUT ST #4512 Philadelphia, PA 19104
--------------------------------	---

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE(NTE 45' HIGH) (USING MIXED INCOME HOUSING BONUS AS PER 14-702(7) FOR AN ADDITIONAL 7' HEIGHT) ; ROOF DECK ACCESSED BY A PILOTHOUSES WITH GREEN ROOF WITH SEVEN(7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT GROUND FLOOR. SIZE AND LOCATION AS SHOWN IN THE 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.
- 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-2022-009560

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2406 FRANKFORD AVE T-E-234814, Philadelphia, PA 19125

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR FRONT (commercial space must be within the first 30 ft. of building depth, measured from the front building line)(USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY WITH MULTI-FAMILY HOUSEHOLD LIVING (22 DWELLING UNITS) FROM FIRST FLOOR REAR THRU FOURTH(4TH) FLOORS WITH USING ADDITIONALS SIX(6) UNITS USING MIXED INCOME BUNUS AS PER 14-702(7) AND USING GREEN ROOF BONUS FOR AN ADDITIONAL THREE(3) UNITS AS PER 14-702(16)

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.

DEMOLITION OF EXISTING STRUCTURES
CONSOLIDATION OF LOTS
NEW CONSTRUCTION FOR

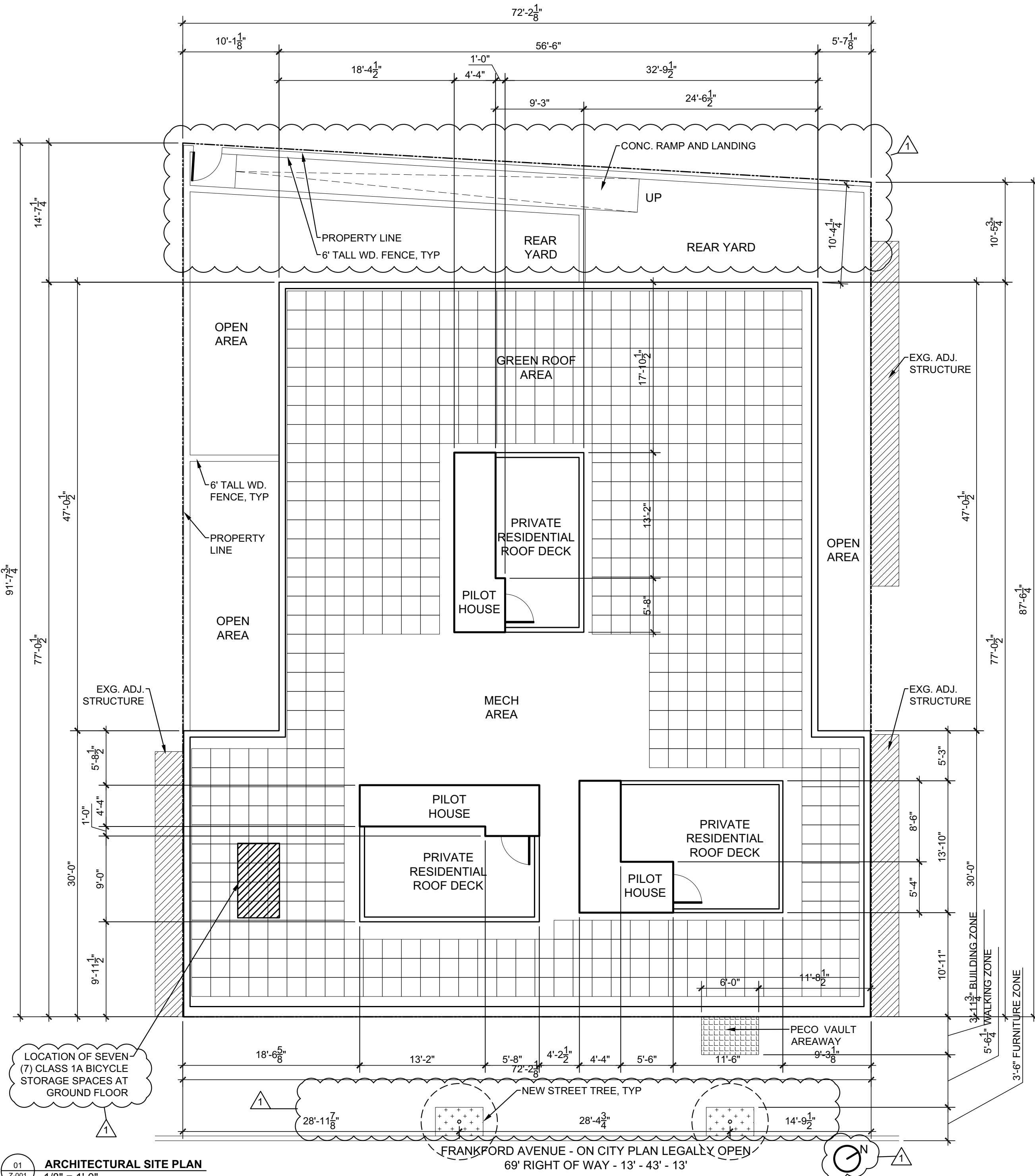
2406-12 FRANKFORD AVE, PHILADELPHIA, PA 19125

