

Zoning Permit

Permit Number ZP-2025-003066

LOCATION OF WORK 2248 N FRONT ST T-A-438712, Philadelphia, PA 19133-3714	PERMIT FEE \$1,010.00	DATE ISSUED 6/13/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE ABOVE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

APPROVED USE(S)
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.

Zoning Permit

Permit Number ZP-2025-003066

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2248 N FRONT ST T-A-438712, Philadelphia, PA 19133-3714

ADDITIONAL USE DETAILS

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

CONTAINING FIVE (5) DWELLING UNITS (ONE (1) MODERATE INCOME UNIT)

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.

2248-50 N. Front Street

Multi Family Dwelling with Commercial Spaces

Philadelphia, PA

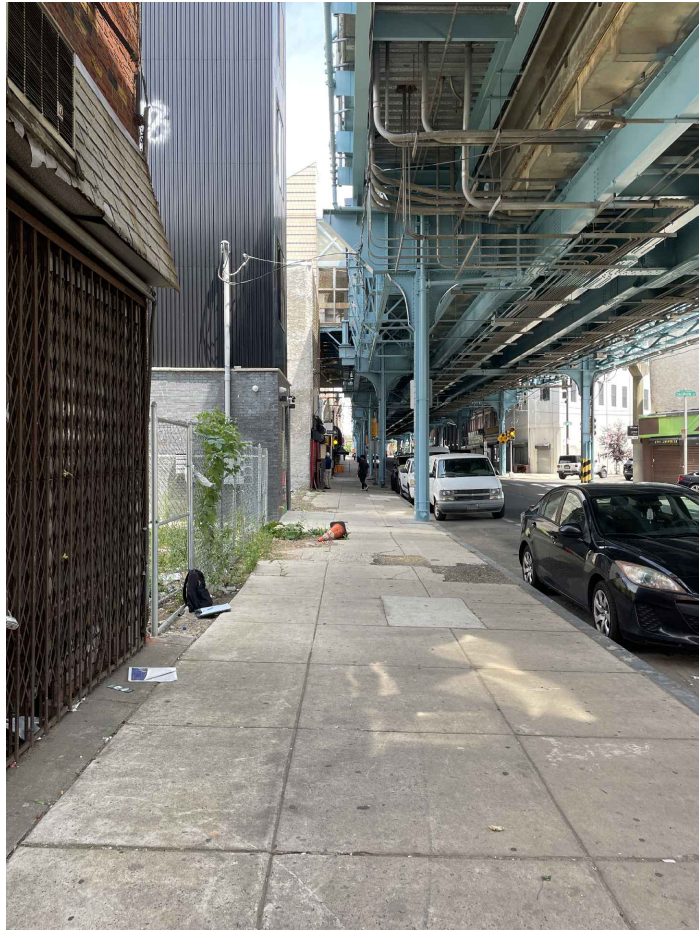
DRAWING LIST	
SHEET NUMBER	SHEET NAME
Z11	ZONING & GENERAL NOTES
PROJECT DIRECTORY	
1. OWNER:	PHILLY RESTORATION, LLC 100 SNOWFLAKE ROAD HUNTINGDON VALLEY, PA 19006 REPRESENTATIVE: WILLIAM GUZMAN PHONE: (215) 588-1300
2. ARCHITECT:	FUSA DESIGNS LLC 622 N. THIRD ST. PHILADELPHIA, PA 19123 REPRESENTATIVE: MR. ALEX DULLER PHONE: (215) 422-4588

PROJECT INFORMATION

THE PROJECT CONSISTS OF A PROPOSED (2) LOT CONSOLIDATION INTO (1) W/ A (3) STORY ATTACHED BUILDING W/ CELLAR, PILOT HOUSE, & ROOF DECK FOR USE AS (5) DWELLING UNITS W/ (2) COMMERCIAL SPACE TO BE USED AS ARTIST STUDIOS ON FIRST FLOOR.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, SAFETY CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE & 2018 RESIDENTIAL BUILDING CODE.

