

2654-64 CORAL STREET PHILADELPHIA PA 19125

NEW CONSTRUCTION (41) UNIT APARTMENT BUILDING WITH VACANT GROUND FLOOR COMMERCIAL SPACE

OWNER:
FRANKFORD AND CORAL LLC
416 E. STREET RD
FEASTERVILLA PA 19091

ARCHITECT:
CANNObegin
109 SOUTH 13TH STREET, 2ND FLR
PHILADELPHIA PA 19107

EXISTING SITE CONDITIONS

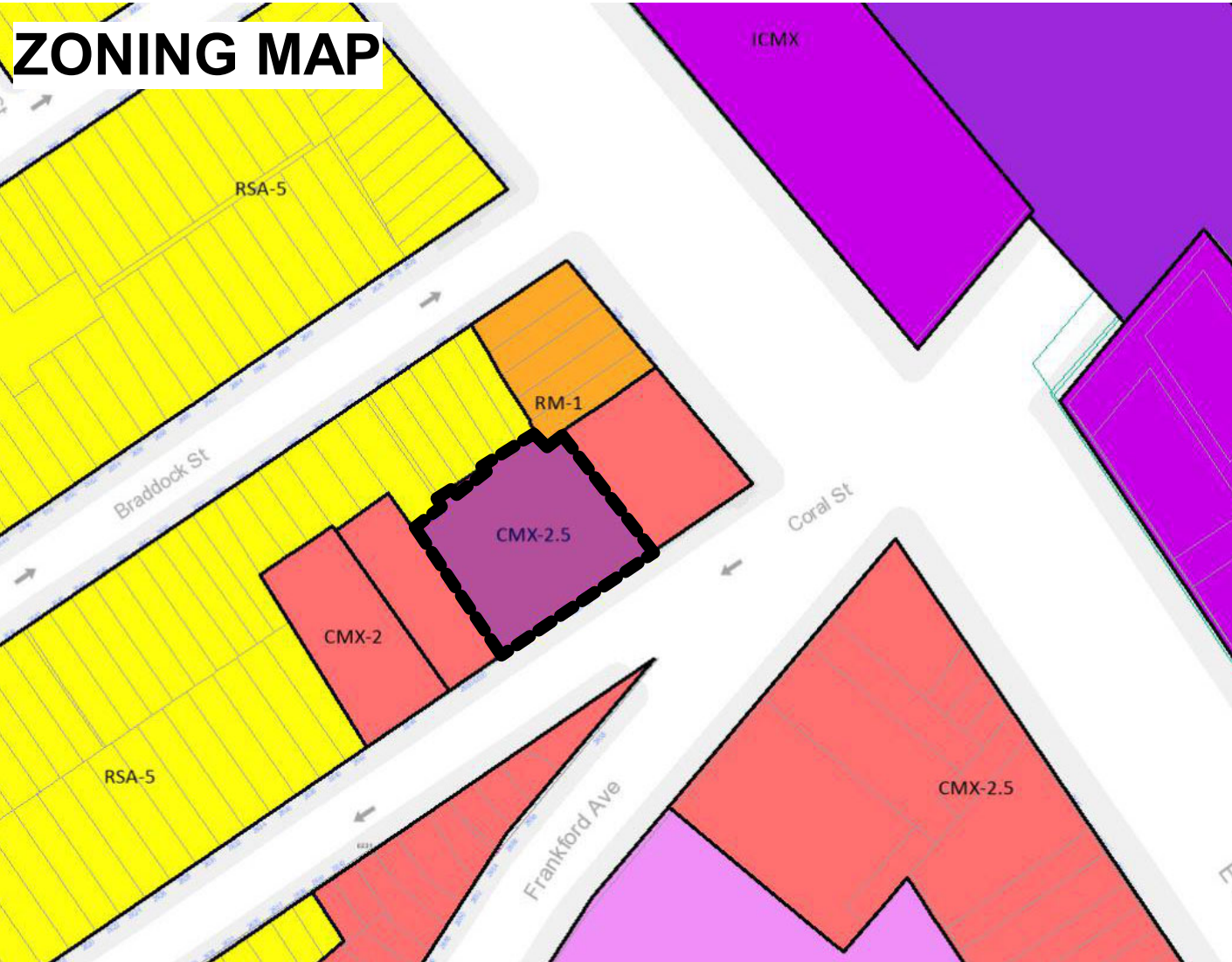


ZONING PERMIT

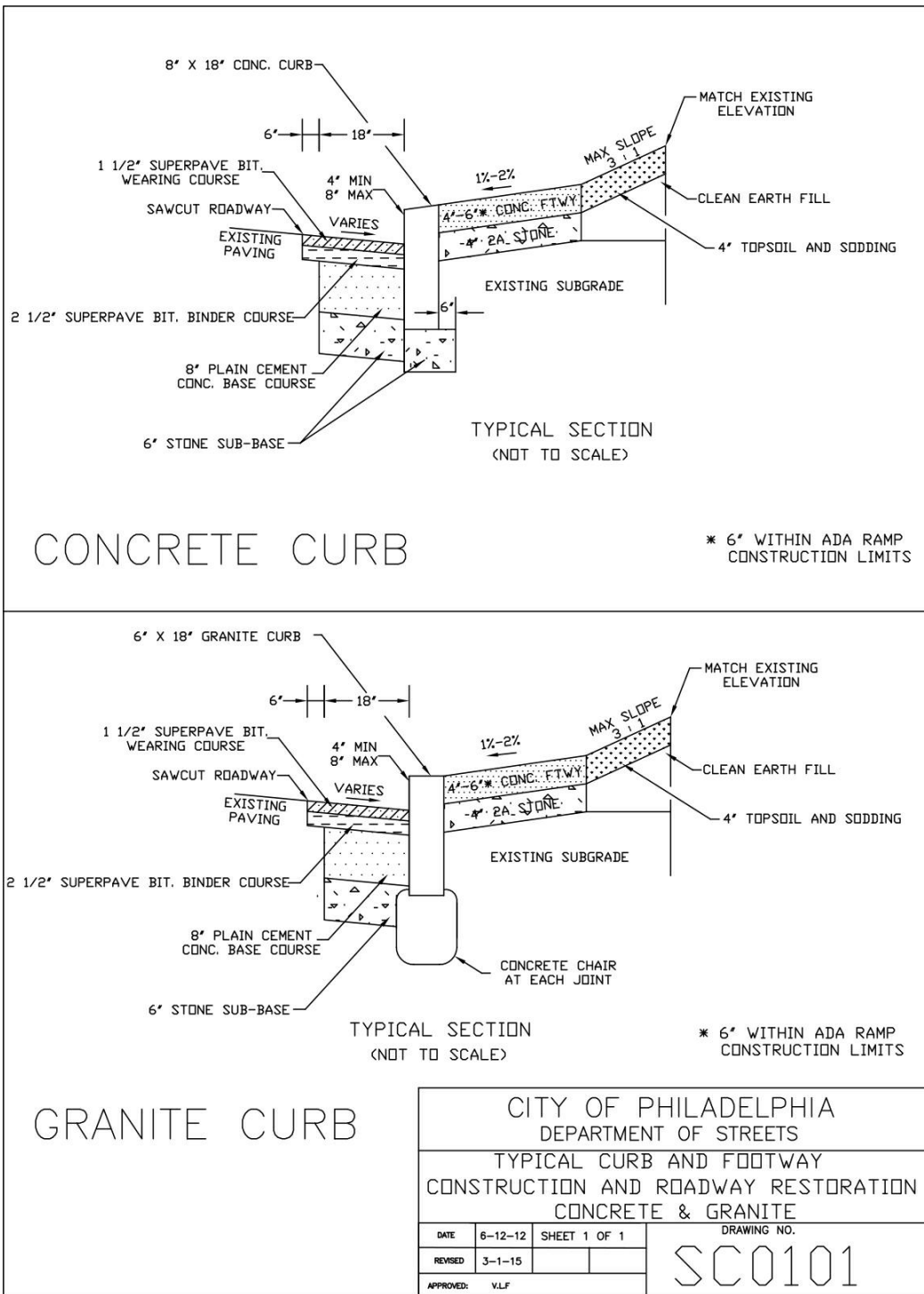
JUNE 21 2022
OPA # 885855200

ZONING LEGEND

ZONING SUMMARY FOR 2654-64 CORAL STREET				
		CMX 2.5	PROPOSED	CONFORMING
LOT AREA	SF	9,086.6 SF		
MAX. OCCUPIED AREA	%	75%	74% / 6,814.9 SF	CONFORMING
YARDS				
MIN. FRONT YARD	FT	NOT ALLOWED	NOT ALLOWED	CONFORMING
MIN. SIDE YARD	FT	5FT IF USED	N/A	CONFORMING
MIN. REAR YARD	FT	9FT / 10% DEPTH	VARIES, 14'-7" MIN.	CONFORMING
HEIGHT				
MAX. HEIGHT	FT	55 FT	55 FT	CONFORMING
MIN. CORNICE HEIGHT	FT	25 FT	N/A	CONFORMING
PARKING				
BICYCLES	#	1 PER 3 UNITS	13	CONFORMING
GREEN ROOF DENSITY BONUS PER 14-702 (16)				
TOTAL ROOF SURFACE	SF		6,238.4 SF	
TOTAL GREEN ROOF	SF	60%	62% / 3,880 SF	CONFORMING



CURB DETAILS



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE- STOP CALL.
POCS SERIAL NO.
2022082096

