

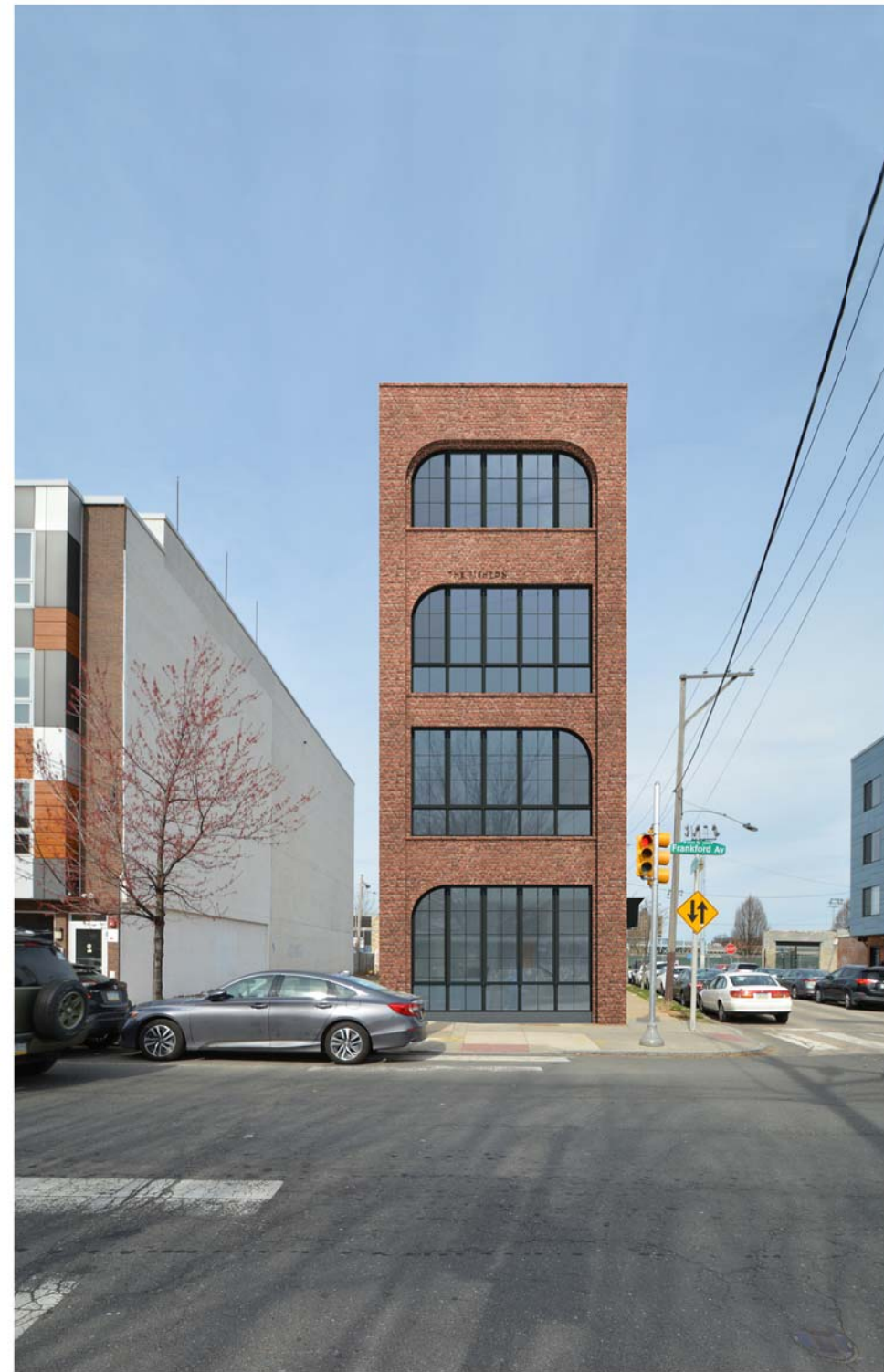
ZONING: CMX 2.5
LOT AREA: 3286.51 SF

USE: RESIDENTIAL BUILDING
BASEMENT - UTILITIES
GROUND FLOOR - VACANT COMMERCIAL / RESIDENTIAL AND RESIDENTIAL ENTRY
2ND - 4TH FLOOR - RESIDENTIAL

DWELLING UNITS ALLOWED PROPOSED
6 9 - with Low Income Bonus per 14-702(f)

