

# Zoning Permit

Permit Number ZP-2021-002392

LOCATION OF WORK 2215 N FRONT ST, Philadelphia, PA 19133-3715	PERMIT FEE \$2,629.00	DATE ISSUED 3/3/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER TRIANGLE FLATS LLC	2215 N FRONT ST PHILADELPHIA, PA 19133-
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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
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<p>APPROVED DEVELOPMENT</p> <p>**** (FOR PERMIT EXTENSION APPROVED ON:3/03/2025) EXTENSION OF ZONING PERMIT ZP-2021-002392 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 3/03/2026) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. NO CHANGES TO PERMIT LANGUAGE ****</p> <p>***AMENDMENT APPROVED ON 1/28/2025: TO AMEND PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-002392, TO</p>
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<p>APPROVED USE(S)</p> <p>Residential - Household Living - Multi-Family</p>
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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.

# Zoning Permit

Permit Number ZP-2021-002392

DOCUMENT THE CHANGES, REDUCTION OF ROOF ACCESS STRUCTURE SF, LOWERED ELEVATOR PENTHOUSE HEIGHT, ADJUSTMENT OF REAR DECKS LOCATION AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*\*

\*\*AMENDMENT APPROVED ON 1/31/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-002392, TO DOCUMENT THE CHANGE TO REDUCE THE FOOTPRINT OF STRUCTURE AND INCREASE THE GROSS FLOOR AREA FROM 49245 SF TO 54169.5 SF (NO CHANGES IN HEIGHT) AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*

FOR ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND ELEVATOR OVERRIDE ABOVE THE ROOF. (LOW INCOME BONUS APPLIED FOR AN ADDITIONAL 7 FT HEIGHT TO THIS PERMIT (14-702(7)(b)(.6) AND (c)); AND(FRESH FOOD MARKET BONUS APPLIED TO THIS PERMIT FOR ADDITIONAL 15 FT HEIGHT (ZONING CODE 14-603(7)). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / 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)



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# Zoning Permit

Permit Number ZP-2021-002392

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2223 N FRONT ST, Philadelphia, PA 19133-3715

## ADDITIONAL USE DETAILS

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

FOR FRESH FOOD MARKET ON FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING SIXTY (60) DWELLING UNITS (MODERATE INCOME BONUS ADDITIONAL 12 RESIDENTIAL UNITS APPLIED TO THIS PERMIT (14-702(7)(b) (.6) and FRESH FOOD MARKET BONUS APPLIED FOR ADDITIONAL 9 UNITS (ZONING CODE 14-603(7) AND TWENTY (20) ACCESSORY BICYCLES (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION /PLAN.

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.



