

Zoning Permit

Permit Number ZP-2025-003659

LOCATION OF WORK 2111-13 N 33RD ST, Philadelphia, PA 19121-1106	PERMIT FEE \$821.00	DATE ISSUED 5/14/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2121 North 33rd LLC	2731 Federal St., Unit 101 Philadelphia, Pennsylvania 19146
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OWNER CONTACT 1 Colin Laren	2731 Federal St., Unit 101, Phila. PA 19146
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH DECKS ALONG DOUGLAS STREET. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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)
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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

2111-13 N 33RD ST, Philadelphia, PA 19121-1106

ADDITIONAL USE DETAILS

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

CONTAINING FIFTEEN (15) DWELLING UNITS, FOUR (4) VEHICLE PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE), AND FIVE (5) CLASS IA BICYCLE PARKING 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 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.

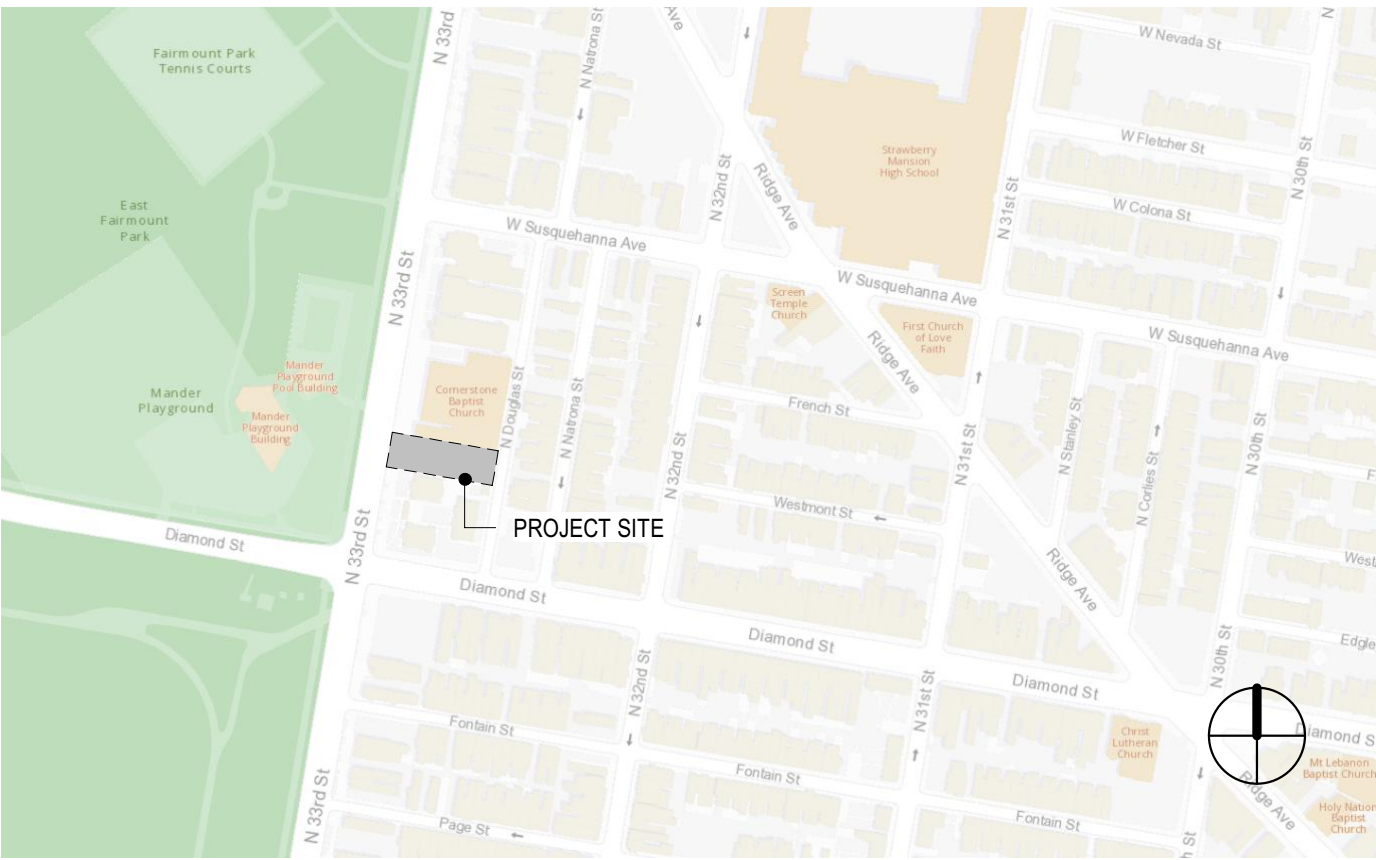
PROJECT ADDRESS: 2111-13 N 33RD STREET

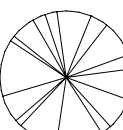
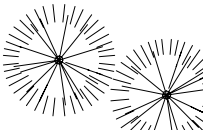
ZONING CLASSIFICATION: RM-1 (RESIDENTIAL DISTRICT)
W/ STRAWBERRY MANSION / NCO OVERLAY DISTRICT

