

Zoning Permit

Permit Number ZP-2021-005332

LOCATION OF WORK 824 N 2ND ST, Philadelphia, PA 19123-3010	PERMIT FEE \$2,462.00	DATE ISSUED 11/16/2021
	ZBA CALENDAR MI-2021-003378	ZBA DECISION DATE 11/16/2021
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER ROBERT H HAFTER S/M	824 N 2ND ST PHILADELPHIA, PA 19123-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR MODIFICATION TO PREVIOUSLY APPROVED PERMIT TO ADD ADDITION ACCESSORY OFF-STREET PARKING (MECHANICAL ACCESS PARKING) BELOW GRADE GARAGE AND ERECTION OF ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF TRELLIS AND REMOVED FRESH FOOD MARKET HEIGHT BONUS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With proviso: Request to remove fresh food market withdrawn. (MI-2021-003378)



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

824 N 2ND ST, Philadelphia, PA 19123-3010

ADDITIONAL USE DETAILS

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

FOR THE CHANGE OF USE AT THE FIRST FLOOR FROM PREVIOUSLY APPROVED FRESH FOOD MARKET (REMOVED FRESH FOOD MARKET HEIGHT BONUS) TO VACANT COMMERCIAL (USES AS PERMITTED IN CMX2.5, USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR, , AND ACCESSORY OFF STREET INTERIOR PARKING TWENTY-FIVE (25) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), TWO (2) ELECTRIC PARKING SPACES AND PREVIOUSLY APPROVED MULTI-FAMILY HOUSEHOLD LIVING SEVENTY-EIGHT (78) DWELLING UNITS AND EIGHTEEN (18) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.

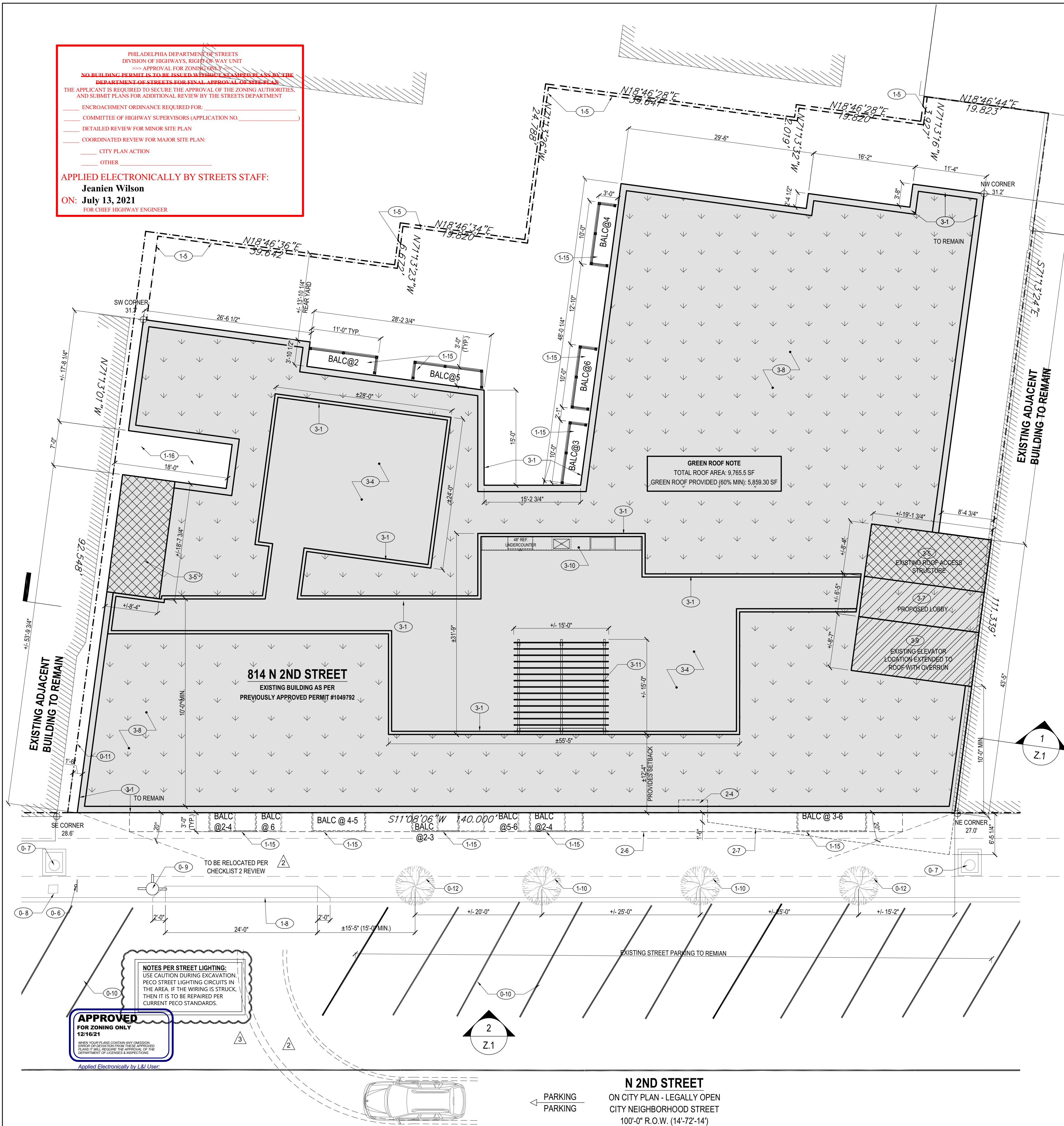
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT-OF-WAY UNIT
 >>> APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED APPROVAL BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF THE PLANS
 THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
 AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
 ENCRAGEMENT 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:
Jeanien Wilson
ON: July 13, 2021
 FOR CHIEF HIGHWAY ENGINEER



PROJECT SUMMARY: 814 N. 2ND ST., PHILADELPHIA PA

ZONING:	CMX-2.5
ABUTTING ZONING DISTRICT:	CMX-2.5
ZONING DISTRICT ACROSS STREET:	CMX-2.5
LOT AREA:	14,334 SF (.329 AC)

USE: MIXED USE: VACANT COMMERCIAL SPACE(S) & BASEMENT AS ALLOWED PER CMX-2.5
USE TABLE, MULTI-FAMILY DWELLING FLOORS 2-6.