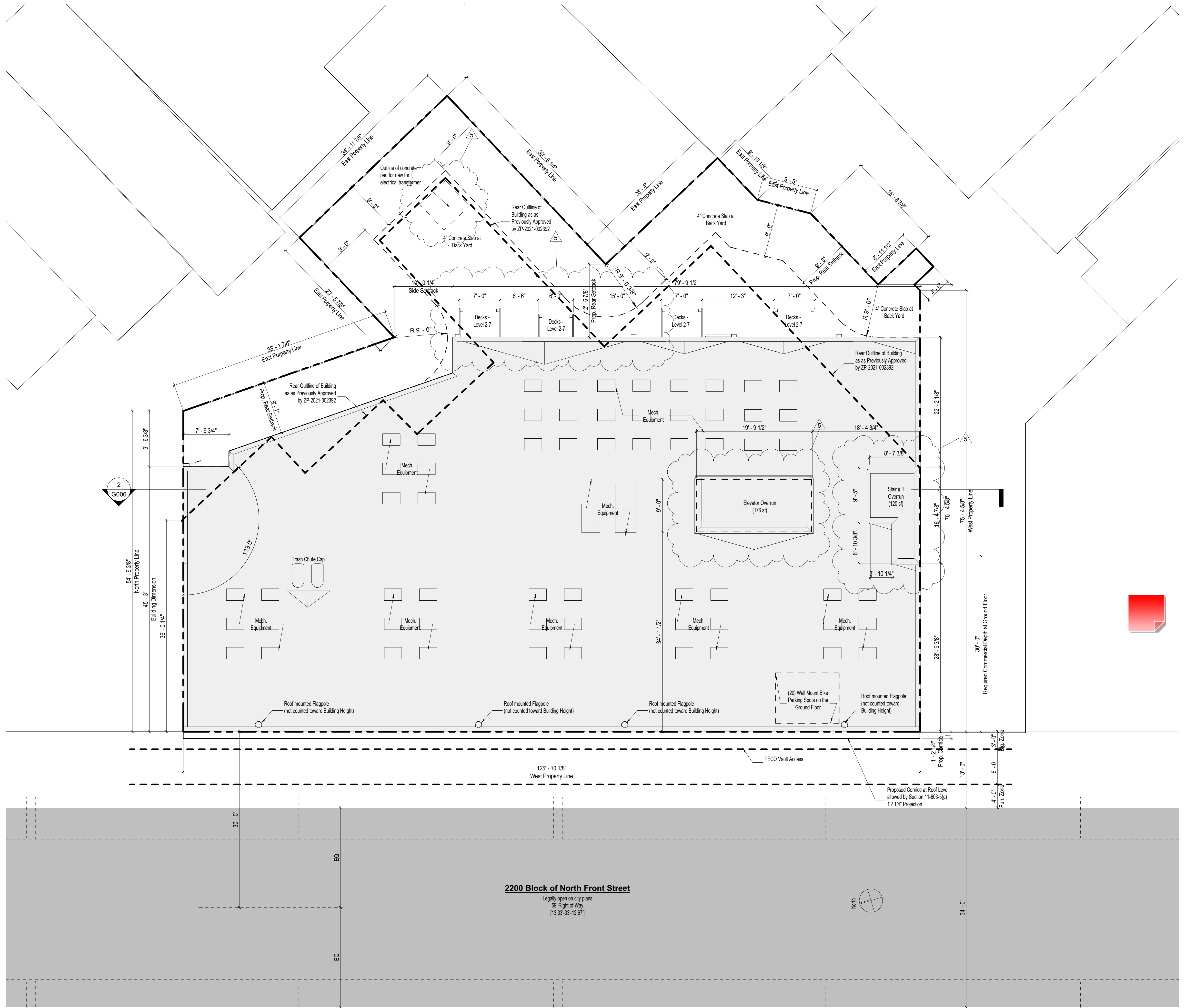
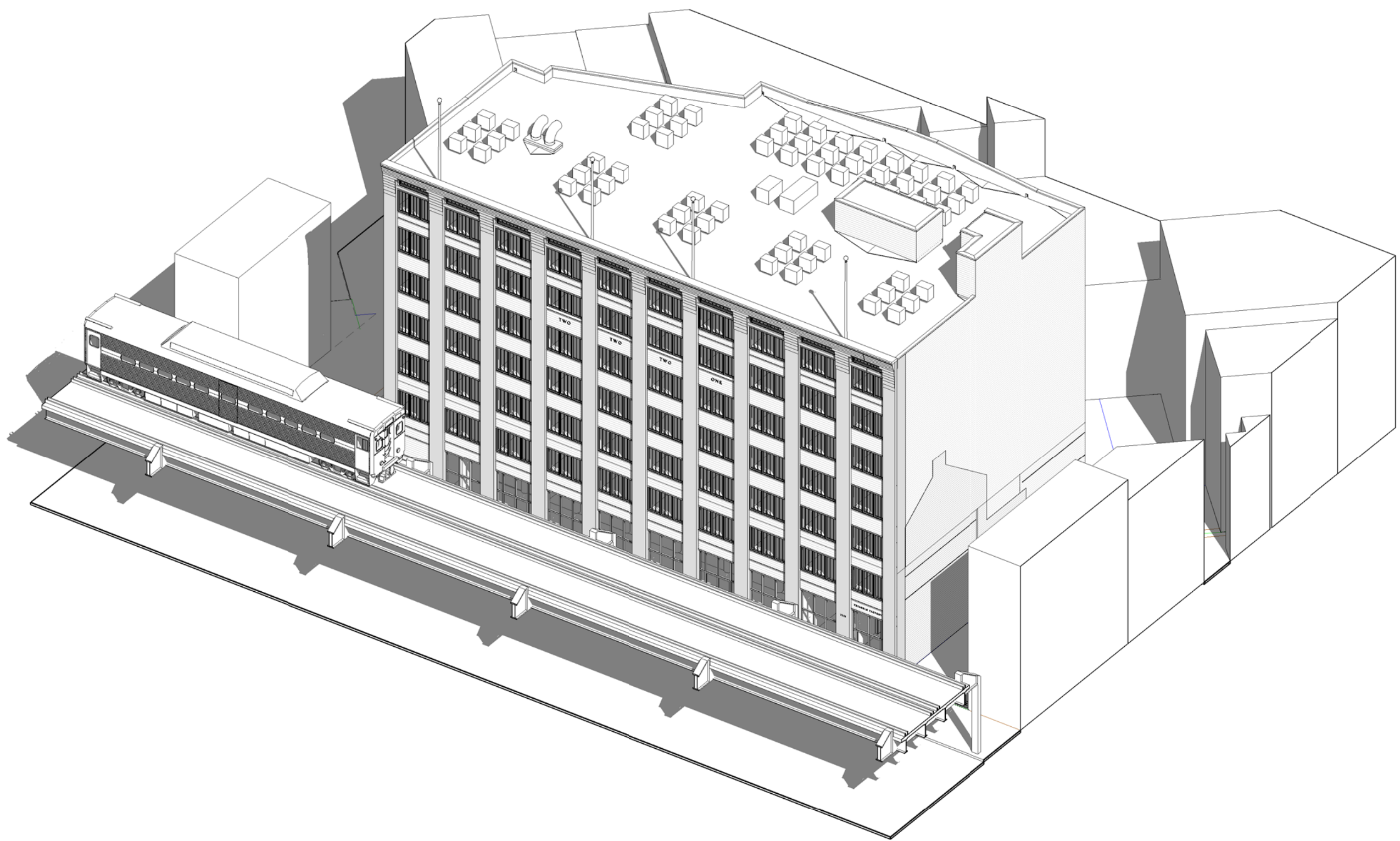
# The Triangle Factory

