

# Zoning Permit

Permit Number ZP-2023-011697

|                                                                   |                            |                           |
|-------------------------------------------------------------------|----------------------------|---------------------------|
| LOCATION OF WORK<br>1931-33 N 2ND ST, Philadelphia, PA 19122-2308 | PERMIT FEE<br>\$1,408.00   | DATE ISSUED<br>11/14/2023 |
|                                                                   | ZBA CALENDAR               | ZBA DECISION DATE         |
|                                                                   | ZONING DISTRICTS<br>CMX2.5 |                           |

|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| PERMIT HOLDER<br>ROADRASH & CASH INC | 2152 E DAUPHIN ST PHILADELPHIA PA 19125 |
|--------------------------------------|-----------------------------------------|

|                                |                                                 |
|--------------------------------|-------------------------------------------------|
| OWNER CONTACT 1<br>Troy Timpel | 4429 Isla Verde Ave unit PH#, Carolina PR 00979 |
|--------------------------------|-------------------------------------------------|

|                 |  |
|-----------------|--|
| OWNER CONTACT 2 |  |
|-----------------|--|

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

|                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>To partially address L&I violation CF-2022-049054 for working without permits; for the erection of a semi-detached structure (w/roof deck and pilot houses (enclosing access stairs only); using increased maximum height as permitted in MIN Overlay Table 14-533-3), size and location as shown on plan/application. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| 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.
- 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

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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1931-33 N 2ND ST, Philadelphia, PA 19122-2308

## ADDITIONAL USE DETAILS

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

For use as vacant commercial space at ground floor (extending at least 30 feet from facade on North 2nd Street; separate use registration permit and fit-out permit/CO required prior to occupancy), with Multi-Family Household Living (Twenty-One (21) Dwelling Units, of which five (5) shall be considered affordable as defined by 14-533(6)), and seven (7) Class 1A bicycle parking spaces (located along an accessible route); no signs on this permit.

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.

