

Zoning Permit

Permit Number ZP-2022-011975

LOCATION OF WORK 1700 FRANKFORD AVE, Philadelphia, PA 19125-2604 Entire	PERMIT FEE \$1,877.00	DATE ISSUED 11/21/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER SEE PROPERTIES LLC	1700 FRANKFORD AVE PHILADELPHIA PA 19125-2604
-------------------------------------	---

OWNER CONTACT 1 Keith Daily	1700 Frankford Avenue, Philadelphia, PA 19125
--------------------------------	---

OWNER CONTACT 2 Larry Botel, Joss Realty	650 Fifth Avenue, Suite 2400 New York, New York 10019
---	---

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF AN EXISTING STRUCTURE ON THE LOT; FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE; FOR USE AS ONE (1) VACANT NON-RESIDENTIAL (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON BASEMENT AND FIRST FLOOR (FRONT) WITH MULTI-FAMILY (NINE (9) DWELLING UNITS) HOUSEHOLD LIVING, INCLUDING ONE (1) DWELLING ON FIRST FLOOR (REAR); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/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.

Zoning Permit

Permit Number ZP-2022-011975

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1700 FRANKFORD AVE, Philadelphia, PA 19125-2604

ADDITIONAL USE DETAILS

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

ONE (1) VACANT NON-RESIDENTIAL (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON BASEMENT AND FIRST FLOOR (FRONT)

This permit is subject to the following specific conditions.

CONDITIONS

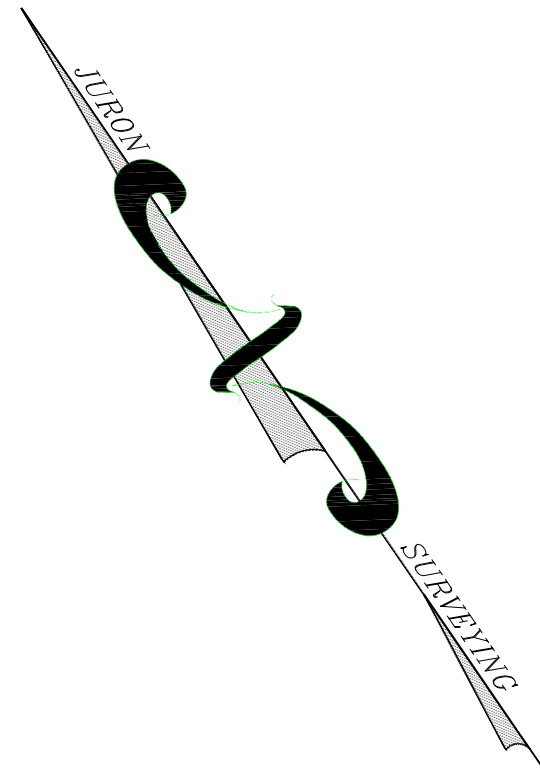
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