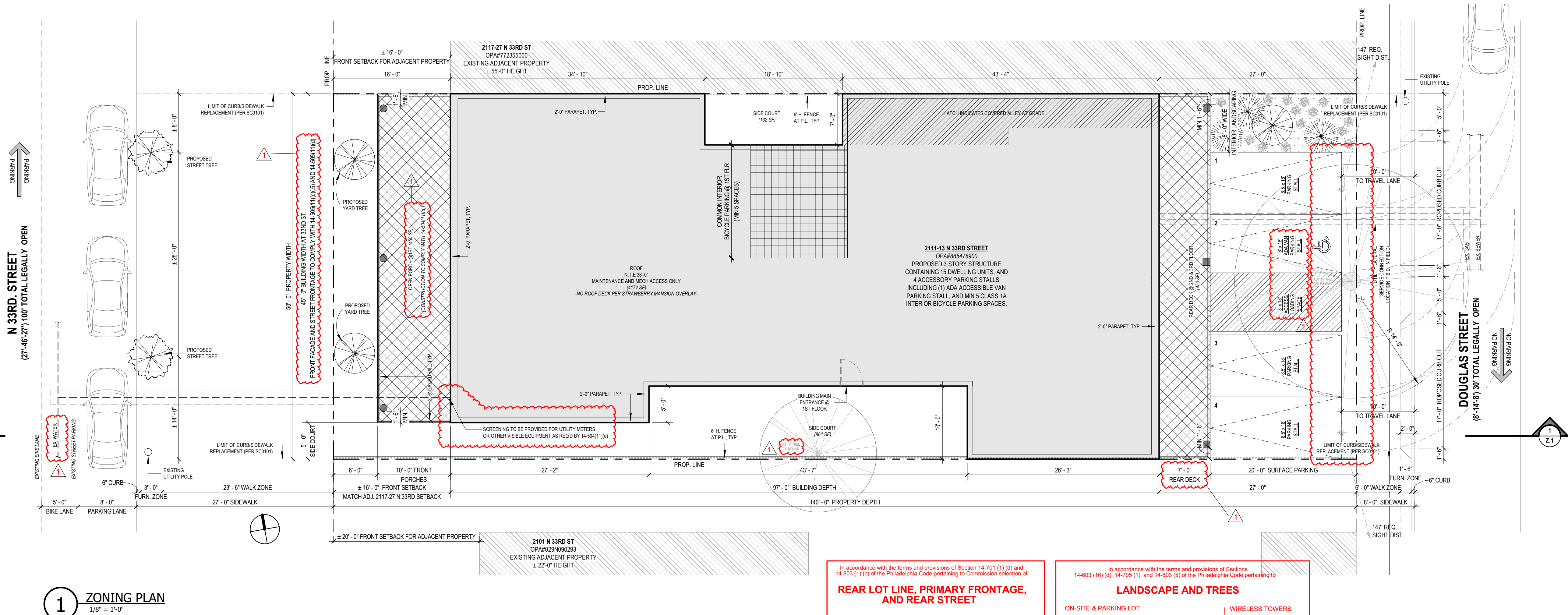
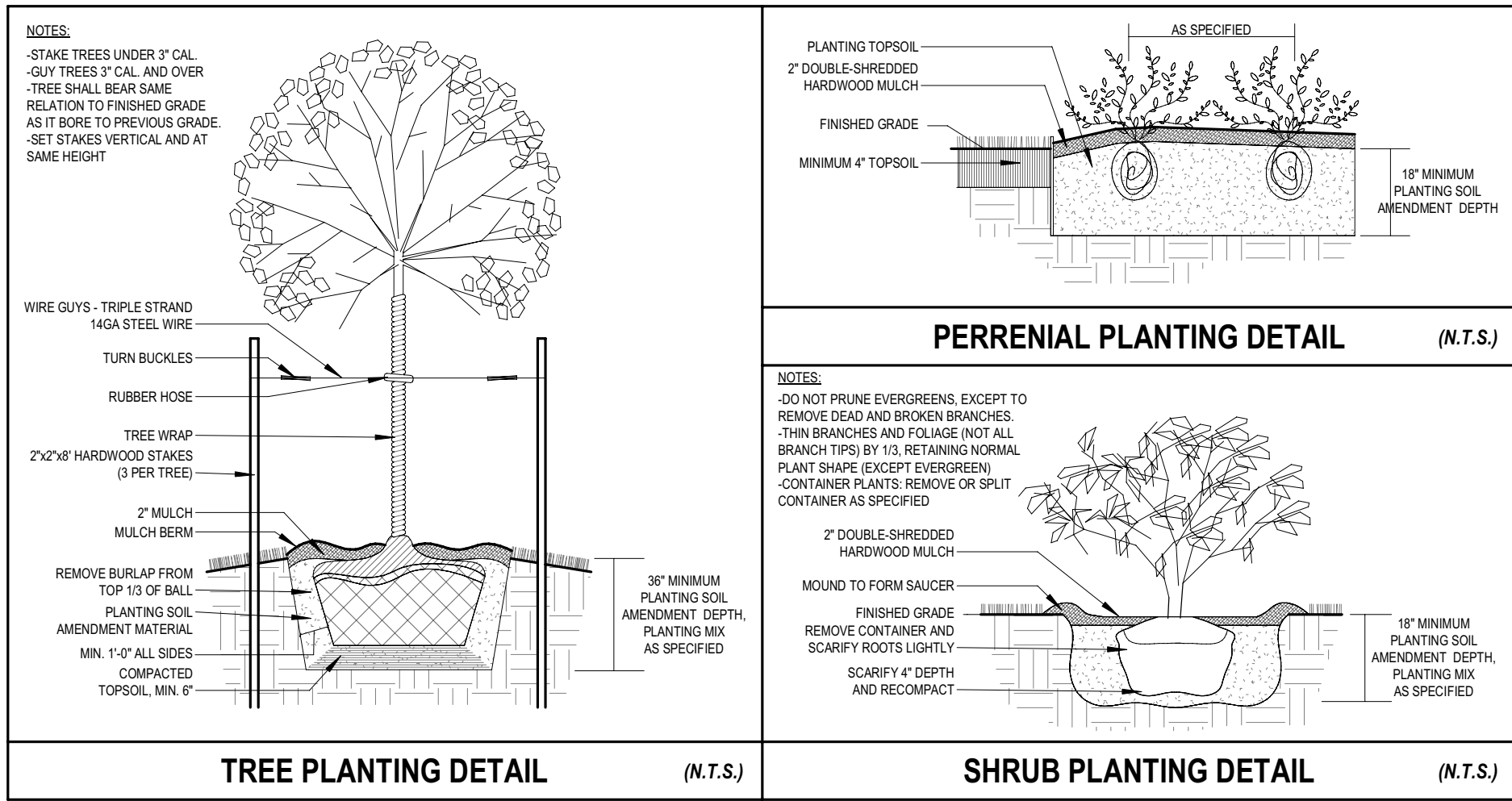
SCOPE OF WORK: PROPOSED 3 STORY STRUCTURE CONTAINING 15 DWELLING UNITS, AND 4 ACCESSORY PARKING STALLS INCLUDING (1) ADA ACCESSIBLE VAN PARKING STALL, AND MIN 5 CLASS 1A INTERIOR BICYCLE PARKING SPACES.