ZONING SUBMISSION 06/21/2022

No: SUBMISSION/REVISION DATE

TESTER CORAL
2654 CORAL STREET

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title
ZONING SUBMISSION

Date: 06.16.2022

Drawn By: NC

Checked By: CJY

Scale: As indicated

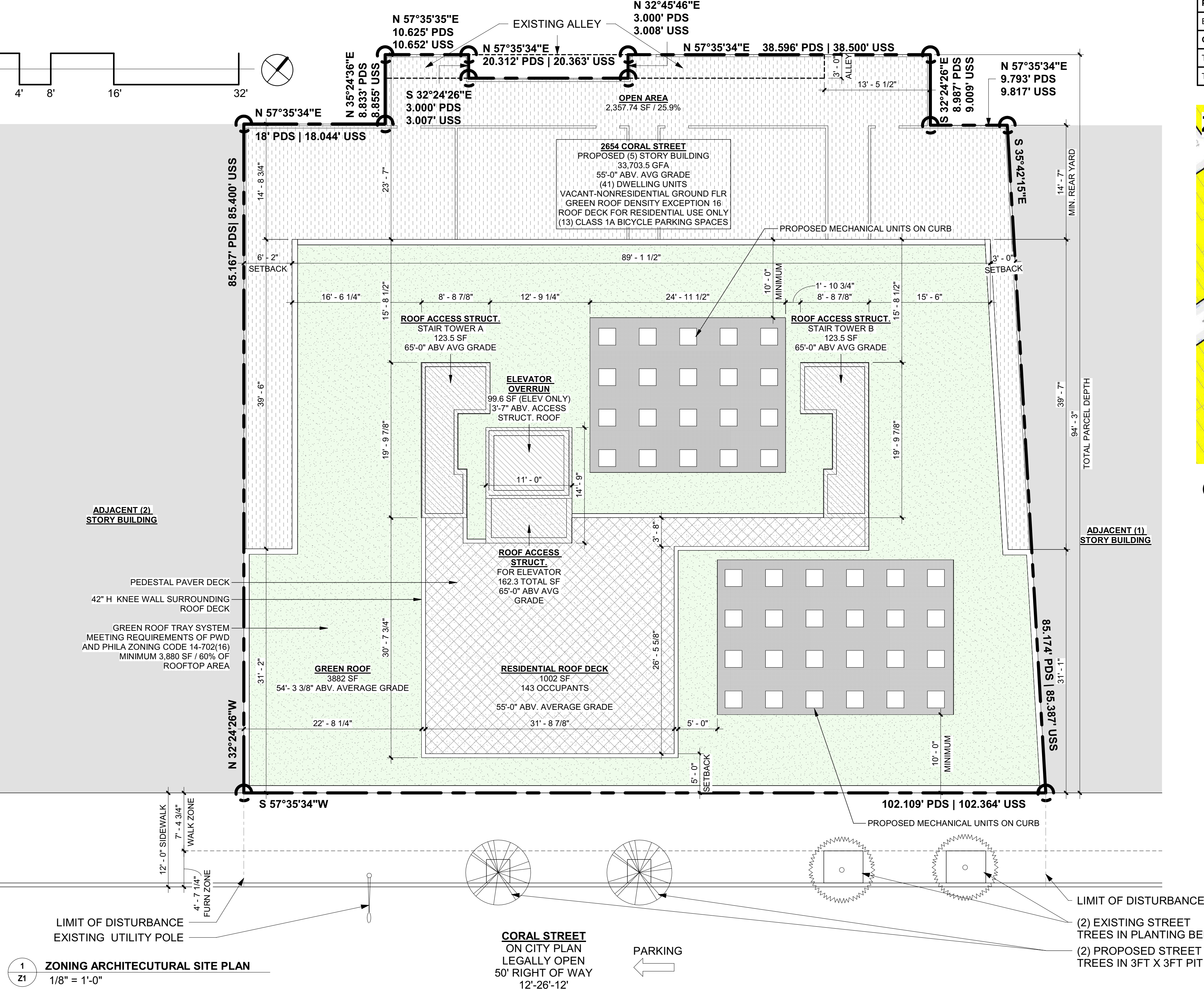


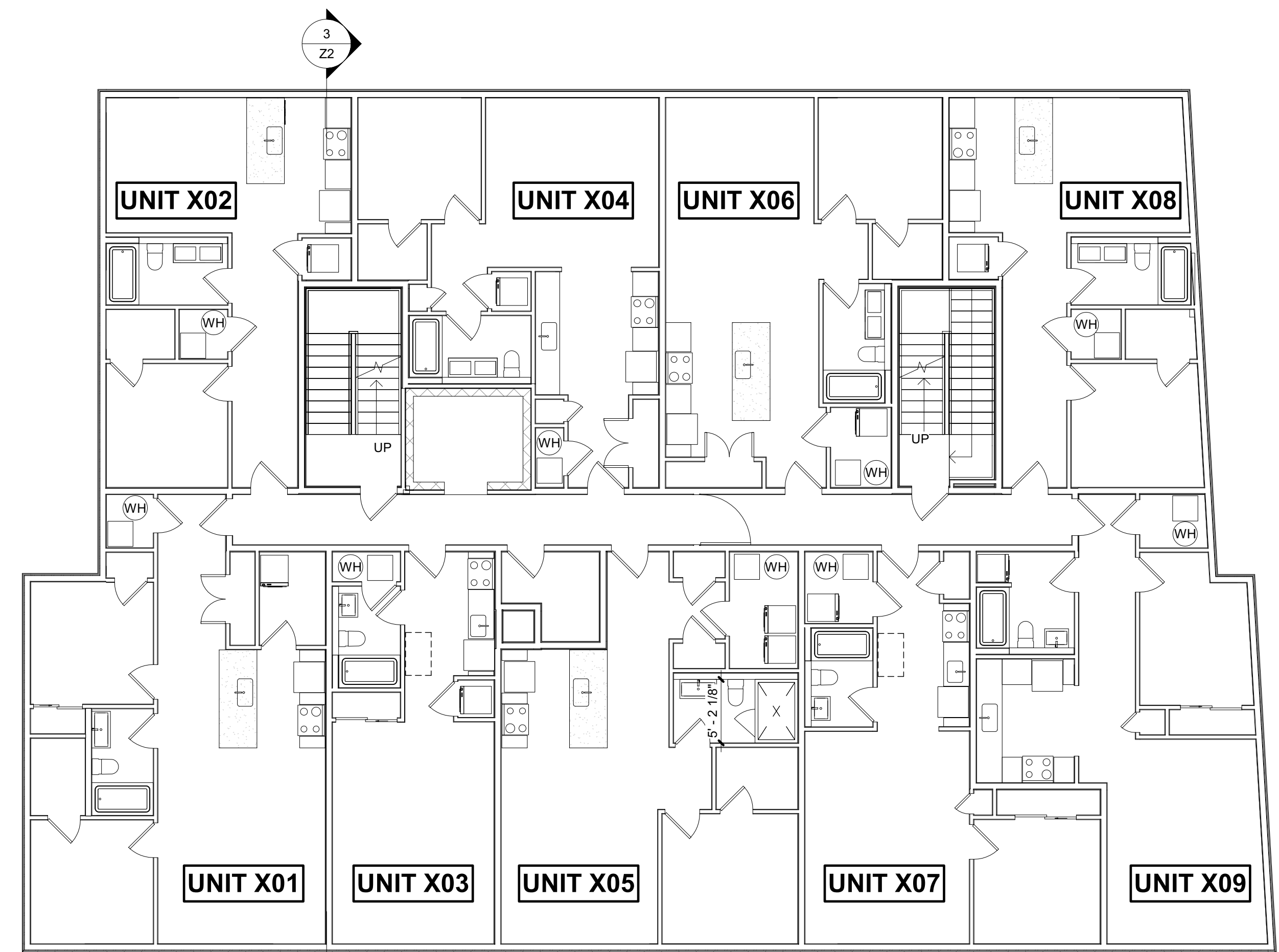
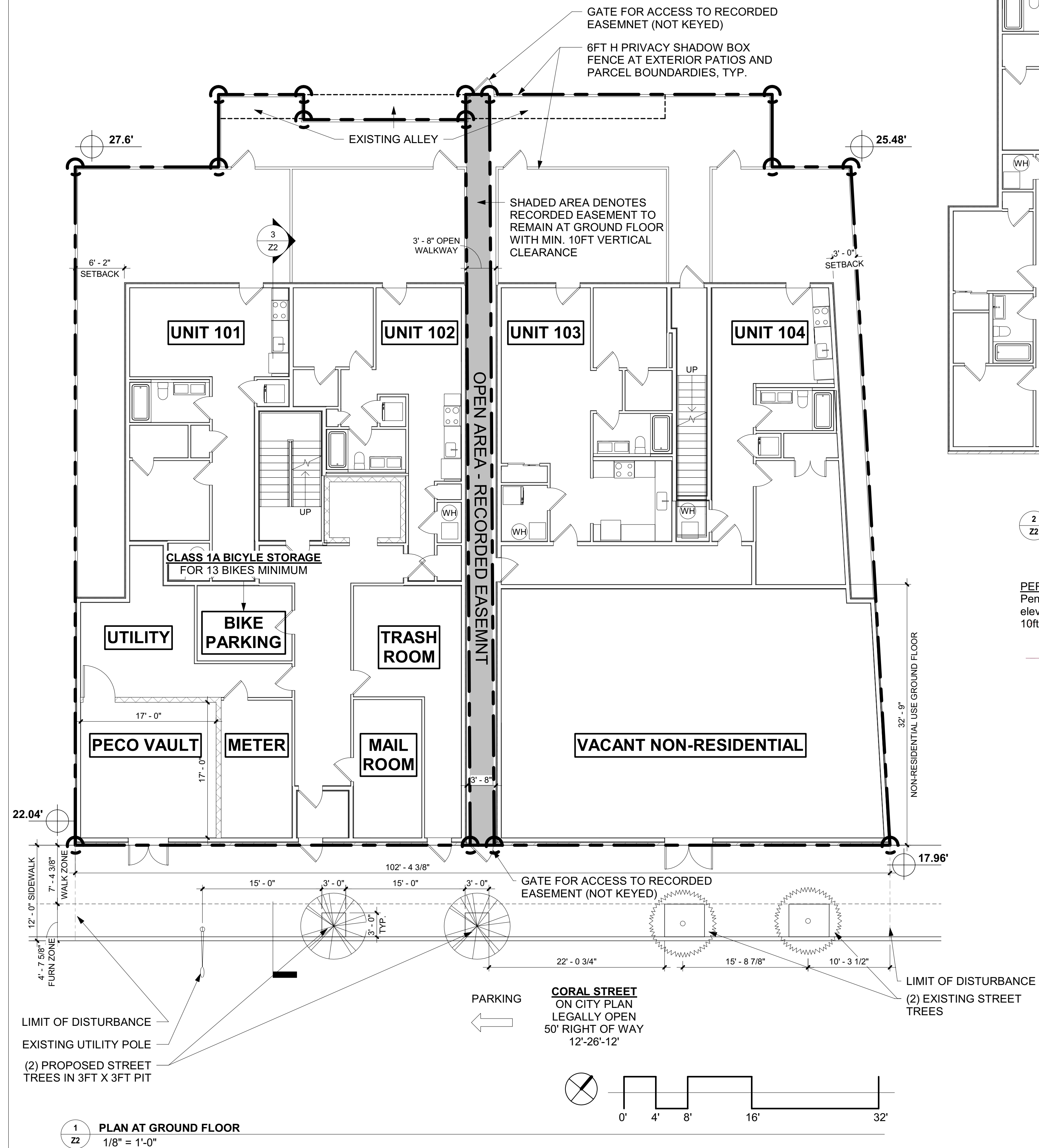
Z1

Seal Drawing No.

