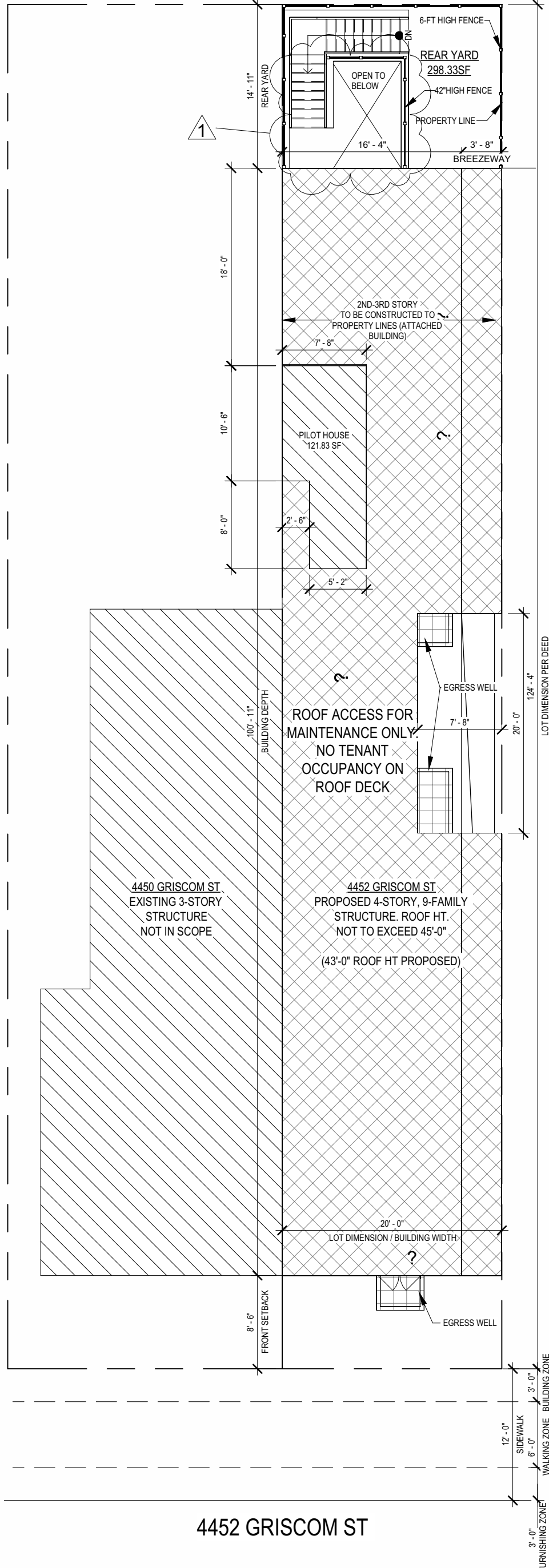




