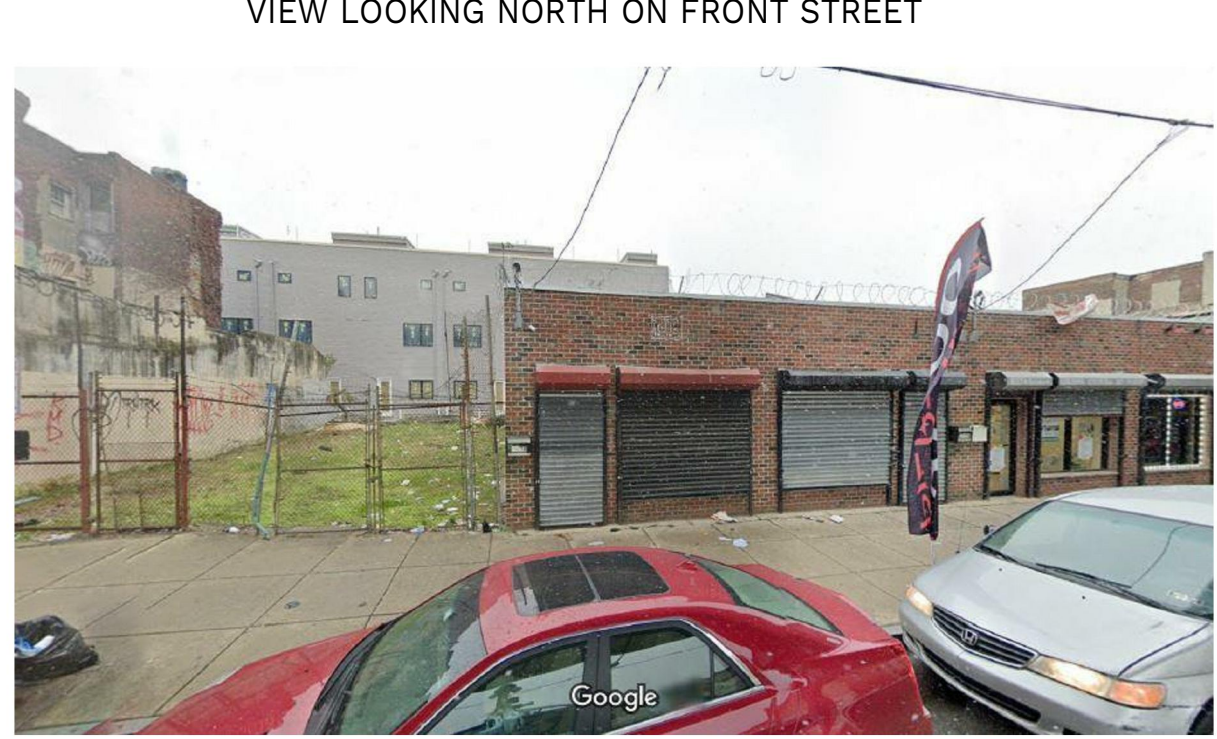
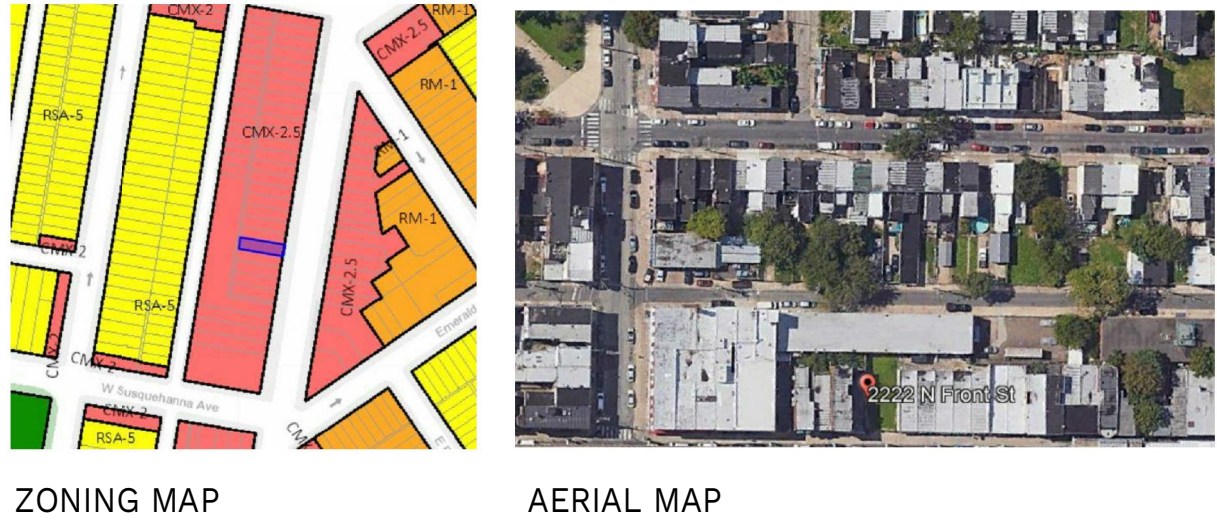