APPROVED
FOR ZONING ONLY
08/25/22
WHEN YOUR PLANS CONTAIN ANY OVERSIGHTS
OR ERRORS, YOU MUST CORRECT THEM AND
RE-APPROVE THE PLANS. IT IS YOUR RESPONSIBILITY
TO OBTAIN THE APPROVAL OF THE
DEPARTMENT OF STREETS & WORKING.

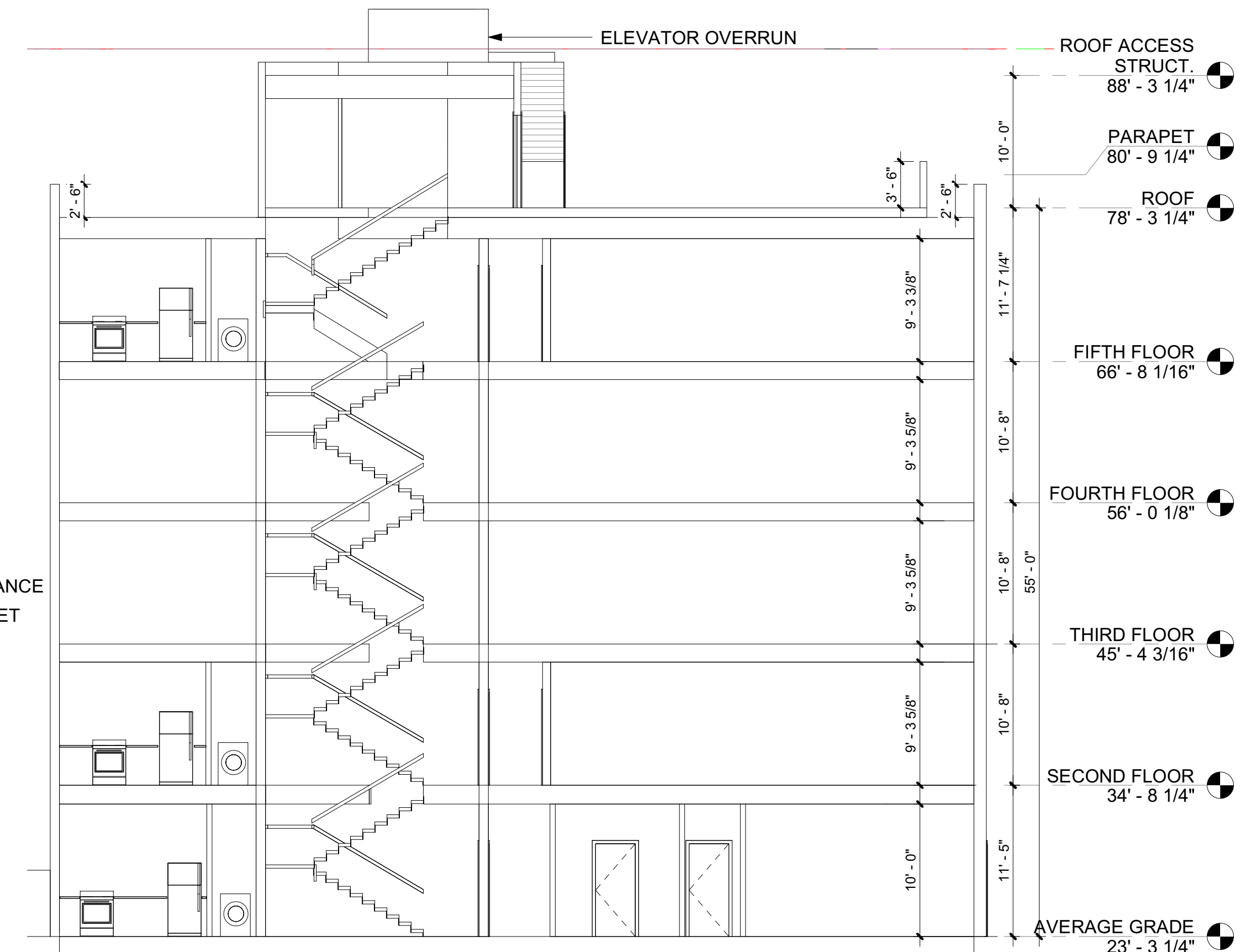
Applied Electronically by L&I User





PER PHILA ZONING CODE 14-701-6: EXCEPTIONS TO DIMENSIONAL STANDARDS

Penthouses or roof structures for the housing of elevators shall be exempt from height limitations. The portion of the pilot house that is shown elevated over 10ft above roof finish is intended to house the elevator overrun only. All other portions of pilot house are to remain maximum 10ft above roof finish.