	ALLOWED	EXISTING	PROPOSED
DWELLING UNITS	53 (14334 / 270)		
GREEN ROOF +25%	13		
MOD INCOME +25%	16		
	82	78 (PREVIOUSLY APPROVED)	78 (EXISTING, NO CHANGE)
DIMENSIONAL STANDARDS			
	REQUIRED / ALLOWED	EXISTING	PROPOSED
OPEN AREA	3583.5 SF (25%)	3585 SF (25.1%)	3585 SF (25.1%) (EXISTING, NO CHANGE)
OCCUPIED AREA	10750.5 SF (75%)	10749 SF (74.9%)	10749 SF (74.9%) (EXISTING, NO CHANGE)
FRONT YARD SETBACK	0'	0'	0' (EXISTING, NO CHANGE)
SIDE YARD	5' IF USED	0'	0' (EXISTING, NO CHANGE)
REAR YARD	13'-6" (9' OR 10% LOT DEPTH)	13'-10 1/4"	13'-10 1/4" (EXISTING, NO CHANGE)
HEIGHT	55'	70' (PREVIOUSLY APPROVED)	70' (EXISTING, NO CHANGE)

TOTAL GFA:	1ST	10749 SF
	2ND	10749 SF
	3RD	10749 SF
	4TH	10749 SF
	5TH	10749 SF
	6TH	10749 SF
	TOTAL	64494 SF

AVERAGE GRADE CALCULATION:
NE 27.0
SE 28.6
NW 31.2
SW 31.3
AVG GRADE: 29.53'

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

PARKING SUMMARY

	REQUIRED	PROPOSED
AUTO PARKING	0 SP (0) ADA	25 TOTAL, 2 AD.
BICYCLE PARKING	26 (78 UNITS / 3)	26 (EXISTING)

LANDSCAPING SUMMARY

PARKING LOT OPEN TO SKY: 00 SF.

	REQUIRED	PROPOSED
STREET TREES (1 EVERY 35'-0" OF FRONTAGE)	140'-0" / 35'-0" = 4	4

LANDSCAPE NOTES:

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.0 FAMILY DWELLING.
5. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

PEDESTRIAN ZONE	6'-0"
FURNISHING ZONE	4'-0"
BUILDING ZONE	4'-0"

STAIR ENCROACHMENT - 0'-0"
EGRESS WELLS (TYP. THROUGHOUT;) 0'-0"
PECO VAULT - 4'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

BAY WINDOWS AND BALCONIES: NOT TO BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.
ERECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NO MORE THAN 3'-0" BAYS TO BE MIN. 10'-0" IN HEIGHT OVER RIGHT OF WAYS.

STREETS DEPARTMENT NOTES:

1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- PENNSYLVANIA ONE CALL SYSTEM #2019 172 2278
 - WARD 5
2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

STREETS DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 1-900
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$346 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4393.
- ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
- SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. ELEVATIONS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
8. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
10. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.*
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.



PROJECT ADDRESS:

**814-26 N. 2ND ST.
PHILADELPHIA, PA**

SEAL:



