

Zoning Permit

Permit Number ZP-2020-002731

LOCATION OF WORK 1817-19 N 2ND ST, Philadelphia, PA 19122-2305	PERMIT FEE \$1,208.00	DATE ISSUED 8/13/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1 CMX	

PERMIT HOLDER 1820 N 2ND ST LLC	110 FIELDCREST AVENUE STE 26 EDISON NJ 08837
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APPLICANT Eric Madsen DBA: Permit Philly LLC	100 S JUNIPER ST3RD FLRPHILADELPHIA, PA 19107USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES, ALSO TO INCLUDE A GREEN ROOF. SIZES AND LOCATIONS AS SHOWN IN SCANNED PLANS. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING[TWENTY-EIGHT(28) DWELLING UNITS] AND TEN(10) BICYCLE PARKING SPACES. AMENDED AS OF 10/26/2020 TO DOCUMENT THE ABSENCE OF THE ROOF DECK ON THE PROPOSED CONSTRUCTION.

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
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 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1817-19 N 2ND ST, Philadelphia, PA 19122-2305

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING

This permit is subject to the following specific conditions.

CONDITIONS

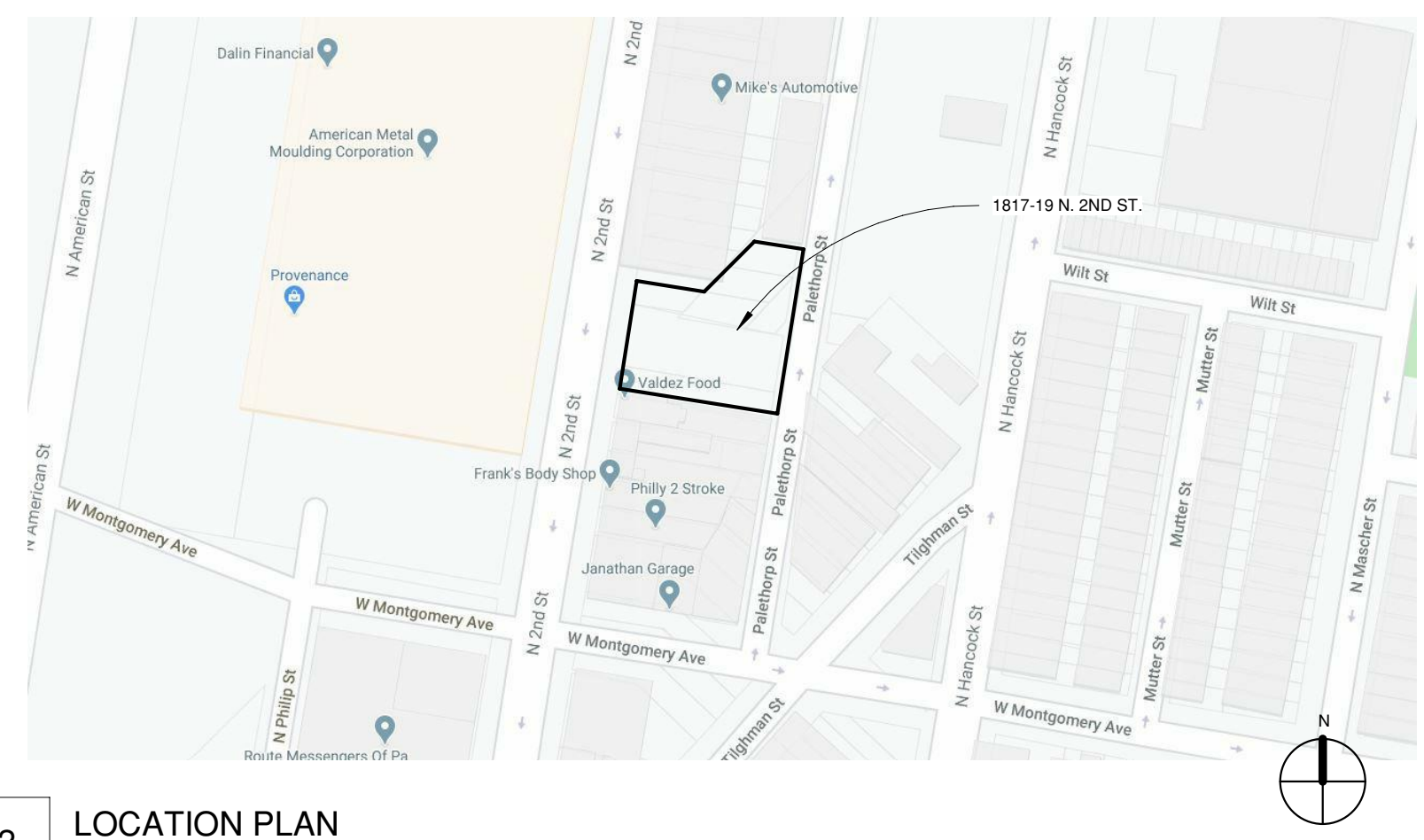
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