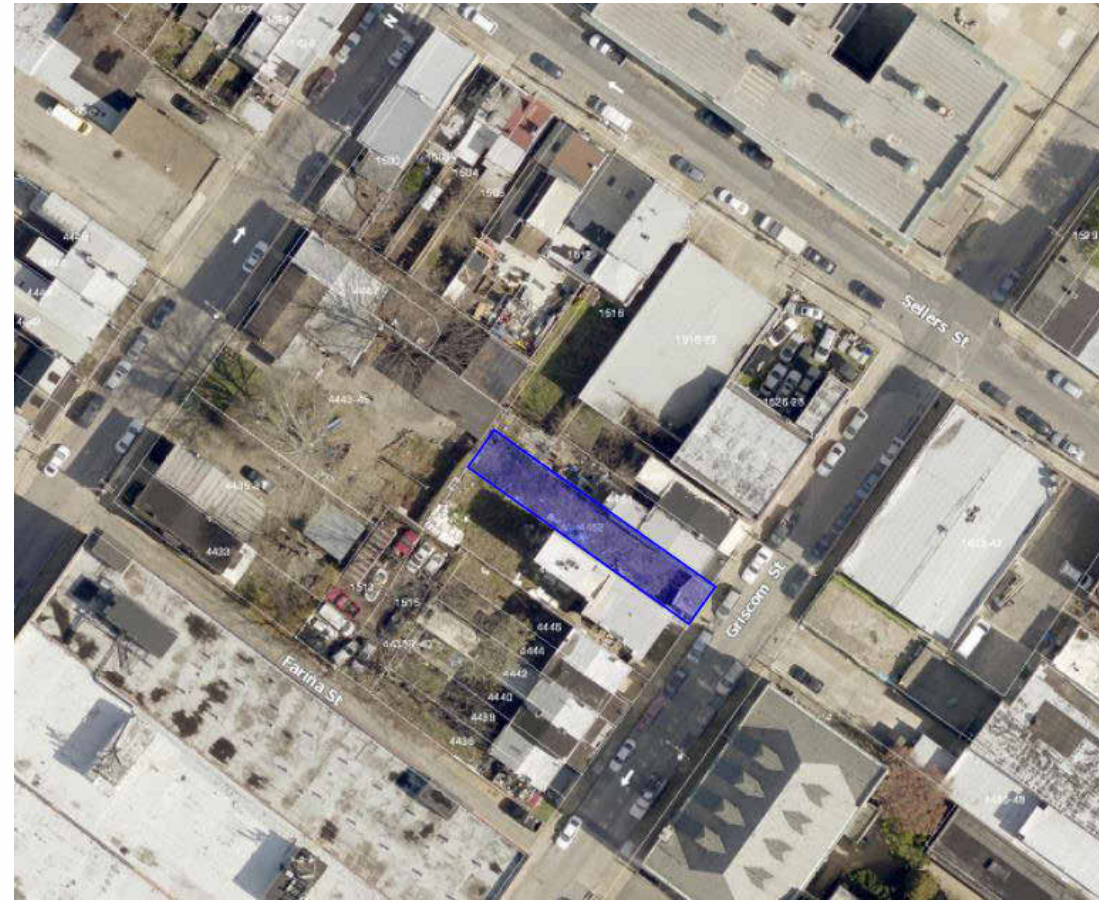
0 EXISTING SITE PLAN  
1" = 10'-0"



