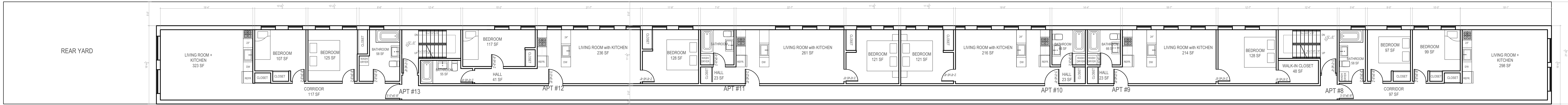
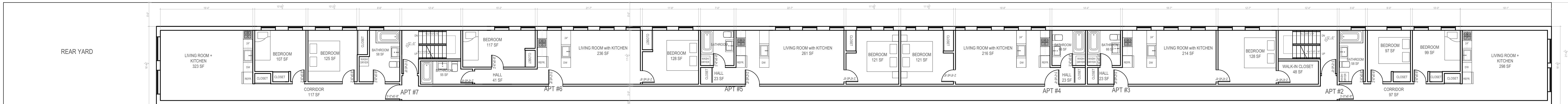


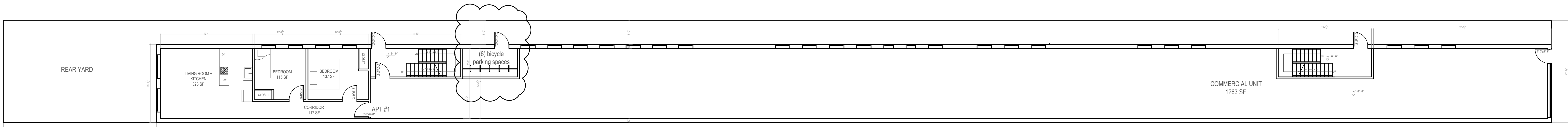
4TH FLOOR PLAN  
SCALE 1/8" = 1'-0"



3RD FLOOR PLAN  
SCALE 1/8" = 1'-0"



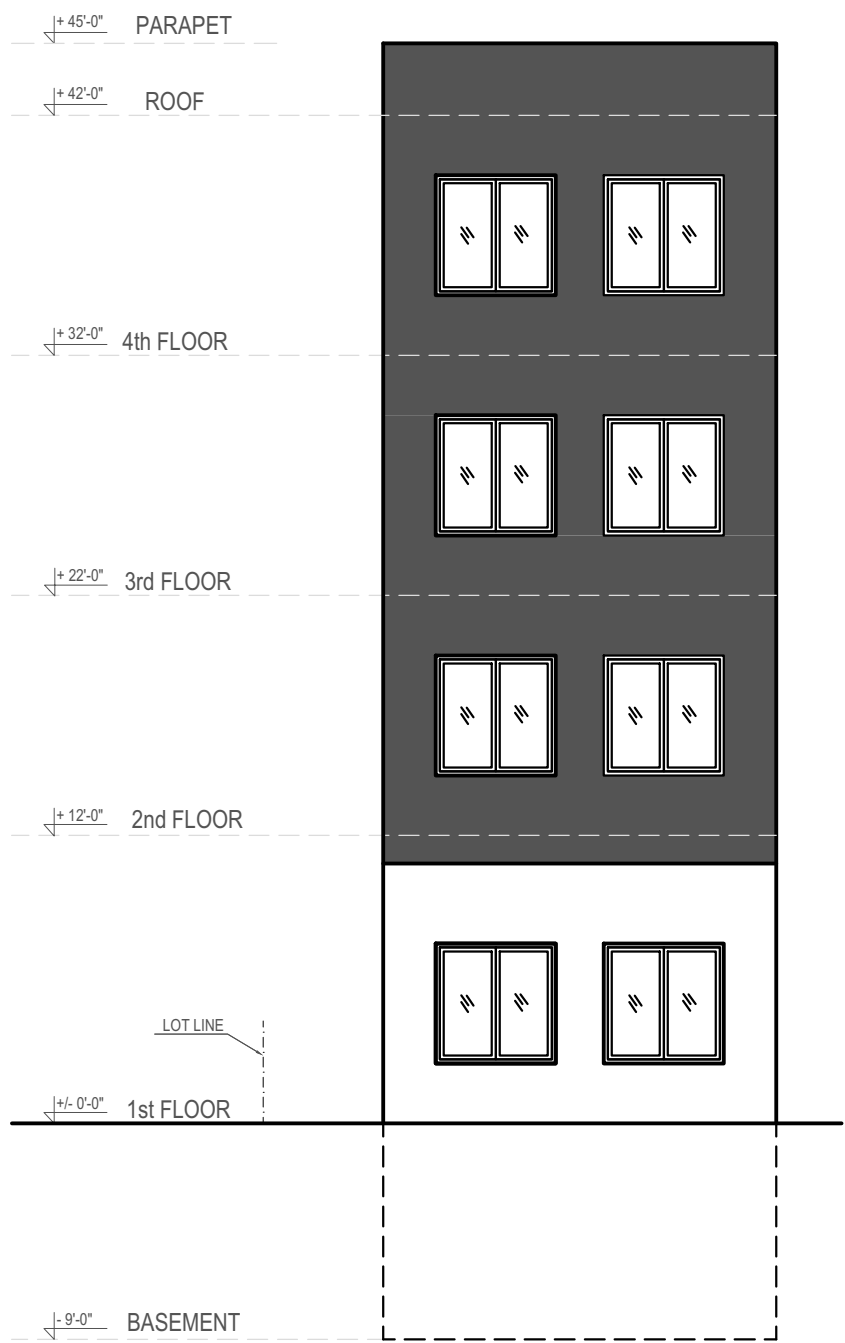
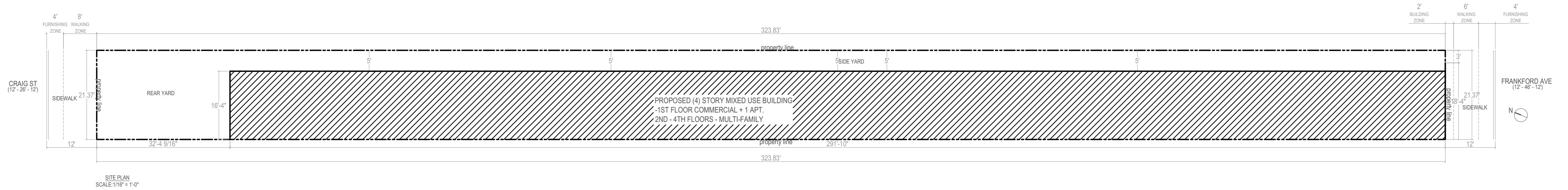
2ND FLOOR PLAN  
SCALE 1/8" = 1'-0"



