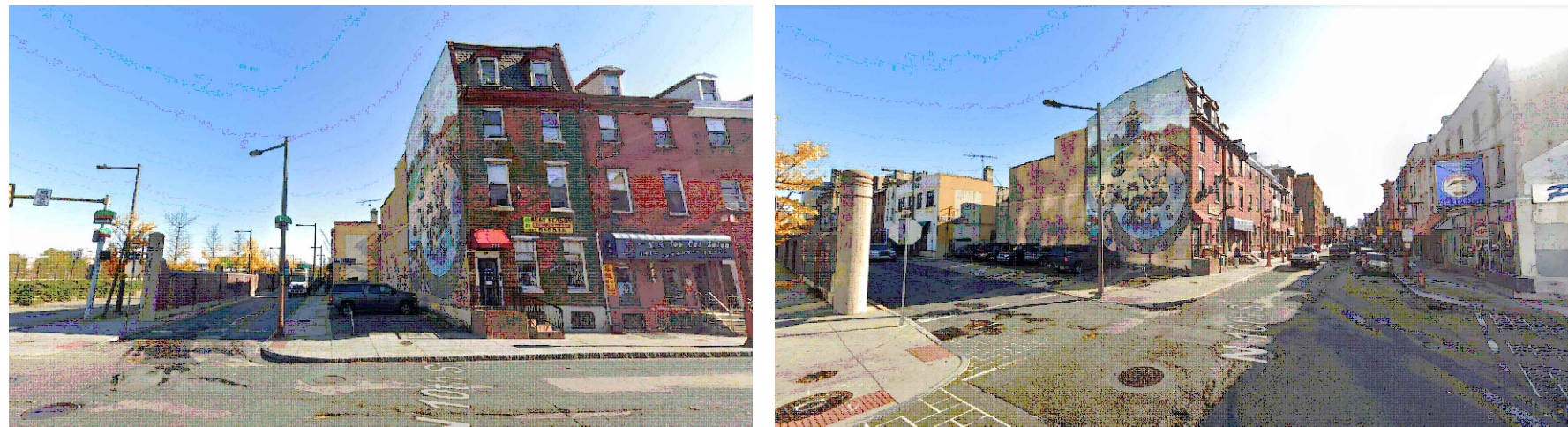




01 KEY PLAN
241 N 10TH ST
SCALE NTS



03 PERSPECTIVE VIEWS
10TH ST
SCALE NTS

241 N. 10TH ST PROJECT DESCRIPTION:	(1) VACANT RETAIL SPACE AND (6) NEW RESIDENTIAL UNITS IN A 4 STORY WOOD FRAMED MIXED-USE BUILDING WITH CELLAR AND YARD ALONG WINTER ST	CMX-3 REQUIREMENTS	PROPOSED
TYPE		N/A	MULTIFAMILY + RETAIL
# OF UNITS		N/A	(6) RESIDENTIAL + (1) RETAIL
MIN LOT AREA		N/A	1809 SF
MAX FAR		500%	6709 GSF (371%)
MAX OCCUPIED AREA		80% (CORNER LOT)	80% (1435 SF)
MIN SIDE YARD		8'-0" IF USED	N/A
MAX HEIGHT		N/A	56'-0"
PARKING*		3:10 UNIT RATIO (2 REQUIRED)	(2) PROVIDED OFFSITE

*PER SECTION 14-802.9:

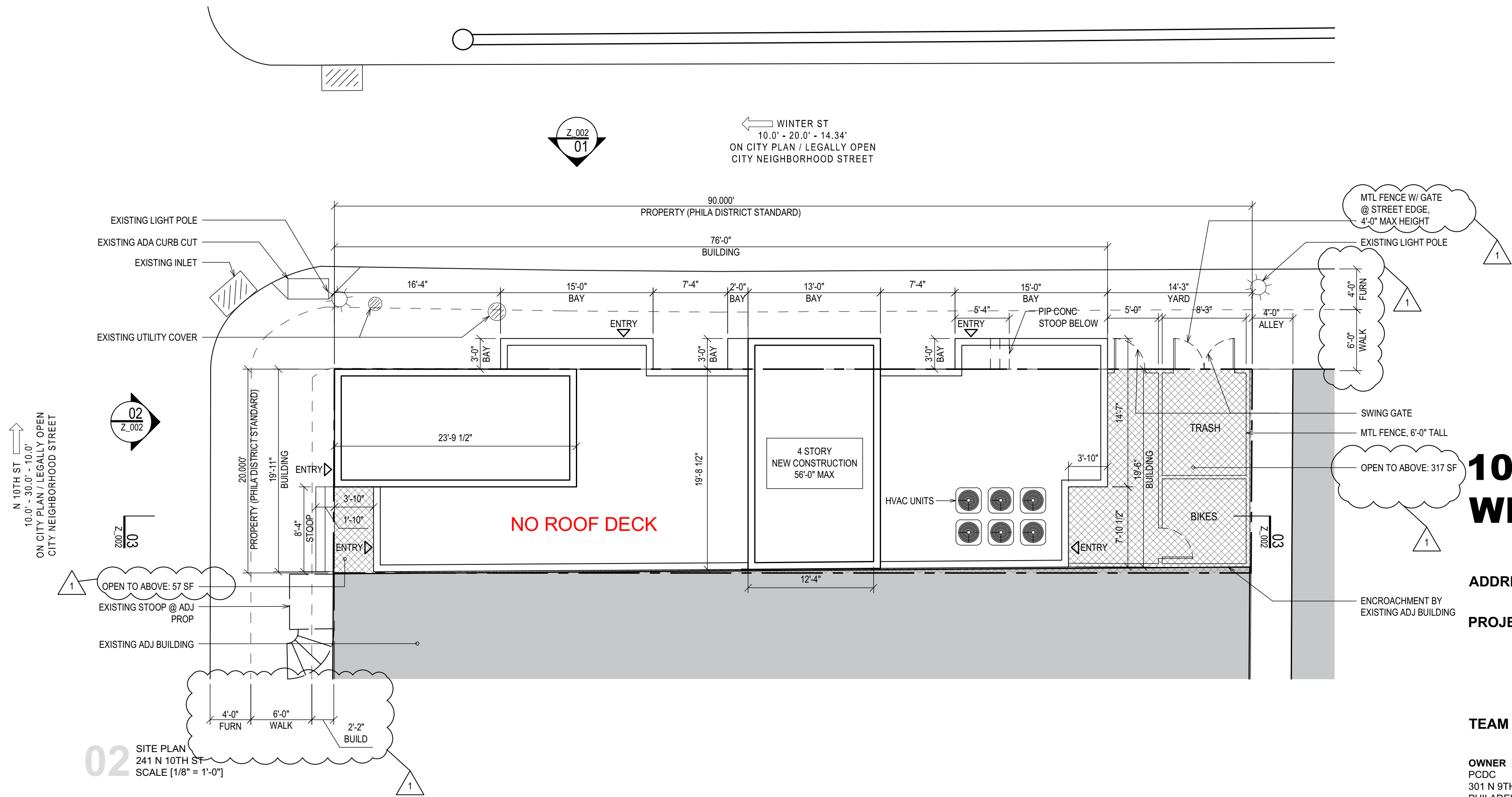
REQUIRED ACCESSORY PARKING IN A CMX-3 ZONING DISTRICT MAY BE PROVIDED ON A LOT SEPARATE FROM THE LOT ON WHICH THE PRINCIPAL USE IS LOCATED. A WRITTEN AGREEMENT BETWEEN THE RECORD OWNERS HAS BEEN SUBMITTED TO L&I WITH THIS ZONING APPLICATION.

THE 2 REQUIRED PARKING SPACES WILL BE LOCATED IN THE E-Z PARK PARKING LOT AT 217-53 N 9TH ST PER THE LETTER ACCOMPANYING THIS SUBMISSION. THE LOT IS APPROXIMATELY 570 FT FROM THE SITE.