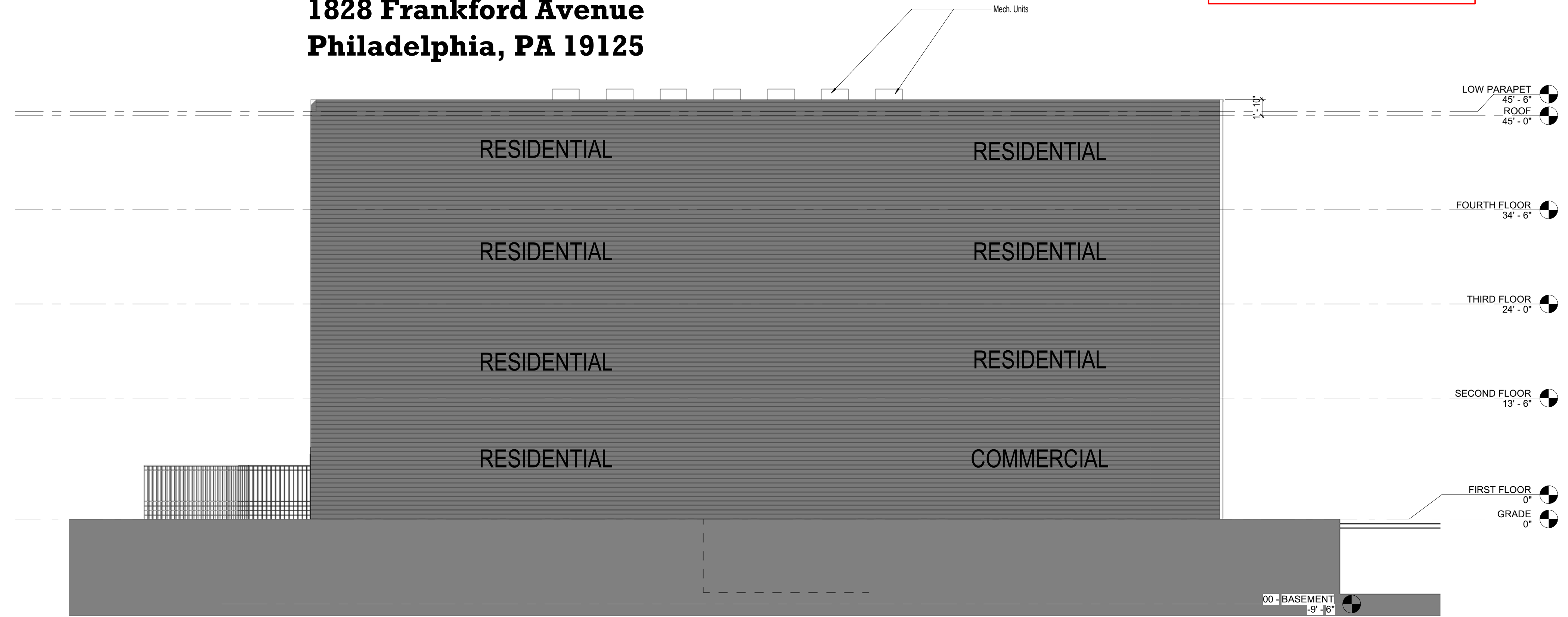
(a) Bonus Level: Low Income
(b) Project to Receive: Building Height Additional Building Height ft. (7) earned ft. used Dwelling Unit Density Additional Units earned used (3)
(c) Project to Provide: Affordable Housing (1) Total Unit

<u>DIMENSIONAL STANDARDS</u>	<u>REQUIRED / ALLOWED</u>	<u>PROPOSED</u>
OCCUPIED AREA	80.00%	2,629.2 SF (80.00%)
FRONT (Frankford Ave.) SETBACK	0'-0"	0'-0"
FRONT (NORTH) SETBACK	0'-0"	0'-0"
REAR (SOUTH) SETBACK	0'-0"	0'-0"
FRONT (WEST) SETBACK	0'-0"	18'-5 1/2" along South Property Line
HEIGHT	45'-0" with Low Income Bonus	45'-0"
TOP OF PARAPET		46'-10"