## Mixed Use Building:

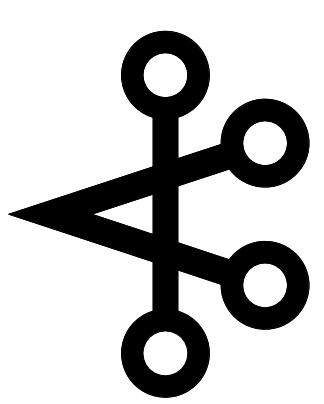
2221 North Front Street  
Philadelphia, PA 19133



PROJECT SUMMARY: 2221 North Front Street		
ZONING: CMX-2.5 LOT AREA: 10,646.1 SF		
USE: RESIDENTIAL/COMMERCIAL BUILDING - 54,169.5 Gross SF		
Basement:	NA sf	
Ground Floor:	7,738.5 sf	
2nd Floor:	7,738.5 sf	
3rd Floor:	7,738.5 sf	
4th Floor:	7,738.5 sf	
5th Floor:	7,738.5 sf	
6th Floor:	7,738.5 sf	
7th Floor:	7,738.5 sf	
Total GSF:	54,169.5 sf	
BASEMENT - UTILITIES / AMENITY SPACE GROUND FLOOR - FRESH FOOD COMMERCIAL (Mn 5.8775F Fresh Food Commercial - The Fresh Food Market is to remain as previously approved. No changes to the size or location of that market are proposed) AND RESIDENTIAL ENTRY/AMENITY 2ND - 7TH FLOOR - RESIDENTIAL ROOF - MECHANICAL		
DWELLING UNITS	ALLOWED 39	PROPOSED 65 (with Moderate Income Bonus and Fresh Food Bonus as Previously Approved by ZP-2021-002392)
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	75.00%	7,738.5 SF (72.6%)
FRONT (S. FRONT ST) SETBACK	0'-0"	0'-0"
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	9' MIN	9'-0"
HEIGHT	5'-0"	17'-0" Avg. Grade to Roof (with Moderate Income Bonus and Fresh Food Bonus as as Previously Approved by ZP-2021-002392)
TOP OF PARAPET		79'-0"
TOP OF PILOTHOUSE		87'-0"



412 SOUTH 2nd STREET  
PHILADELPHIA, PA 19147  
267.909.0004  
WWW.AMBITARCHITECTURE.COM



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ARCHITECTURE

#	DATE	REVISION
1	11/10/23	Zoning Sheet 1
2	11/10/23	Zoning Sheet 2
3	11/10/23	Zoning Sheet 3
4	11/10/23	Zoning Sheet 4
5	11/10/23	Zoning Sheet 5

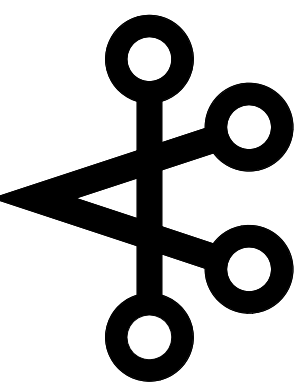
Mixed Use Building:  
2221 North Front Street  
Philadelphia, PA 19133

