

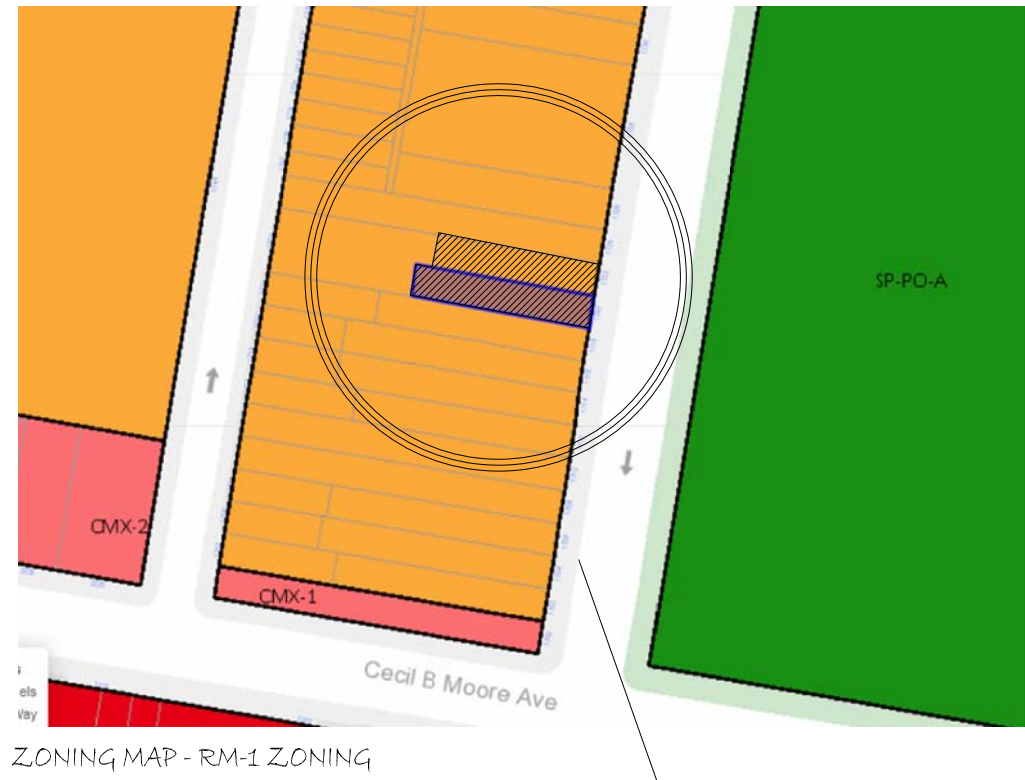
ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 1720-22 N 22ND STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	8 UNIT MULTIFAMILY
LOT WIDTH	16'-0"	36'-0"
LOT AREA	1440	3420 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	921 SQ. FT. = 27.2% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	2493 SQ. FT. = 72.8% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	9'-0"
FRONT YARD SETBACK	MATCH EXISTING PRIMARY STRUCTURE	8'-6" (EXISTING CHURCH @ 1732)
HEIGHT REGULATIONS	38'-0" MAX.	38'-0" (FRONT) & 31'-0" (REAR) 38'-0" MAX



THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 188 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005

SITE SERIAL NO. 20201323989 (ward 47)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANIES RECORDS AND/OR FIELD SURVEY
INSPECTION OF THE SITE. COMPANIES OR AGENCY OF THE SITE,
DEPT. OF WATERWORKS, LOCATION OF UNDERGROUND UTILITIES
STRUCTURE CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA EGRESS ACT 280 OF 2016, AS AMENDED BY ACT 187 OF
THE REG. ACT 17 IN JANUARY 2005, CONTRACTORS SHALL VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THREE (3) DAYS PRIOR TO EXCAVATION WORK, AND SET BACK 3' FROM
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