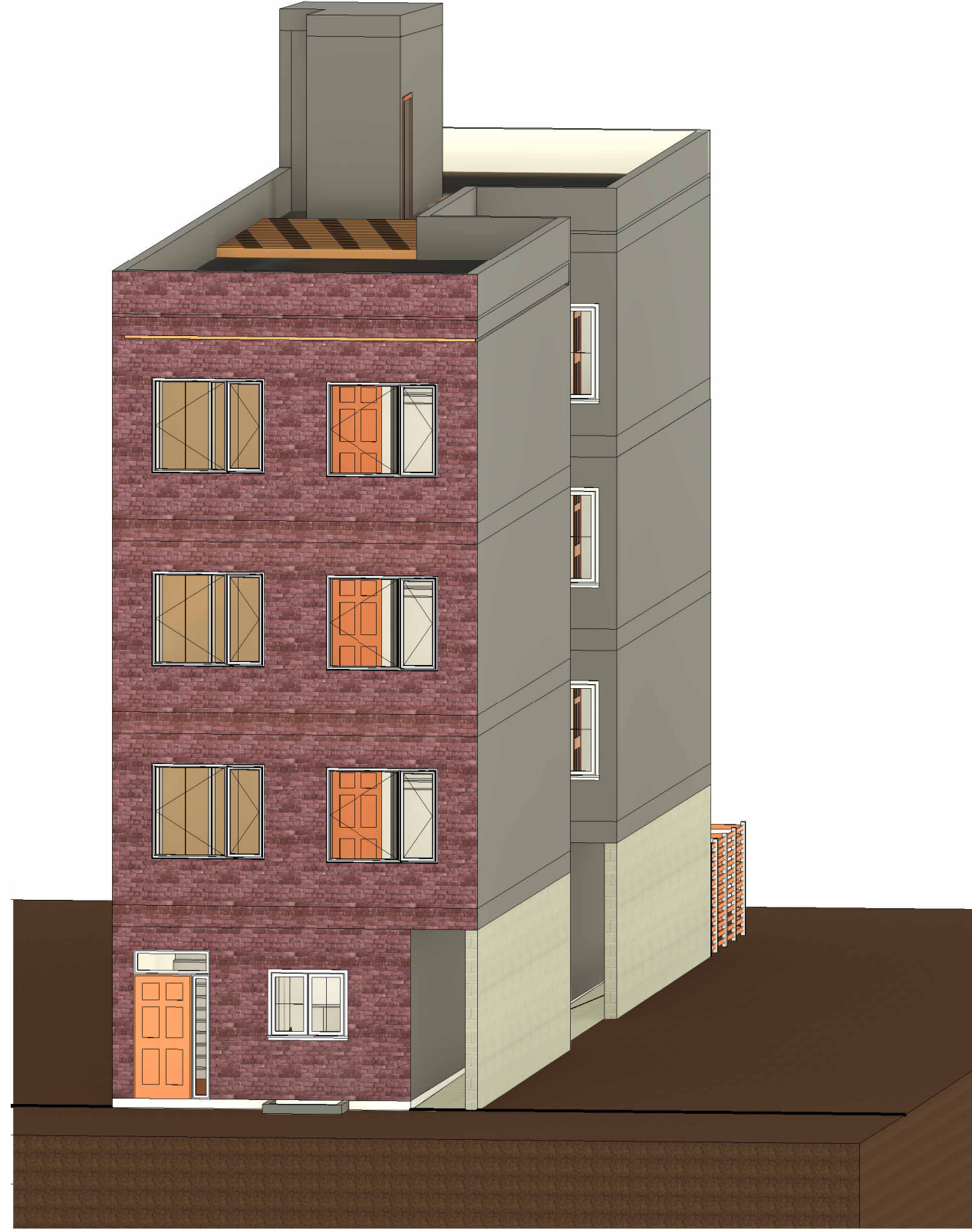
1 PROPOSED SITE PLAN  
1" = 10'-0"



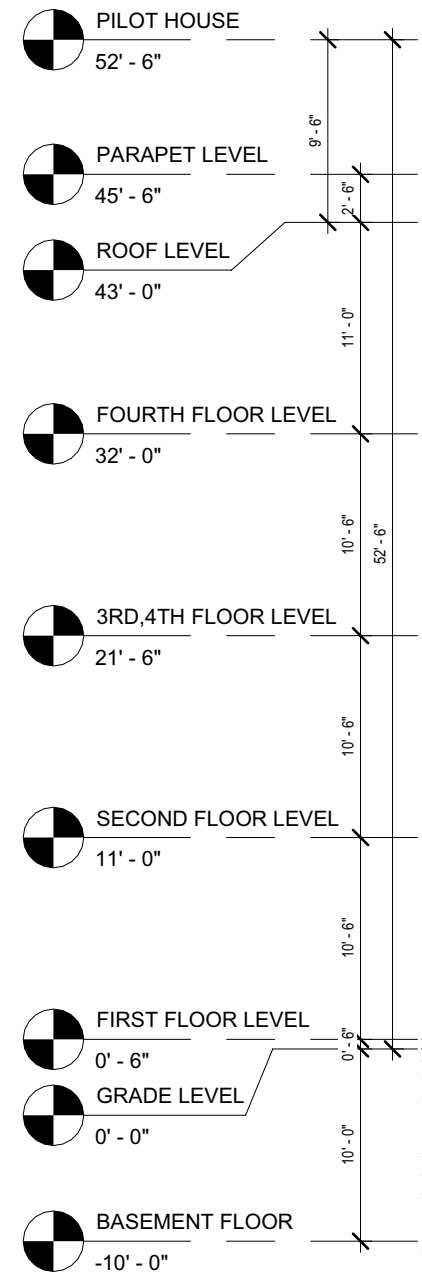
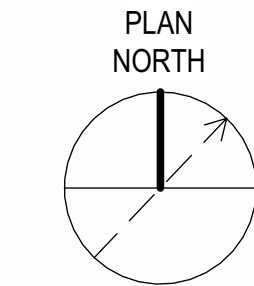
2 ZONING MAP  
NOT TO SCALE