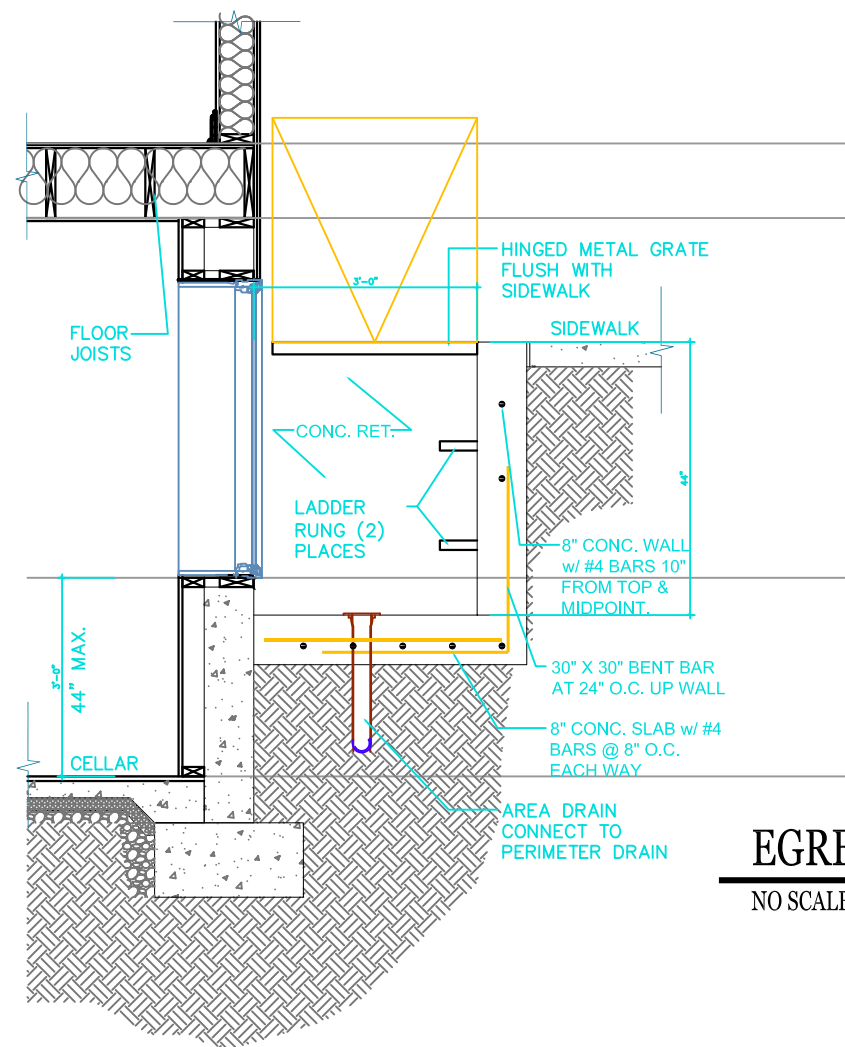
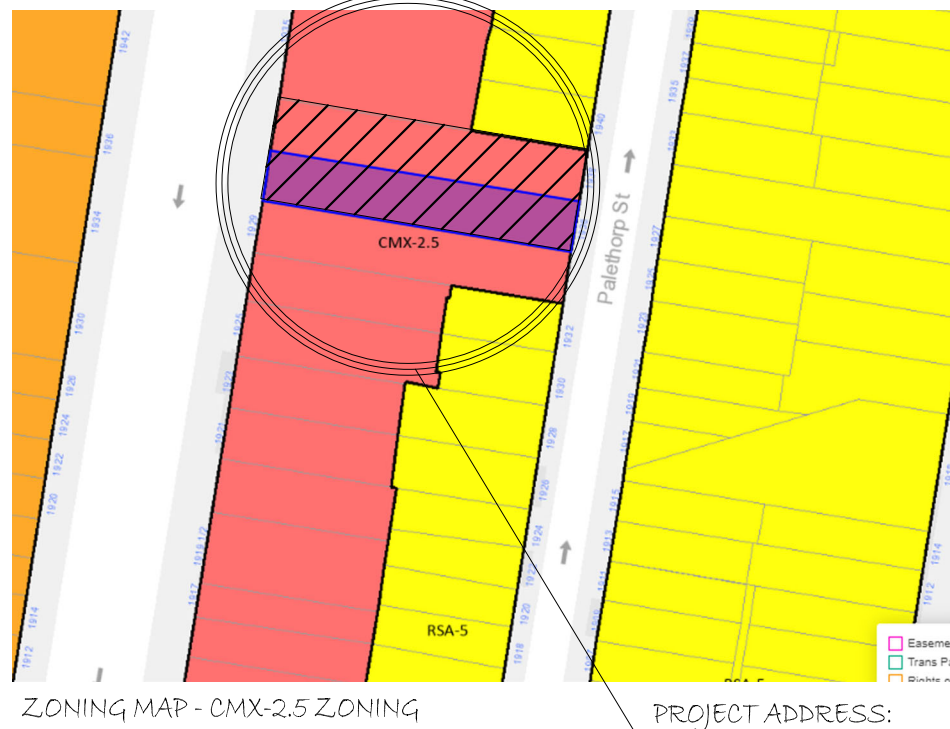
See § 14-303 of the Philadelphia Zoning Code for more information.



**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](http://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.

| ZONING CODE FOR THE CITY OF PHILADELPHIA<br>CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 1931-33 N 2ND STREET<br>*MIN OVERLAY STANDARDS* |                                      |                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICABLE REGULATIONS                                                                                                            | PERMITTED / REQUIRED                 | PROPOSED                                                                                                                                             |
| PERMITTED USE BY RIGHT                                                                                                            | MIXED USE/MULTI-FAMILY               | VACANT. COM(GRND FLR) + 21 RES UNITS                                                                                                                 |
| LOT WIDTH                                                                                                                         | N/A                                  | 36'-0"                                                                                                                                               |
| LOT AREA                                                                                                                          | N/A                                  | 3924 SQ. FT. = 100% Total Lot Area                                                                                                                   |
| OPEN AREA                                                                                                                         | NOT LESS THAN 25%                    | 982 SQ. FT. = 25% Open                                                                                                                               |
| OCCUPIED AREA                                                                                                                     | BUILDING MAY OCCUPY NO MORE THAN 75% | 2942 SQ. FT. = 75% Covered                                                                                                                           |
| FRONT YARD SETBACK                                                                                                                | 0'-0"                                | 0'-0"                                                                                                                                                |
| REAR YARD SETBACK                                                                                                                 | 9'-0" OR 10% OF LOT DEPTH            | 14'-1"                                                                                                                                               |
| SIDE YARD SETBACK                                                                                                                 | 5'-0" WHEN USED                      | 5'-0"                                                                                                                                                |
| HEIGHT REGULATIONS                                                                                                                | 62'-0" MAX.                          | 62'-0" (62'-0" MAX.)                                                                                                                                 |
|                                                                                                                                   |                                      | /MIN OVERLAY CALCULATION:<br>3924 S.F./180 S.F PER UNIT = 21.8 = 21 RES. UNITS<br>20% OF 21 RES. UNITS = 4.2 = 5 AFFORDABLE UNITS<br>PROVIDED ONSITE |

