

Zoning Permit

Permit Number ZP-2020-003713

LOCATION OF WORK 1750 N 22ND ST Proposed Parcel, Philadelphia, PA 19121-3006 NEW CONSOLIDATED PARCEL	PERMIT FEE \$100.00	DATE ISSUED 7/13/2020
	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
 Combined Lot Line Relocation and New Development

APPROVED DEVELOPMENT
 FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND PILOT HOUSE INSTALLATIONS. SIZE AND LOCATION AS PER PLANS. [SEE ZP-2020-1384 FOR ASSOCIATED PARENT PERMIT.]

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1750 N 22ND ST Proposed Parcel, Philadelphia, PA 19121-3006

ADDITIONAL USE DETAILS

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

FOR THE USE OF MULTI-HOUSEHOLD LIVING UNITS [TEN (10) UNITS]

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.

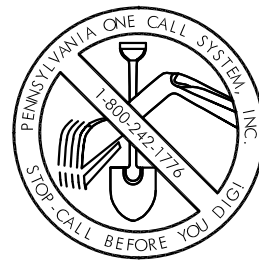
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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 1750-52 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%	1136 SQ. FT. = 26.4% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	3182 SQ. FT. = 73.6% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0"	17'-11"
HEIGHT REGULATIONS	38'-0" MAX.	33'-0" (38'-0" MAX.)



THE UNDERGROUND UTILITY AND PROTECTION LAW,
ACT 207 OF 1974 AS AMENDED BY ACT 181 OF 1994
AND ACT 179 OF JANUARY 2003

SITE SERIAL NO. 20201323989 (ward 47)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM EXISTING COPIES OF RECORDS AND ARE NOT
GUARANTEED TO BE ACCURATE. THE LOCATION OF THE SITE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. A UTILITY CONFORMANCE OR
PROFESSIONAL LEGAL ACT 207 OF 1974, AS AMENDED BY ACT 181 OF
1994 AND ACT 179 OF JANUARY 2003, CONSTRUCTION MUST BE
COMPLETED BY THE DATE OF THE PROJECT'S COMMENCEMENT.
LOCATIONS OF UNDERGROUND UTILITIES ARE NOT TO BE EXPOSED
THROUGH THE ONE-CAL DITCH, EXCEPT FOR THE DATE OF THE
PROJECT'S COMMENCEMENT. NO DATE SHALL BE MORE
THAN 15 DAYS PRIOR TO BEGINNING OF CONSTRUCTION.