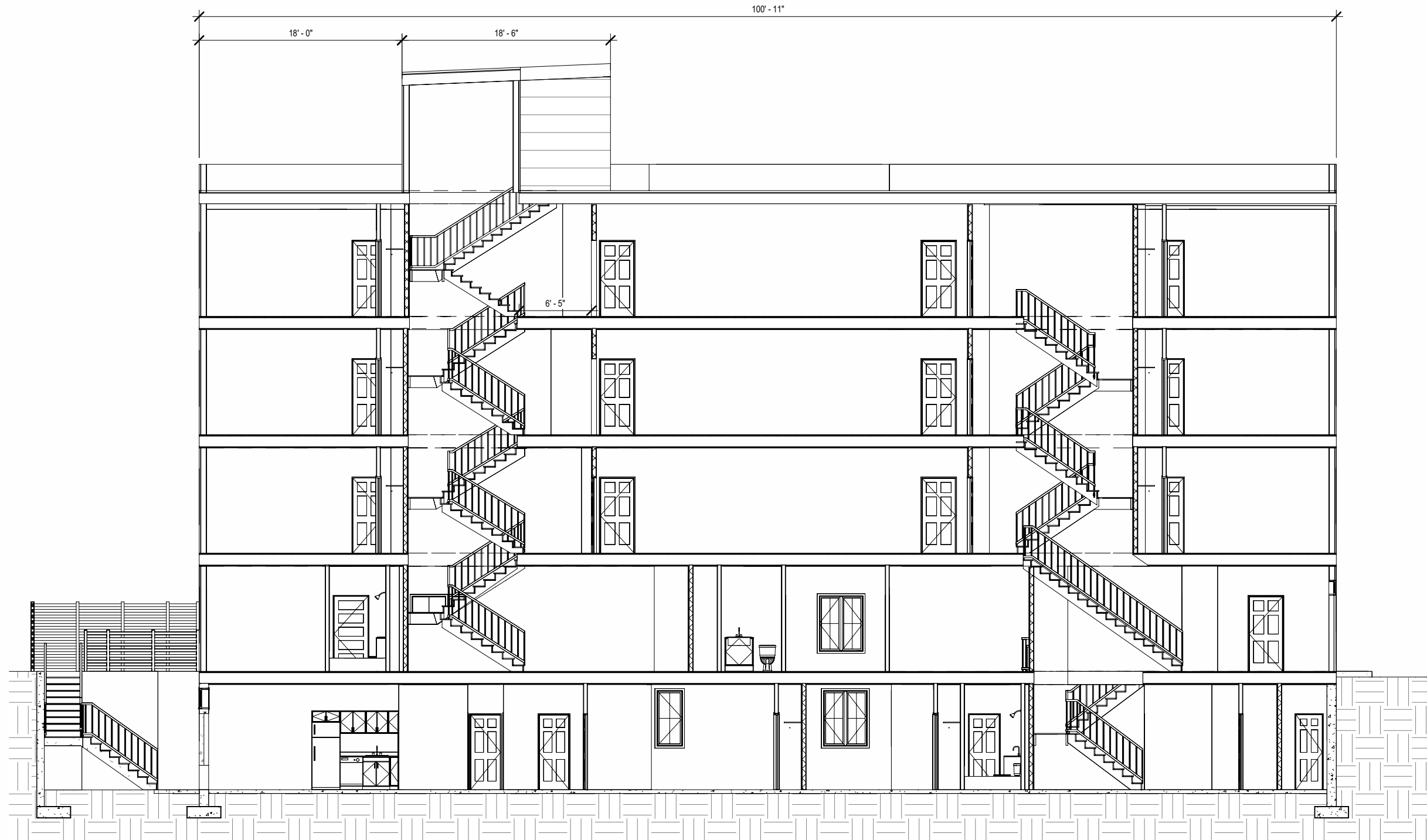
3 LOCATION MAP  
NOT TO SCALE



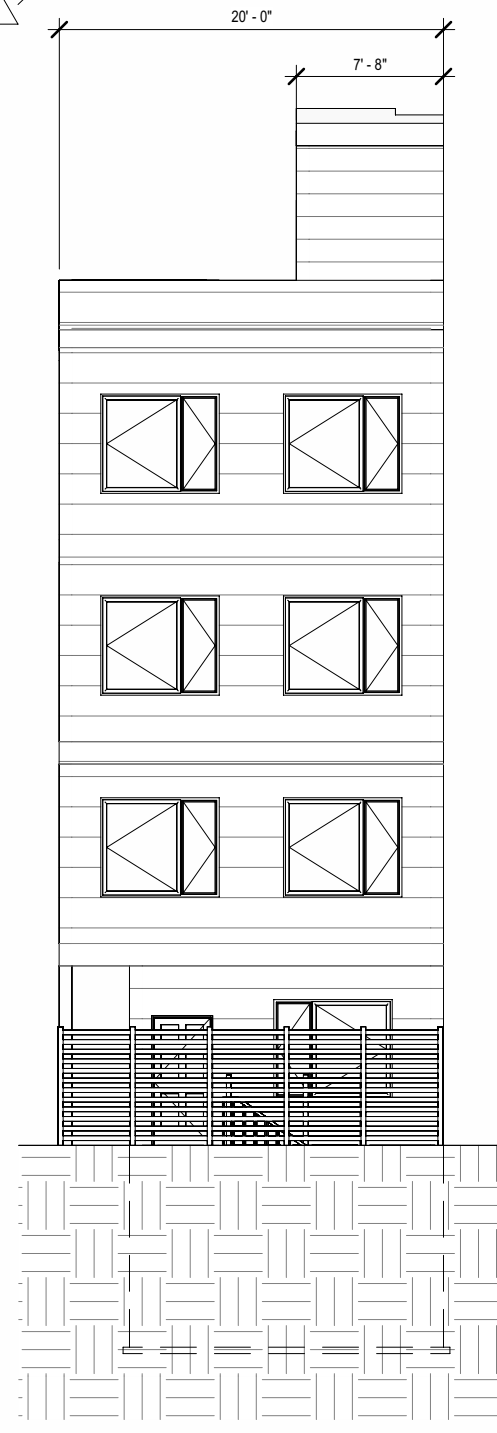
4 3D PERSPECTIVE  
NOT TO SCALE



5 FRONT ELEVATION  
1" = 10'-0"



6 BUILDING SECTION  
1" = 10'-0"



7 REAR ELEVATION  
1" = 10'-0"

PROJECT INFORMATION:

OPA ACCOUNT #: 232430800

ZONING DISTRICT LOCATION - RESIDENTIAL MULTI-FAMILY-1 (RM-1)

LOT SIZE - 2486.6 SQ. FT. EACH,

PROPOSED USE AND OCCUPANCY - R2 MULTIFAMILY

PROJECT TYPE - NEW CONSTRUCTION  
4-STORY, 9-UNIT ATTACHED RESIDENTIAL STRUCTURE. BUILDING SIZE AND LOCATION PER PLANS.