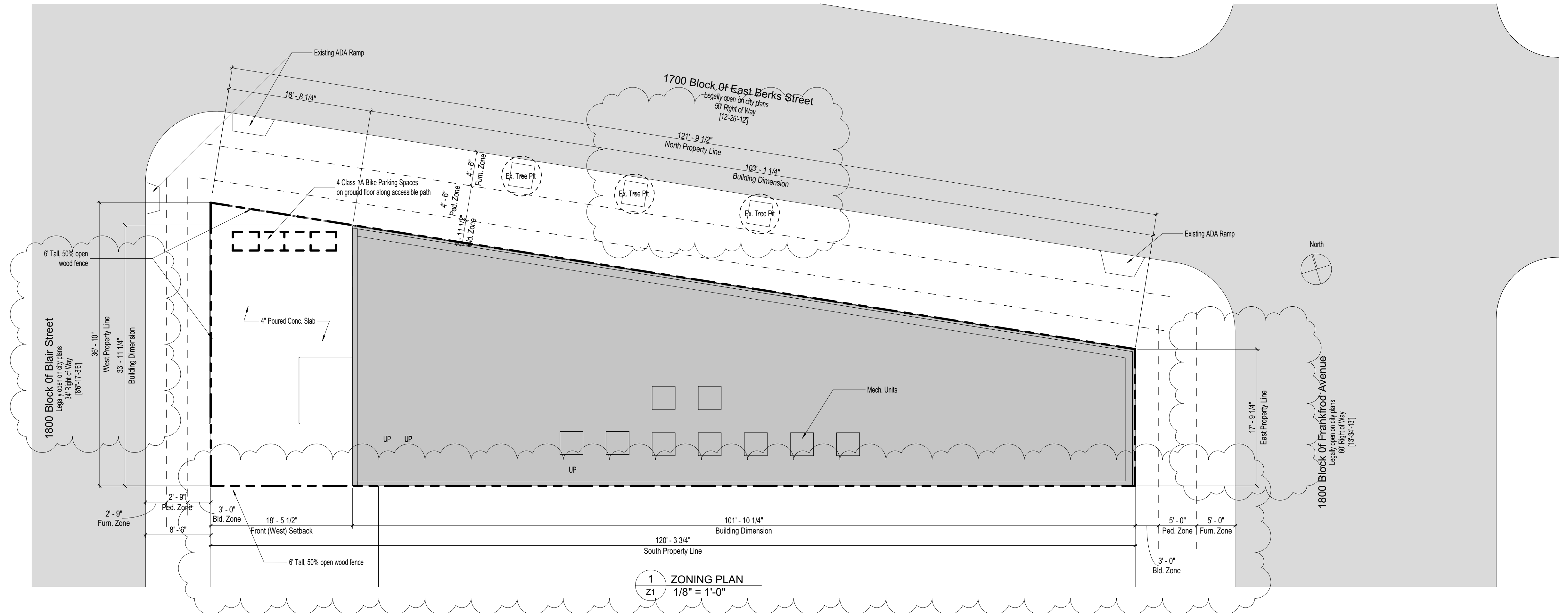


**REFERENCE
ONLY**

1828 Frankford Avenue
Philadelphia, PA 19125



2 Zoning Elevation - Frankford Avenue
Z1 1/8" = 1'-0"



1 ZONING PLAN
Z1 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-701(1)(d) and 14-803(1)(c) of the Philadelphia Code pertaining to Commission selection of

