

# Zoning Permit

Permit Number ZP-2022-002270

|                                                                |                                 |                          |
|----------------------------------------------------------------|---------------------------------|--------------------------|
| LOCATION OF WORK<br>2034 N 2ND ST, Philadelphia, PA 19122-1602 | PERMIT FEE<br>\$827.00          | DATE ISSUED<br>6/23/2022 |
|                                                                | ZBA CALENDAR                    | ZBA DECISION DATE        |
|                                                                | ZONING DISTRICTS<br>CMX2.5 IRMX |                          |

|                                  |                                       |
|----------------------------------|---------------------------------------|
| PERMIT HOLDER<br>GOTHAM TOWER LP | 2034 N 2ND ST PHILADELPHIA, PA 19122- |
|----------------------------------|---------------------------------------|

|                                   |                                                    |
|-----------------------------------|----------------------------------------------------|
| OWNER CONTACT 1<br>James Maransky | 2000 N 2nd Street, Unit 206, Philadelphia PA 19122 |
|-----------------------------------|----------------------------------------------------|

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

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

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A GREEN ROOF. SIZE AND LOCATION AS SHOWN ON PLANS. |
|-------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                          |
|----------------------------------------------------------------------------------------------------------|
| APPROVED USE(S)<br>Artist Studios and Artisan Industrial.; 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.

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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2034 N 2ND ST, Philadelphia, PA 19122-1602

## ADDITIONAL USE DETAILS

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

FOR ARTIST STUDIOS AND ARTISAN INDUSTRIAL SPACES (SIX (6) SPACES) ON THE GROUND FLOOR AND THE SECOND FLOOR. FOR MULTI-FAMILY HOUSEHOLD LIVING (FORTY (40) FAMILIES) ON THE SECOND FLOOR AND ABOVE. FOR ACCESSORY PARKING (TWELVE (12) PARKING SPACES). FOR BICYCLE PARKING (EIGHTEEN (18) BICYCLES).

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.