ZONING DATA		
ZONING DATA TABLE - 2111-13 N 33RD ST.		
RM-1 ZONING / STRAWBERRY MANSION OVERLAY (ZONE 2)	REQUIRED/ALLOWED	PROPOSED
LOT AREA	MIN 1440 SF	7000 SF
USE	MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
OCCUPIED AREA	MAX 75% (5,072 SF)	72.5%
OPEN AREA	MIN 25% (1,928 SF)	27.5%
FRONT YARD	MATCH ADJACENT	+/- 16'-0"
SIDE YARD	NOT REQ'D	NONE
REAR YARD DEPTH	NOT REQUIRED, LOTS BOUND BY TWO FRONTAGE	N.T.E. 38'-0"
HEIGHT	38'-0" MAX. A.G.	15 DWELLING UNIT
DWELLING UNIT DENSITY	15 DWELLING UNIT	10'-0"
PORCH DEPTH	MIN 6'-0"	MIN 5 SPACES
BICYCLE PARKING	MIN 5 SPACES	(2) 17'-0" CURB CUT
STREET ENCROACHMENTS		

SITE LOCATION



PROPOSED LANDSCAPING INFORMATION				
CODE SECTION	REQ.			PROPOSED
Yard Tree Requirements 14-705(1)(e),3	1 TREE / 1600 SF (OF OPEN AREA)	OPEN AREA = 1928 SF	=1.21 = 2 TREE	2 TREE
Tree Replacement Requirements 14-705(1)(g)	NO TREES TO BE REMOVED			X
Perimeter Screening from Public Streets for Parking Lots 14-803(5)(d)	MIN. 5'-0" BUFFER 1 SHADE TREE / 20 LIN. FT 4 SHRUBS / 20 LIN. FT	LENGTH = 8'-0" LENGTH = 8'-0"	=0.4 = 1 TREES =1.4 = 2 SHRUBS	"SEEKING WAIVER" "SEEKING WAIVER" "SEEKING WAIVER"
Interior Landscaping Requirements for Parking Lots 14-803(5)(e)	MIN. 8'-0" WIDTH ISLAND MIN. 10% AREA; MIN. 100 SF 1 SHADE TREE / 200 SF 3 SHRUBS / 200 SF 15 PERENNIALS / 200 SF	AREA = 756 SF = 100 SF AREA = 144 SF = 1 TREES AREA = 144 SF = 3 SHRUBS AREA = 144 SF = 15 PERENNIALS	8'-0" WIDTH 144 SF 1 TREE 3 SHRUBS 15 PERENNIALS	
Street Tree Requirements	1 TREE / 35 LIN. FT. OF FRONTAGE	LENGTH = 50'-0"	=1.6 = 2 TREES	2 TREE
PROPOSED LANDSCAPING				
TYPE	QTY.	BOTANICAL NAME	COMMON NAME	NOTES
CANOPY TREE	4	BETULA NIGRA	RIVER BIRCH	2 1/2" - 3" CAL. MULTI STEM B&B
SHRUBS	3	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	#3 CON
PERENNIALS	15	PANICUM VIRGATUM	RED SWITCH GRASS	#3 CON
	TREES		SHRUBS	 PERENNIALS



1 ZONING PLAN
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: 33rd Street
PRIMARY FRONTAGE: 33rd Street
REAR STREET: 33rd Street

Applied Electronically By: JACK CONVISER
May 13, 2025
Ledge No.: E-7022
Philadelphia City Planning Commission

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT
☒ APPROVED ☐ DISAPPROVED
☒ WAIVED
IN-LIEU FEE \$ 1,000.00

Wireless Towers
☐ APPROVED
☐ DISAPPROVED
Applied Electronically By: JACK CONVISER
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Dial 8-1-1 or 1-800-242-1776 not less than 3 business days not more than 10 business days prior to the start of excavation.
Pennsylvania One Call System Serial Number
2111 N 33RD ST - 20251012606

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE.

STAMP AREA

ZONING REVISION - 05.08.2025



Gnome Architects LLC
1901 s. 9th st. Rm. 310
Philadelphia PA 19148

P: 215 279 7531

gnomearch.com

STRUCTURAL ENGINEER

POULSON & ASSOCIATES

8 W 2nd St
Media, PA 19063
610.566.2786

OWNER

PRNTS CO LLC

NEW MULTIUNIT DEVELOPMENT:
2111-13 N 33RD ST
PHILADELPHIA PA, 19121

REVISIONS

NO.	DATE	DESCRIPTION
1	05.08.2025	ZONING REVISION

PROJECT ISSUE

ZONING SUBMISSION	ISSUE DATE 04.18.2025
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PROFESSIONAL SEAL



Gnome Architects LLC
All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

ISSUE DATE: 05.08.2025
CHECKED BY: DS
DRAWN BY: AL
PROJECT NUMBER: 0478

DRAWING TITLE
ZONING PLAN

DRAWING NO.