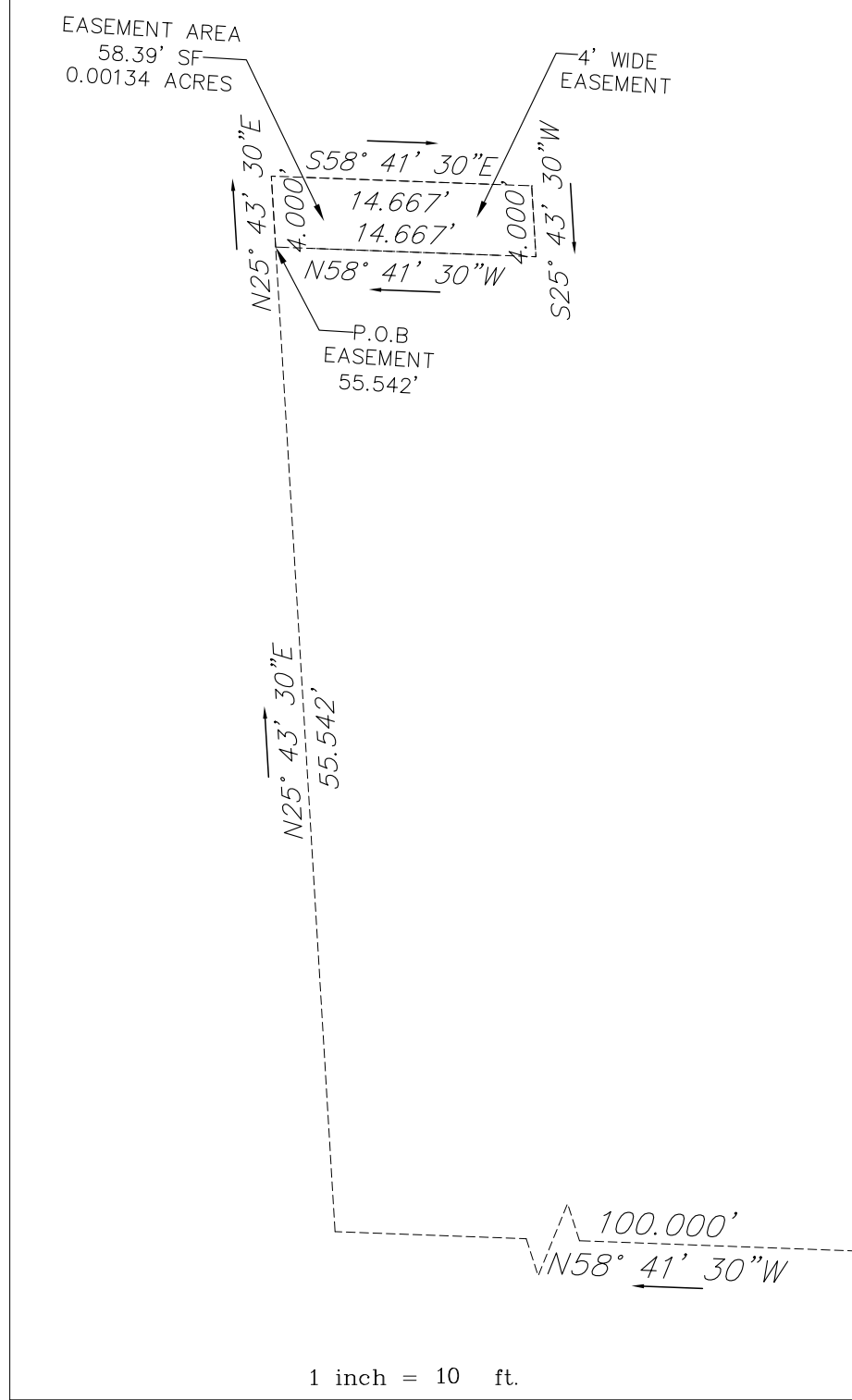
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