MIXED INCOME BONUS  
BONUS LEVEL: AFFORDABLE INCOME

PROJECT TO RECEIVE  
DWELLING UNIT DENSITY (ADDITIONAL UNITS: 3)  
PROJECT TO PROVIDE: AFFORDABLE HOUSING  
TOTAL DWELLING UNITS: 9  
AFFORDABLE DWELLING UNITS: 1

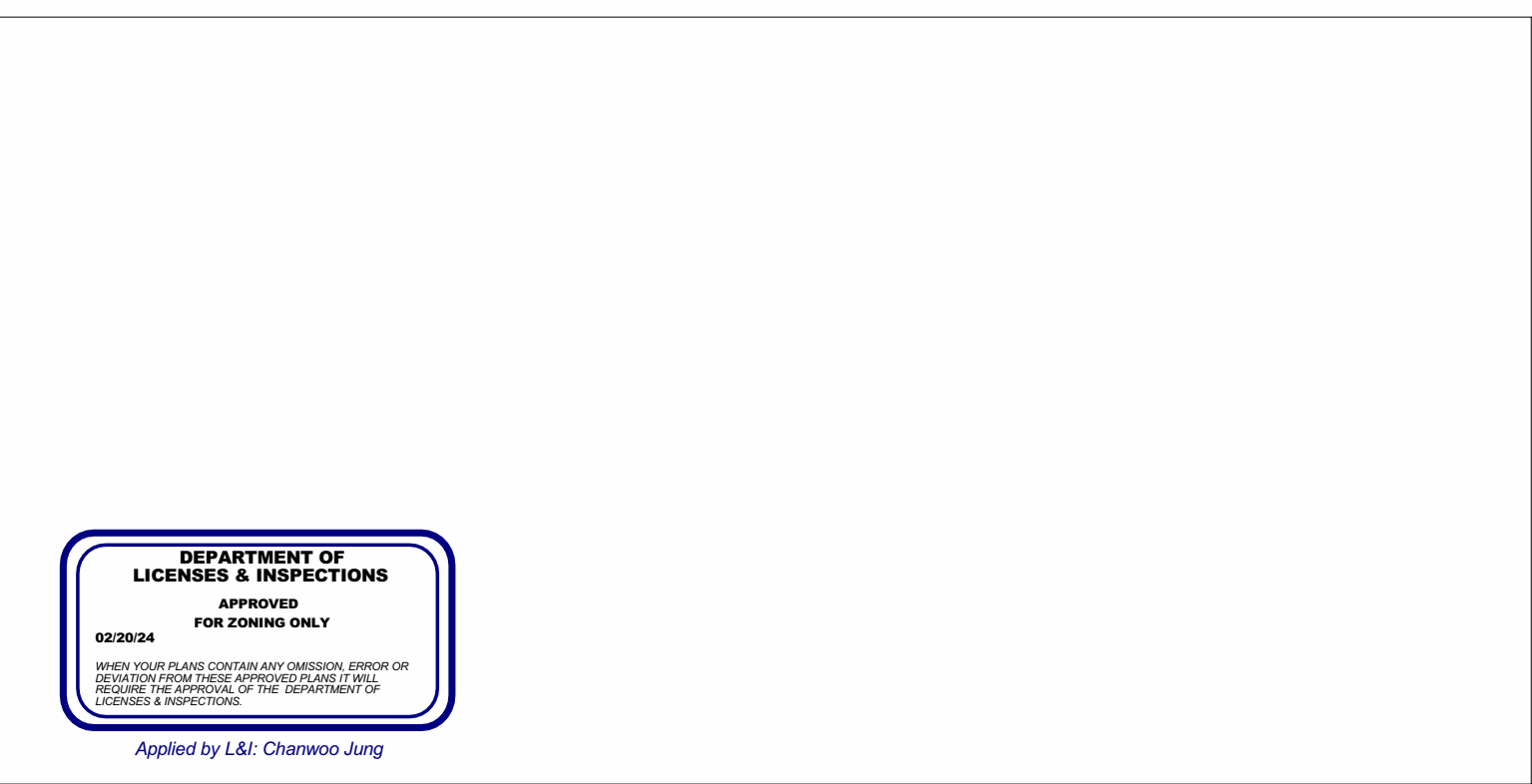
NO NEW ENCROACHMENTS IN RIGHT-OF-WAY.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.