ZONING MAP - RM-1 ZONING

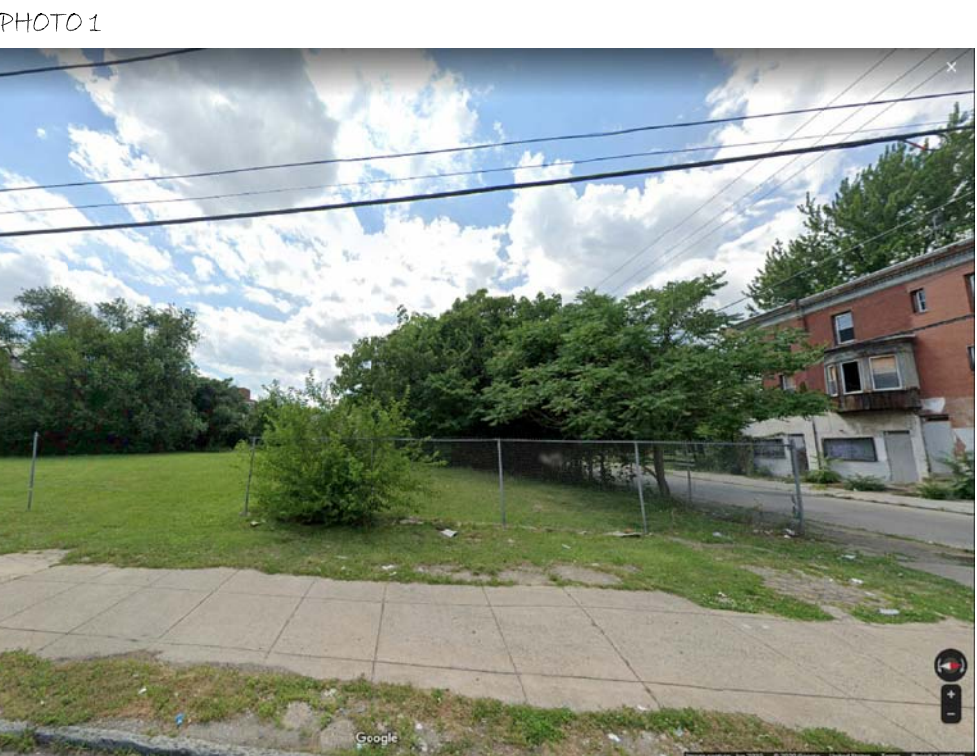
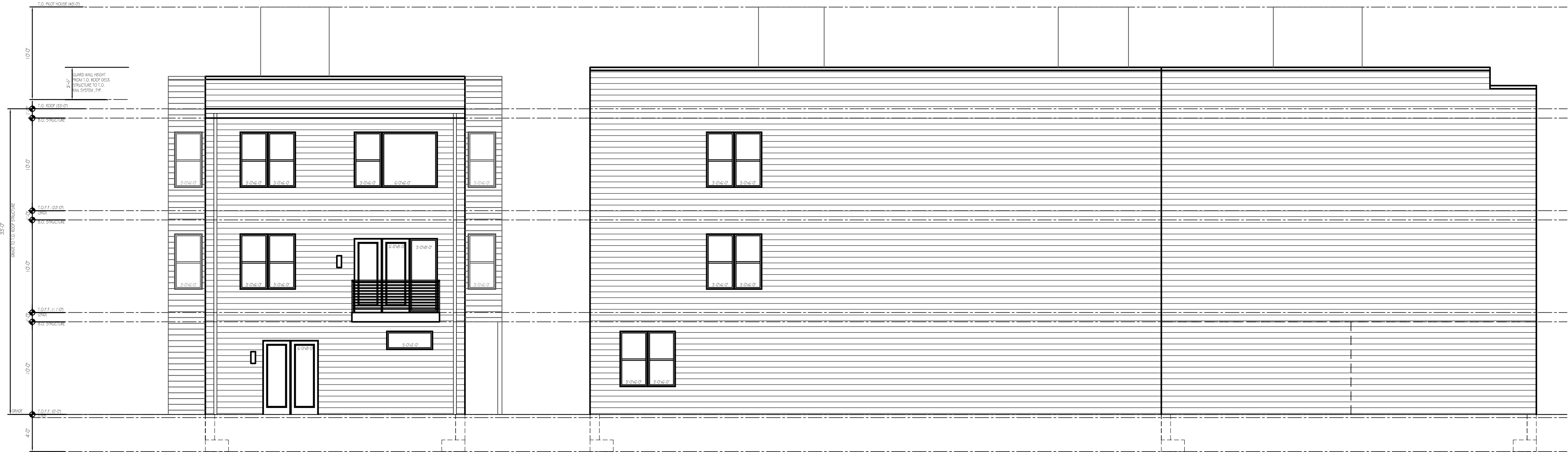