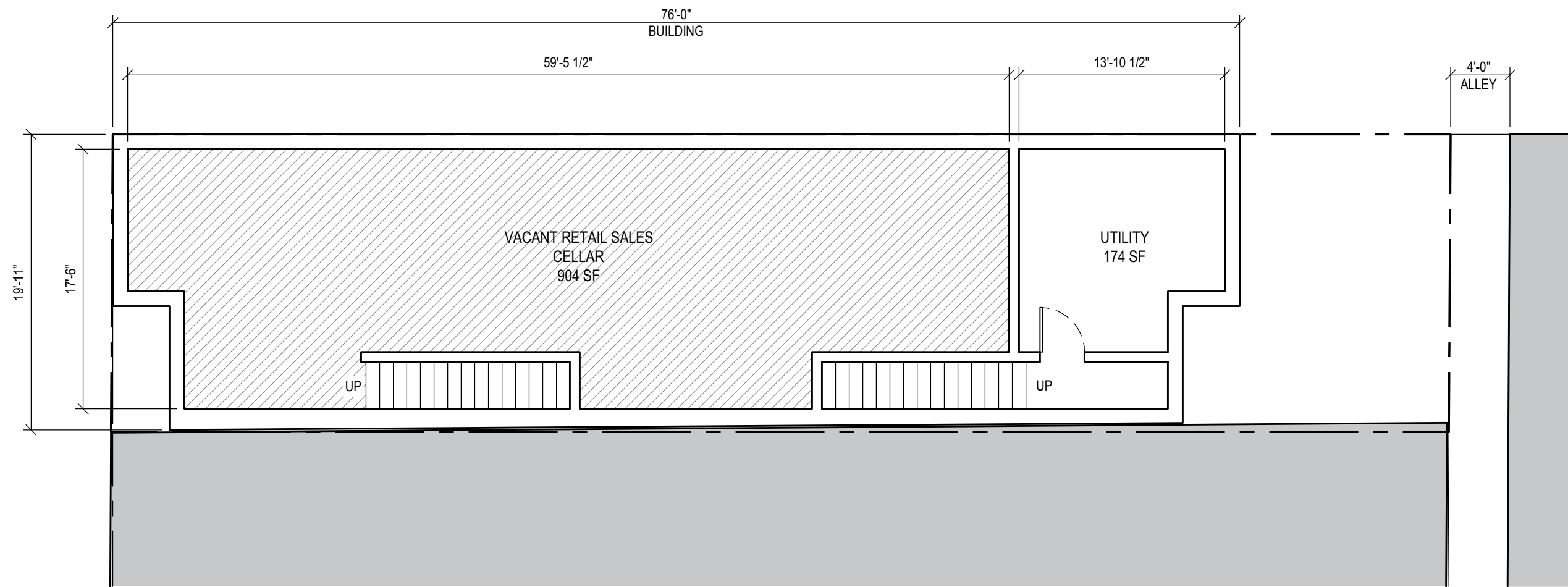
04 ZONING TABLE
SCALE NTS



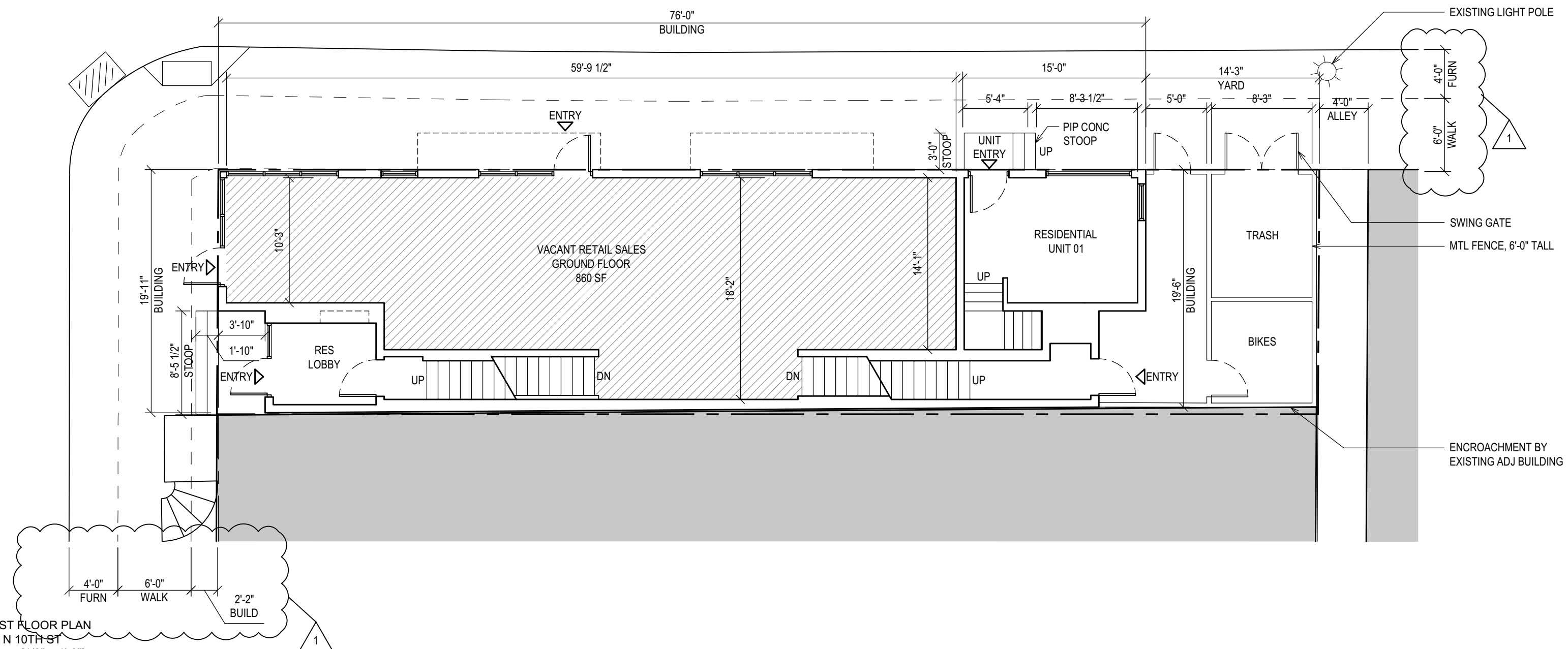
Applied Electronically by L&I User:



02 SITE PLAN
241 N 10TH ST
SCALE [1/8" = 1'-0"]



05 BASEMENT PLAN
241 N 10TH ST
SCALE [1/8" = 1'-0"]



06 FIRST FLOOR PLAN
241 N 10TH ST
SCALE [1/8" = 1'-0"]

10TH + WINTER ST

ADDRESS 241 N 10TH ST
PHILADELPHIA PA 19107
PROJECT 2106

TEAM

OWNER
PCDC
301 N 9TH ST
PHILADELPHIA, PA 19107
215 922 2156

MEP ENGINEER
HUTEC ENGINEERING
304 MASTER ST, 1ST FL
PHILADELPHIA, PA 19122
267 800 3540

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500

STRUCTURAL ENGINEER
LARSEN LANDIS
11 W THOMPSON ST
PHILADELPHIA, PA 19125
215 232 7207



PHASE

ZONING SUBMISSION
ZONING RESUBMISSION

1

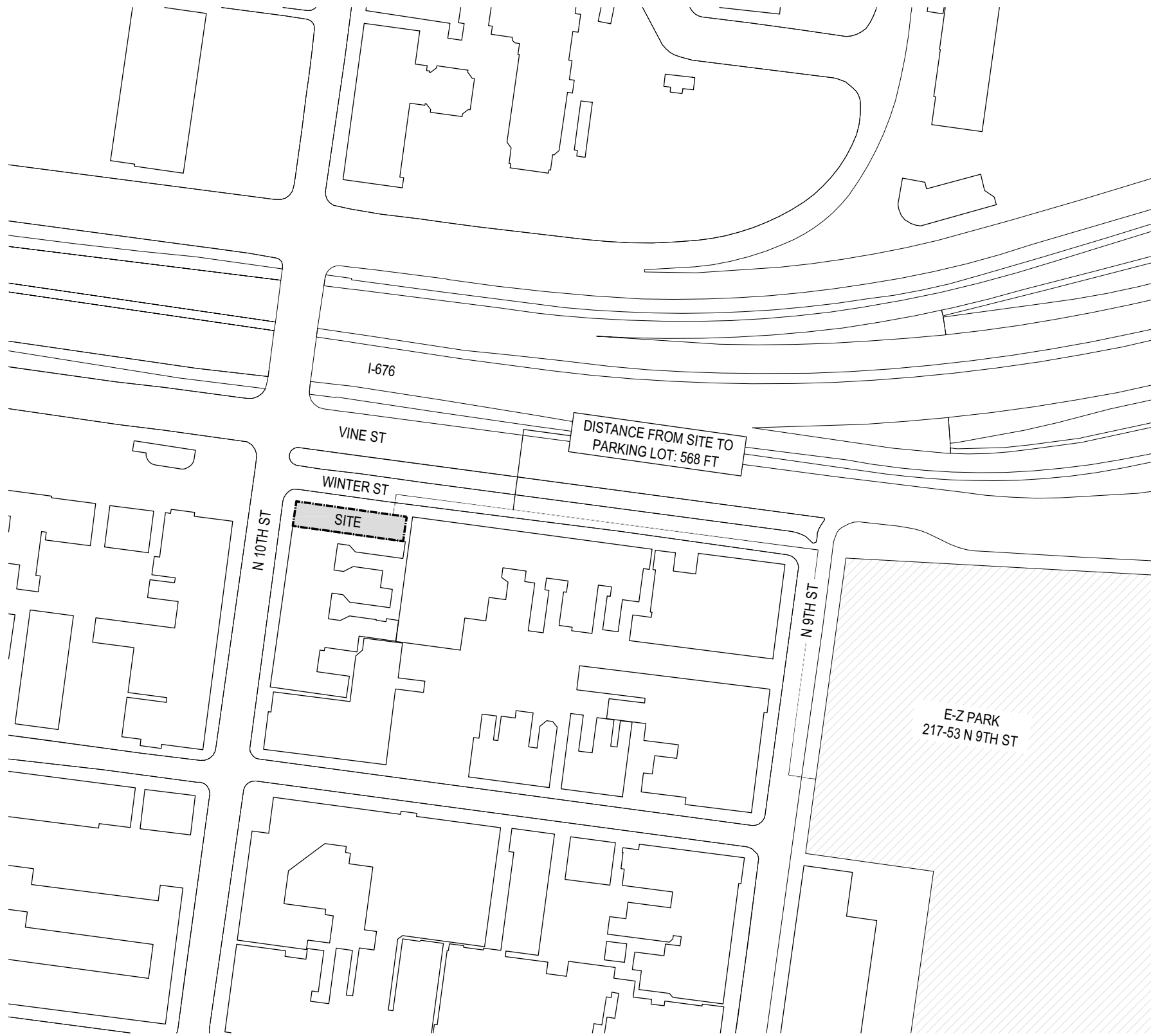
JUNE 18, 2021
AUG 30, 2021

Z_001

ZONING SUBMISSION

Z_002
ZONING SUBMISSION

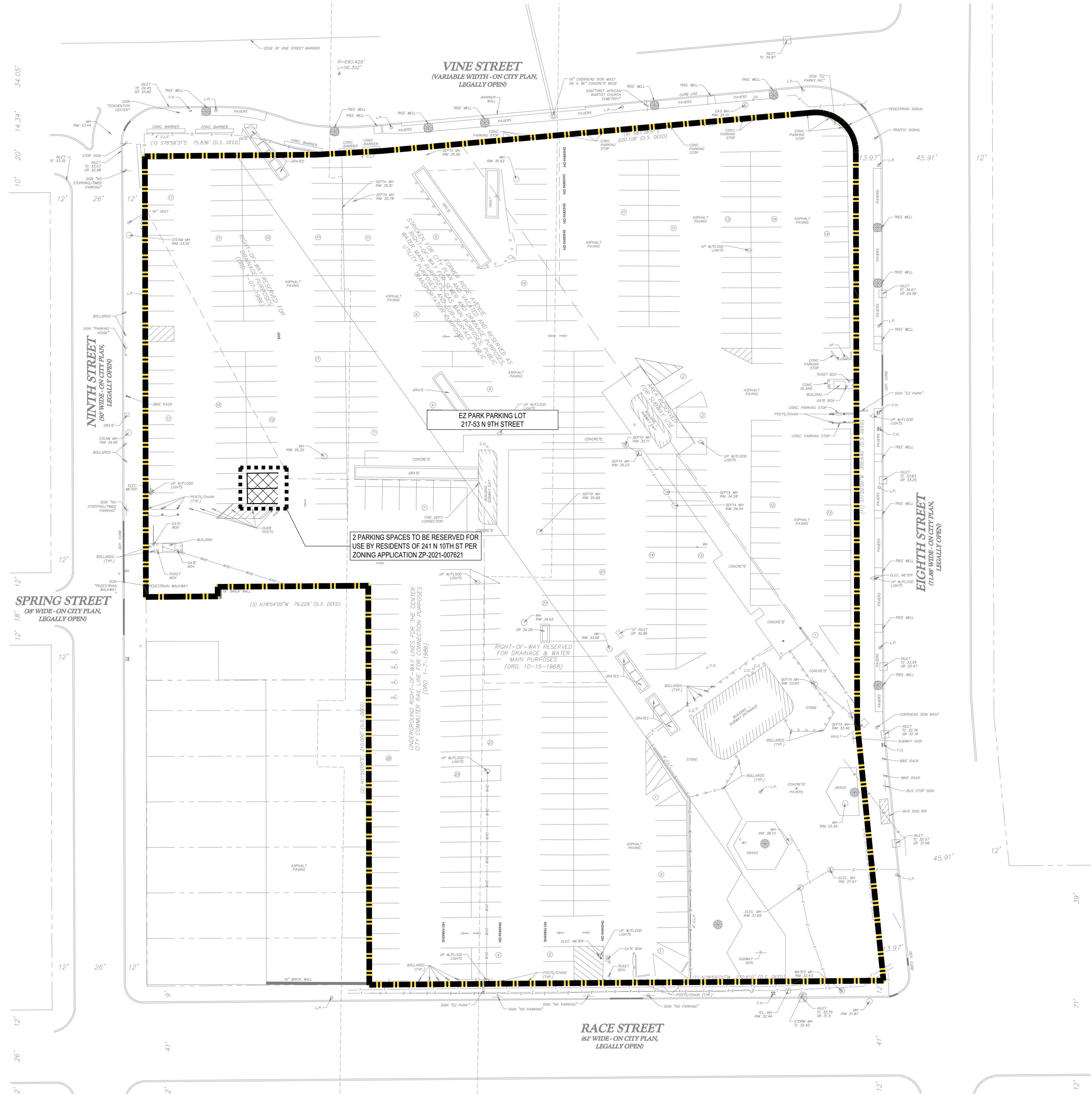




01 KEY PLAN
241 N 10TH ST
SCALE NTS

217-53 N 9TH ST PROJECT DESCRIPTION:	APPLICATION TO PROVIDE TWO REQUIRED OFF STREET PARKING SPACES FOR 241 N 10TH ST IN EXISTING PARKING LOT AT 217-53 N 9TH ST, OPERATED BY EZ PARK.	TOTAL SPACES EXISTING @ 217-53 N 9TH ST	SPACES ALLOCATED TO 241 N 10TH ST	SPACES REMAINING @ 217-53 N 9TH ST