EXISTING ZONING: CMX-2



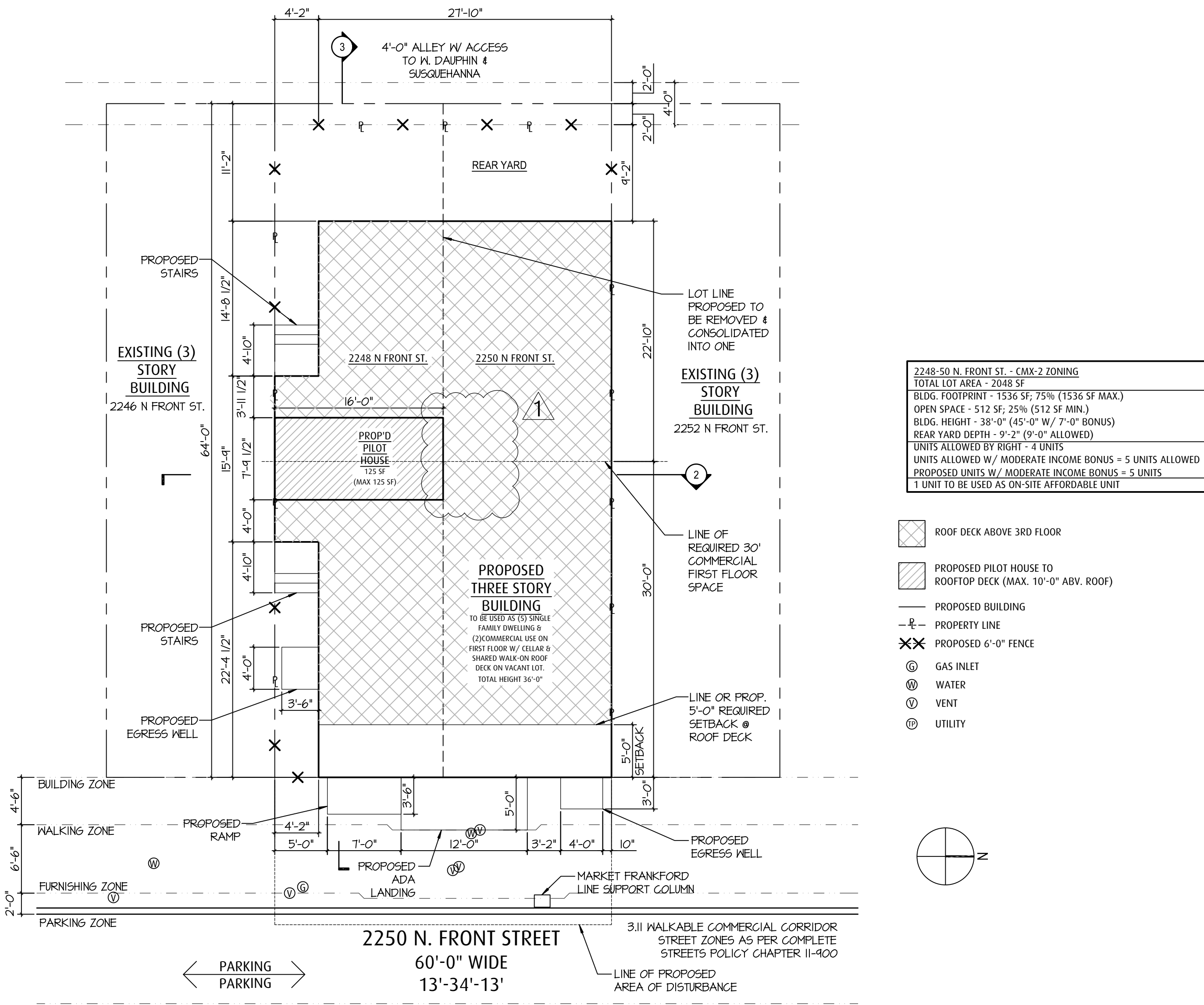
VIEW NORTH ALONG N. FRONT STREET



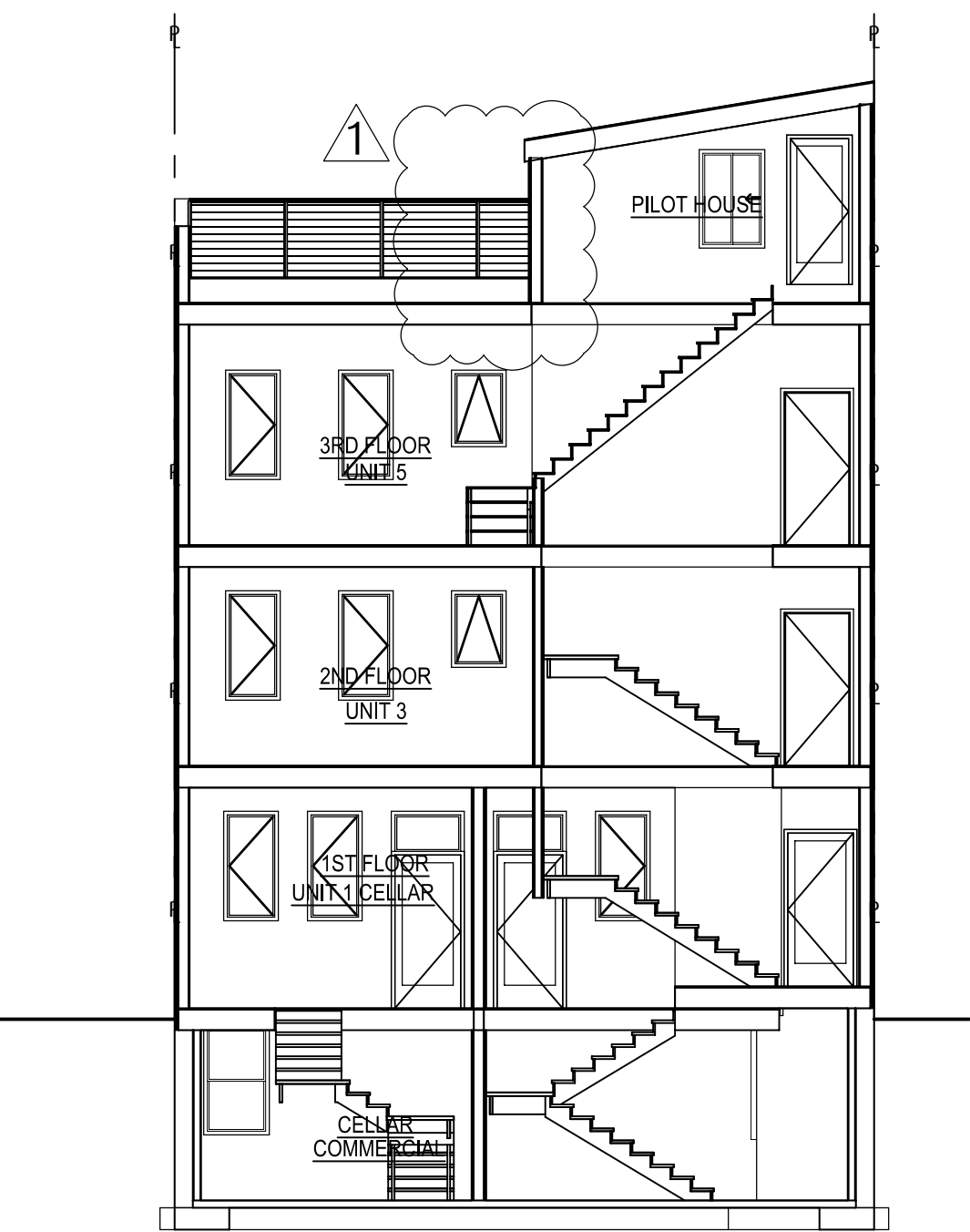
VIEW SOUTH ALONG N. FRONT STREET



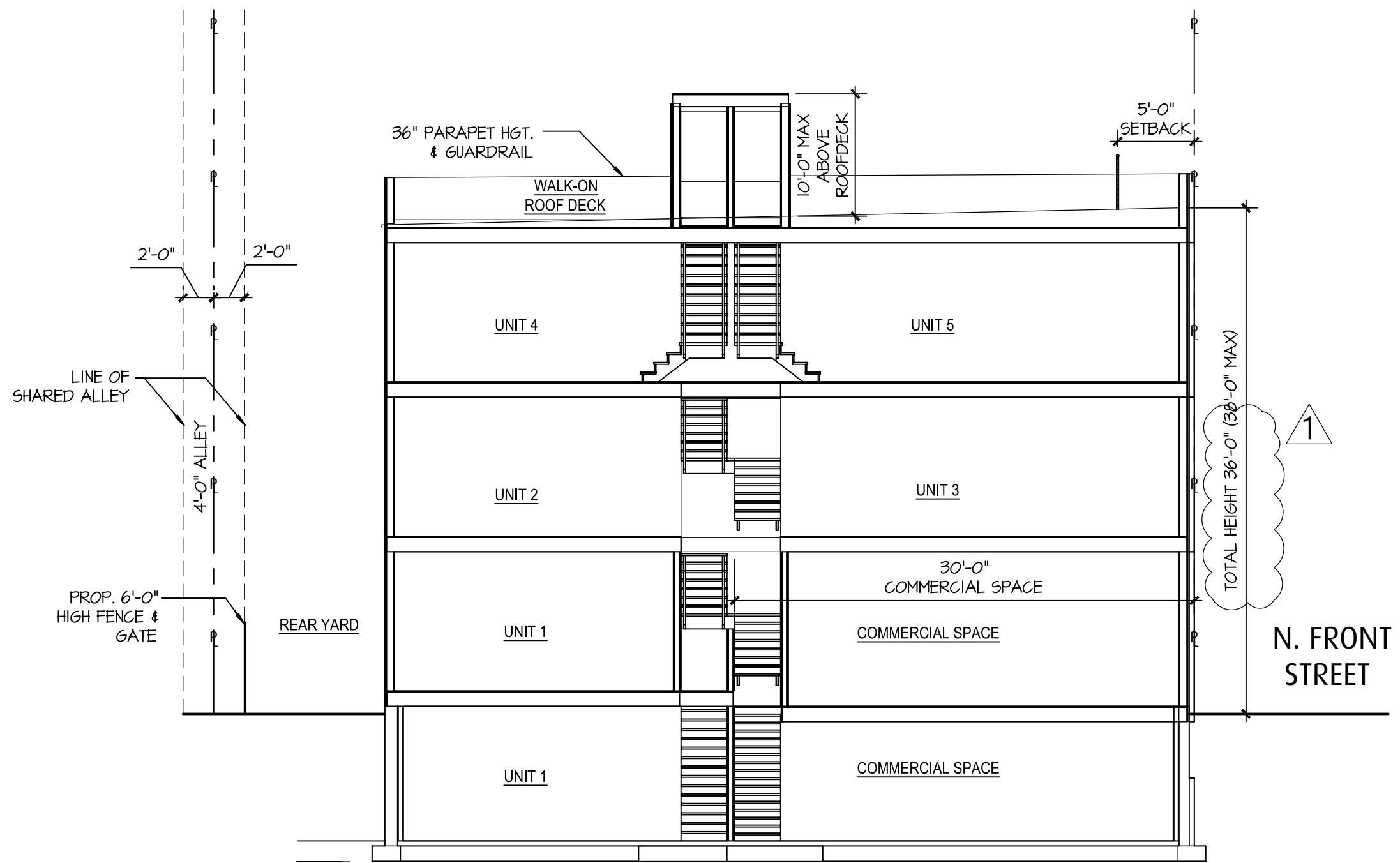
VIEW N. 2248-50 N. FRONT STREET



1 ZONING SITE PLAN
SCALE: 1/8" = 1'-0"



2 SHORT ZONING BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 LONG ZONING BUILDING SECTION
SCALE: 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: BENJAMIN SCHMIDT
March 17, 2025
Ledger No.: E-6764

Philadelphia City Planning Commission

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: FRONT ST
PRIMARY FRONTAGE: FRONT ST
REAR STREET:

Applied Electronically By: BENJAMIN SCHMIDT
March 17, 2025
Ledger No.: E-6764

Philadelphia City Planning Commission



2431 Kensington Ave
Philadelphia, PA 19125
www.fusadesigns.com
tel 215.922.4588

Philly Restoration, LLC
Representative: William Guzman
Phone: (215) 588-1300

CLIENT / PROJECT

06/27/2024 ZONING_STREETS
SUBMITTAL
03/12/25 1 REVISION
ZONING

ZONING & GENERAL NOTES

Z1.1