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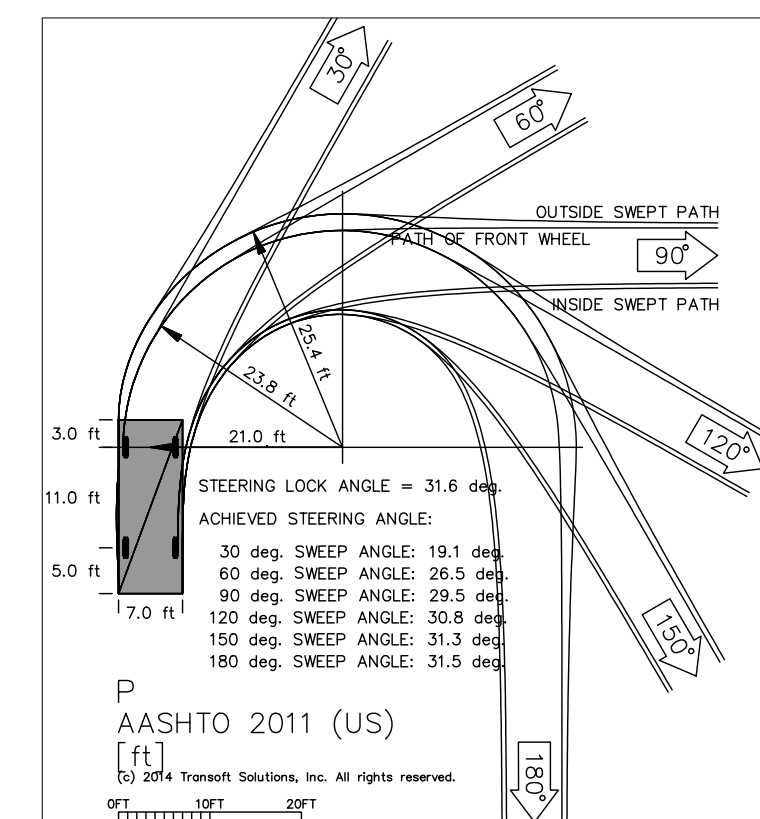
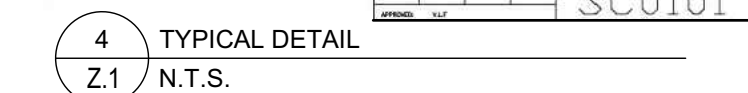
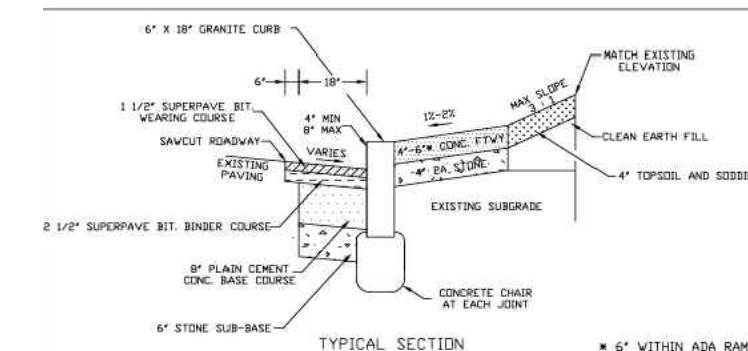
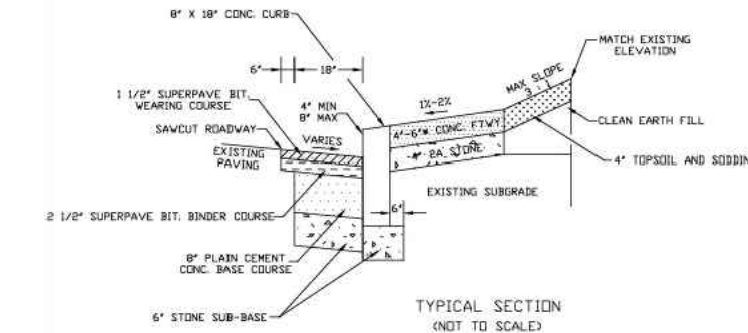