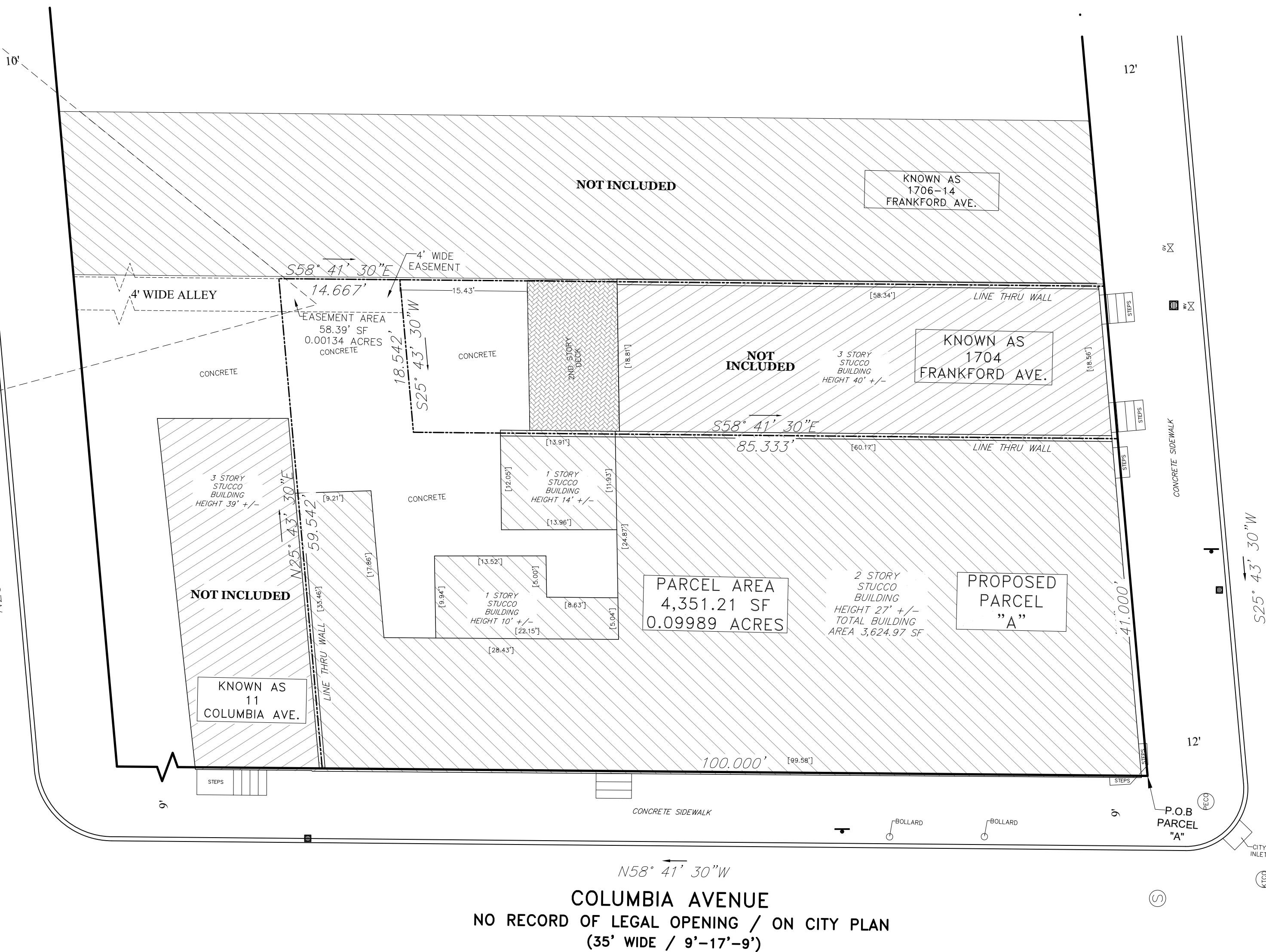


EASEMENT SUB-SKETCH



EXISTING CONDITIONS

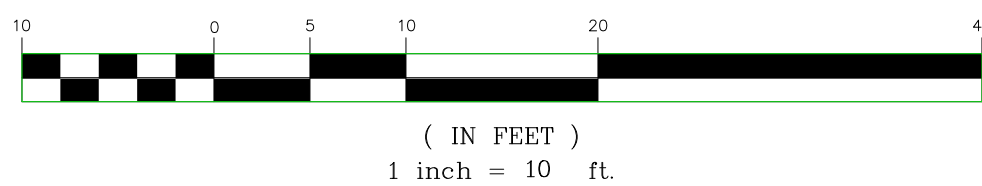
BLAIR STREET
LEGALLY OPEN / ON CITY PLAN
(39.5' WIDE / 10'-19.5'-10')



FRANKFORD AVENUE
LEGALLY OPEN / ON CITY PLAN
(60' WIDE / 13'-35'-12')

COLUMBIA AVENUE
NO RECORD OF LEGAL OPENING / ON CITY PLAN
(35' WIDE / 9'-17'-9')

GRAPHIC SCALE



GENERAL NOTES

- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE CITY OF PHILADELPHIA CODE AS AMENDED.
- PLAN MADE AS PER INSTRUCTIONS OF KEITH DAILEY, APPLICANT.
- ALL DIMENSIONS SHOWN ON PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY. IT IS SUBJECT TO THE FINDINGS A VALID TITLE SURVEY WOULD DISCLOSE.
- RECORDED LEGAL DESCRIPTIONS SUPPLIED.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE AS PER EXISTING RECORDS OR AS SET ON THE PREMISES.
- ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (O.P.A.).