Z.0

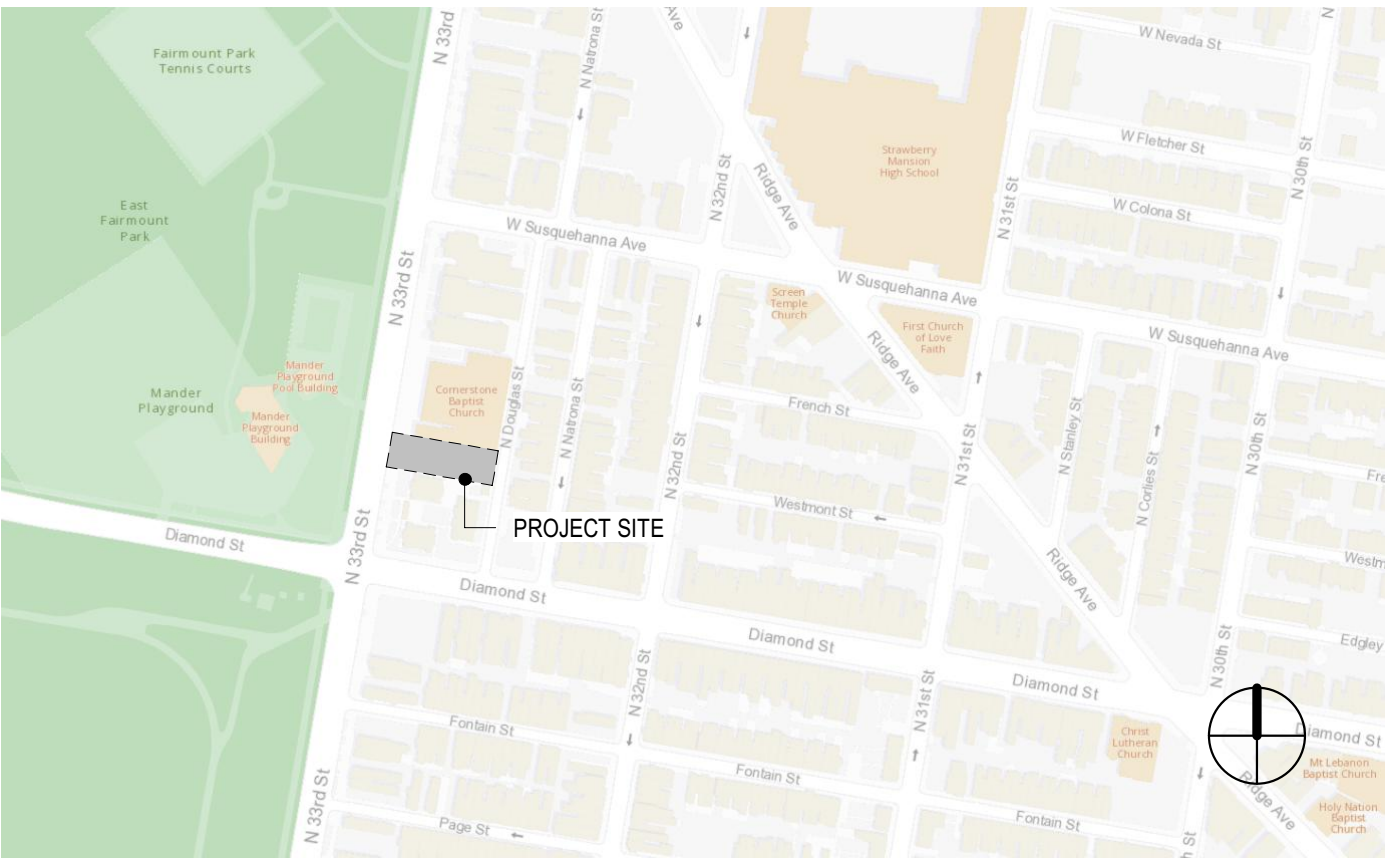
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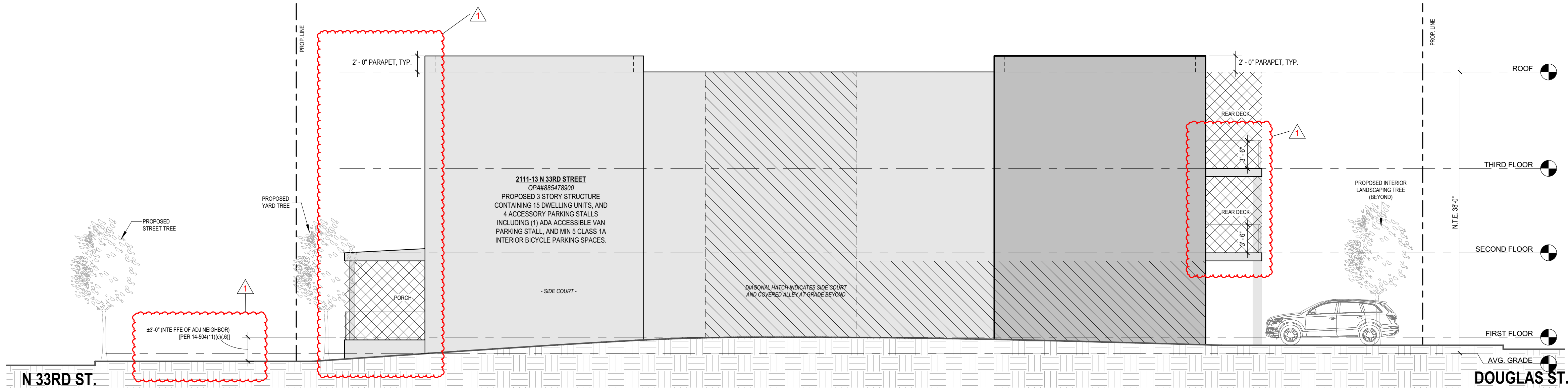
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BICYCLE PARKING	MIN 5 SPACES	MIN 5 SPACES
STREET ENCROACHMENTS		(2) 17'-0" CURB CUT