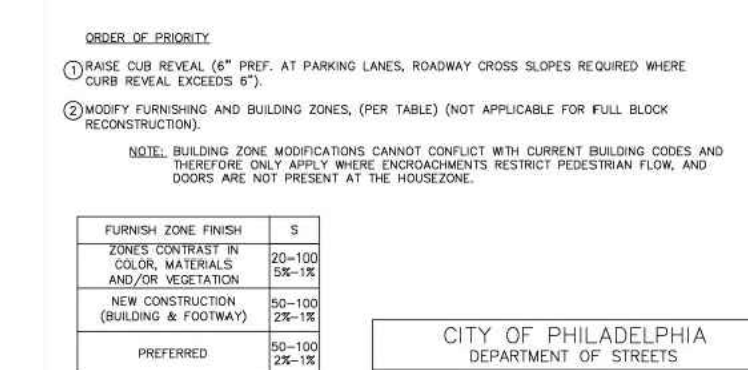
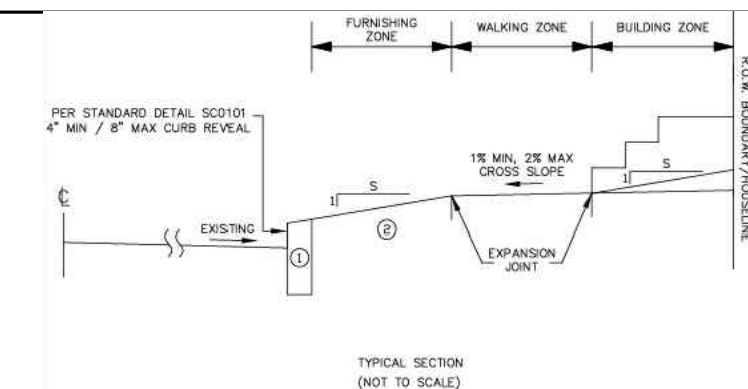
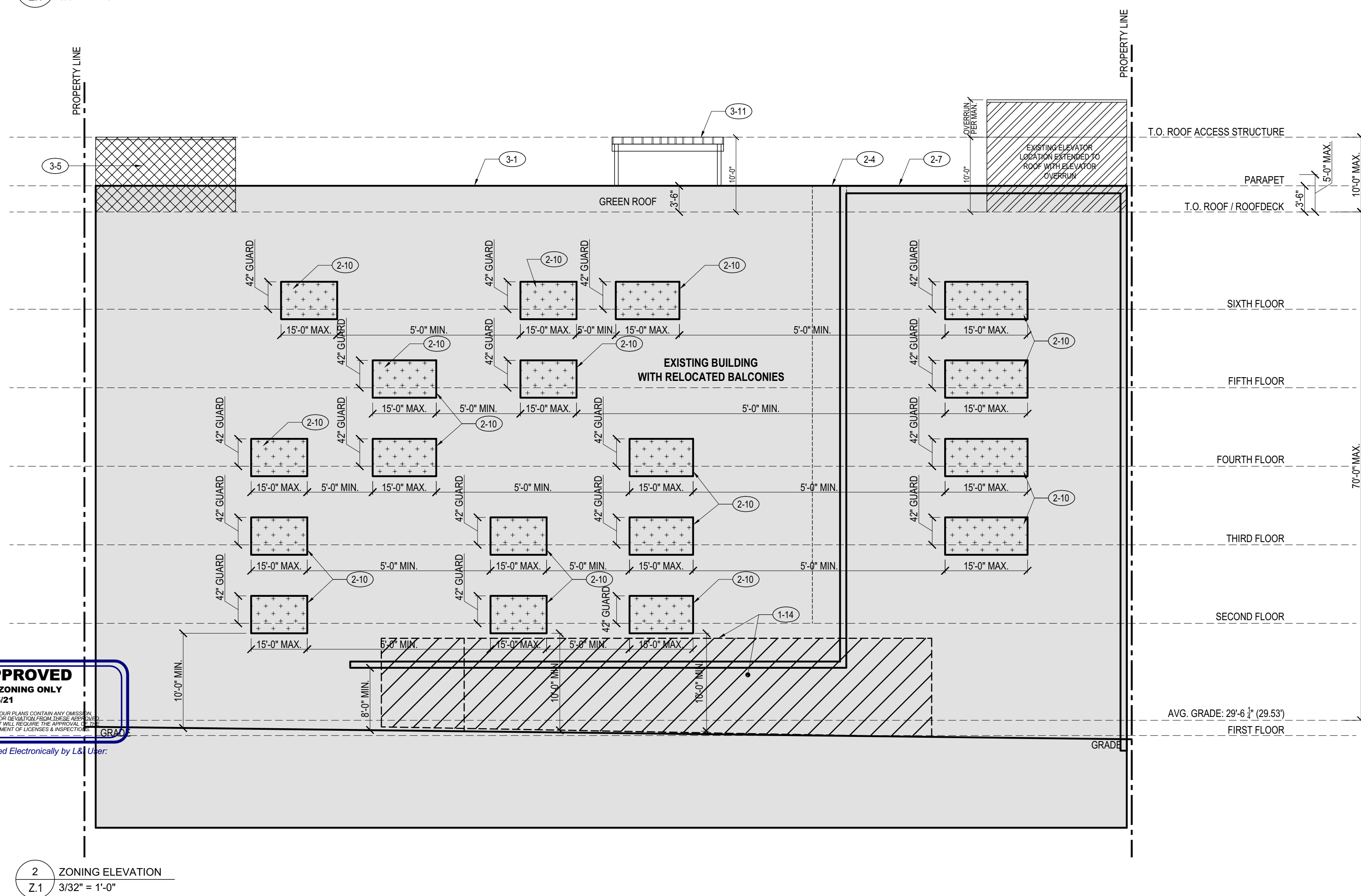
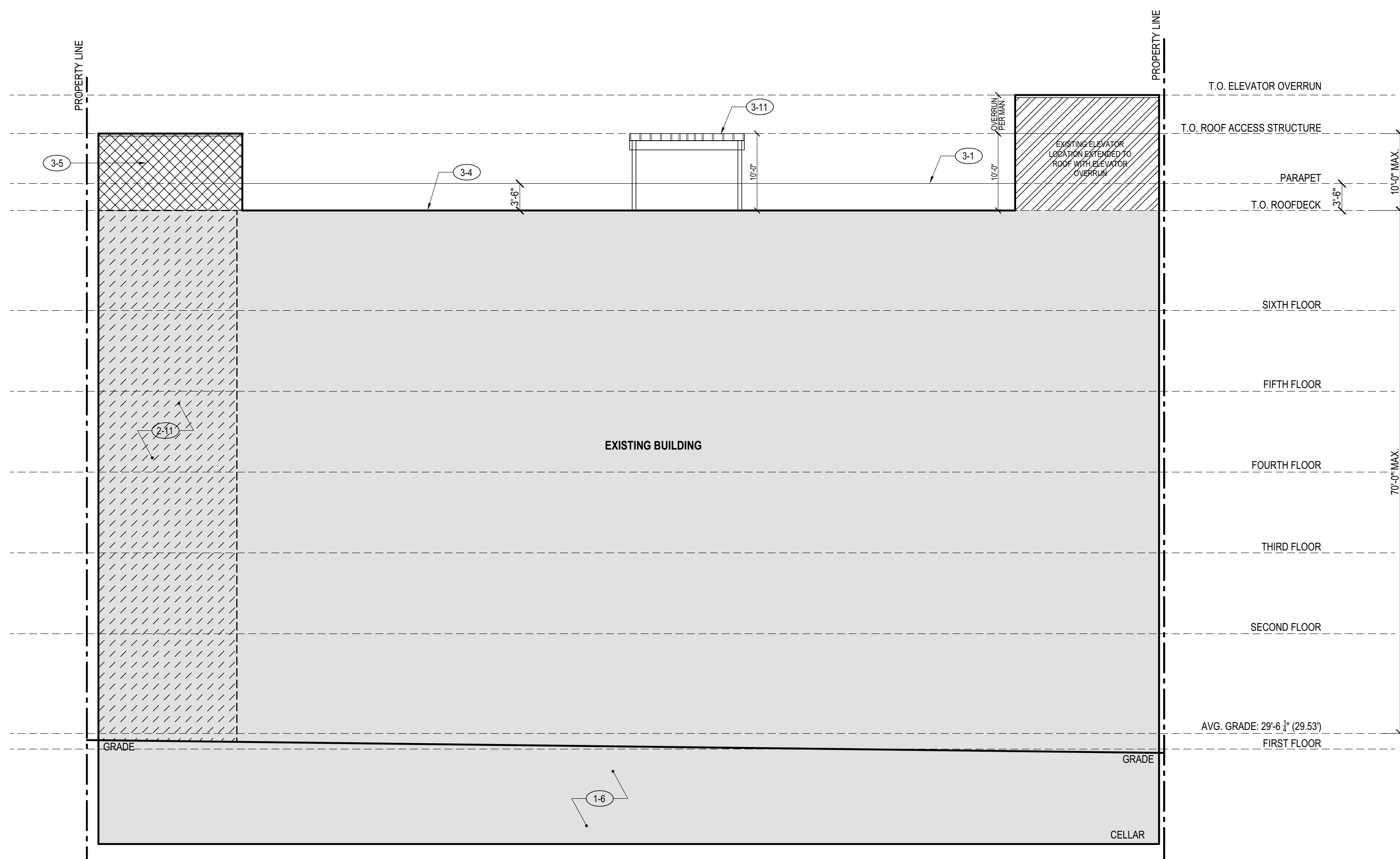
DRAWING TITLE