2406 FRANKFORD EXISTING OPA # 311152200
2408 FRANKFORD EXISTING OPA # 311152300
2410 FRANKFORD EXISTING OPA # 311152400
2412 FRANKFORD EXISTING OPA # 311152500

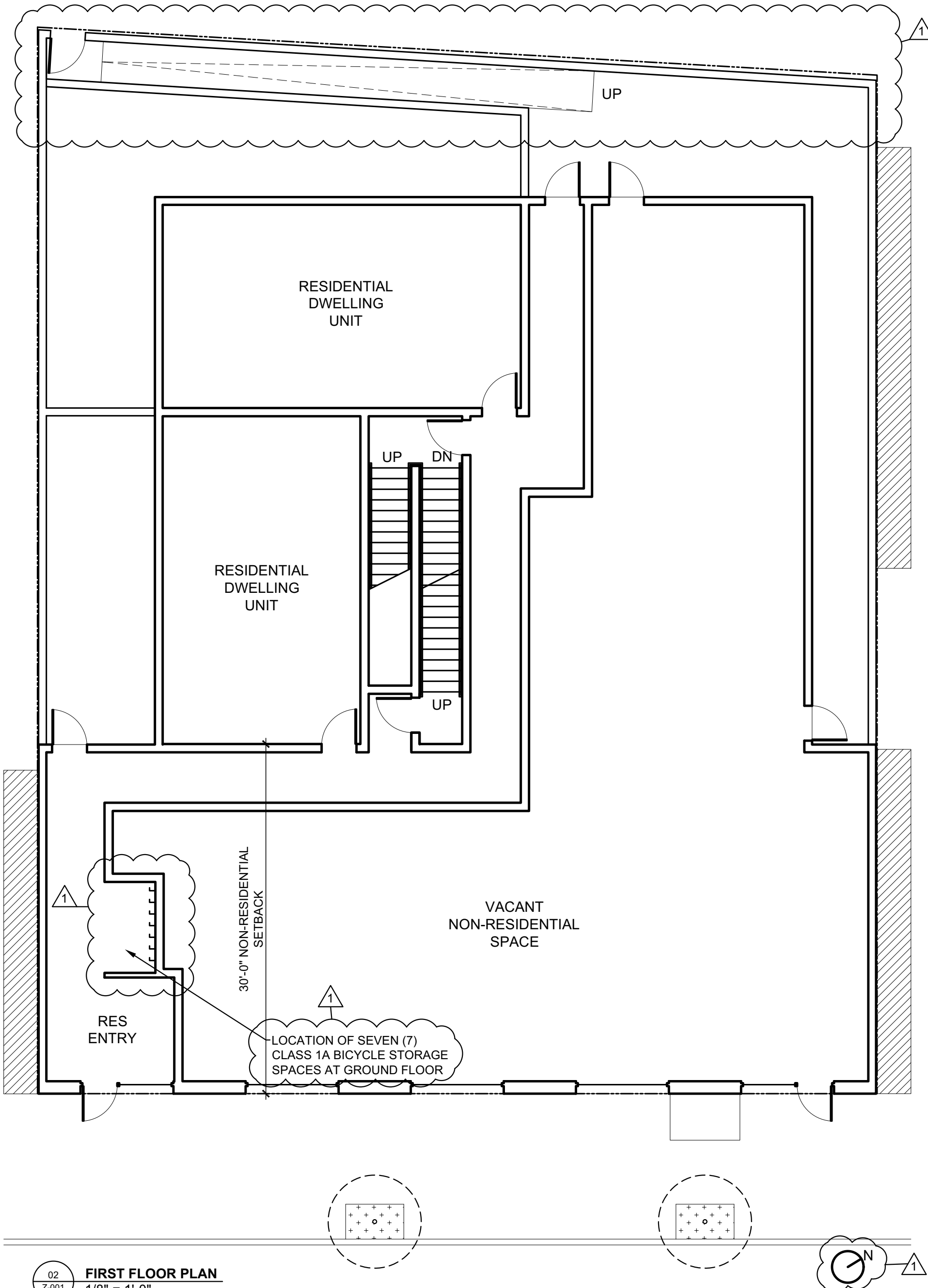
OWNER
2406 FRANKFORD LLC
2929 WALNUT ST #4512
PHILADELPHIA, PA 19104
310.739.7870