**REAR LOT LINE, PRIMARY FRONTAGE,
AND REAR STREET**

REAR LOT LINE OPPOSITE: _____

PRIMARY FRONTAGE: Frankford Ave

REAR STREET: _____

Applied Electronically By: AARON HOLLY

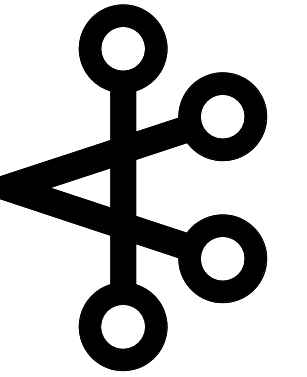
July 5, 2022

Ledger No.: E-3506

Philadelphia City Planning Commission



PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

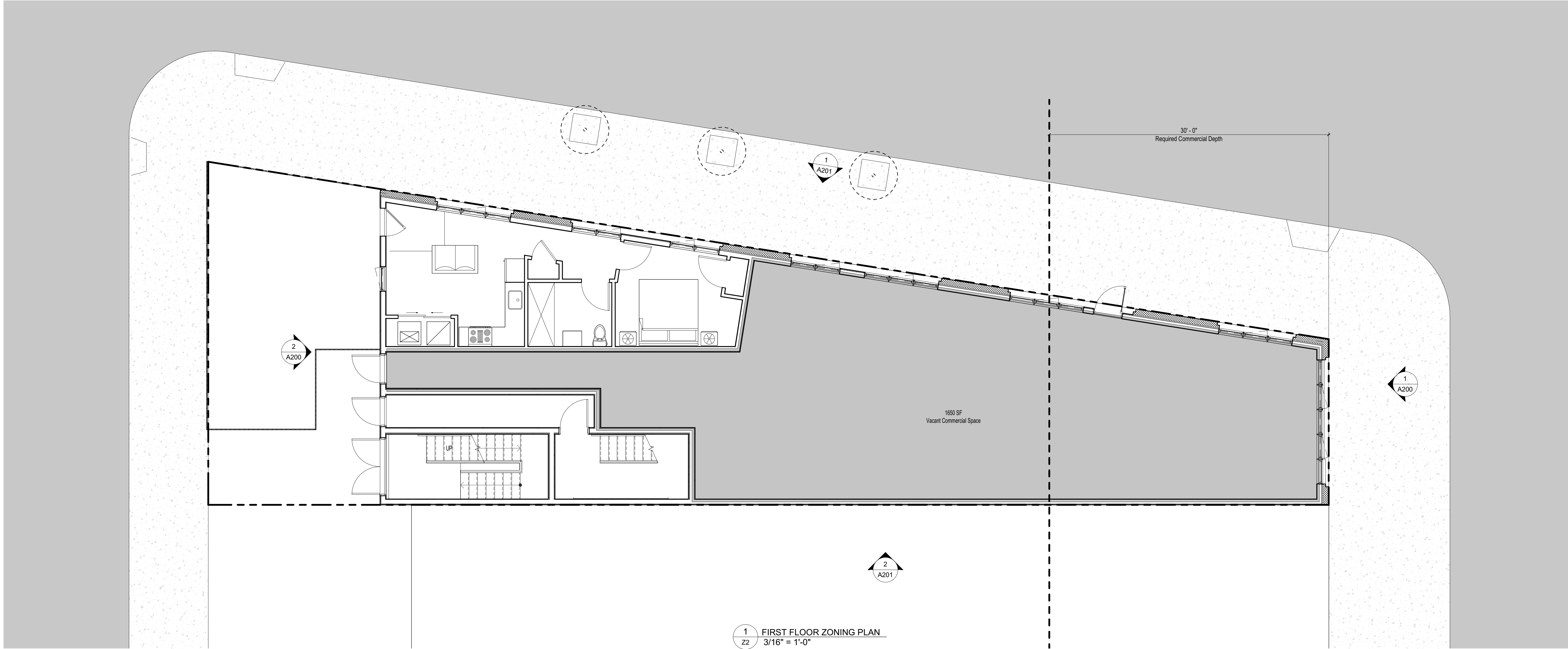


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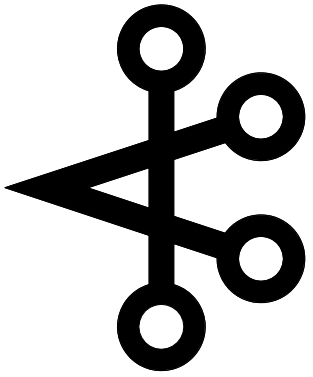
6/20/22	Zoning Permit
6/28/22	Zoning Revision 1

Mixed Use Building:
1828 Frankford Avenue
Philadelphia, PA 19125

N



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
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#	DATE	REVISION
	6/2022	Zoning Permit
	6/2022	Zoning Revision 1