APPROVED
FOR RECORDING
10/25/22

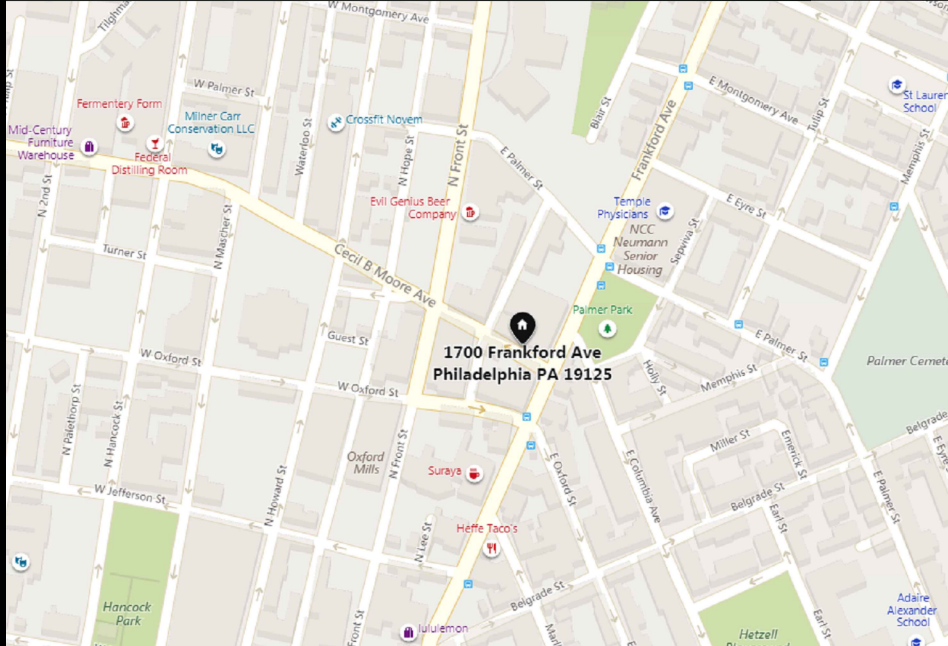
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PENNSYLVANIA ACT NO 287.
- THE INFORMATION ON THIS PLAN IS FOR TITLE CONVEYANCE PURPOSES ONLY. PROPERTY LINES MUST BE CONFIRMED BY THE SURVEY DISTRICT PRIOR TO ANY CONSTRUCTION VIA A STAKEOUT.

ZONING SUMMARY: ZONE CMX-2*

ZONING REQUIREMENTS	REQUIRED/ALLOWED
MAX. OCCUPIED AREA	INTERMEDIATE: 75% CORNER: 80%
MIN. FRONT YARD DEPTH	N/A
MIN. SIDE YARD WIDTH	5 FT. IF USED
MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 10% OF LOT DEPTH
MAX. HEIGHT	38 FT.

** MIN. OF 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE FIRST 1,440 SQ. FT. OF LOT AREA; AND 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT THEREAFTER

LOCATION MAP (NTS)



SYMBOLS/LEGEND

IRON ROD/PIPE	STREET LIGHT
BENCH MARK	FIRE HYDRANT
PK SET (NAIL)	WATER SHUT-OFF
HUB	UTILITY/POWER
INSTRUMENT	UTILITY POLE
DRILL HOLE	DRAIN VENT
GAS VALVE	WATER VALVE
TRAFFIC SIGNAL	UNKNOWN VALVE
HYD ELEVATION	WELL
SEWER MANHOLE	ACCESS RAMP
EXISTING TREE	CITY INLET
STREET SIGN	STORM MANHOLE

All documents prepared by Juron Surveying and Mapping and . L.L.C. are instruments of service in respect of the project, they are not intended or represented to be suitable for reuse by owner or others or extensions of the project or on any other project. Any reuse without written verification or adaptation by Juron Surveying and Mapping and Surveying, L.L.C. for the specific purpose intended will be at owners sole risk and without liability or legal exposure to Juron Surveying and Mapping, L.L.C.; and owner shall indemnify and hold harmless Juron Surveying and Mapping, L.L.C., from all claims, damages losses and expenses arising out of or resulting therefrom.