ZONING INFORMATION TABLE

|                             | ZONING CODE                            | PROPOSED                  |
|-----------------------------|----------------------------------------|---------------------------|
| ZONING DESIGNATION          | (RM-1) (EXISTING)                      |                           |
| MIN. LOT WIDTH              | 16'-0"                                 | 20'-0" (EXISTING)         |
| MIN. LOT AREA               | 1440 SQ. FT.                           | 2486.6 SQ. FT. (EXISTING) |
| MIN. OPEN AREA              | 25% (621.7 SQ. FT.)                    | 25% (621.7 SQ. FT.)       |
| FRONT SETBACK               | 8'-6" (BASED ON CLOSEST ADJ. PROPERTY) | 8'-6"                     |
| MIN. SIDE YARD WIDTH        | N/A (ATTACHED)                         | N/A (ATTACHED)            |
| MIN. REAR YARD DEPTH (AREA) | 9'-0" (144 SF)                         | 14'-11" (298.33 SF)       |
| MAX. ROOF HEIGHT            | 38'-0" (45'-0" W/ MIHB)                | 43'-0"                    |

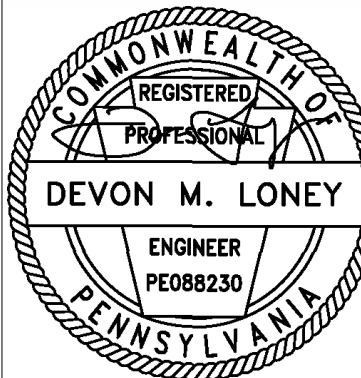
AHJ APPROVAL STAMP



Designed D. LONEY  
Drawn D. LONEY  
Checked D. LONEY

4452 GRISCOM ST  
PHILADELPHIA, PA 19124  
NEW CONSTRUCTION FOUR-STORY, NINE-FAMILY  
ATTACHED RESIDENTIAL STRUCTURE

| REVISION SCHEDULE | NO. | DESCRIPTION          | DATE     |
|-------------------|-----|----------------------|----------|
|                   | 0   | SUBMIT FOR APPROVAL  | 12/13/23 |
|                   | 1   | REVISED PER COMMENTS | 2/12/24  |



DRAWING TITLE  
ZONING INFORMATION

DRAWING NO.  
Z100

SHEET 1 OF 1

# Zoning Permit

Permit Number ZP-2024-000800

|                                                                            |                          |                          |
|----------------------------------------------------------------------------|--------------------------|--------------------------|
| LOCATION OF WORK<br>4452 GRISCOM ST, Philadelphia, PA 19124-3633<br>Entire | PERMIT FEE<br>\$2,086.00 | DATE ISSUED<br>3/12/2024 |
|                                                                            | ZBA CALENDAR             | ZBA DECISION DATE        |
|                                                                            | ZONING DISTRICTS<br>RM1  |                          |

|                                   |                                                     |
|-----------------------------------|-----------------------------------------------------|
| PERMIT HOLDER<br>CSB Ventures LLC | 701 Cathedral Road Philadelphia, Pennsylvania 19128 |
|-----------------------------------|-----------------------------------------------------|

|                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| OWNER CONTACT 1<br>Cornelius Middleton | 701 Cathedral Road, 45-1471, Philadelphia, PA 19128 |
|----------------------------------------|-----------------------------------------------------|

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

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF AN ATTACHED FOUR (4) STORY STRUCTURE WITH A ROOF ACCESS FOR MAINTENANCE ONLY (NO ROOF DECK ON ROOF); FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL NINE (9) DWELLING UNITS, INCLUDING LOW INCOME BONUS ADDITIONAL ONE (1) UNIT) AND ADDITIONAL BUILDING HEIGHT (FORTY-THREE (43) FT. HIGH). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>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-2024-000800

## AMENDMENT #1:

AMEND TO REMOVE THE PILOTHOUSE AND MAKE CHANGES TO THE BUILDING FOOTPRINT, NOT EXCEEDING 10% OF THE ORIGINAL APPROVAL, AS PER THE AMENDED ZONING 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-2024-000800

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

4452 GRISCOM ST Philadelphia, PA 19124-3633

## ADDITIONAL USE DETAILS

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

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](http://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.