

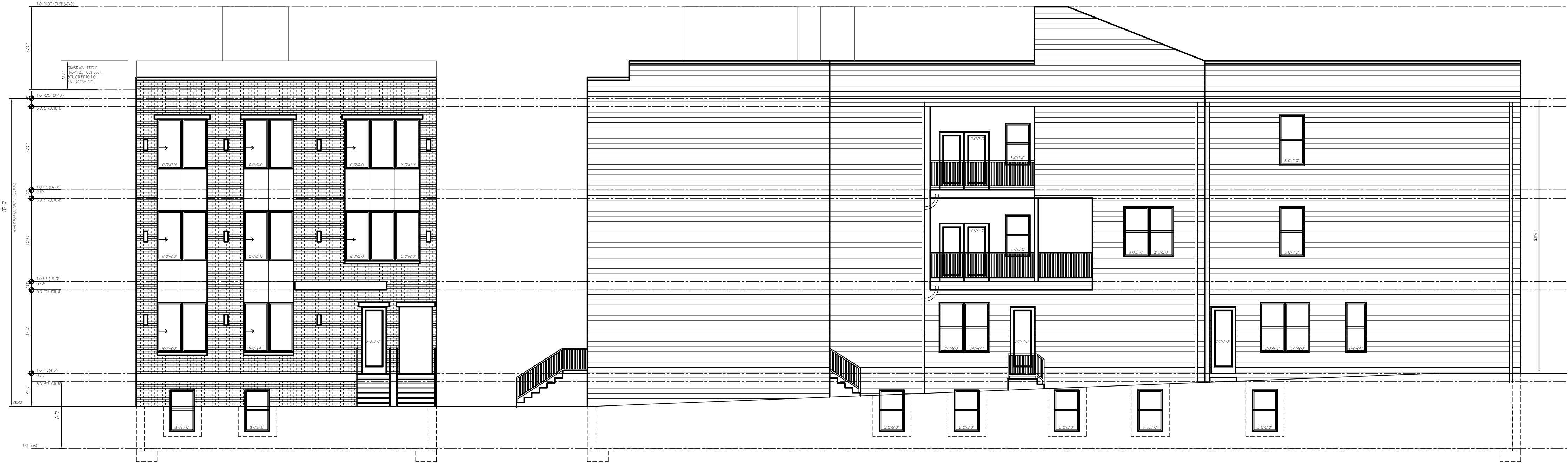
SITE SERIAL NO. 20201323989 (ward 47)

PHOTO 1



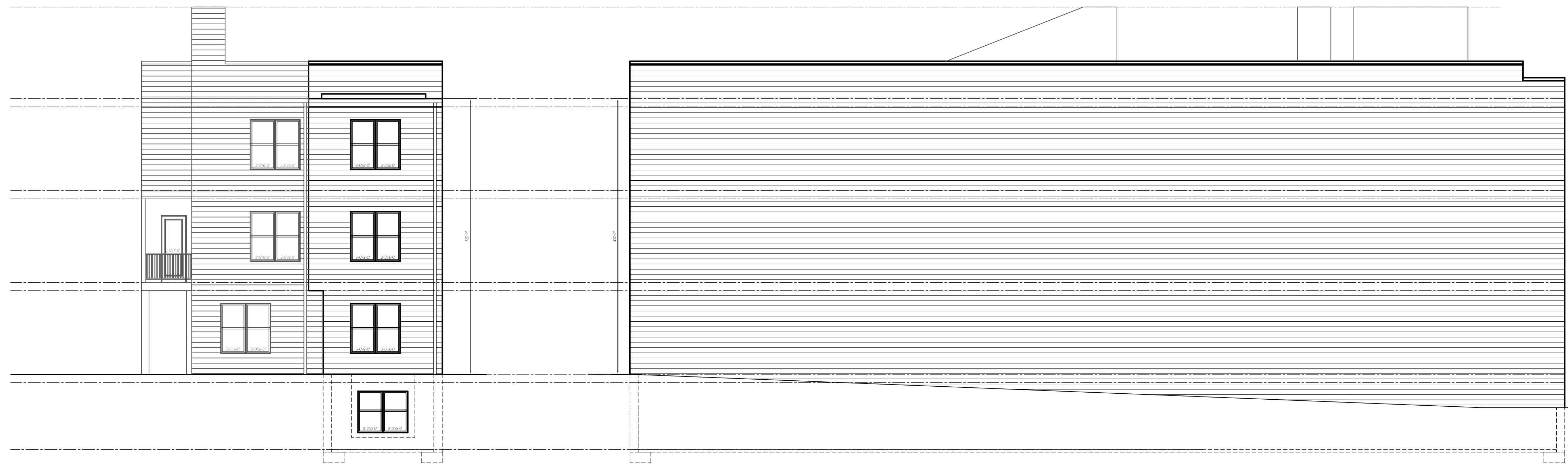
PHOTO 2

PROPOSED (3) STORY MULTI-FAMILY RESIDENCE (10 UNITS) w/ CELLAR, PILOT HOUSES & ROOF DECK
1714-16 N 22ND STREET, PHILADELPHIA, PENNSYLVANIA