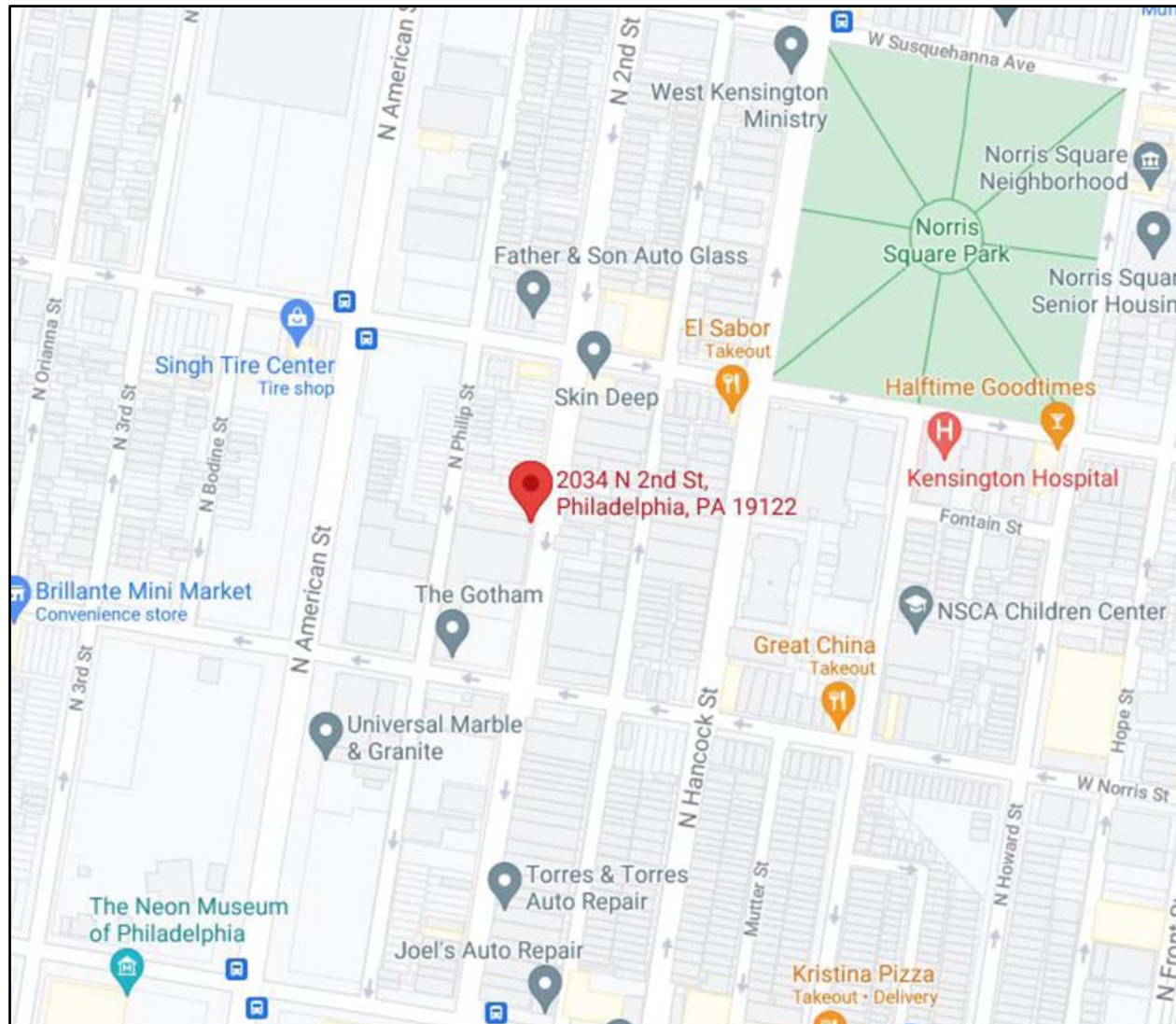
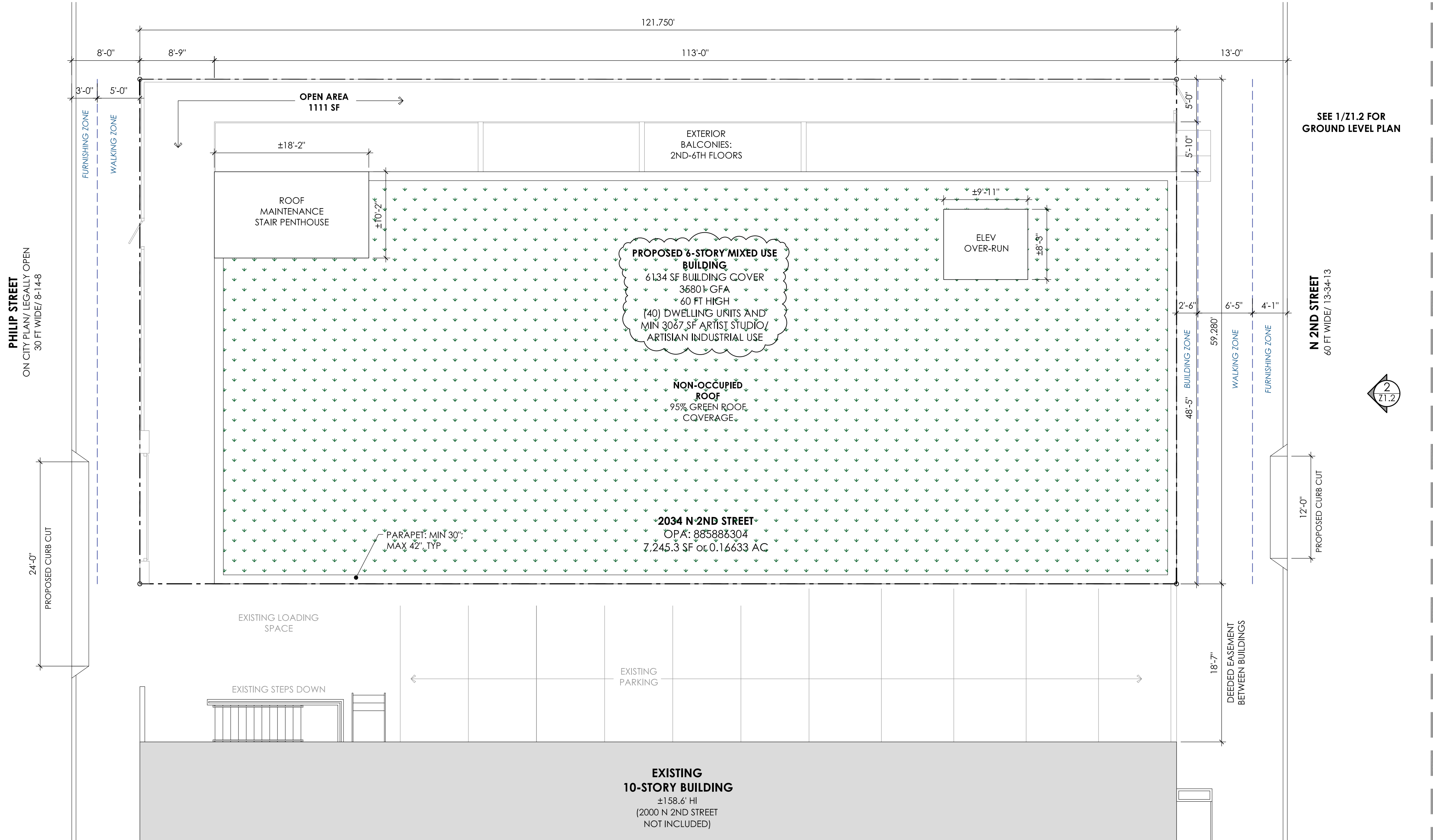
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**APPROVED  
FOR ZONING ONLY  
6/23/22**