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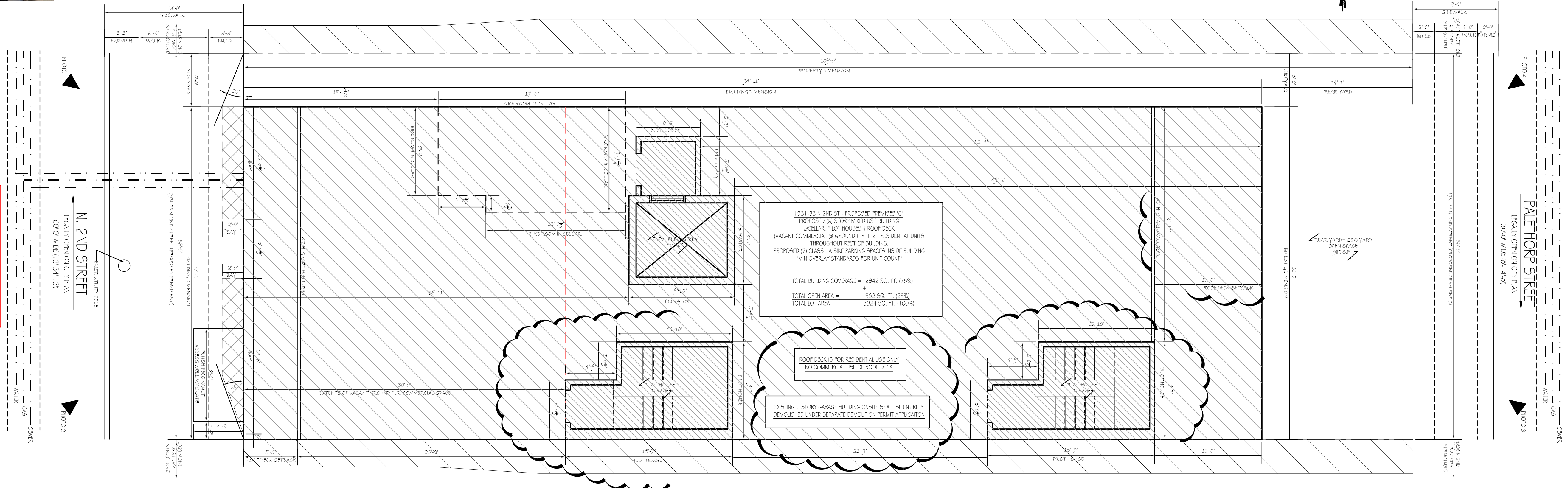
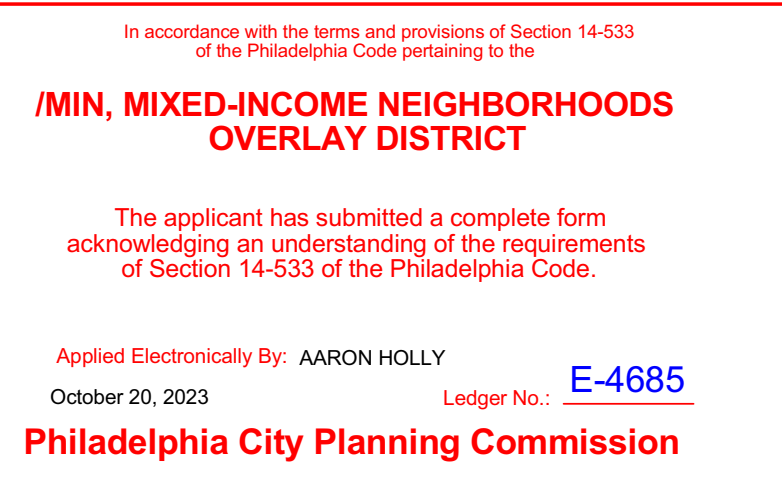
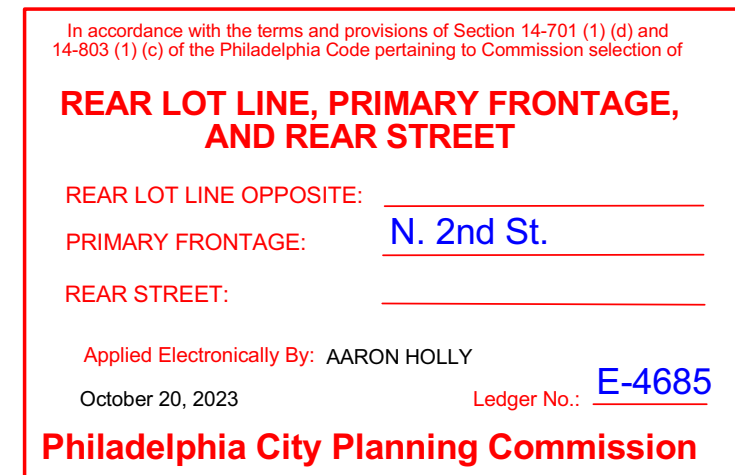
THE UNDERGROUND UTILITY LINE PROTECTION LAW  
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1991  
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20231861915 (ward 18)

