

Zoning Permit

Permit Number ZP-2020-004741

LOCATION OF WORK 1744 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006	PERMIT FEE \$672.00	DATE ISSUED 8/5/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 22ND ST PARTNERS LP	PO BOX 15196 PHILADELPHIA, Pennsylvania 19130
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES. SIZES AND LOCATIONS AS SHOWN IN PLAN.
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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

1744 N 22ND ST Proposed Lot, Philadelphia, PA 19121-3006

ADDITIONAL USE DETAILS

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

TEN (10) DWELLING 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.

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 1744-46 N 22ND STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	10 UNIT MULTIFAMILY
LOT WIDTH	16'-0"	36'-0"
LOT AREA	1440	4320 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	1138 SQ. FT. = 26.4% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	3182 SQ. FT. = 73.6% Covered
FRONT YARD SETBACK	MATCH EXISTING PRIMARY STRUCTURE	8'-6" (EXIST CHURCH @ 1732)
REAR YARD SETBACK	9'-0"	9'-5"
HEIGHT REGULATIONS	38'-0" MAX.	33'-0" (38'-0" MAX.)



THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 187 OF 1976 AS AMENDED BY ACT 187 OF 1995
AND ACT 1976 JANUARY 2000

SITE SERIAL NO. 20201323989 (ward 47)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THE
DEPTH OF INFORMATION LOCATIONS OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA STATUTES ACT 280 OF 1976 AS AMENDED BY ACT 187 OF
1995 AND ACT 1976 JANUARY 2000, CONSTRUCTION SHALL BE THE
LOCATION OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE CALL SYSTEM (800) 486-1117. NO USE SHALL BE FOR
MORE THAN 10 DAYS FROM TO RELOCATION OR DEMOLITION WORK.