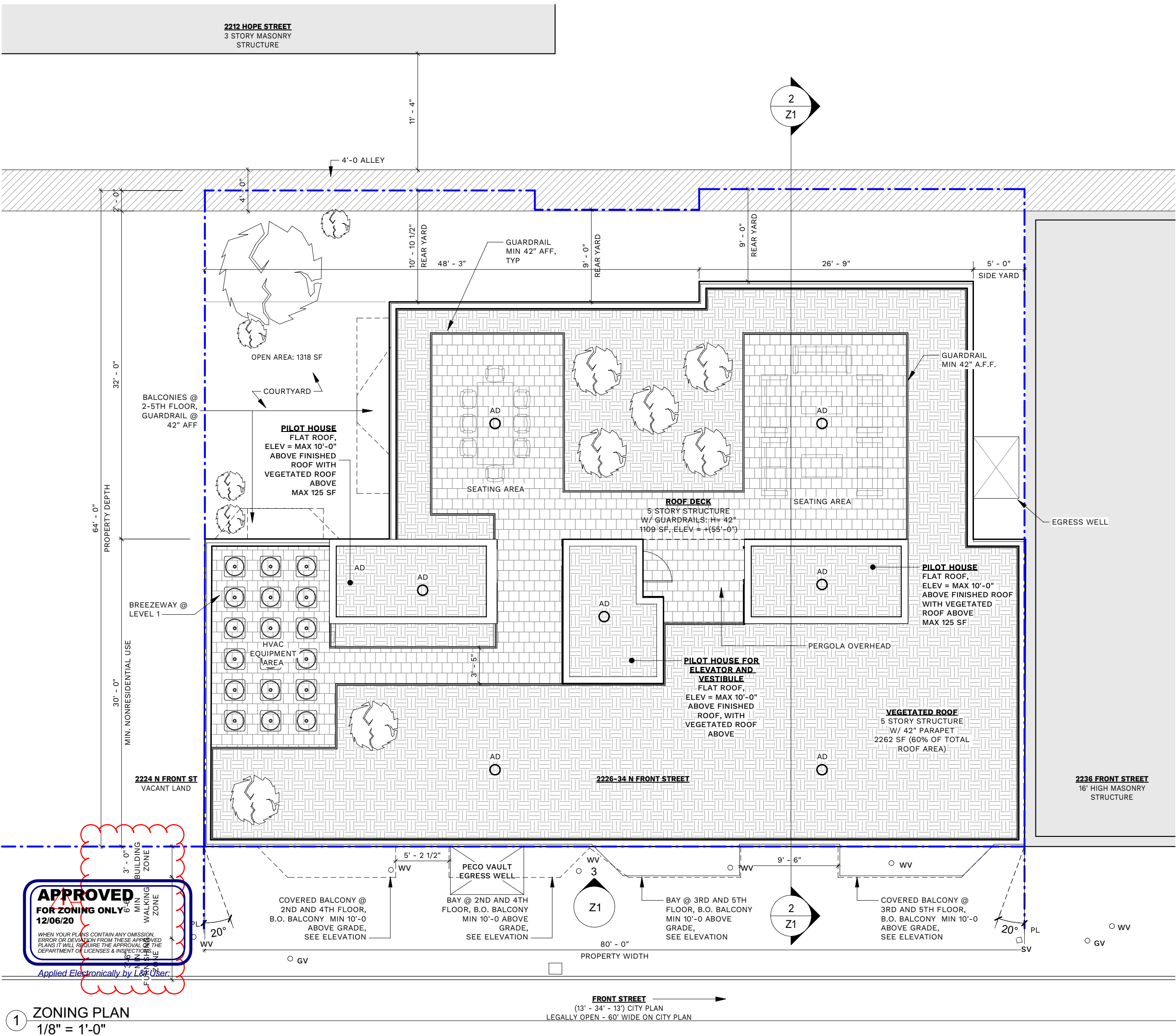
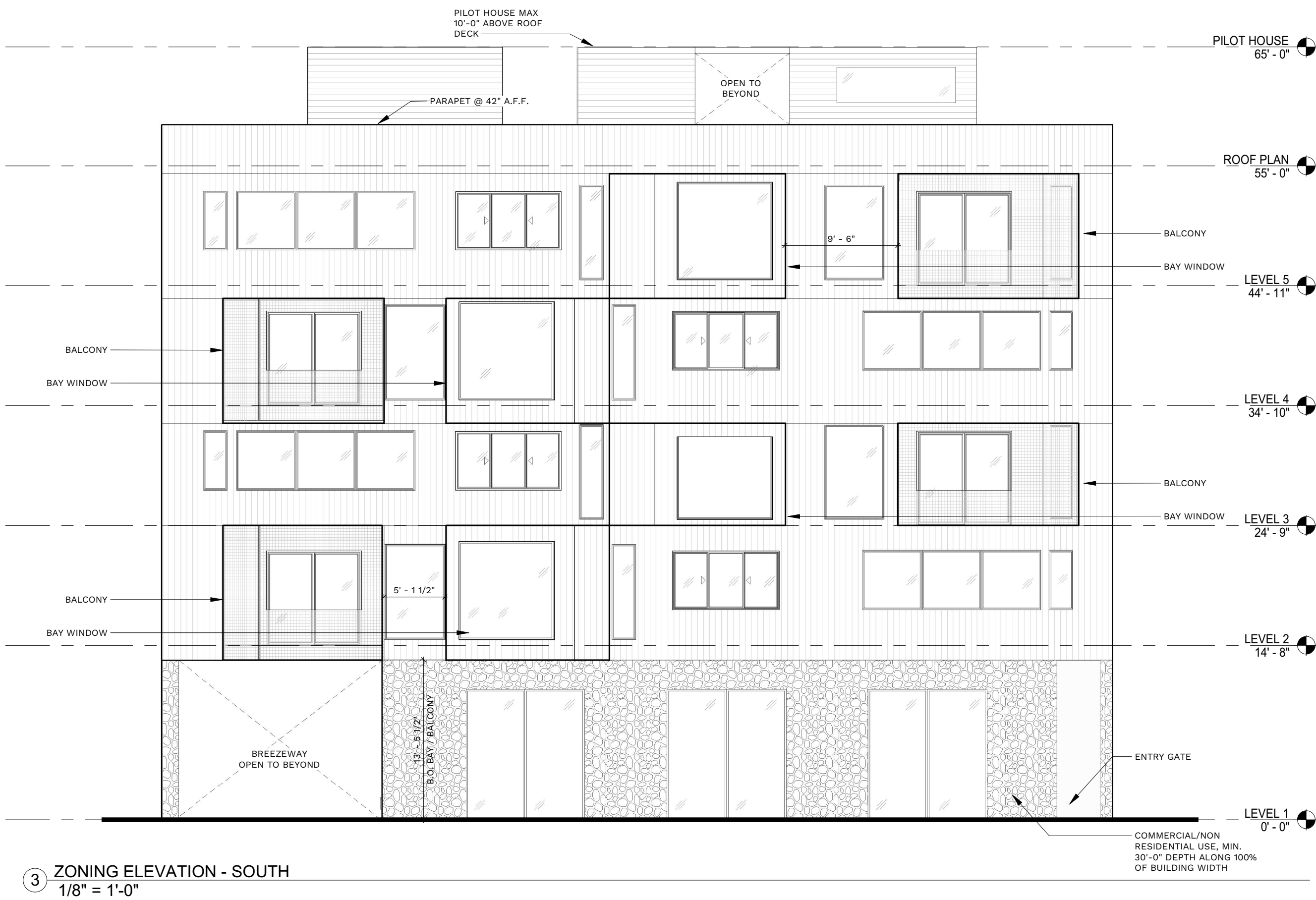