PROJECT ADDRESS:
1720-22 N. 22ND ST

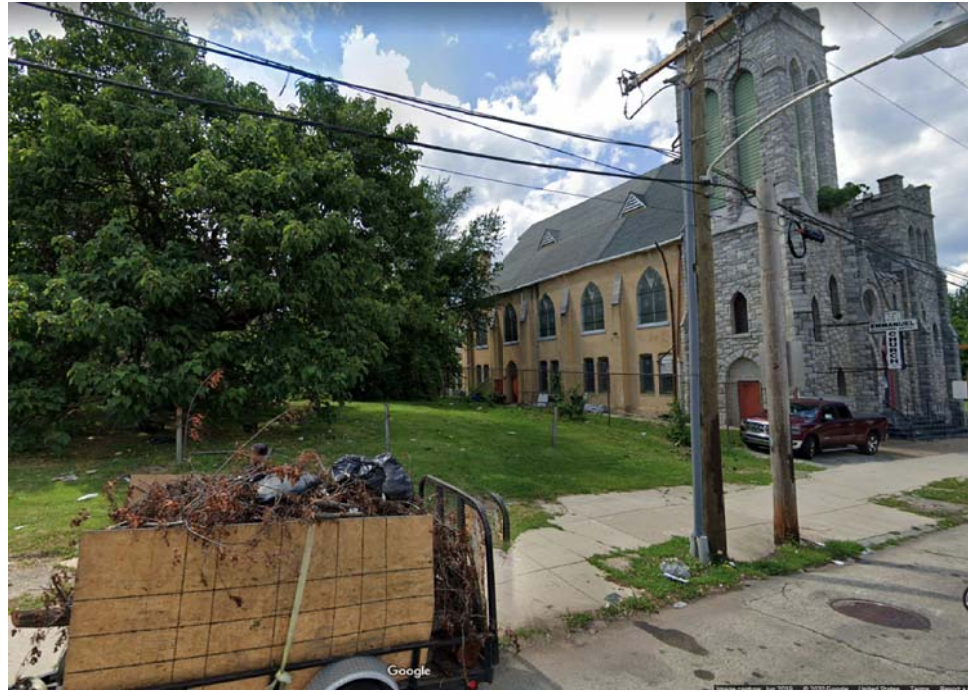


PHOTO 1



PHOTO 2

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT

>>> APPROVAL FOR ZONING ONLY <<<

**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**

THE APPLICANT IS REQUIRED 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:

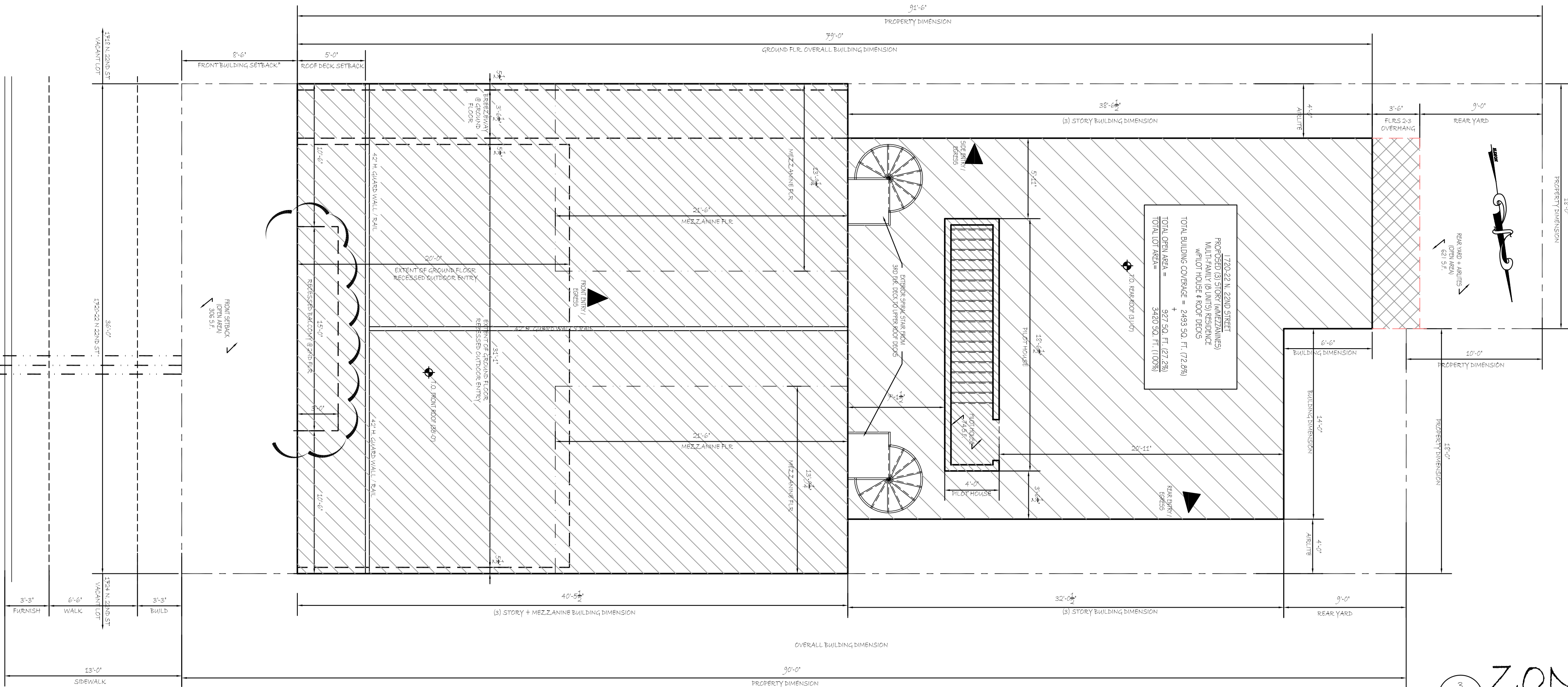
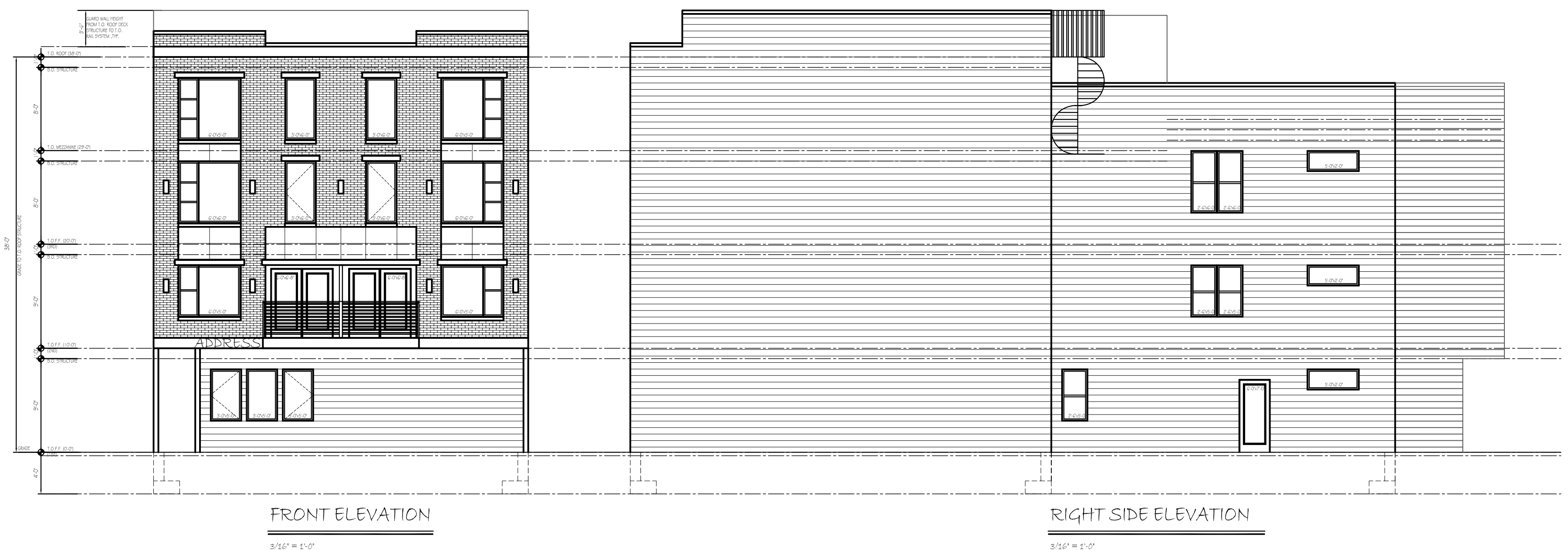
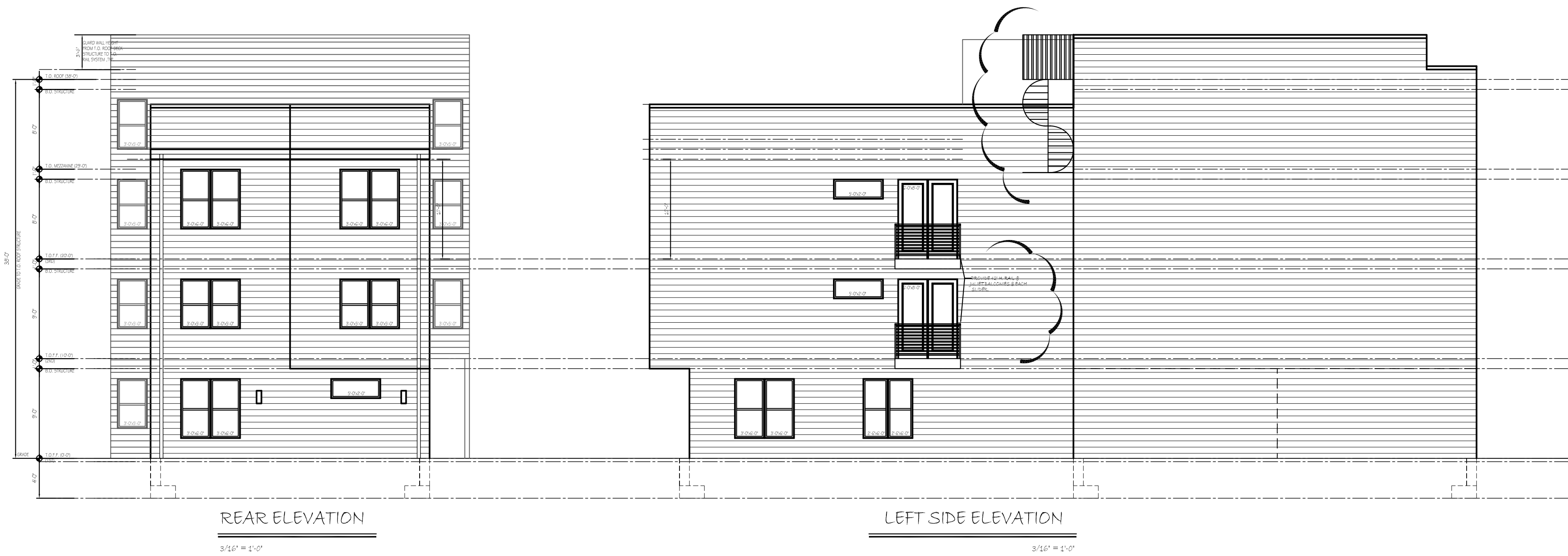
Coleman Cosby R