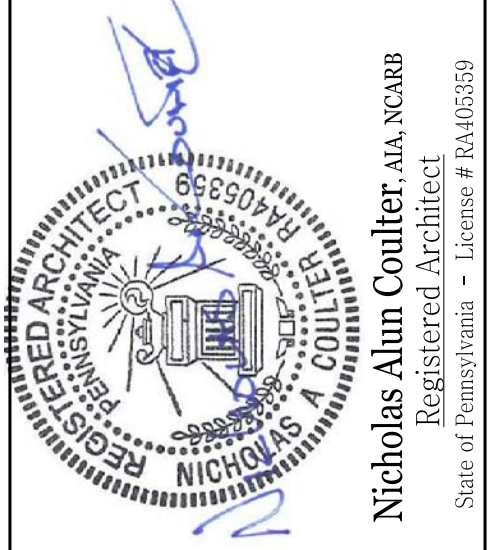
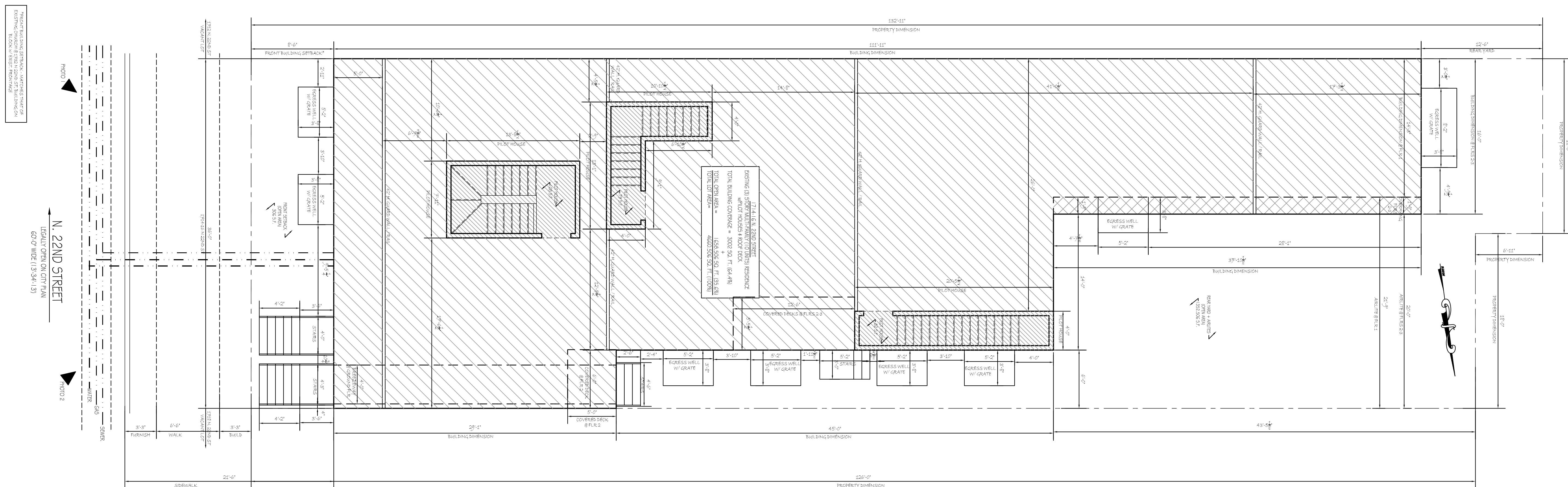
FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

LEFT SIDE ELEVATION



MULTI-FAMILY RESIDENTIAL BUILDING
1714-16 N 22ND ST
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 5/10/2020
SCALE: AS NOTED

JOB NO:	22ND ST
FILE:	22ND ST

$$Z^{-1}$$

3
Z-1

ZONING PLAN

SCALE: 3/16" = 1'-0"

Zoning Permit

Permit Number ZP-2021-006774

LOCATION OF WORK 1714 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006	PERMIT FEE \$1,412.00	DATE ISSUED 6/17/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

PERMIT HOLDER

APPLICANT
Logan Dry DBA: KCA Design Associates 6525 Tulip StreetPhiladelphia, PA 19135USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
for the erection of an attached structure with cellar, roof deck and pilot house (size and location as shown on the plan).

APPROVED USE(S)
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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-006774

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1714 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006

ADDITIONAL USE DETAILS

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

Use as ten (10) family (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 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.