JURON SURVEYING
website: juronsurveying.com P.O BOX 4721 email: juron@juronsurveying.com
PHILADELPHIA, PA 19134
Phone: 267-702-5151 Fax: 888-380-4223



18th Ward Philadelphia ~ Pennsylvania
PLAN OF PROPERTY
1700-02 FRANKFORD AVENUE
PHILADELPHIA, PA 19125-2604
OWNER:
SEE PROPERTIES LLC
1700 FRANKFORD AVE
PHILADELPHIA PA 19125-2604

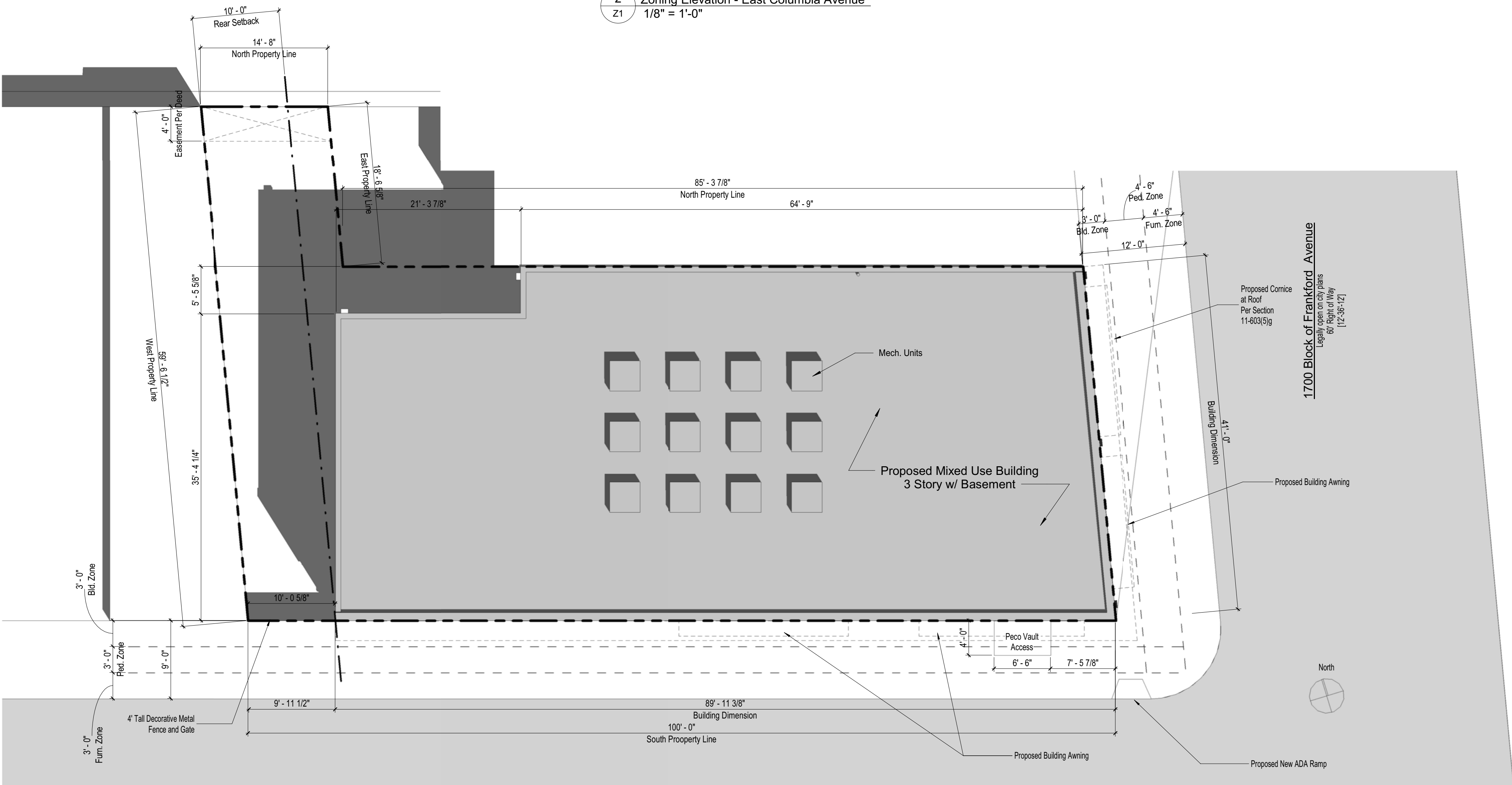
Scale: 1"=10' Drawing #20220929SP Date: 10-01-2022
Drawn by: GSZ Checked by: RAR Sheet 1 of 1