SITE LOCATION



EXISTING SITE PHOTOS

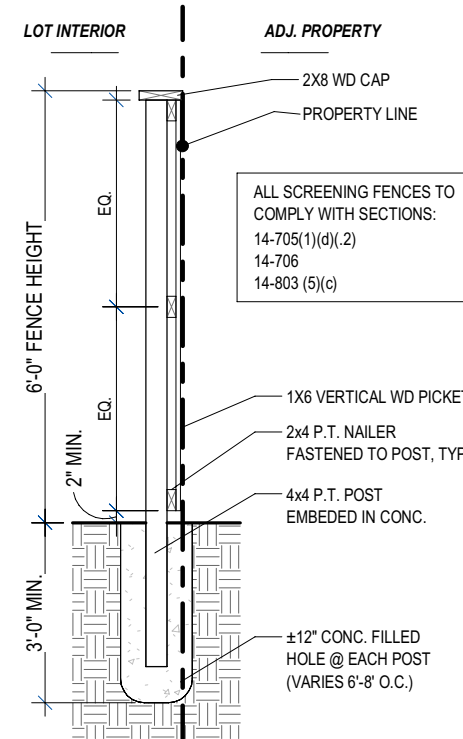


1 ZONING SECTION/ELEVATION

1/8" = 1'-0"