Mixed Use Building:
1828 Frankford Avenue
Philadelphia, PA 19125

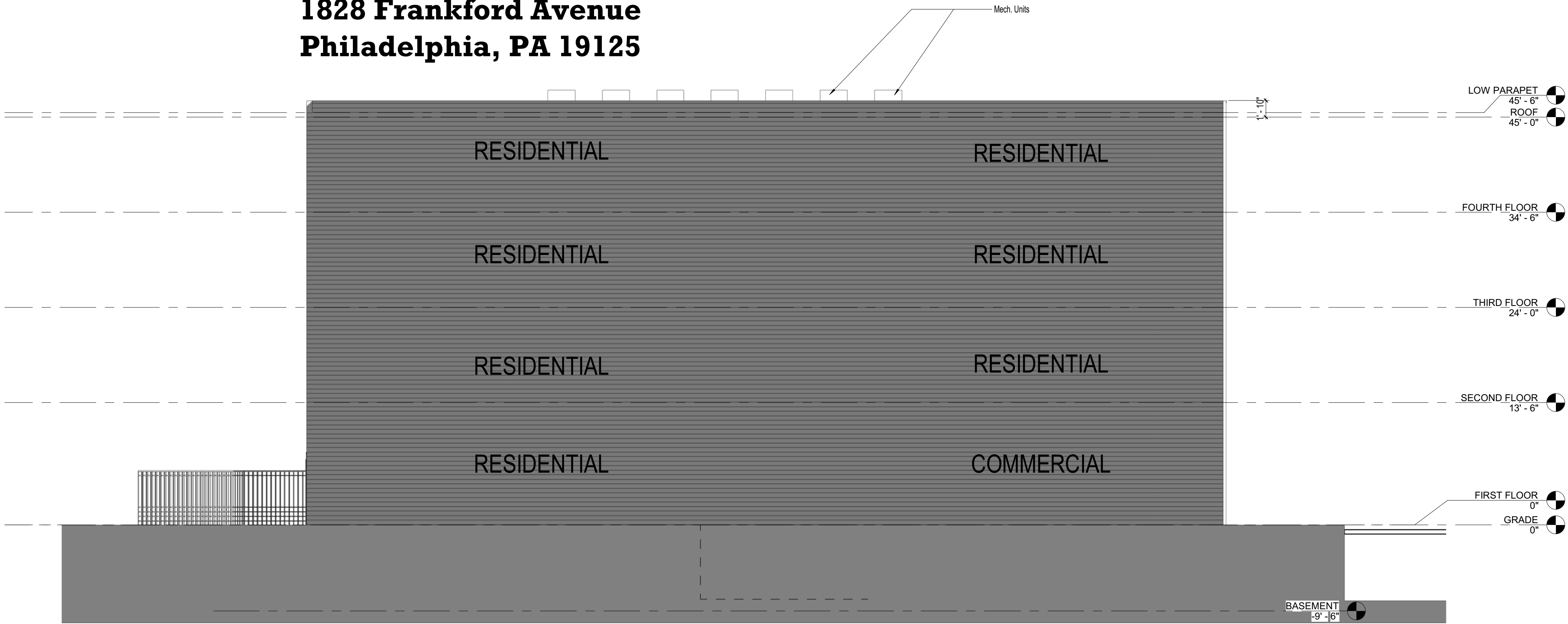
PROJECT SUMMARY: 1828 Frankford Avenue		
ZONING: CMX 2 LOT AREA: 3270 SF		
USE: RESIDENTIAL BUILDING BASEMENT - UTILITIES GROUND FLOOR - VACANT COMMERCIAL / RESIDENTIAL AND RESIDENTIAL ENTRY 2ND - 4TH FLOOR - RESIDENTIAL		
DWELLING UNITS	ALLOWED 6	PROPOSED 9 - with Low Income Bonus per 14-702(7)
(a) Bonus Level: Low Income (b) Project to Receive: Building Height Additional Building Height ft. (7) earned ft. used Dwelling Unit Density Additional Units earned used (3) (c) Project to Provide: Affordable Housing (1) Total Unit		
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	80.00%	2,616 SF (80.00%)
FRONT (Frankford Ave.) SETBACK	0'-0"	0'-0"
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	9' MIN	18'-6" along South Property Line
HEIGHT	45'-0" with Low Income Bonus	45'-0"
TOP OF PARAPET		46'-10"