ZONING SITE PLAN

DRAWING NUMBER:

Z.0

ZONING ONLY



ZONING KEYED NOTES	
3 - ROOF	3-1 42" HIGH GUARDRAIL / ELAVET 3-2 PAN/PET (SEE SECTION / PARAPET FOR HEIGHTS) 3-3 ROOF - AREA NOT TO BE OCCUPIED 3-4 ROOF DECK 3-5 EXISTING ROOF ACCESS STRUCTURE - 10'-0" MAX ABOVE ROOF LEVEL 3-6 PORTION OF PILOT HOUSE NTE 5'-0" HEIGHT 3-7 PROPOSED ELEVATOR LOBBY 3-8 GREEN ROOF - MAINTENANCE ACCESS ONLY 3-9 EXISTING ELEVATOR LOCATION, TO BE EXTENDED TO ROOF WITH ELEVATOR OVERRUN - HEIGHT PER ELEVATOR MANUFACTURER 3-10 ROOFTOP KITCHEN - ELECTRICAL APPLIANCES ONLY 3-11 RIGID FRAME / OPEN TO SKY TRELLIS AT ROOF DECK
2 - FACADE	2-1 PROJECTED BAY 2-2 RECESSED BALCONY @ 2ND FLOOR 2-3 RECESSED BALCONY @ 2ND FLOOR 2-4 RECESS @ 2ND - 6TH FLOOR 2-5 RECESSED BALCONY 2-6 AWNING @ 2ND FLOOR 2-7 RIGID AWNING (7'-0" MAX PROJECTION PER 11-603 (1)(B)) 2-8 DECK 2-9 OVERHANG 2-10 RELOCATED BALCONY AT 2ND-6TH FLOOR 2-11 EXISTING COURT BEYOND
1 - SITE	1-1 AREA WAY - EGRESS WELL- REFER TO DETAIL 1-1A AREA WAY - PEGO ACCESS WELL- REFER TO DETAIL 3-1-1 1-2 ENTRY STEPS / LANDING 1-3 UTILITY TRENCH / LIMIT OF DISTURBANCE 1-4 3'-0" WIDE GATE 1-5 8'-0" FENCE TO REMAIN (AT PROPERTY LINE, TYPE) 1-6A 4'-0" FENCE - 50% OPAQUE, MAX 1-6 INTERNAL PARKING STALL (8'-6" x 18'-0", TYP.) 1-7 DRIVE AISLE 1-8 PROPOSED CURBCUT, REFER TO DETAIL 1-9 LANDSCAPED AREA 1-10 PROPOSED STREET TREE 1-11 PROPOSED CLASS 1A BIKE STALL AT BASEMENT ON ACCESSIBLE ROUTE 1-12 PROPOSED ADA CORNER RAMP 1-13 PARKING STALL (8'-6" X 18'-0", TYP.) 1-13A ADA STALL W/ WALK AISLE (8'-0" X 18'-0") 1-14 DIAGONAL HATCH INDICATES EXTENT OF COMMERCIAL SPACE AT 1ST FLOOR. 1-15 RELOCATED BALCONY W/ 42" HIGH GUARDRAIL(S) 1-16 EXISTING LIGHT WELL TO GRADE 1-17 ACCESSORY RESIDENTIAL LOBBY AT FIRST FLOOR 1-18 ADA ACCESSIBLE VEHICLE ELEVATOR 1-19 VEHICLE ACCESS AREA
0 - EXISTING	0-1 EXISTING GROSS WALK 0-2 EXISTING UTILITY POLE 0-3 EXISTING STORM INLET 0-4 CURB CUT (TO BE FILLED) 0-5 ADA CORNER RAMP 0-5A UPGRADE TO ADA STANDARDS 0-6 EXISTING STREET SIGNAGE 0-7 EXISTING ELECTRIC MANHOLE 0-8 EXISTING STREET LIGHTING - -TO BE UPGRADED TO CURRENT LED STANDARDS 0-9 EXISTING HYDRANT TO BE RELOCATED 0-10 EXISTING STREET PARKING 0-11 EXISTING ALLEY 0-12 EXISTING / PREVIOUSLY PERMITTED STREET TREE



**harman
deutsch
ohler
architecture**

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hdoarch.com
267.324.3601

PROJECT ADDRESS:

**814-26 N. 2ND ST.
PHILADELPHIA, PA**

SEAL:



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DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1

