

11/18/2022 12:07:54 PM

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D1 NORTH ELEVATION
1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
12/04/23
WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR INCONSISTENCY, THESE APPROVED
PLANS WILL REQUIRE THE APPROVAL OF THE
CITY OF CHICAGO'S DEPARTMENT OF PLANNING & INFRASTRUCTURE.

Applied Electronically by L&I User

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ZONING SUBMISSION
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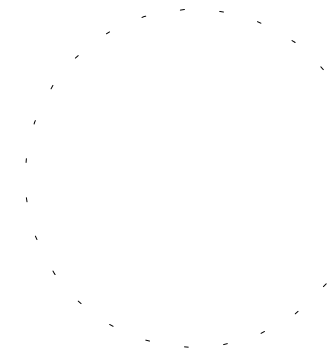
D

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ALL DIMENSIONS AND EXISTING CONDITIONS
SHALL BE CHECKED AND VERIFIED
BY THE CONTRACTOR AT THE SITE.
THE WORK SHALL COMPLY WITH APPLICABLE
CODES AND REGULATIONS OF GOVERNING
AUTHORITIES HAVING JURISDICTION.
CICADA ARCHITECTURE I
PLANNING INC. 2021

REVISIONS
No: DATE: DESCRIPTION:

CONSULTANTS



cicada
architecture + planning
1320 LOCUST STREET - SUITE 702 - PHILADELPHIA PA 19104-2471 AEO

**BROWN STREET
APARTMENTS**
787 N 38TH STREET

PROJECT

SHEET TITLE
NORTH ELEVATION

000

PROJECT NO:

SCALE: 1/8" = 1'-0" PROJECT NORTH:

DRAWN BY: KN

APPROVED: DR

DATE: 11/22/2022

DRAWING NO:



Z-2

Drawing Number: **Z-1**

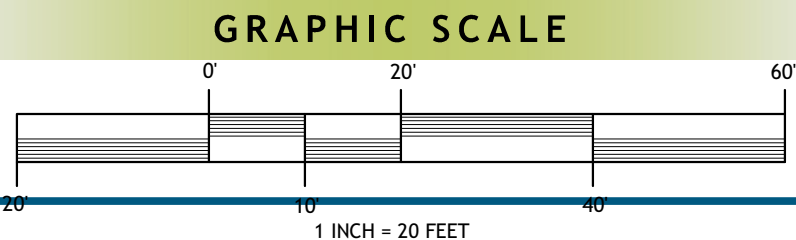
LANDSCAPE ZONING REQUIREMENTS			
SECTION		REQUIRED	PROPOSED
14-705(1)(f)	TREE REPLACEMENT	EXEMPT BECAUSE OF LOW INCOME HOUSING TAX CREDIT - 14-705(1)(A)(.1)(.C)(1)	EXEMPT BECAUSE OF LOW INCOME HOUSING TAX CREDIT - 14-705(1)(A)(.1)(.C)(1)
14-803(5)(c)	PERIMETER SCREENING FROM RESIDENTIAL	8' BUFFER, 1 TREE/20 LF (4), 4 SHRUBS/20 LF (16) & 5' OPAQUE FENCE	6' OPAQUE FENCE, 7 TREES, 16 SHRUBS
14-803(5)(d)	PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	5' BUFFER, 1 TREE/20 LF (2), 4 SHRUBS/20 LF (4)	5.5' BUFFER, 2 TREES, 4 SHRUBS
14-803(5)(e)	INTERIOR LANDSCAPE REQUIREMENTS	10% OF PARKING AREA (205 SF) 1 TREE/200 SF (2)	300 SF, 2 TREES

COMPLETE STREETS POLICY REQUIREMENTS				
LOT FRONTAGE STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
BROWN STREET	CITY NEIGHBORHOOD	6 FT.	4 FT.	NO MIN.
N. 38TH STREET	CITY NEIGHBORHOOD	6 FT.	4 FT.	NO MIN.
DEKALB STREET	LOCAL	5 FT.	3.5 FT.	NO MIN.

BROWN STREET APARTMENTS IS A GENERAL OCCUPANCY DEVELOPMENT IN A SINGLE 4-STORY BUILDING. IT CONSISTS OF 32 APARTMENT UNITS FOR LOW AND VERY-LOW INCOME FAMILIES IN THE MANTUA NEIGHBORHOOD (CENSUS TRACT 1087) OF WEST PHILADELPHIA. THE SUBJECT PROPERTY WILL TARGET 4 UNITS AT 20% OF AMI, 6 UNITS AT OR BELOW 30% AMI, 7 UNITS AT OR BELOW 50% AMI AND AN ADDITIONAL 15 UNITS AT OR BELOW 60% AMI. THIS PROJECT HAS RECEIVED FUNDING THROUGH THE LOW INCOME HOUSING TAX CREDIT PROGRAM.

THE DEVELOPMENT WILL HAVE A 1,475 NET SQUARE FOOT COMMUNITY ROOM, WHICH WILL BE USED AS A COMMUNITY SPACE. THIS DEVELOPMENT WILL ALSO CONTAIN A BIKE STORAGE ROOM, A MANAGEMENT OFFICE, AND AN OFFICE FOR SUPPORTIVE SERVICES. SHARED SPACES ALSO INCLUDE GREEN SPACE, FIVE (5) ON-SITE PARKING SPACES WILL BE AVAILABLE FOR TENANTS ALONG WITH TEN (10) INTERIOR BICYCLE PARKING SPACES.

Applied Electronically by L&I User:



Zoning Permit

Permit Number ZP-2023-013165

LOCATION OF WORK 787 N 38TH ST T-F-118758, Philadelphia, PA 19104 Entire	PERMIT FEE \$754.00	DATE ISSUED 12/4/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A DETACHED STRUCTURE (46' HIGH) WITH ROOF ACCESS STRUCTURE (ACCESS TO ROOF ONLY);
SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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-2023-013165

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

787 N 38TH ST T-F-118758, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (32 DWELLING UNITS) , FOR THE CREATION OF FIVE(5) ACCESSORY SURFACE PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH TEN(10) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. AT GROUND FLOOR.

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.