ARCHITECT
CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
215.977.7075

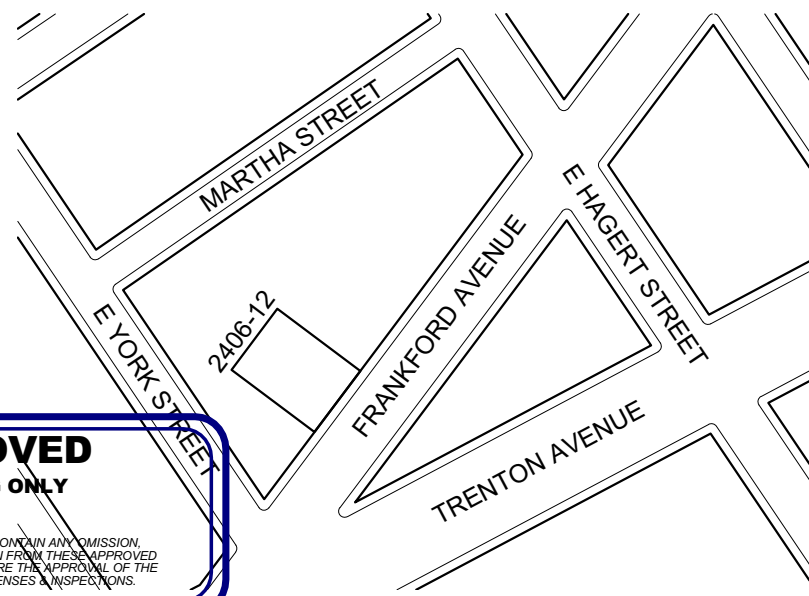
CIVIL ENGINEER
AQUA ECONOMICS &
ENGINEERING
1391 WALTON RD
BLUE BELL PA, 19422
267.885.9875



01
Z-001
ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



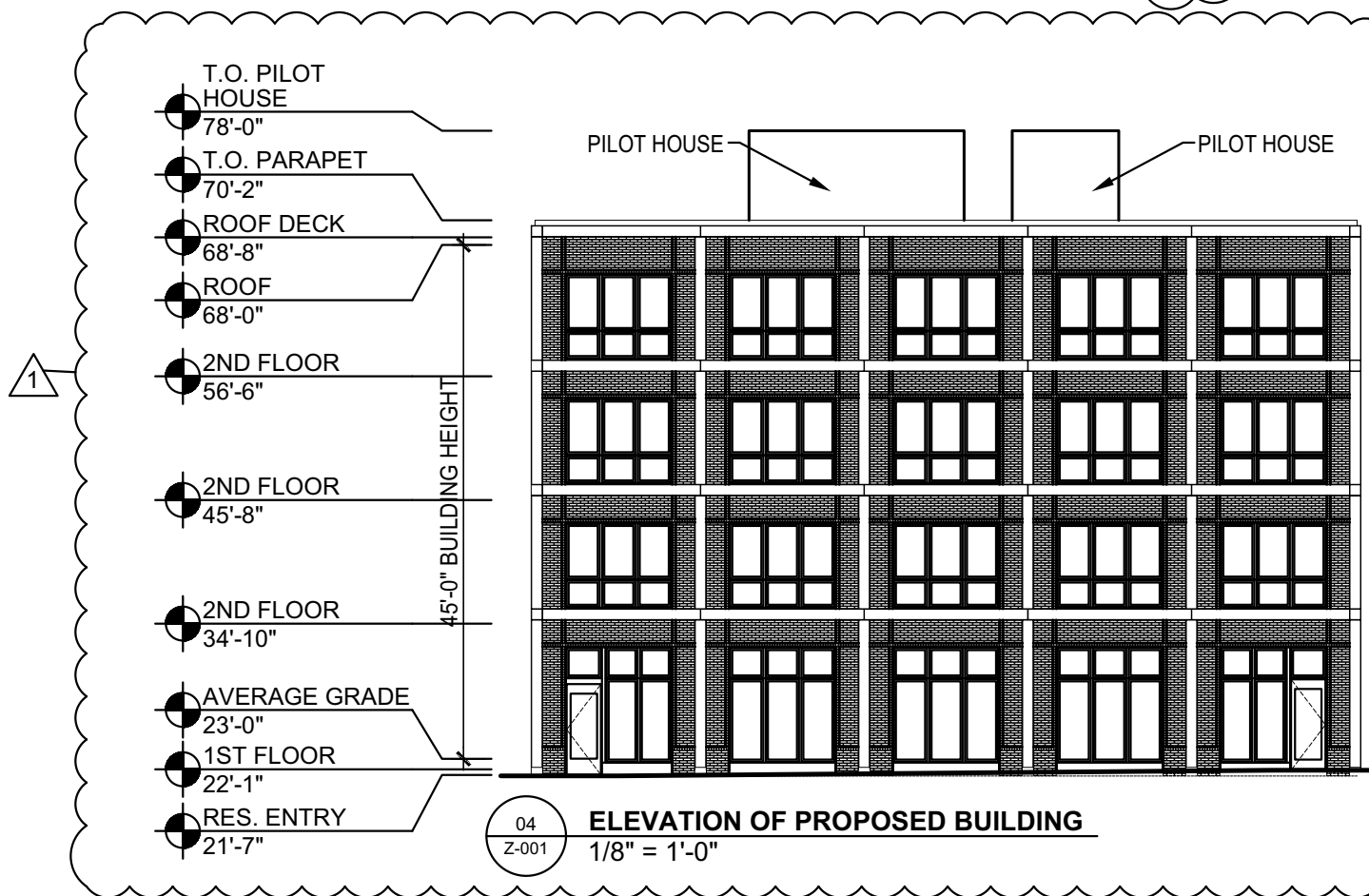
02
Z-001
FIRST FLOOR PLAN
1/8" = 1'-0"