TOTAL PARKING SPACES		422	2	420
ACCESSIBLE SPACES		4	1 PROVIDED BUT NOT RESERVED	4 (0 RESERVED FOR 241 N 10TH ST)

02 PARKING TABLE
SCALE NTS



03 PARKING PLAN
217-53 N 9TH ST
SCALE [1/32" = 1'-0"]

10TH + WINTER ST

ADDRESS 241 N 10TH ST
PHILADELPHIA PA 19107

PROJECT 2106

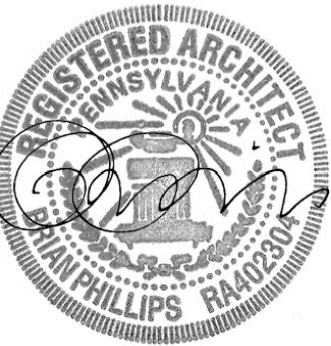
TEAM

OWNER
PDC
301 N 9TH ST
PHILADELPHIA, PA 19107
215 922 2156

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N AMERICAN ST #301
PHILADELPHIA, PA 19122
215 232 1500

MEP ENGINEER
HUTEC ENGINEERING
304 MASTER ST, 1ST FL
PHILADELPHIA, PA 19122
267 800 3540

STRUCTURAL ENGINEER
LARSEN LANDIS
11 W THOMPSON ST
PHILADELPHIA, PA 19125
215 232 7207



PHASE

ZONING SUBMISSION
PARKING SUBMISSION

JUNE 18, 2021
AUG 30, 2021

Z_003

PARKING PLAN

APPROVED
FOR ZONING ONLY
09/21/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR ERROR, YOU SHALL BE RESPONSIBLE FOR
CORRECTING THE SAME. THE DEPARTMENT OF
LICENSING & INSPECTION.

Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2021-007621

LOCATION OF WORK 241 N 10TH ST, Philadelphia, PA 19107-1820	PERMIT FEE \$672.00	DATE ISSUED 9/24/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER PHILADELPHIA CHINATOWN DE	301-05 N 9TH ST PHILADELPHIA PA 19107
--	---------------------------------------

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.

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-2021-007621

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

241 N 10TH ST Philadelphia, PA 19107-1820

ADDITIONAL USE DETAILS

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

FOR USE AS A VACANT RETAIL SPACE (USE PERMIT REQUIRED PRIOR TO OCCUPANCY) ON THE GROUND FLOOR AND MULTIFAMILY HOUSEHOLD LIVING (6 UNITS) ABOVE WITH TWO (2) OFF-SITE PARKING SPACES LOCATED AT 217-53 N 9TH ST AS APPROVED PER APP # ZP-2021-010297.

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.