| ZONING CODE ANALYSIS |                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------|
| PROJECT DESCRIPTION  | PROPOSED NEW CONSTRUCTION OF 22 DWELLING UNITS AND ONE VACANT COMMERCIAL SPACE ALONG 100% OF THE GROUND FLOOR FRONTAGE. |
| PROJECT LOCATION     | 2226-34 N FRONT STREET PHILADELPHIA PA 19133                                                                            |
| OWNER                | METROPOLITAN GROUP                                                                                                      |
| ZONING DISTRICT      | CMX-2.5                                                                                                                 |
| LOT AREA             | 5,088 SF                                                                                                                |

| CMX-2.5 ZONING REQUIREMENTS |                     |                      |                                                    |
|-----------------------------|---------------------|----------------------|----------------------------------------------------|
| USE                         | REQUIRED/ PERMITTED | PROPOSED DEVELOPMENT | NOTES                                              |
| RESIDENTIAL UNITS           | 18                  | 22                   | SEE "NOTE 1" BELOW                                 |
| OFF-STREET PARKING SPACES   | 0                   | 0                    |                                                    |
| BUILDING TYPE               | ATTACHED            | ATTACHED             |                                                    |
| LOT DIMENSIONS              |                     |                      |                                                    |
| WIDTH (FT)                  | N/A                 | 80'-0"               |                                                    |
| LOT AREA (SQ FT)            | N/A                 | 5,588                |                                                    |
| MAX LOT COVERAGE (% of lot) | 75%                 | 3770 SF = 74%        |                                                    |
| YARDS                       |                     |                      |                                                    |
| FRONT YARD SETBACK          | N/A                 | N/A                  |                                                    |
| SIDE YARD WIDTH (EACH SIDE) | 5'-0", IF USED      | 5'-0"                |                                                    |
| REAR YARD DEPTH (FT)        | 0'                  | 0'                   |                                                    |
| REAR YARD AREA (SQ FT)      | 0'                  | 0'                   |                                                    |
| HEIGHT                      |                     |                      |                                                    |
| BUILDING HEIGHT (FT)        | 55'-0"              | 55'-0"               |                                                    |
| NUMBER OF STORIES           | N/A                 | 5                    |                                                    |
| PILOT HOUSE                 | 10'-0"              | 10'-0"               |                                                    |
| BICYCLE PARKING             |                     |                      |                                                    |
| CLASS 1A                    | 8                   | 8                    | BKE STORAGE LOCATED IN BASEMENT W/ ELEVATOR ACCESS |

