

Zoning Permit

Permit Number ZP-2021-006455

LOCATION OF WORK 1351-59 FRANKFORD AVE, Philadelphia, PA 19125-3221	PERMIT FEE \$2,136.00	DATE ISSUED 6/17/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER THIRTEEN FIFTY-NINE, FRANKFORD ASSO	1824 SPRUCE ST STE 100 PHILADELPHIA PA 19103
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OWNER CONTACT 1 Jason Nusbaum	1824 Spruce Street, Suite 100, Philadelphia, PA 19103
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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 demolition of all existing structures on the lot; FOR THE ERECTION OF A FOUR(4) STORY STRUCTURE WITH ROOF DECK AND WITH GREEN ROOF BONUS AS PER 14-702 (16) AND USING MIXED INCOME HOUSING BONUS AS PER 14-702(6) . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S) Residential - Household Living - Multi-Family
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1351-59 FRANKFORD AVE, Philadelphia, PA 19125-3221

ADDITIONAL USE DETAILS

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

FOR A THREE(3) VACANT COMMERCIAL SPACES AT FIRST FLOOR FRONT(30' FRONT DEPTH OF THE BUILDING) IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING FROM FIRST FLOOR(1ST) REAR THROUGH FOURTH(4TH) FLOORS (TOTAL 61 DWELLING UNITS IN THE BUILDING) (8 UNITS USING GREEN ROOF BONUS, 20 UNITS USING MIXED INCOME BONUS WITH TWENTY-ONE(21) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

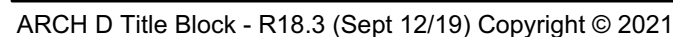
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



GENERAL NOTE:
PER SECTION 14-701 (1)(D), (1) WHEN A PROPERTY IS BOUNDED BY TWO STREETS:
(B) THAT ARE OPPOSITE EACH OTHER, THE REMAINING TWO PROPERTY LINES SHALL BE CONSIDERED SIDES AND THE SIDE YARD REQUIREMENT OF THE ZONING DISTRICT SHALL APPLY TO THE REMAINING LOT LINES. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.

GREEN ROOF AREA TABLE		
	U.S.S.	P.D.S.
AREA - A	5,153 SF	5,125 SF
AREA - B	2,285 SF	2,273 SF
TOTAL	7,438 SF	7,398 SF
60% REQUIRED	7,437 SF	7,397 SF
ROOF AREA	12,395 SF	12,328 SF

SITE COVERAGE TABLE		
	U.S.S.	P.D.S.
SITE AREA	16,528.7 SF	16,439.6 SF
75% COVERAGE	12,396 SF	12,329 SF
ACTUAL	12,395 SF	12,328 SF
U.S.S. TO P.D.S. UNITS CONVERSION FACTOR IS 16,439.6 SF P.D.S. SITE / 16,528.7 SF U.S.S. SITE = 0.9946093 CONVERSION FACTOR		

LEGEND	
Sheet Number	Sheet Name
	ADJACENT STRUCTURES
	PROPERTY LINES
	ROOF HVAC CONDENSING UNIT
	SPOT ELEVATION MARKER

THE STAIR VESTIBULE IS THE ROOF ACCESS STRUCTURE AND IS LIMITED TO 10' IN HEIGHT AND COMPLY WITH THE SIZE LIMITATION OF 14-604(5)(c)(2). EACH STAIR ROOF DECK ACCESS STRUCTURE MAY NOT EXCEED 125 SQ. FT. IN AREA.

THE ELEVATOR VESTIBULE IS THE ROOF ACCESS STRUCTURE AND IS LIMITED TO 10' IN HEIGHT AND COMPLY WITH THE SIZE LIMITATION OF 14-604(5)(c)(2). EACH ELEVATOR ROOF DECK ACCESS STRUCTURE MAY NOT EXCEED 165 SQ. FT. IN AREA.

ELEVATED METAL PLATFORM 4' MINIMUM ABOVE ROOF WITH GREEN ROOF CONTINUOUS BELOW, TYP.

THE STAIR VESTIBULE IS THE ROOF ACCESS STRUCTURE AND IS LIMITED TO 10' IN HEIGHT AND COMPLY WITH THE SIZE LIMITATION OF 14-604(5)(c)(2). EACH STAIR ROOF DECK ACCESS STRUCTURE MAY NOT EXCEED 125 SQ. FT. IN AREA.

ELEVATED METAL PLATFORM 4' MINIMUM ABOVE ROOF WITH GREEN ROOF CONTINUOUS BELOW, TYP.