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, DESIGN OR ERROR, YOU MUST OBTAIN THESE APPROVED SEALS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

**1**  
Z1.1  
SITE PLAN  
SCALE:  $\frac{1}{8}" = 1'-0"$



**2**  
Z1.1  
LOCATION MAP  
SCALE: NTS

#### ZONING REQUIREMENTS - GOTHAM NORTH 2034 N 2nd Street

##### CLASSIFICATION: IRMX

Proposed Mixed Use: (40) Dwelling Units and minimum of 3067 square feet of Artist Studio/ Artisan Industrial space

| Lot Area = 7245 sf                                                       | ALLOWED/ REQ'D | PROPOSED     |
|--------------------------------------------------------------------------|----------------|--------------|
| Maximum Occupied Area*                                                   | 85% (6134)     | 85% (6134)   |
| Minimum Front, Side and Rear Yard                                        | 0              | 5'-0" (MIN)  |
| Maximum Height                                                           | 60ft*          | 60ft         |
| Maximum FAR                                                              | 500% (36225)   | 494% (35801) |
| Parking Multifamily: 3 spaces per 10 units                               | 12             | 12           |
| Artist Studio/ Artisan Industrial: none for first 7500 sf then 1/2000 sf | 0              | 0            |
| Bike Parking: 1 per 3 units                                              | 14             | 18           |

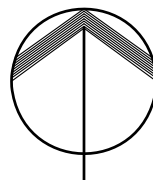
In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least fifty percent (50%) of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least sixty percent (60%) of the total ground floor area of all buildings on the lot.

\*In the IRMX district, if an industrial use accounts for a floor area equal to at least fifty percent (50%) of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:  
(a) The maximum occupied area as a percentage of the lot shall be eighty-five percent (85%) for intermediate lots and ninety percent (90%) for corner lots; or  
(b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of fifty percent (50%) for intermediate lots and fifty-five percent (55%) for corner lots for those portions of the building above 60 ft. in height.

#### GROSS FLOOR AREA

| FLOOR        | GSF          |
|--------------|--------------|
| BASEMENT     | 2128         |
| 1ST          | 6134         |
| 2ND          | 5471         |
| 3RD          | 5471         |
| 4TH          | 5471         |
| 5TH          | 5471         |
| 6TH          | 5471         |
| PENTHOUSE    | 184          |
| <b>TOTAL</b> | <b>35801</b> |

ISSUED FOR  
ZONING  
ZP-2022-002270  
REVISED  
**05-23-22**



Project Name & Location:  
**Gotham North**  
**2034 N 2nd Street, Philadelphia PA**

Drawing Title:

**SITE PLAN and NOTES**

**Continuum**  
ARCHITECTURE & DESIGN, INC.

635 Addison Street - Philadelphia, PA 19147  
215.627.3845 - [jlr@continuum-architecture.com](mailto:jlr@continuum-architecture.com)