NOTE 1:  
PER 14-602.2 (2) WITH THE INSTALLATION OF AN APPROVED GREEN ROOF (PER 14-602.7), THE NUMBER OF UNITS ALLOWED IS 25% GREATER THAN INDICATED BY THE FOREGOING LOT SIZE REQUIREMENTS.

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:  
**Titus Joy**  
**ON: October 17, 2020**  
FOR CHIEF HIGHWAY ENGINEER



2226-34 N FRONT  
MULTIFAMILY  
METROPOLITAN GROUP



This drawing is not to be scaled for dimensions. This drawing and all information contained herein is authorized for use only by the party for whom the work was contracted. This drawing may not be copied, reused, distributed, or relied upon for any other purpose without the written consent of LO Design Company, LLC.

Revision 1 15 OCTOBER 2020

## ZONING ANALYSIS

|          |                 |
|----------|-----------------|
| Phase    | ZONING          |
| Date     | 15 OCTOBER 2020 |
| Drawn by | LL              |

Scale As indicated

2 ZONING BUILDING SECTION  
3/32" = 1'-0"

Z1

# Zoning Permit

Permit Number ZP-2020-005871

|                                                                  |                                                          |                           |
|------------------------------------------------------------------|----------------------------------------------------------|---------------------------|
| LOCATION OF WORK<br>2226 N FRONT ST, Philadelphia, PA 19133-3714 | PERMIT FEE<br>\$1,929.00                                 | DATE ISSUED<br>12/16/2020 |
|                                                                  | ZBA CALENDAR                                             | ZBA DECISION DATE         |
|                                                                  | ZONING DISTRICTS<br>CMX2.5, CMX2.5, CMX2.5, CMX2.5, CMX2 |                           |

|                                       |                                            |
|---------------------------------------|--------------------------------------------|
| PERMIT HOLDER<br>FRONT STREET ROW LLC | #3B 107 09 S 13TH ST PHILADELPHIA PA 19107 |
|---------------------------------------|--------------------------------------------|

|                                                           |                                               |
|-----------------------------------------------------------|-----------------------------------------------|
| APPLICANT<br>Lea Litvin DBA: LO DESIGN COMPANY CAL#730262 | 2203 LOMBARD STREET PHILADELPHIA, PA 19102USA |
|-----------------------------------------------------------|-----------------------------------------------|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 55 FEET) WITH ROOF DECK & ROOF DECK ACCESS STRUCTURES AND GREEN ROOF. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>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-2020-005871

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2226 N FRONT ST, Philadelphia, PA 19133-3714

2228 N FRONT ST, Philadelphia, PA 19133-3714

2230 N FRONT ST, Philadelphia, PA 19133-3714

2232 N FRONT ST, Philadelphia, PA 19133-3714

2234 N FRONT ST, Philadelphia, PA 19133-3714

## ADDITIONAL USE DETAILS

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

TWENTY-TWO (22) DWELLING UNITS (UTILIZING GREEN ROOF BONUS) AND VACANT COMMERCIAL ON THE FIRST FLOOR (SEPARATE USE PERMIT REQUIRED PRIOR TO OCCUPANCY); FOR THE CREATION OF EIGHT (8) CLASS IA BICYCLE SPACES.

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](http://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.