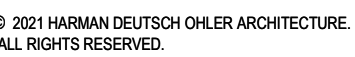
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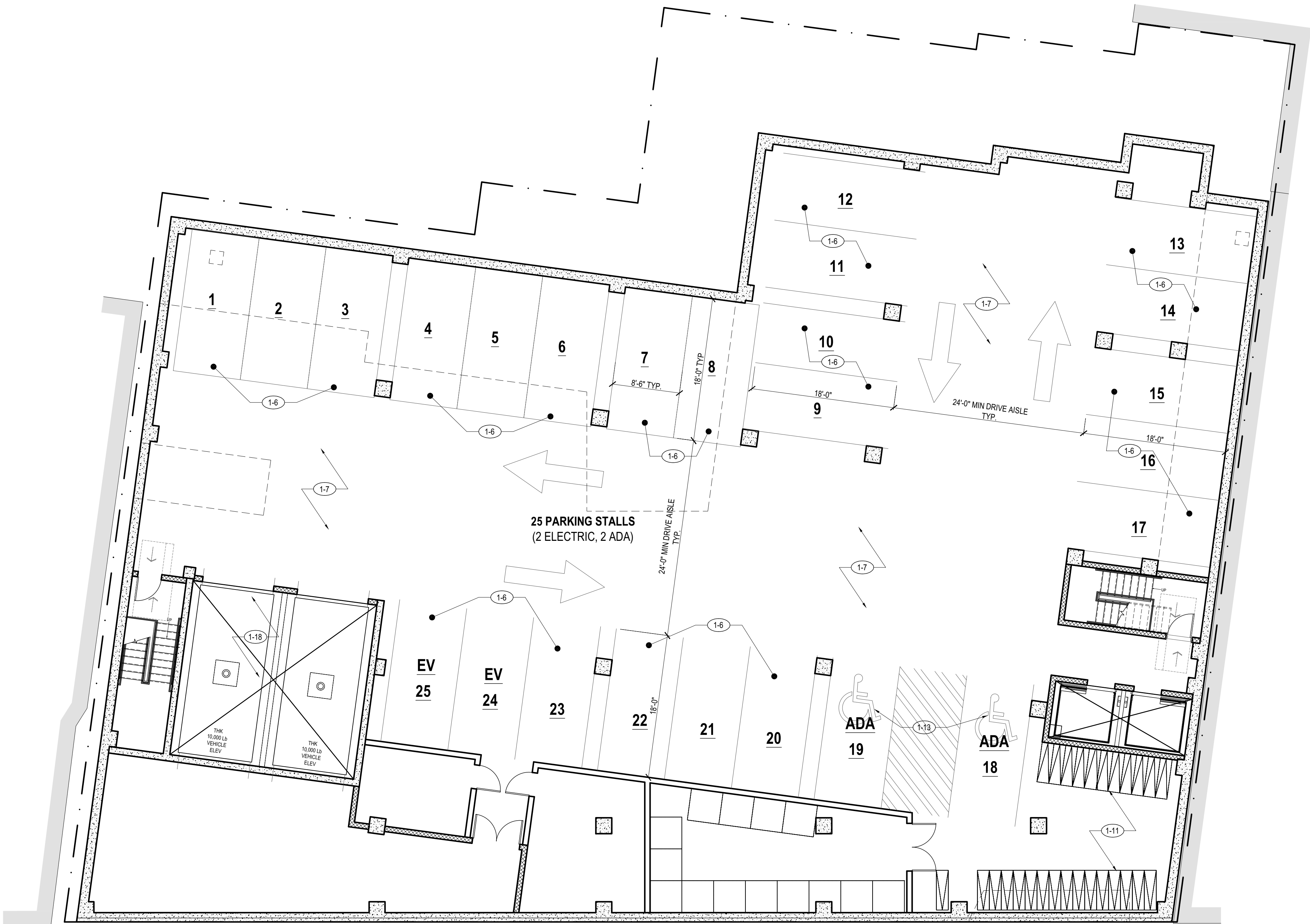
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DRAWING TITLE:

ZONING FLOOR PLANS

DRAWING NUMBER:

Z.2



1	BASEMENT PARKING PLAN
Z.2	1/8" = 1'-0"



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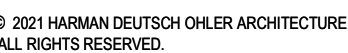
- | ZONING KEYED NOTES | |
|--------------------|--|
| 3 - ROOF | (3-1) 42" HIGH GUARDRAIL / PARAPET |
| | (3-2) PARAPET (SEE SECTION 1 ELEV. FOR HEIGHTS) |
| | (3-3) ROOF - AREA NOT TO BE OCCUPIED |
| | (3-4) ROOF DECK |
| | (3-5) EXISTING ROOF ACCESS STRUCTURE - 10'-0" MAX ABOVE ROOF LEVEL. |
| | (3-6) PORTION OF PILOT HOUSE NTE 5'-0" HEIGHT |
| | (3-7) PROPOSED ELEVATOR LOBBY |
| | (3-8) GREEN ROOF - MAINTENANCE ACCESS ONLY |
| | (3-9) EXISTING ELEVATOR LOCATION, TO BE EXTENDED TO ROOF WITH ELEVATOR OVERRUN - HEIGHT PER ELEVATOR MANUFACTURER |
| | (3-10) ROOFTOP KITCHEN - ELECTRICAL APPLIANCES ONLY |
| 2 - FAÇADE | (2-1) RIGID FRAME / OPEN TO SKY TRELLIS AT ROOF DECK |
| | (2-2) PROJECTED BAY |
| | (2-3) RECESSED BALCONY @ 2ND FLOOR |
| | (2-4) RECESSED BALCONY @ 2ND FLOOR |
| | (2-5) RECESS @ 2ND - 6TH FLOOR |
| | (2-6) RECESSED BALCONY |
| | (2-7) AWNING @ 2ND FLOOR |
| | (2-8) RIGID AWNING (7'-0" MAX PROJECTION PER 11-603.1)(1)(B)) |
| | (2-9) DECK |
| | (2-10) OVERHANG |
| 1 - SITE | (1-1) RELOCATED BALCONY AT 2ND-6TH FLOOR |
| | (1-2) EXISTING COURT BEYOND |
| | (1-3) AREA WAY - EGRESS WELL, REFER TO DETAIL |
| | (1-4) AREA WAY - PGO ACCESS WELL, REFER TO DETAIL 3/2-1 |
| | (1-5) ENTRY STEPS / LANDING |
| | (1-6) UTILITY TRENCH / LIMIT OF DISTURBANCE |
| | (1-7) 3'-0" WIDE GATE |
| | (1-8) 6'-0" FENCE TO REMAIN (AT PROPERTY LINE, TYPE 4) 4'-0" FENCE (50% OPAQUE, MAX.) |
| | (1-9) INTERNAL PARKING STALL (8'-6" x 18'-0", TYP.) |
| | (1-10) DRIVE AISLE |
| 0 - EXISTING | (0-1) PROPOSED CURB CUT, REFER TO DETAIL |
| | (0-2) LANDSCAPED AREA |
| | (0-3) PROPOSED STREET TREE |
| | (0-4) PROPOSED CLASS 1A BIKE STALL AT BASEMENT ON ACCESSIBLE ROUTE |
| | (0-5) PROPOSED ADA CORNER RAMP |
| | (0-6) PARKING STALL (8'-6" x 18'-0", TYP.) |
| | (0-7) ADA STALL W/ WALK AISLE (8'-0" x 18'-0") |
| | (0-8) DIAGONAL HATCH INDICATES EXTENT OF COMMERCIAL SPACE AT 1ST FLOOR. |
| | (0-9) RELOCATED BALCONY W/ 42" HIGH GUARDRAIL(S) |
| | (0-10) EXISTING LIGHT WELL TO GRADE |
| 3 - ROOF | (3-1) ACCESSORY RESIDENTIAL LOBBY AT FIRST FLOOR |
| | (3-2) ADA ACCESSIBLE VEHICLE ELEVATOR |
| | (3-3) VEHICLE ACCESS AREA |
| | (3-4) EXISTING CROSS WALK |
| | (3-5) EXISTING UTILITY POLE |
| | (3-6) EXISTING STORM INLET |
| | (3-7) CURB CUT (TO BE FILLED) |
| | (3-8) ADA CORNER RAMP |
| | (3-9) UPGRADE TO ADA STANDARDS |
| | (3-10) EXISTING STREET SIGNAGE |
| 2 - FAÇADE | (2-1) EXISTING ELECTRIC MANHOLE |
| | (2-2) EXISTING STREET LIGHTING |
| | (2-3) -TO BE UPGRADED TO CURRENT LED STANDARDS |
| | (2-4) EXISTING HYDRANT TO BE RELOCATED |
| | (2-5) EXISTING STREET PARKING |
| | (2-6) EXISTING ALLEY |
| | (2-7) EXISTING / PREVIOUSLY PERMITTED STREET TREE |
| | (2-8) EXISTING STREET LIGHTING |
| | (2-9) EXISTING HYDRANT TO BE RELOCATED |
| | (2-10) EXISTING STREET PARKING |
| 1 - SITE | (1-1) EXISTING ALLEY |
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| | (1-9) EXISTING HYDRANT TO BE RELOCATED |
| | (1-10) EXISTING STREET PARKING |
| 0 - EXISTING | (0-1) EXISTING ALLEY |
| | (0-2) EXISTING / PREVIOUSLY PERMITTED STREET TREE |
| | (0-3) EXISTING STREET LIGHTING |
| | (0-4) EXISTING HYDRANT TO BE RELOCATED |
| | (0-5) EXISTING STREET PARKING |
| | (0-6) EXISTING ALLEY |
| | (0-7) EXISTING / PREVIOUSLY PERMITTED STREET TREE |
| | (0-8) EXISTING STREET LIGHTING |
| | (0-9) EXISTING HYDRANT TO BE RELOCATED |
| | (0-10) EXISTING STREET PARKING |



PROJECT ADDRESS:

814-26 N. 2ND ST.
PHILADELPHIA, PA

SEAL:



CONSULTANTS:

[illegible]

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AC / AB / BL

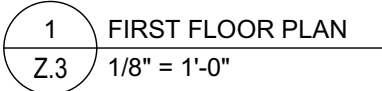
DRAWINGS CHECKED BY:

EQ/RO

ZONING FLOOR PLANS

DRAWING NUMBER:

Z.3



APPROVED
FOR ZONING ONLY
12/16/21

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User.

ZONING ONLY

ZONING KEYED NOTES

3 - ROOF

- ~~3-1~~ 42" HIGH GUARDRAIL / PARAPET
- ~~3-2~~ PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
- ~~3-3~~ ROOF - AREA NOT TO BE OCCUPIED
- ~~3-4~~ ROOF DECK
- ~~3-5~~ EXISTING ROOF ACCESS STRUCTURE - 10'-0" MAX ABOVE ROOF LEVEL
- ~~3-6~~ PORTION OF PILOT HOUSE NTE 5'-0" HEIGHT
- ~~3-7~~ PROPOSED ELEVATOR LOBBY
- ~~3-8~~ GREEN ROOF - MAINTENANCE ACCESS ONLY
- ~~3-9~~ EXISTING ELEVATOR LOCATION, TO BE EXTENDED TO ROOF WITH ELEVATOR OVERRUN - HEIGHT PER ELEVATOR MANUFACTURER
- ~~3-10~~ ROOFTOP KITCHEN - ELECTRICAL APPLIANCES ONLY
- ~~3-11~~ RIDGE FRAME / OPEN TO SKY TRELLIS AT ROOF DECK

2 - FACADE	(2-4)	PROJECTED BAY
	(2-5)	RECESSED BALCONY @ 2ND FLOOR
	(2-6)	RECESSED BALCONY @ 2ND FLOOR
	(2-6)	RECESS @ 2ND - 6TH FLOOR
	(2-6)	RECESSED BALCONY
	(2-6)	AWNING @ 2ND FLOOR
	(2-7)	RIGID AWNING (7'-0" MAX PROJECTION PER 11-603 (1)(B))
	(2-8)	DECK
	(2-9)	OVERHANG
	(2-10)	RELOCATED BALCONY AT 2ND-6TH FLOOR
(2-11)	EXISTING COURT BEYOND	