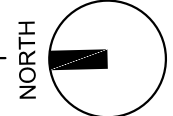
TWO BLACK BICYCLE U-RACK MOUNTED TO SIDEWALK
CATV BOX IN SIDEWALK 4" CONDUIT LINES RUN UNDER RETAIL 1 SLAB
STREET TREE IN GRATE TYPICAL FOR (5) IN FRANKFORD AVENUE SIDEWALK

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SITE PLAN

Z02-00

SCALE: 1/16"=1'-0"

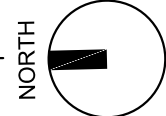


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GROUND FLOOR PLAN

Z02-00

SCALE: 1/16"=1'-0"



APPROVED
FOR ZONING ONLY
06/08/22

WHEN YOUR PLANS CONTAIN ANY ORSHION, ORSHION OR ORSHION ORSHION, THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

DATE	ISSUED FOR	REV
06/09/2021	ZONING SUBMISSION	
08/08/2021	ZONING REVISION SUBMISSION	1
04/14/2022	ZONING REVISION SUBMISSION	2
05/06/2022	ZONING REVISION SUBMISSION	3

This drawing has been prepared solely for the use of the THIRTEEN FIFTY-NINE FRANKFORD ASSOCIATES LP and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
ISSUE FOR ZONING REVIEW

Consultants
Civil: N/A

Architecture: NORR
325 N La Salle Street, Suite 500
Chicago, IL 60654
P: 312.424.2400
One Penn Center
1617 JFK Blvd., Suite 1600
Philadelphia, PA 19103

Structural: N/A

Mechanical: N/A

Electrical: N/A

Seal(s)



NORR

One Penn Center
1617 JFK Blvd., Suite 1600
Philadelphia, PA, US 19103
norr.com

Project Manager ADAM JECKEL	BIM Lead PAUL MOORE
Design Lead NORR	Drawn PAUL MOORE

Thirteen Fifty-Nine
Frankford Associates, LP
1824 SPRUCE STREET, SUITE 100
PHILADELPHIA, PA 19103
P: 215.985.4604

Project
1359 FRANKFORD AVE.

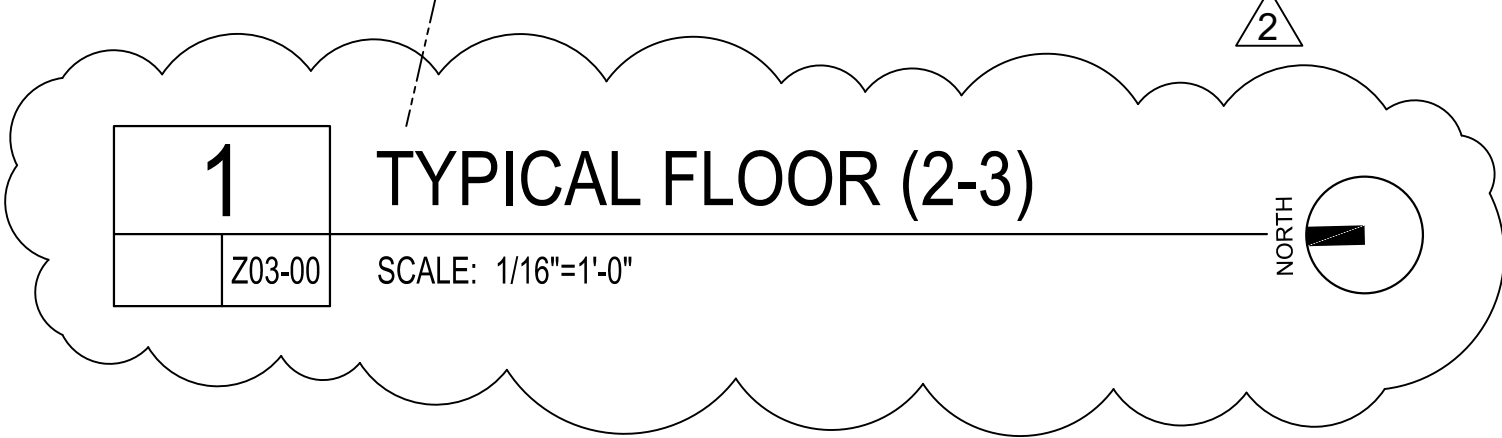
1359 FRANKFORD AVENUE
PHILADELPHIA, PA 19122

Drawing Title
ZONING PLANS

Scale: As indicated

Chicago Project No. NICH20-0116-00
Philadelphia Project No.

Drawing No.
Z02-00



Drawing No.  Z04-00  2