ZONING SUBMISSION 06/21/2022

No:	SUBMISSION/REVISION	DATE
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TESTER CORAL
2654 CORAL STREET

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title

ZONING SUBMISSION

Date: 06.16.2022

Drawn By:	Author
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Checked By:	Checker
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Scale: $1/8" = 1'-0"$



Seal

Drawing No.

Z2



Applied Electronically by L&J User:

Zoning Permit

Permit Number ZP-2022-007651

LOCATION OF WORK 2654-64 CORAL ST, Philadelphia, PA 19125-1410	PERMIT FEE \$1,929.00	DATE ISSUED 9/14/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER FRANKFORD AND CORAL LLC	416 E ST RD FEASTERVILLE TREVOSE PA 19053
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OWNER CONTACT 1 Michael Tester	1541 Ridge Avenue, Suite 1, Philadelphia PA 19130
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE(NTE 55' HIGH) USING GREEN ROOF BONUS(COVERS 60% OF ROOF AREA) (AS PER 14-702(16); ROOF DECK ACCESS BY A ROOF ACCESS STRUCTURE WITH THIRTEEN(13) IA CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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-2022-007651

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2654-64 CORAL ST, Philadelphia, PA 19125-1410

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) WITH MULTI-FAMILY HOUSEHOLD LIVING ((41) DWELLING UNITS)

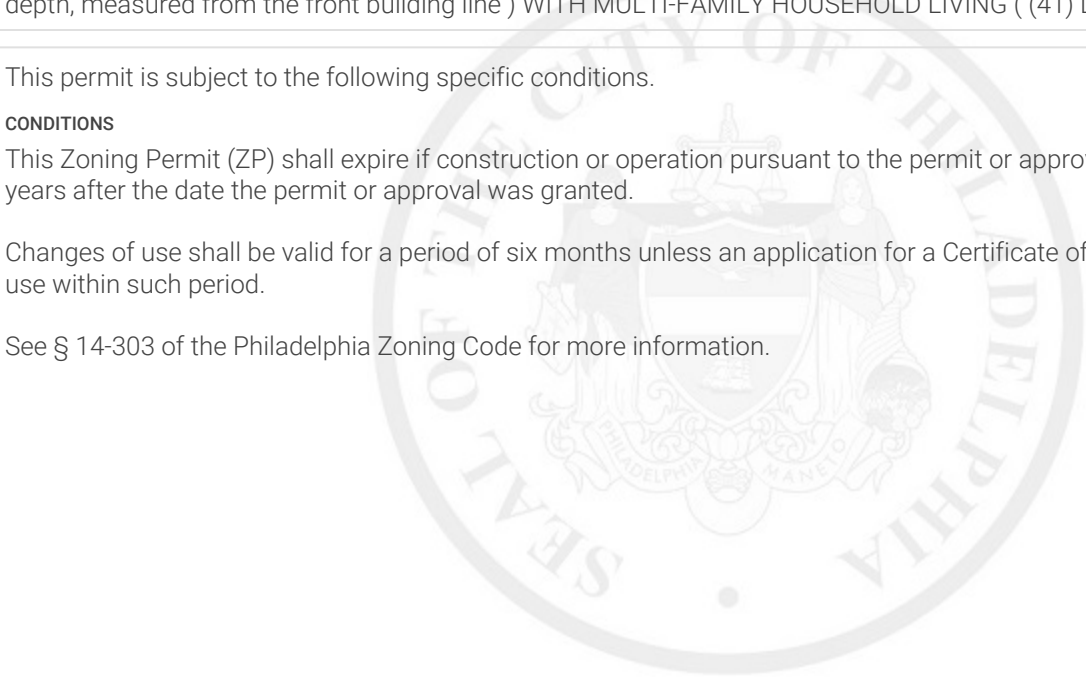
This permit is subject to the following specific conditions.

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 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.