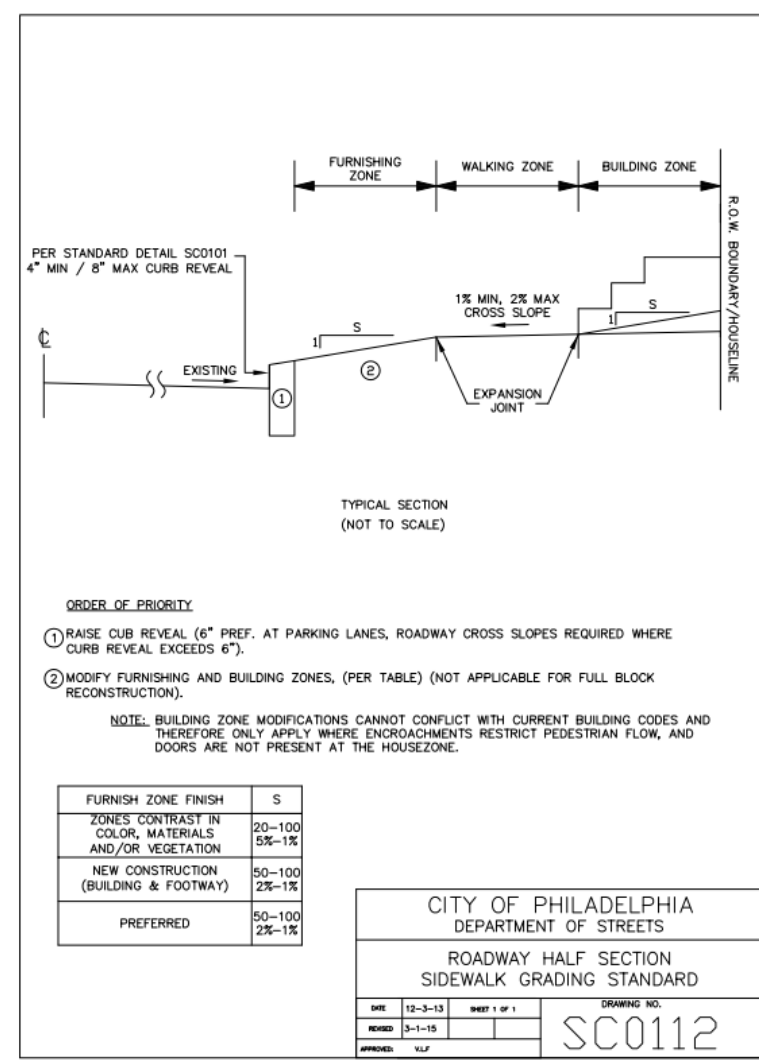
See § 14-303 of the Philadelphia Zoning Code for more information.