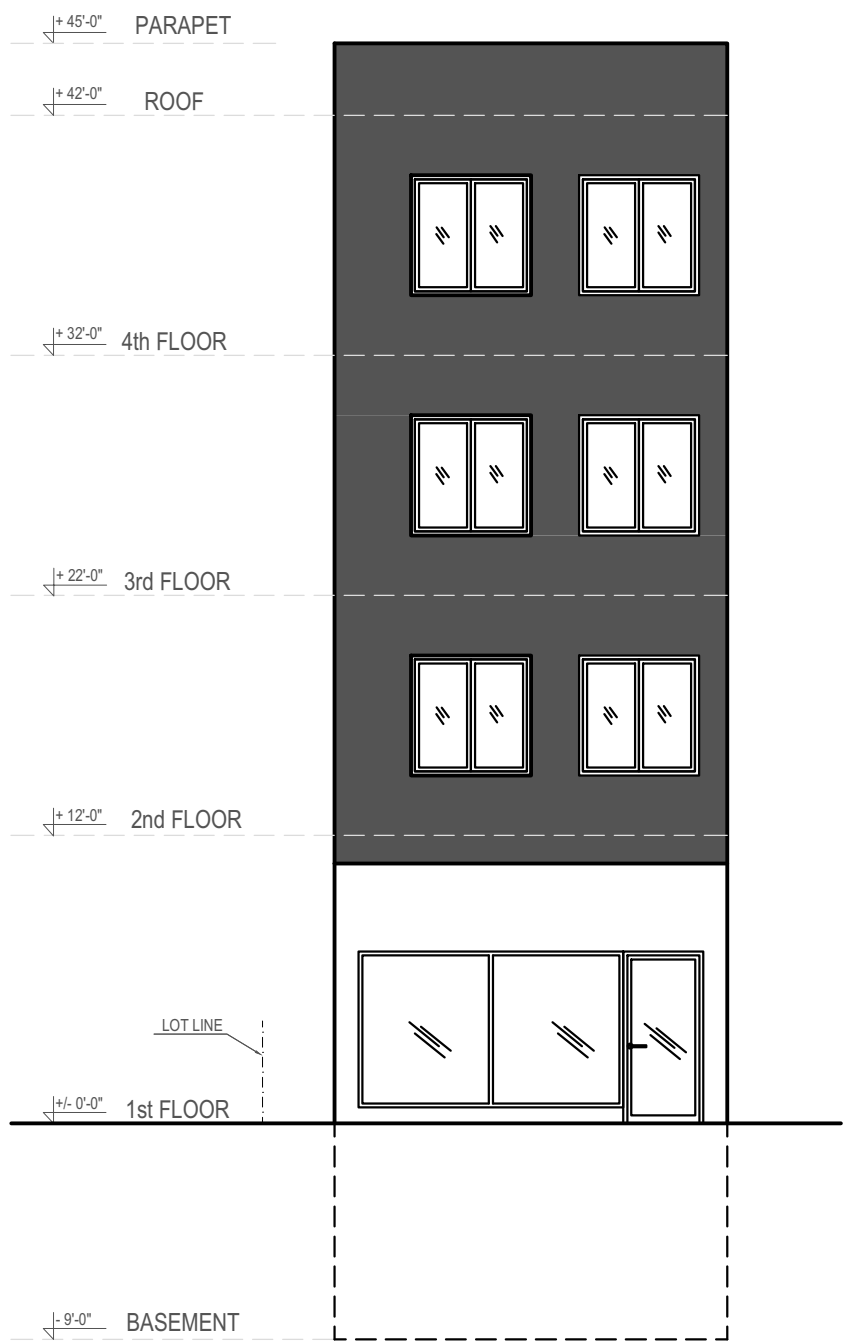
1ST FLOOR PLAN  
SCALE 1/8" = 1'-0"