PHOTO 2

PROJECT ADDRESS:
1750-52 N 22ND ST

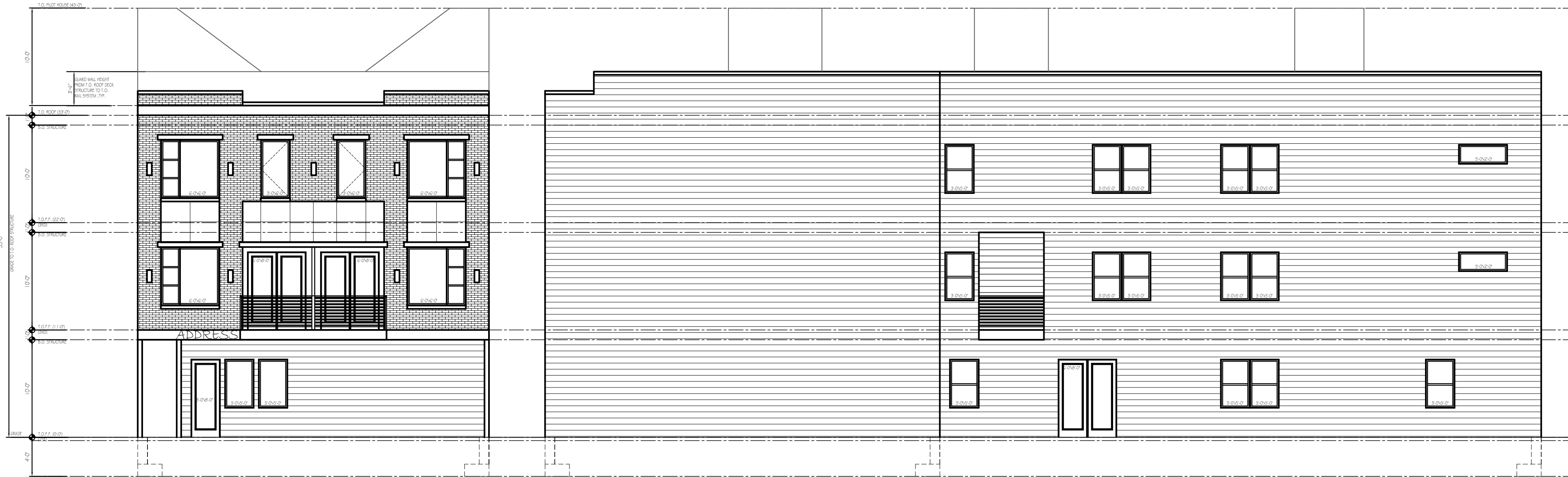
PROPOSED MULTI-FAMILY RESIDENCE

PROPOSED (3) STORY MULTI-FAMILY RESIDENCE w/ PILOT HOUSES & ROOF DECK
1750-52 N 22ND STREET, PHILADELPHIA, PENNSYLVANIA



REAR ELEVATION

LEFT SIDE ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION

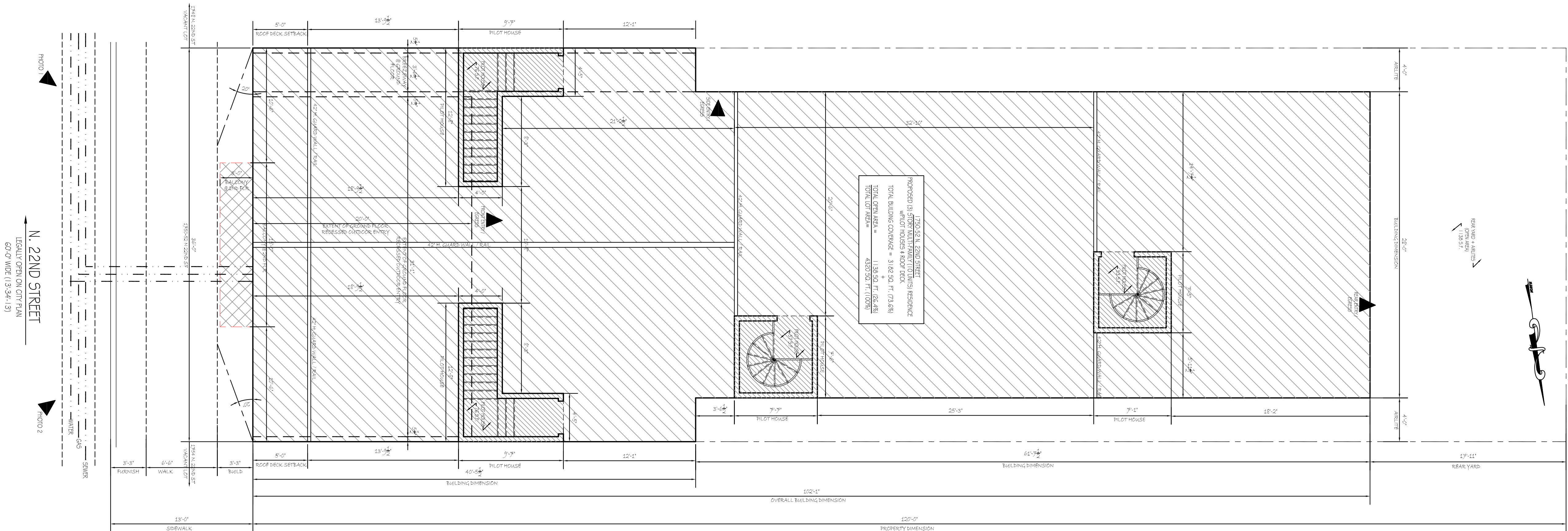
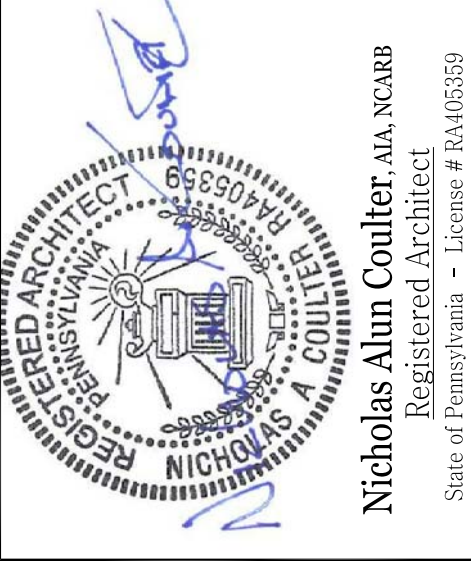


PHOTO 2
N. 22ND STREET
LEGALLY OPEN CITY PLAN
60'-0" WIDE (11.5'-4'-11.5")



Applied Electronically by LAI User:

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



PROJECT
MULTI-FAMILY RESIDENTIAL BUILDING
1750-52 N 22ND ST
PHILADELPHIA, PENNSYLVANIA
DWS: TITLE

REVISIONS:

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

JOB No: 22ND ST
FILE: 22ND ST

Z-1