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



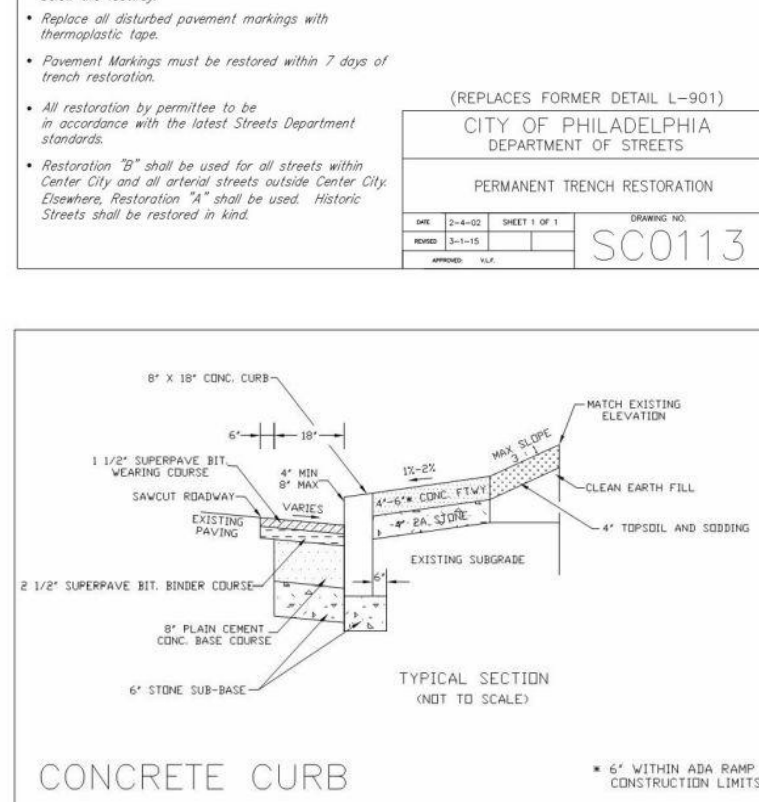
2 LOCATION PLAN
SCALE: 1/4" = 1'-0"



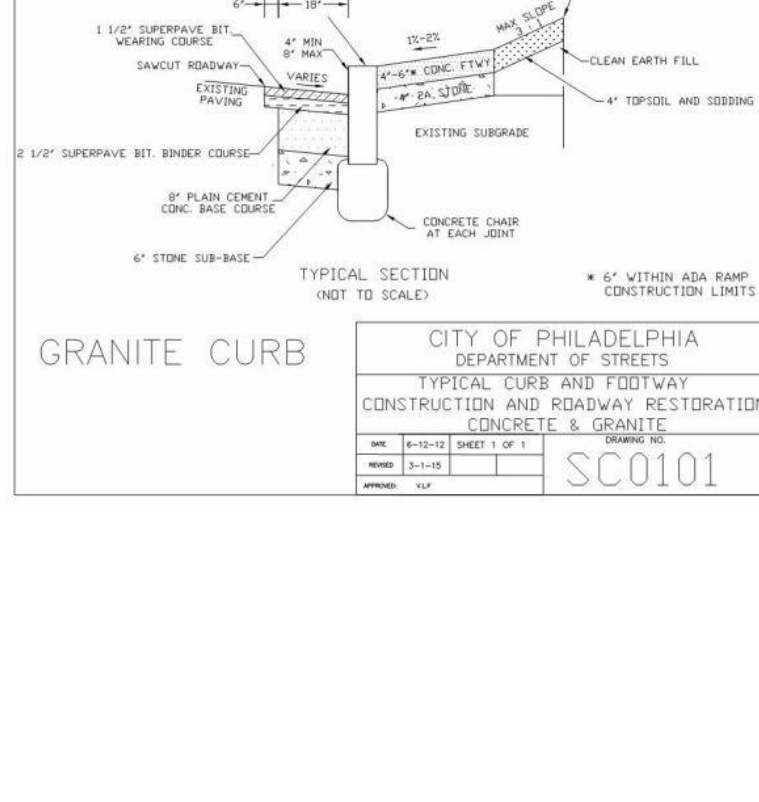
N. 2ND ST. - VIEW 1



N. 2ND ST. - VIEW 2



PALETHORP ST. - VIEW 1



PALETHORP ST. - VIEW 2

4 SITE DETAILS
SCALE: 1/4" = 1'-0"

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

is the primary street,
Opposite of Second Street is the rear,
Palethorpe Street is the rear street