ON: **July 14, 2020**

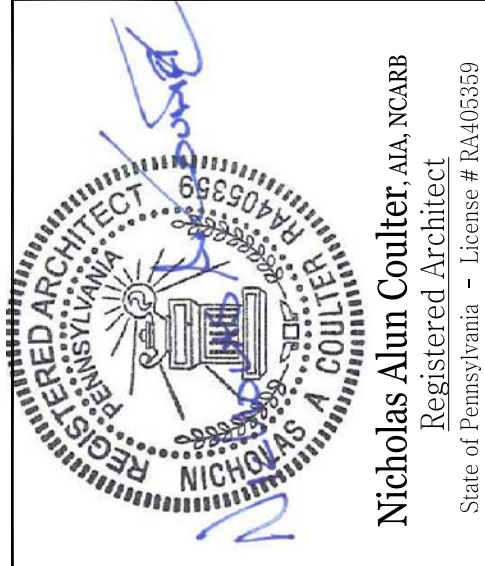
FOR CHIEF HIGHWAY ENGINEER

APPROVED
FOR ZONING ONLY
07/16/20

Applied Electronically by L&L User:



3
Z-1
ZONING PLAN
SCALE: 3/16"=1'-0"



PROJECT	MULTI-FAMILY RESIDENTIAL BUILDING 1720-22 N 22ND ST PHILADELPHIA, PENNSYLVANIA
	ZONING PLAN & ELEVATIONS
DWG. TITLE	

REVISIONS:

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

JOB No: 22ND ST
FILE: 22ND ST

Z-1

Zoning Permit

Permit Number ZP-2020-003664

LOCATION OF WORK 1720 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006	PERMIT FEE \$672.00	DATE ISSUED 7/31/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

PERMIT HOLDER

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

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ACCESSED BY TWO (2) SPIRAL STAIRWAYS AND REAR ROOF DECK ACCESSED BY ROOF DECK ACCESS STRUCTURE (NTE 10 FT. IN HEIGHT AND 125 SQ. FT. IN AREA) (SIZE AND LOCATION AS SHOWN ON PLANS)

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

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

Zoning Permit

Permit Number ZP-2020-003664

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1720 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (8 UNITS) 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.