Phila BPL No.: 344769

**Z1.1**

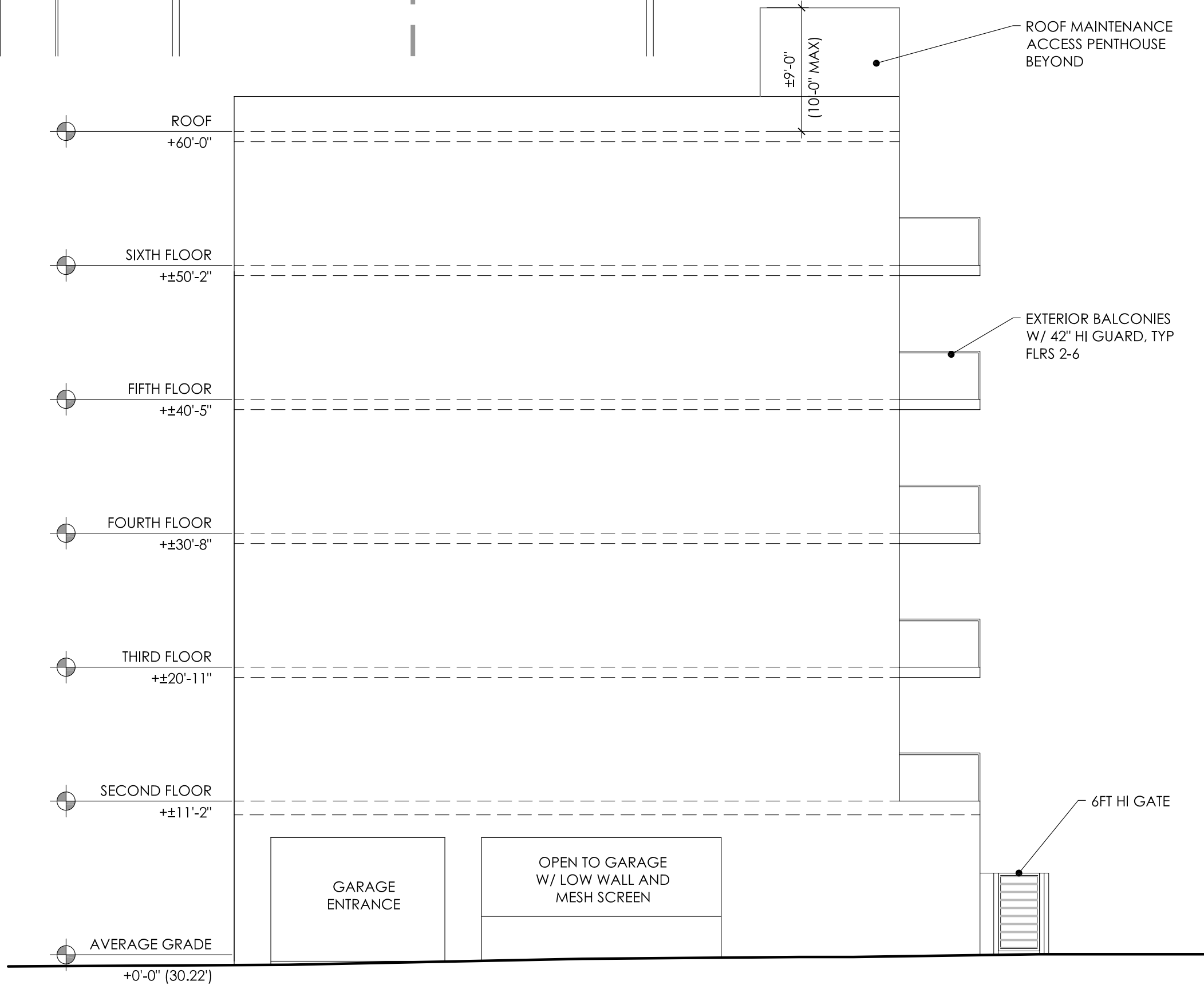
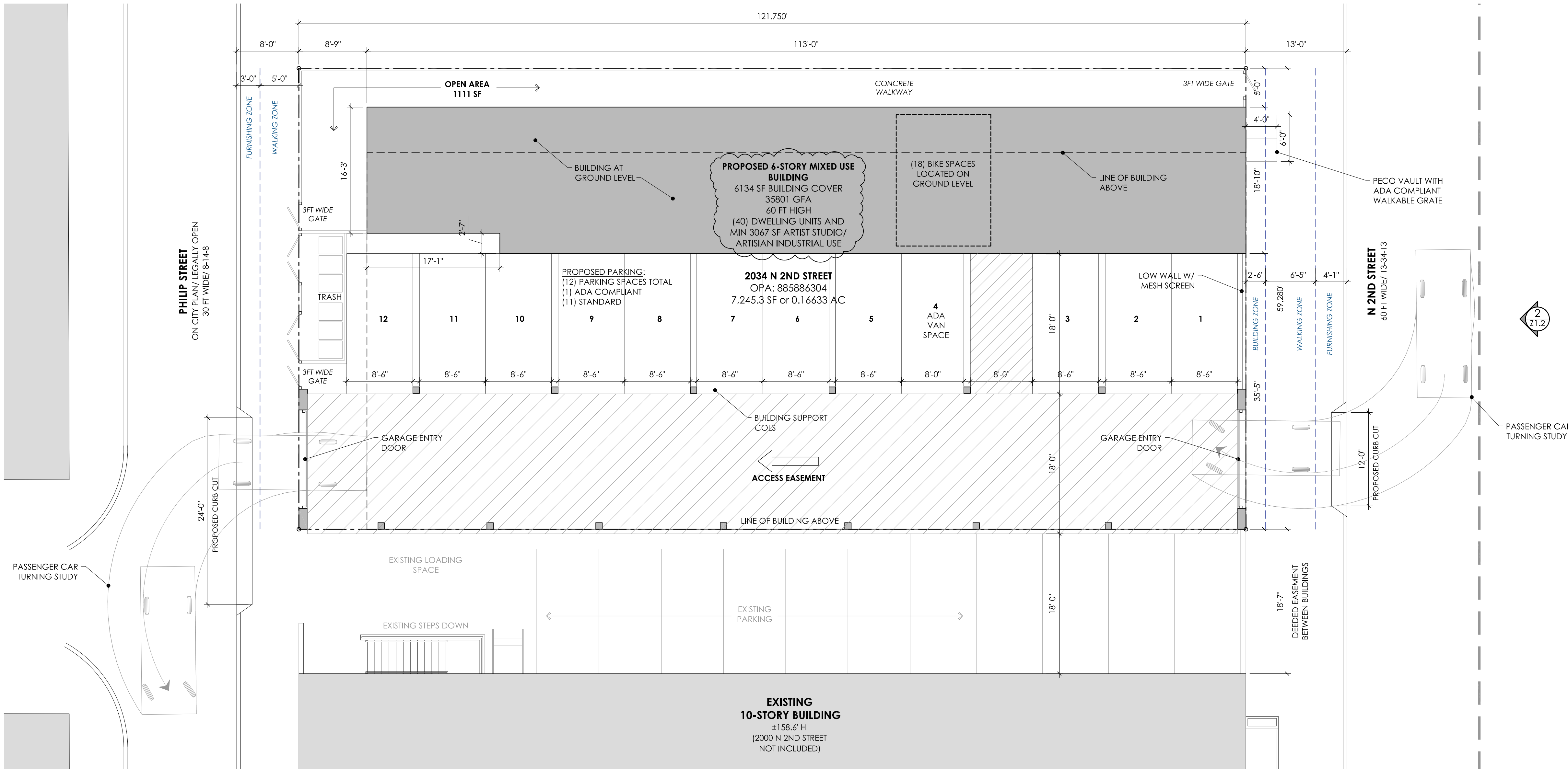
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6/23/22

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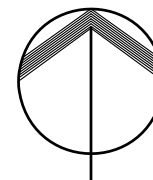
Applied Electronically by L&I User

1  
Z1.2  
GROUND LEVEL: SITE PLAN  
SCALE:  $\frac{1}{8}" = 1'-0"$



2  
Z1.2  
DIAGRAMMATIC ELEVATION FACING 2ND STREET  
SCALE:  $\frac{1}{8}" = 1'-0"$

ISSUED FOR  
ZONING  
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REVISED  
05-23-22



Project Name & Location:  
Gotham North  
2034 N 2nd Street, Philadelphia PA  
Drawing Title:  
GROUND LEVEL SITE PLAN and ELEVATION

**Continuum**  
ARCHITECTURE & DESIGN, INC.  
435 Addison Street - Philadelphia, PA 19147  
215.627.3845 - [jlr@continuum-architecture.com](mailto:jlr@continuum-architecture.com)



Z1.2