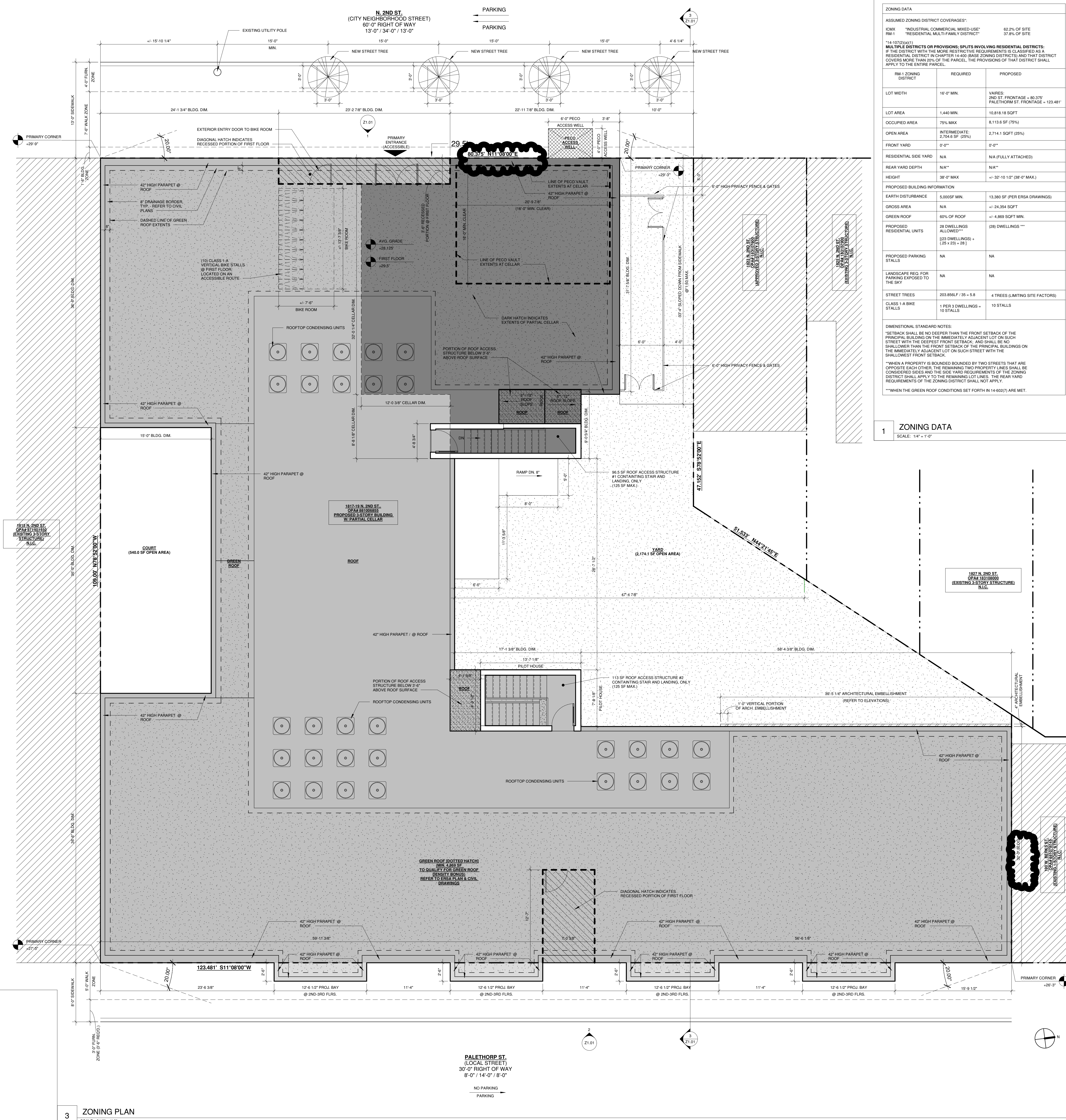
APPROVED FOR ZONING ONLY
14-0295

APPLIED ELECTRONICALLY BY L&J User:

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY <<<
NO BUILDING PERMITS TO BE ISSUED WITHOUT STAMPED PLAN BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUESTED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS APPLICATION NO. _____
DETAILED REVIEW FOR MINOR SITE PLAN _____
COORDINATED REVIEW FOR MAJOR SITE PLAN _____
CITY PLAN ACTION _____
OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON
ON: July 31, 2020
FOR CHIEF HIGHWAY ENGINEER



ZONING DATA		
ASSUMED ZONING DISTRICT COVERAGE(S):		
ICM RM-1	"INDUSTRIAL COMMERCIAL MIXED-USE"	62.2% OF SITE
	"RESIDENTIAL MULTI-FAMILY DISTRICT"	37.8% OF SITE
**14-0729(2)(1)		
MULTIPLE DISTRICTS OR PROVISIONS, SPLITS INVOLVING RESIDENTIAL DISTRICTS:		
IF THE DISTRICT WITH THE MORE RESTRICTIVE REQUIREMENTS IS CLASSIFIED AS A RESIDENTIAL DISTRICT IN CHAPTER 14-400 BASE ZONING DISTRICTS AND THAT DISTRICT COVERS MORE THAN 20% OF THE PARCEL, THE PROVISIONS OF THAT DISTRICT SHALL APPLY TO THE ENTIRE PARCEL.		
RM-1 ZONING DISTRICT	REQUIRED	PROPOSED
LOT WIDTH	16'-0" MIN.	VARIABLES: 2ND ST. FRONTAGE = 80.37' PALETHORP ST. FRONTAGE = 123.48'
LOT AREA	1,440 MIN.	10,818.18 SQFT
OCCUPIED AREA	75% MAX	8,113.6 SF (75%)
OPEN AREA	INTERMEDIATE: 2,704.6 SF (25%)	2,714.1 SQFT (25%)
FRONT YARD	9'-0"	0'-0"
RESIDENTIAL SIDE YARD	N/A	N/A (FULLY ATTACHED)
REAR YARD DEPTH	N/A**	N/A**
HEIGHT	38'-0" MAX	41'-32'-0" (38'-0" MAX.)
PROPOSED BUILDING INFORMATION		
EARTH DISTURBANCE	5,000SF MIN.	13,380 SF (PER ERS A DRAWINGS)
GROSS AREA	N/A	41,243.54 SQFT
GREEN ROOF	80% OF ROOF	41,243.54 SQFT MIN.
PROPOSED RESIDENTIAL UNITS	28 DWELLINGS ALLOWED** [123 DWELLINGS] + [123 x 23] = 28	28 DWELLINGS ***
PROPOSED PARKING STALLS	NA	NA
LANDSCAPE REQ. FOR PARKING EXPOSED TO THE SKY	NA	NA
STREET TREES	203.856LF / 35 = 5.8	4 TREES (LIMITING SITE FACTORS)
CLASS 1-A BIKE STALLS	1 PER 3 DWELLINGS = 10 STALLS	10 STALLS
DIMENSIONAL STANDARD NOTES:		
**SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK. AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDINGS ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.		
***WHEN A PROPERTY IS BOUNDED BY TWO STREETS THAT ARE OPPOSITE EACH OTHER, THE REMAINING TWO PROPERTY LINES SHALL BE CONSIDERED SIDES AND THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THE REMAINING LOT LINES. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.		
***WHEN THE GREEN ROOF CONDITIONS SET FORTH IN 14-602(7) ARE MET.		

1 ZONING DATA
SCALE: 1/4" = 1'-0"

KORE DESIGN
ARCHITECTURE

222 West Atlantic Ave., 2nd Floor
Hudson Heights, NJ 08035

1: 856. 266. 0159
www.korearch.com

KEVIN KOREJKO
REGISTERED ARCHITECT

PROJECT

1817-19 N. 2ND ST.

PHILADELPHIA, PA 19122

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	06/01/2020

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1	ISSUED FOR ZONING	06/01/2020

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	06/01/2020

JOB NO: 20063
DRAWN BY: Author
SCALE: As Indicated
SHEET NO.

Z1.00