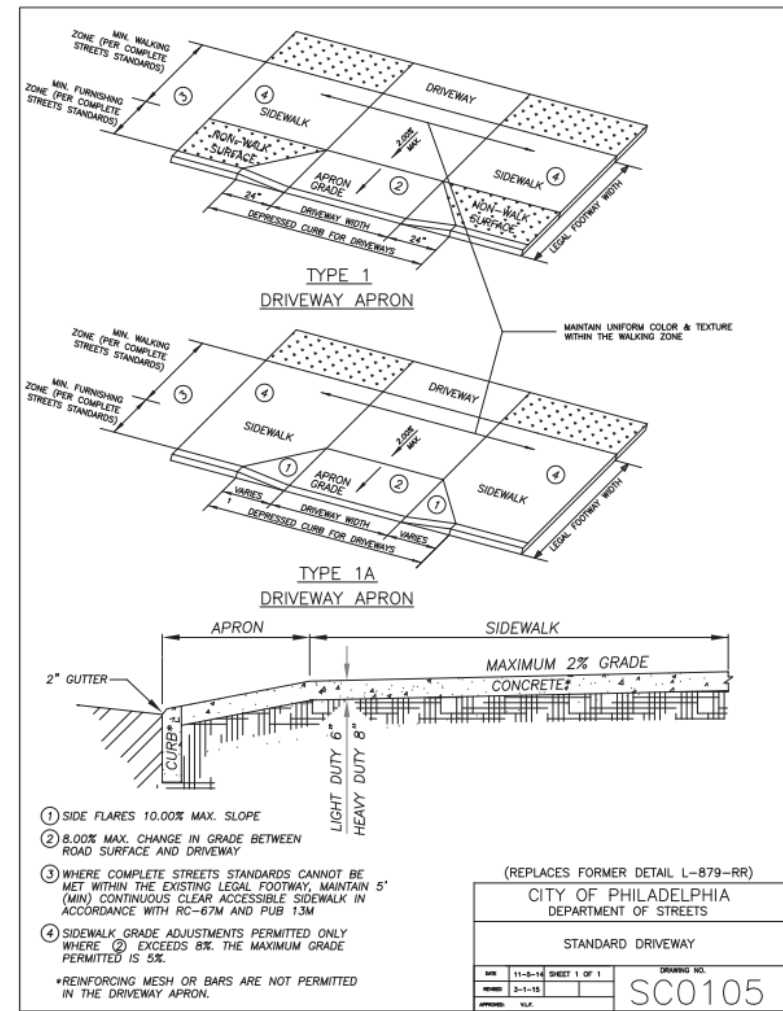
4 TYP. FENCE DETAIL

3/8" = 1'-0"



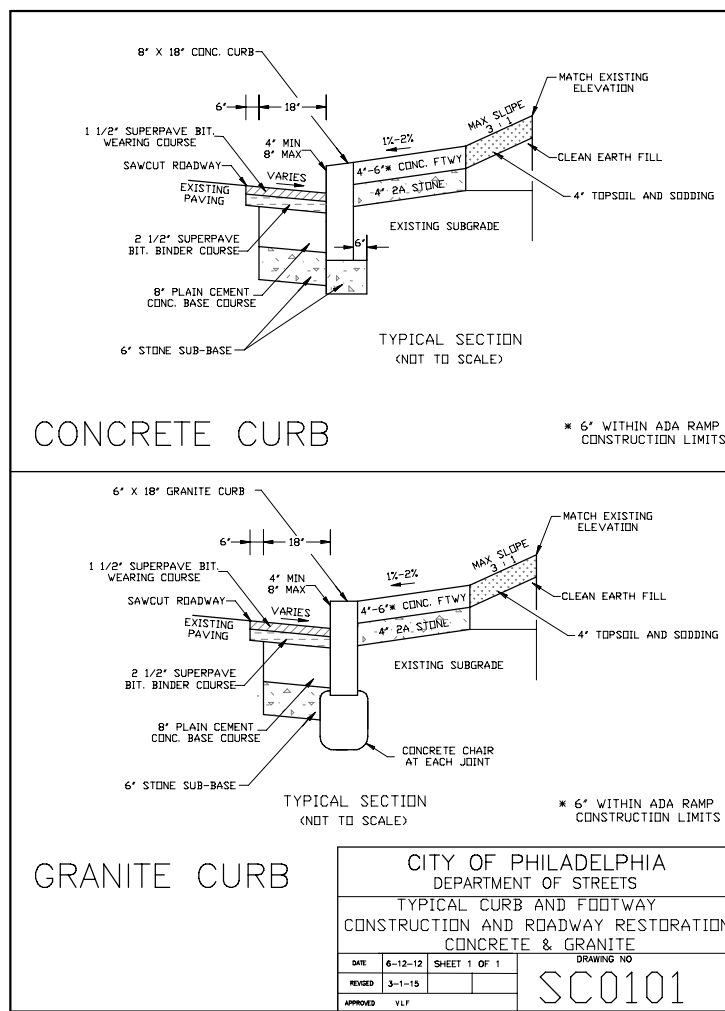
3 STANDARD CURB CUT DETAILS

1" = 10'-0"



2 STANDARD STREET WORK DETAILS

1" = 10'-0"



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PRNTS CO LLC

NEW MULTITUM DEVELOPMENT:
2111-13 N 33RD ST
PHILADELPHIA PA, 19121

REVISIONS

NO.	DATE	DESCRIPTION
1	05.08.2025	ZONING REVISION

PROJECT ISSUE

ZONING SUBMISSION	ISSUE DATE
	04.18.2025

PROFESSIONAL SEAL



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ISSUE DATE:	05.08.2025
CHECKED BY:	DS
DRAWN BY:	AL
PROJECT NUMBER:	0478

DRAWING TITLE
ZONING SECTION/ELEVATION

DRAWING NO.

Z.1

ZONING REVISION - 05.08.2025