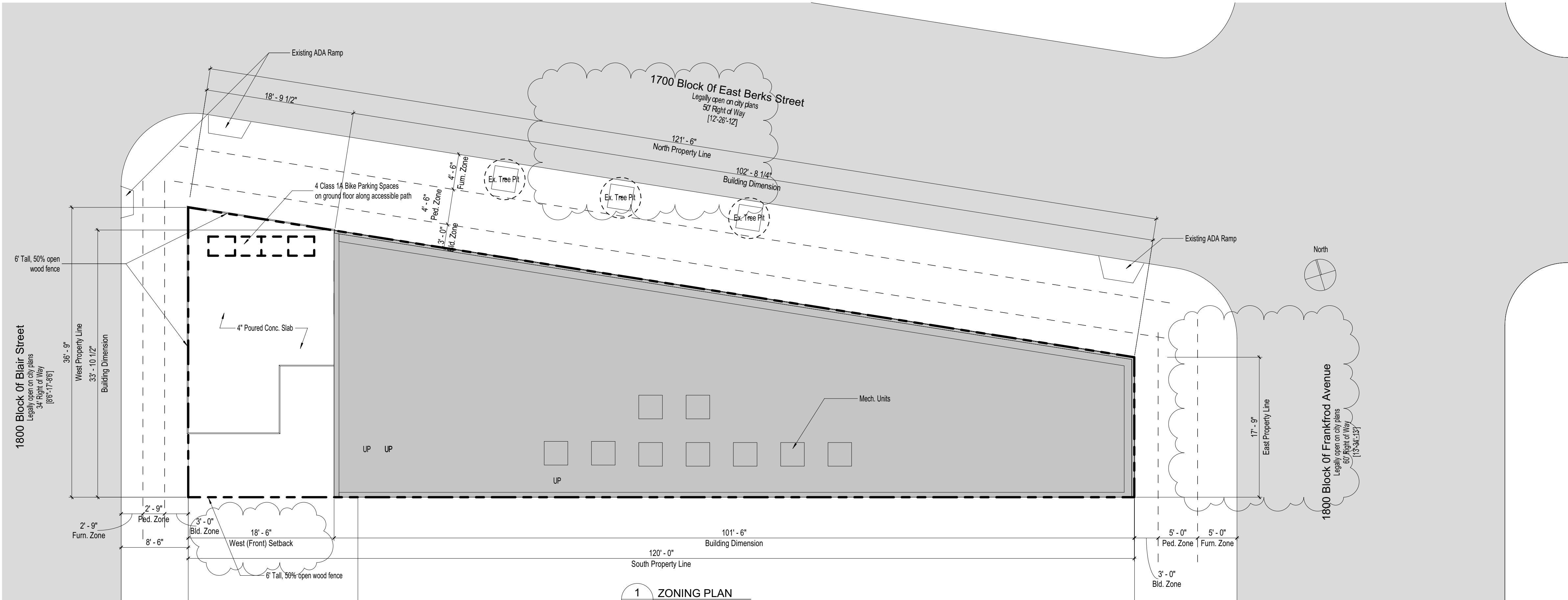
The Fishton

Mixed Use Building

1828 Frankford Avenue
Philadelphia, PA 19125



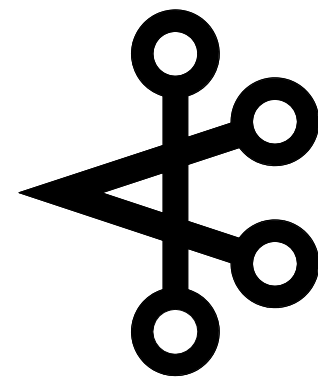
2 Zoning Elevation - Frankford Avenue
Z1 1/8" = 1'-0"