Per 14-701(1)(d)(1), the City Planning Commission has determined that:  
**Frankford** is the primary street;  
Opposite of \_\_\_\_\_ Street is the rear;  
\_\_\_\_\_ Street is the rear street  
Applied Electronically by: MATT WYSONG  
December 28, 2021  
PHILADELPHIA CITY PLANNING COMMISSION





REAR ELEVATION  
SCALE: 1/8"= 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

8020 FRANKFORD AVE	REQ'D CMX-2.5	PROPOSED
USE		MIXED USE: 1ST FLOOR: VACANT COMMERCIAL & 1 APT. 2ND FLOOR: MULTI-FAMILY RESIDENTIAL 3RD FLOOR: MULTI-FAMILY RESIDENTIAL 4TH FLOOR: MULTI-FAMILY RESIDENTIAL
BUILDING TYPE		PER ATTACHED PLANS
LOT DIMENSIONS	16' WIDE	PER ATTACHED PLANS
LOT AREA		6,920.24 SF
OCCUPIED AREA	75% (INT)	69.1% (4,777.25 SF)
MIN. OPEN AREA	25% (INT)	30.9% (2,142.99 SF)
SET BACK LINE	Must be built to front lot line	0'
SIDE YARD MIN.	5 FT IF USED	5'
REAR YARD MIN. DEPTH	THE GREATER OF 9' OR 10% OF LOT DEPTH (32.38')	32'-4 9/16"
BUILDING HEIGHT (T.O. ROOF)	55'-0" MAX	42'-0"
MIN. CORNICE HEIGHT	25'	45'

BUILT STUDIO

-SITE PLAN  
-ELEVATIONS  
-NOTES

ISSUE DATE  
3/8/20  
6/15/20

PROJECT:  
8020 FRANKFORD AVE  
PHILADELPHIA, PA.

DWG. NO.

APPROVED

FOR ZONING ONLY

12/28/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,  
ERROR OR DEVIATION FROM THESE APPROVED  
PLANS IT WILL REQUIRE THE APPROVAL OF THE  
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

# Zoning Permit

Permit Number 1056731

LOCATION OF WORK 8020 FRANKFORD AVE, Philadelphia, PA 19136-2616	PERMIT FEE \$550.00	DATE ISSUED 12/29/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX 2.5	

PERMIT HOLDER TUDISCO GREGORY R, DEFINIS MONICA	8029 FRANKFORD AVE PHILADELPHIA PA 19136
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OWNER CONTACT 1
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OWNER CONTACT 2
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TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED BUILDING (SIZE AND LOCATION AS SHOWN ON PLANS).
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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 1056731

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

8020 FRANKFORD AVE, Philadelphia, PA 19136-2616

## ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL SPACE (ALONG 100% OF THE GROUND FLOOR PRIMARY FRONTAGE) ( AS PERMITTED IN CMX-2.5 ZONING DISTRICT) (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR AND MULTI-FAMILY (19 UNITS) HOUSEHOLD LIVING; AND TO INCLUDE SIX (6) ACCESSORY CLASS 1A 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](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.