1-1	AREA WAY - EGRESS WELL-REFER TO DETAIL
1-1A	AREA WAY - PEGO ACCESS WELL-REFER TO DETAIL 3/2-1
1-2	ENTRY STEPS /LANDING
1-3	UTILITY TRENCH /LIMIT OF DISTURBANCE
1-4	3'-0" WIDE GATE
1-5	6'-0" FENCE TO REMAIN (AT PROPERTY LINE, TYPE)
1-5A	4'-0" FENCE (50% OPAQUE, MAX.)
1-6	INTERNAL PARKING STALL (8'-6" X 18'-0", TYP.)
1-7	DRIVE AISLE
1-8	PROPOSED CURB CUT, REFER TO DETAIL
1-9	LANDSCAPED AREA
1-10	PROPOSED STREET TREE
1-11	PROPOSED CLASS 1A BIKE STALL AT BASEMENT ON ACCESSIBLE ROUTE
1-12	PROPOSED ADA CORNER RAMP
1-12	PARKING STALL (8'-6" X 18'-0", TYP.)
1-13	ADA STALL W/ WALK AISLE (8'-0" X 18'-0")
1-14	DIAGONAL HATCH INDICATES EXTENT OF COMMERCIAL SPACE AT 1ST FLOOR.
1-15	RELOCATED BALCONY W/ 42" HIGH GUARDRAIL(S)
1-16	EXISTING LIGHT WELL TO GRADE
1-17	ACCESSORY RESIDENTIAL LOBBY AT FIRST FLOOR
1-18	ADA ACCESSIBLE VEHICLE ELEVATOR
1-19	VEHICLE ACCESS AREA

0-1	EXISTING CROSSWALK
0-2	EXISTING UTILITY POLE
0-3	EXISTING STORM INLET
0-4	CURB CUT (TO BE FILLED)
0-5	ADA CORNER RAMP
0-6A	UPGRADE TO ADA STANDARDS
0-6	EXISTING STREET SIGNAGE
0-7	EXISTING ELECTRIC MANHOLE
0-8	EXISTING STREET LIGHTING
	- TO BE UPGRADED TO CURRENT LED STANDARDS
0-9	EXISTING HYDRANT TO BE RELOCATED
0-10	EXISTING STREET PARKING
0-11	EXISTING ALLEY
0-12	EXISTING / PREVIOUSLY PERMITTED STREET TREE

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2021-005332	Zoning District(s): CMX2.5	Date of Refusal: 7/26/2021
Address/Location: 814 N 2ND ST, Philadelphia, PA 19123-3010 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Craig Deutsch DBA: Harman Deutsch Corp	Applicant Address: 1225 N 7th Street Philadelphia, PA 19122 USA	

Application for:

FOR MODIFICATION TO PREVIOUSLY APPROVED PERMIT TO ADD ADDITION ACCESSORY OFF-STREET PARKING (MECHANICAL ACCESS PARKING) BELOW GRADE GARAGE AND ERECTION OF ROOF DECK (FOR RESIDENTIAL USE ONLY) AND ROOF TRELLIS AND REMOVED FRESH FOOD MARKET HEIGHT BONUS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES: FOR THE CHANGE OF USE AT THE FIRST FLOOR FROM PREVIOUSLY APPROVED FRESH FOOD MARKET (REMOVED FRESH FOOD MARKET HEIGHT BONUS) TO VACANT COMMERCIAL (USES AS PERMITTED IN CMX-2.5, USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR, , AND ACCESSORY OFF STREET INTERIOR PARKING TWENTY-FIVE (25) SPACES INCLUDING TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), TWO (2) ELECTRIC PARKING SPACES AND PREVIOUSLY APPROVED MULTI-FAMILY HOUSEHOLD LIVING SEVENTY-EIGHT (78) DWELLING UNITS AND EIGHTEEN (18) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Reason for Refusal:</u>						
14-803 (1) (c) TABLE 14-602-2. 14-602(4)(a)(3) Table 14-803-2	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: THE PROPOSED USE, OFF STREET PARKING (FRONT ACCESSED) IS PROHIBITED IN THIS ZONING DISTRICT. IN CMX-2 COMMERCIAL DISTRICT BUILDINGS MUST CONTAIN A USE OTHER THAN RESIDENTIAL AND OTHER THAN PARKING ALONG 100% OF THE GROUND FLOOR FRONTAGE AND WITHIN THE FIRST 30 FT. OF BUILDING DEPTH, MEASURED FROM THE FRONT BUILDING LINE AND IS NOT BEING PROVIDED AND IS PROHIBITED IN THIS ZONING <table><tr><td></td><td><u>REQUIRED</u></td><td><u>PROPOSED</u></td></tr><tr><td>RESERVOIR SPACES</td><td>2 SPACES</td><td>1 SPACE</td></tr></table>		<u>REQUIRED</u>	<u>PROPOSED</u>	RESERVOIR SPACES	2 SPACES	1 SPACE
	<u>REQUIRED</u>	<u>PROPOSED</u>					
RESERVOIR SPACES	2 SPACES	1 SPACE					
<i>Table 14-701-3</i>	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING: <table><tr><td></td><td><u>ALLOWED</u></td><td><u>PROPOSED</u></td></tr><tr><td>MAXIMUM HEIGHT</td><td>55.0 FT</td><td>70.0 FT</td></tr></table>		<u>ALLOWED</u>	<u>PROPOSED</u>	MAXIMUM HEIGHT	55.0 FT	70.0 FT
	<u>ALLOWED</u>	<u>PROPOSED</u>					
MAXIMUM HEIGHT	55.0 FT	70.0 FT					



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

7/26/2021
DATE SIGNED

Notice of: ☒ **Refusal** ☐ **Referral**

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THREE (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Parcel Owner:

HAFTER ROBERT H, HAFTER ROBERT



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

7/26/2021
DATE SIGNED