GROUND FLOOR - VACANT COMMERCIAL / RESIDENTIAL ENTRY		
2ND - 3TH FLOOR - RESIDENTIAL		
DWELLING UNITS	ALLOWED 9	PROPOSED 9
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	80.00%	3,482 SF (80.00%)
FRONT (Frankford Ave.) SETBACK	0'-0"	0'-0"
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	9' MIN	10'-0"
HEIGHT	38'-0"	38'-0"
TOP OF PARAPET		39'-6"
BICYCLE PARKING SPACES	0	0

1700 Frankford Avenue, Philadelphia, PA 19125



2 Zoning Elevation - East Columbia Avenue
Z1 1/8" = 1'-0"



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: Frankford Ave

PRIMARY FRONTAGE: Frankford Ave

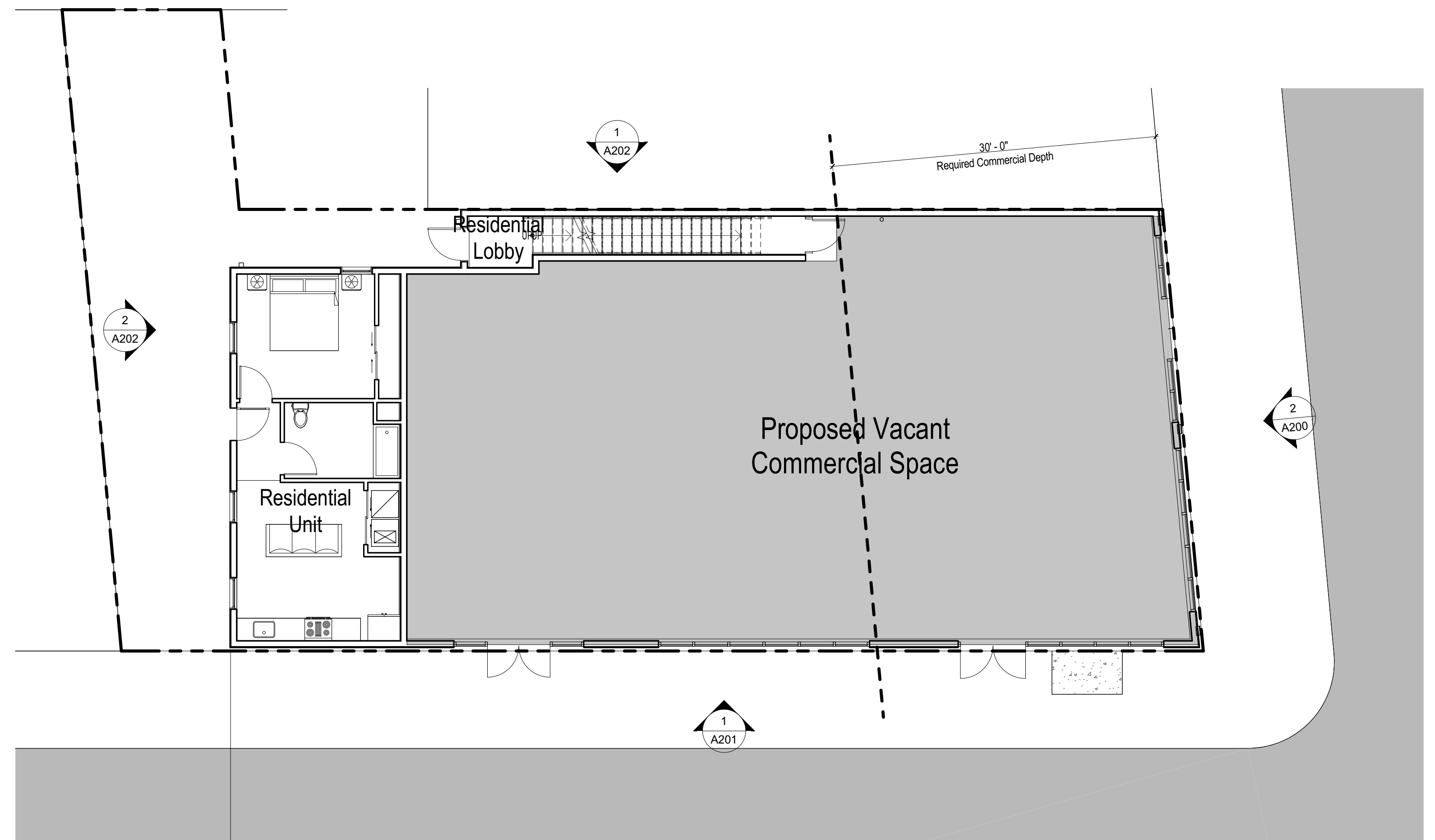
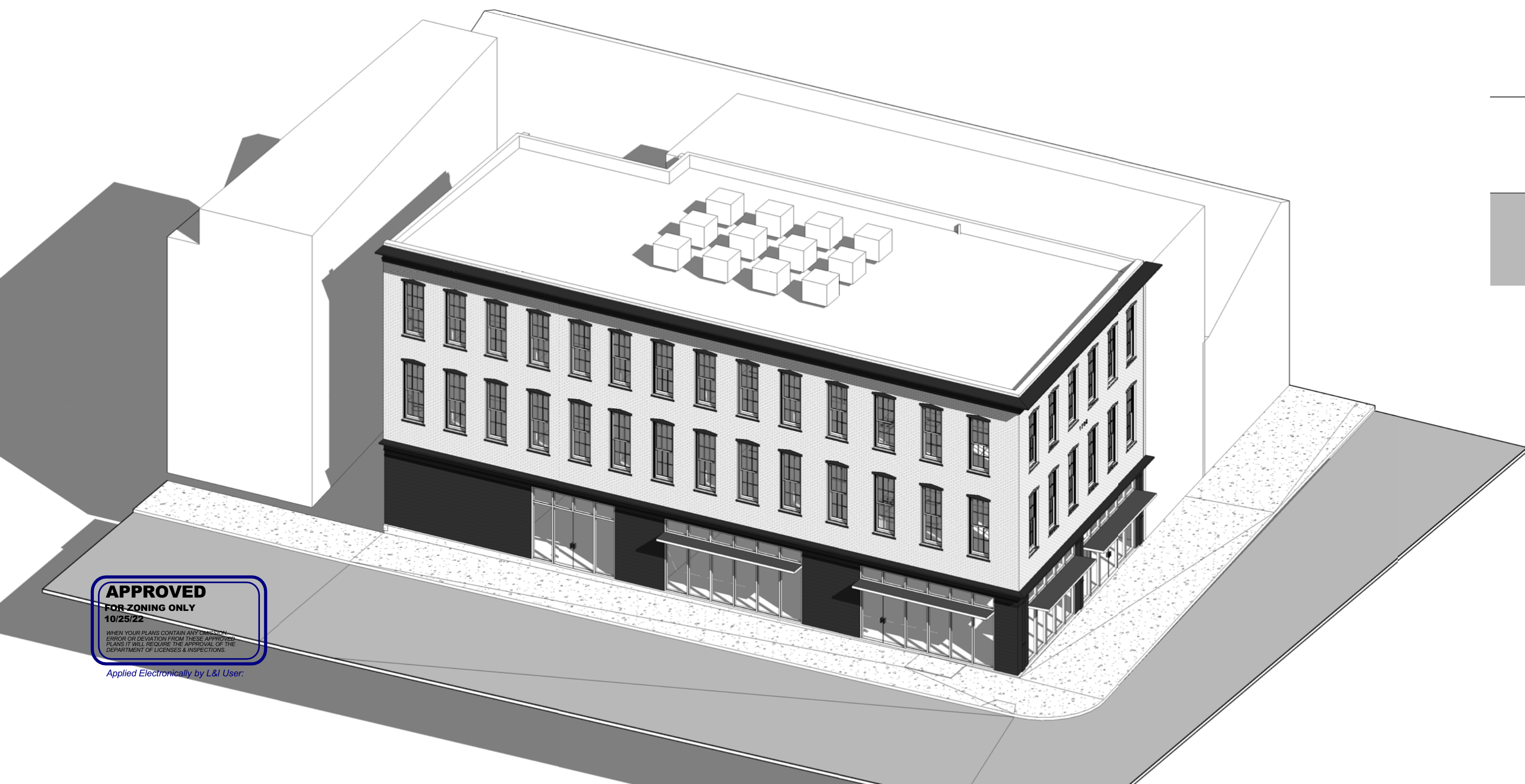
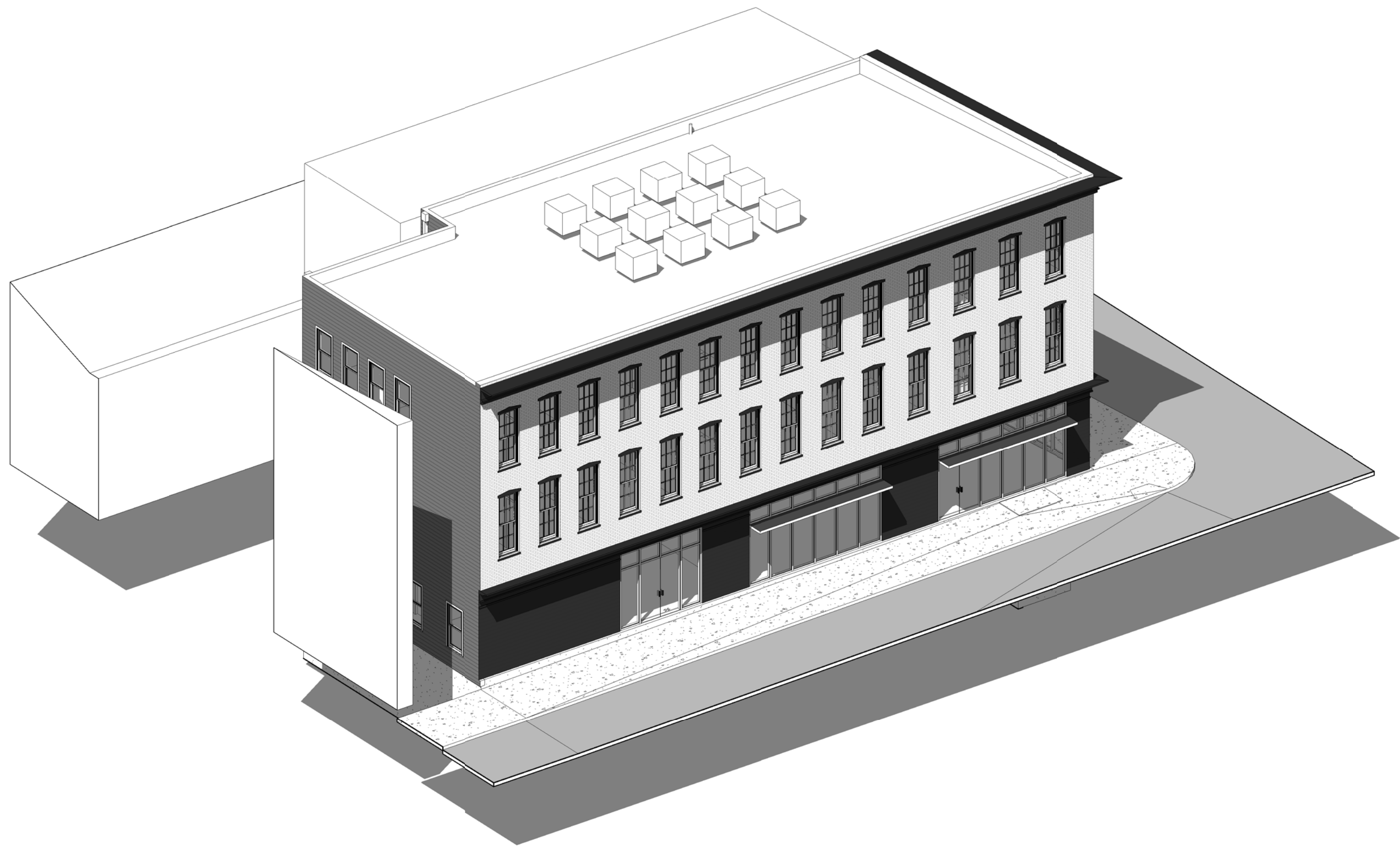
REAR STREET: _____

Applied Electronically By: DANIEL FARRELL
October 25, 2022 Ledger No.: **E-3887**

APPROVED
FOR ZONING ONLY
10/25/22

WHEN YOUR PLANS CONTAIN ANY OMISSIONS, ERRORS OR DISCREPANCIES FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User



1 01 - FIRST FLOOR - ZONING
22 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
10/25/22
WHEN YOUR PLANS CONTAIN ANY APPROVALS, PLEASE PRINT AND SIGN YOUR NAME AND DATE. APPROVED PLANS WILL BECOME THE PROPERTY OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User