APPROVED
FOR ZONING ONLY
09/29/22

APPROVED FOR ZONING ONLY
09/29/22
APPROVED FOR ZONING ONLY
09/29/22
APPROVED FOR ZONING ONLY
09/29/22

03
Z-001
LOCATION MAP
NTS



04
Z-001
ELEVATION OF PROPOSED BUILDING
1/8" = 1'-0"

ZONING SUMMARY

DISTRICT NAME	CMX-2 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA	-	6426 SF	
OCCUPIED AREA	75% (4819 SF) MAX	4818 SF	CONFORMING
FRONT YARD SETBACK	N/A	0'	CONFORMING
SIDE YARD SETBACK	5' IF USED	0', 0'	CONFORMING
REAR YARD SETBACK	9'	10'-4"	CONFORMING
BUILDING HEIGHT *	45' *	45'	NON-CONFORMING
CORNICE HEIGHT	N/A	N/A	CONFORMING
PARKING	0	0	CONFORMING
BICYCLE PARKING	8	8	CONFORMING
RESIDENTIAL UNITS *	22 *	22	CONFORMING

*USING MIXED INCOME
BONUSES PER 14-702 (7)
AND GREEN ROOF BONUS
PER 14-702 (16)

BUILDING USES

CELLAR	MECHANICAL SPACE
1ST FLOOR	TWO (2) DWELLING UNITS, ONE (1) DWELLING UNIT, VACANT NON-RESIDENTIAL SPACE, RESIDENTIAL TRASH
2ND, 3RD FLOORS	SEVEN (7) DWELLING UNITS
4TH FLOOR	SIX (6) DWELLING UNITS
ROOF	THREE (3) PRIVATE RESIDENTIAL ROOF DECKS, GREEN ROOF, AND MECHANICAL USE
TOTALS	ONE (1) VACANT NON-RESIDENTIAL SPACE, TWENTY-TWO (22) DWELLING UNITS

LOW INCOME BONUS CALCULATIONS

DWELLING UNITS ALLOWED (CMX-2)	13
MAX NUMBER OF ADDITIONAL DWELLING UNITS EARNED THROUGH THIS BONUS	6
LOW INCOME UNITS PROVIDED	3

GREEN ROOF BONUS CALCULATIONS

DWELLING UNITS ALLOWED (CMX-2)	13
MAX NUMBER OF ADDITIONAL DWELLING UNITS EARNED THROUGH THIS BONUS	3

GENERAL NOTES

BUILDING PERMIT SUBMISSION	04.18.2022
ZONING PERMIT COMMENT RESPONSE	03.22.2022
ZONING PERMIT	01.25.2022

No.	REVISIONS/SUBMISSIONS	Date
-----	-----------------------	------

2406 FRANKFORD
2406-2412 FRANKFORD AVENUE
Philadelphia, PA

CANNObdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

Drawing Title
ZONING PLANS

Seal
Drawn
Checked
Reviewed
Date
Scale
Project No.
CAD File No.
Drawing No.
Z-001