1 ZONING PLAN
Z1 1/8" = 1'-0"



412 SOUTH 2nd STREET
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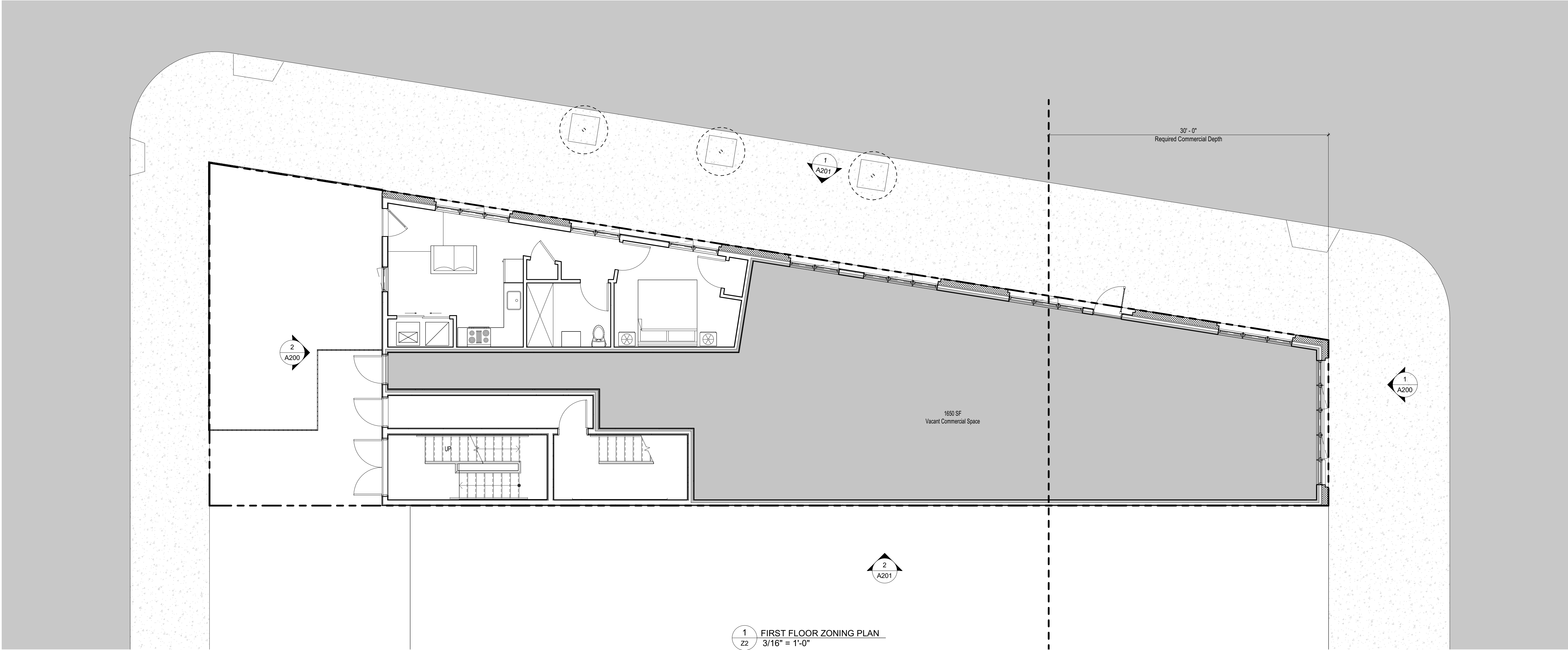


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#	DATE	REVISION
	6/20/22	Zoning Permit
	6/20/22	Zoning Set 2

Mixed Use Building:
1828 Frankford Avenue
Philadelphia, PA 19125

Z1



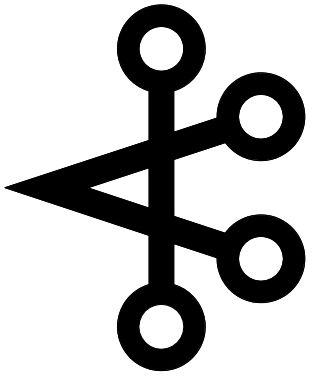
1 FIRST FLOOR ZONING PLAN
3/16" = 1'-0"



Applied Electronically by L&I User



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#	DATE	REVISION
	6/30/22	Zone B Prel.
	8/30/22	Zone B Rev 2

Mixed Use Building:
1828 Frankford Avenue
Philadelphia, PA 19125

Z2

Zoning Permit

Permit Number ZP-2022-007474

LOCATION OF WORK 1828 FRANKFORD AVE, Philadelphia, PA 19125-2403	PERMIT FEE \$2,084.00	DATE ISSUED 7/6/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER MARSHALL JEFFREY C	101 CENTRAL AVE CHELTENHAM PA 19012
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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 BUILDING. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. **UTILIZATION OF MIXED INCOME HOUSING BONUS FOR ADDITIONAL HEIGHT**
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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-2022-007474

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1828 FRANKFORD AVE, Philadelphia, PA 19125-2403

ADDITIONAL USE DETAILS

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

FOR USE AS SHELL COMMERCIAL SPACE IN THE FIRST FLOOR FRONT (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY; WITHIN FIRST 30 FEET OF PRIMARY FRONTAGE LOT DEPTH) AND MULTI-FAMILY HOUSEHOLD LIVING [NINE (9) DWELLING UNITS] WITH FOUR (4) CLASS 1A BICYCLE PARKING SPACES LOCATED ON AN ACCESSIBLE ROUTE.

****UTILIZATION OF MIXED INCOME HOUSING BONUS FOR ADDITIONAL 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.