ZONING MAP - RM-1 ZONING

PROJECT ADDRESS:
1744-46 N. 22ND ST



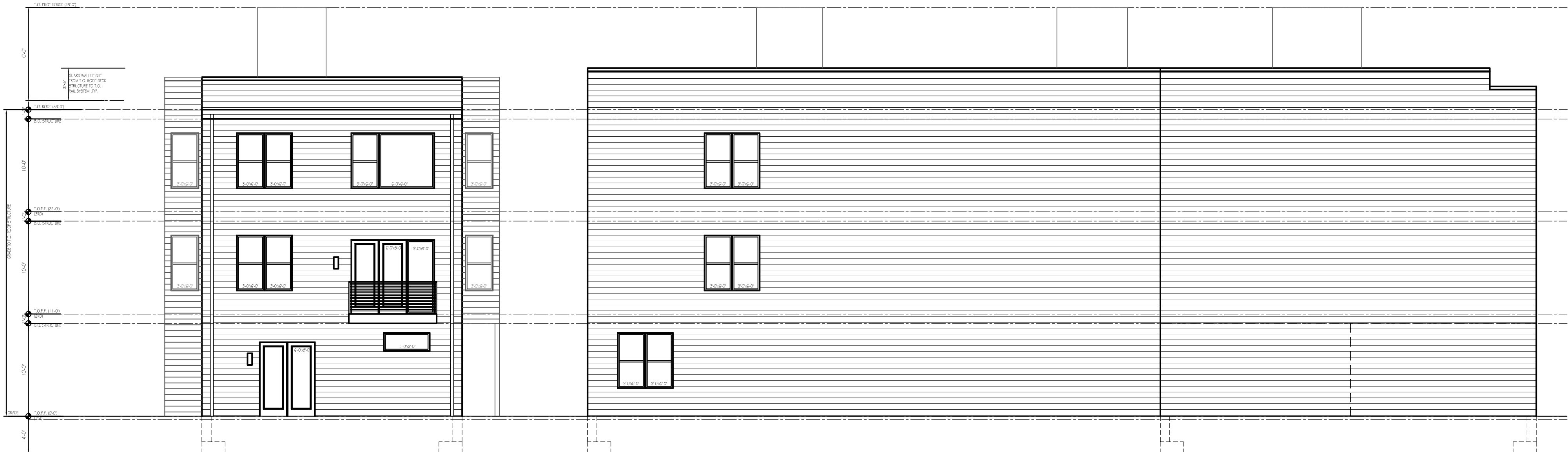
PHOTO 1



PHOTO 2

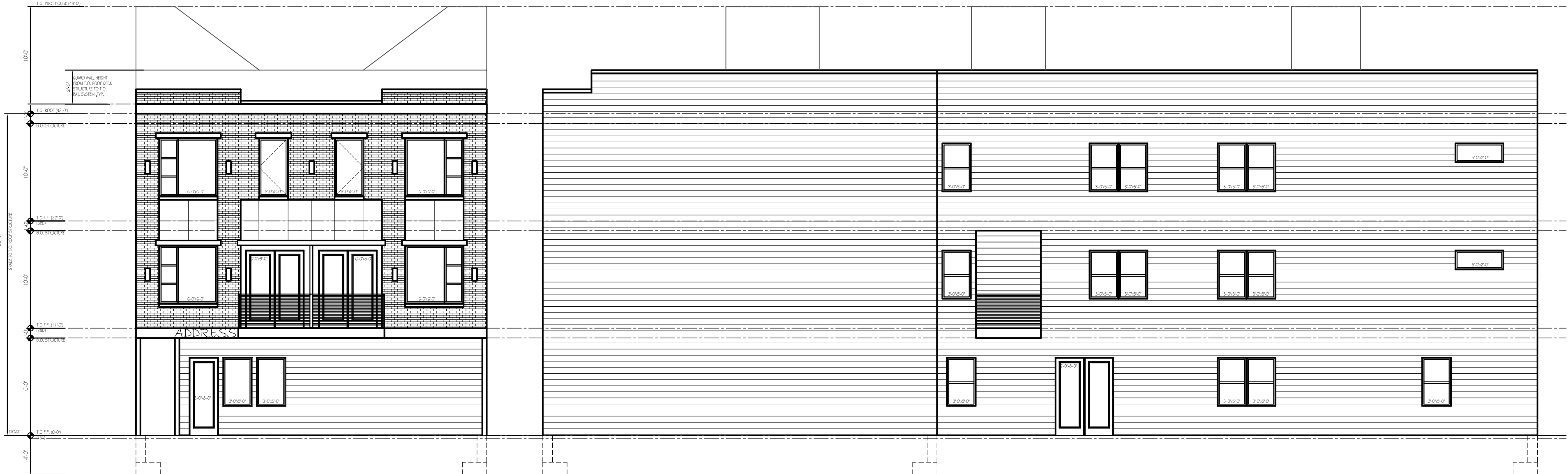
PROPOSED MULTI-FAMILY RESIDENCE

PROPOSED (3) STORY MULTI-FAMILY RESIDENCE w/ PILOT HOUSES & ROOF DECK
1744-46 N 22ND STREET, PHILADELPHIA, PENNSYLVANIA



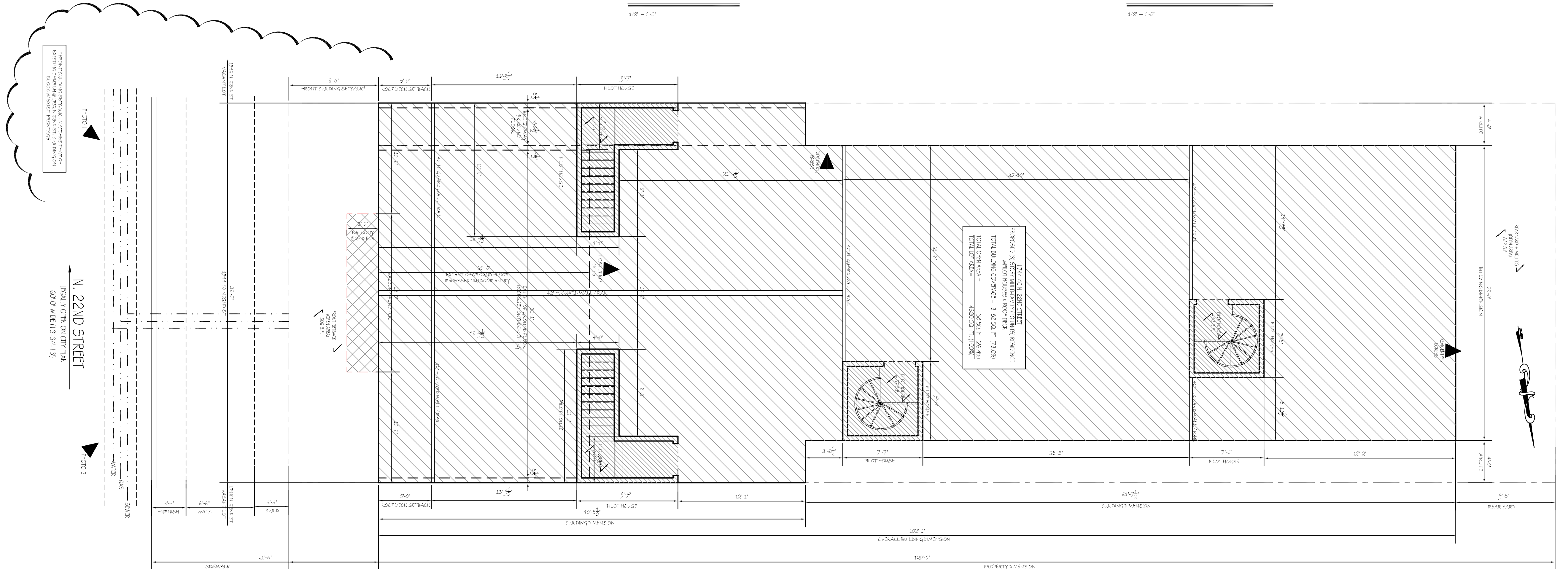
REAR ELEVATION

LEFT SIDE ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION



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



MULTI-FAMILY RESIDENTIAL BUILDING 1744-46 N 22ND ST PHILADELPHIA, PENNSYLVANIA	
PROJECT	DWG. TITLE
ZONING PLAN & ELEVATIONS	

REVISIONS:

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

JOB No: 22ND ST
FILE: 22ND ST

Z-1