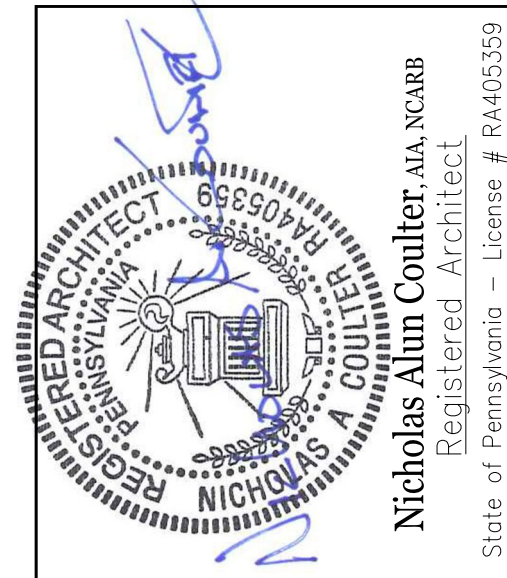
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND LOCATIONS OF THESE UTILITIES. COMPLETENESS OF UTILITY TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

EGRESS WELL

NO SCALE SIM@PECO VAULT



PROPOSED 6- STORY MULTI-FAMILY (21 UNITS) RESIDENCE w/ PARTIAL GROUND FLR. VACANT COMMERCIAL, PILOT HOUSES & ROOF DECK  
 PROPOSED (7) CLASS 1A BIKE PARKING SPACES ALONG ACCESSIBLE ROUTE INSIDE BUILDING  
 1931-33 N 2ND STREET (PROPOSED PREMISES C), PHILADELPHIA, PENNSYLVANIA



PROPOSED MIXED USE BUILDING  
1931-33 N 2ND STREET  
PHILADELPHIA, PENNSYLVANIA

## ZONING PLAN & ELEVATIONS

DWG. TITLE

REVISIONS:  
RFI COMMENTS

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 1/30/2023  
SCALE: AS NOTED

|         |        |
|---------|--------|
| JOB NO: | 2ND ST |
| FILE:   | 2ND ST |

 $Z^{-1}$ 

1  
Z-1

# ZONING PLAN

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



PROPOSED MIXED USE BUILDING  
1931-33 N 2ND STREET  
PHILADELPHIA, PENNSYLVANIA

PROJECT

ZONING PLAN & ELEVATIONS

DWG. TITLE

REVISIONS:  
RFI COMMENTS

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 1/30/2023  
SCALE: AS NOTED

JOB No: 2ND ST  
FILE: 2ND ST

Z-2