Z1





4112 SOUTH 2nd STREET  
PHILADELPHIA, PA 19147  
267.909.0004  
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ARCHITECTURE

#	DATE	REVISION
1	11/15/23	Zoning Sheet 1
2	11/15/23	Zoning Sheet 2
3	11/15/23	Zoning Sheet 3
4	11/15/23	Zoning Sheet 4
5	11/15/23	Zoning Sheet 5

Mixed Use Building:  
2221 North Front Street  
Philadelphia, PA 19133

**Z2**



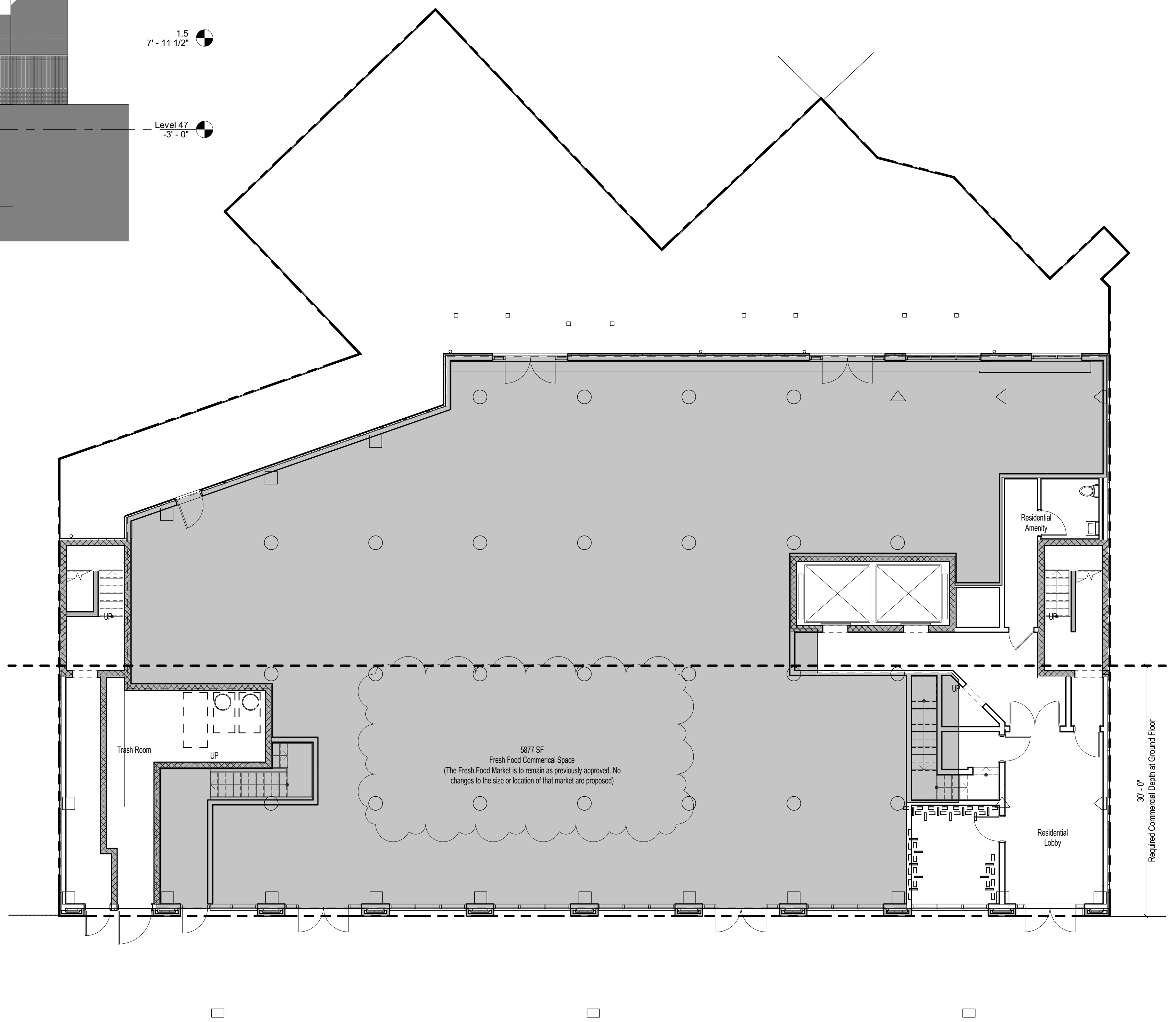
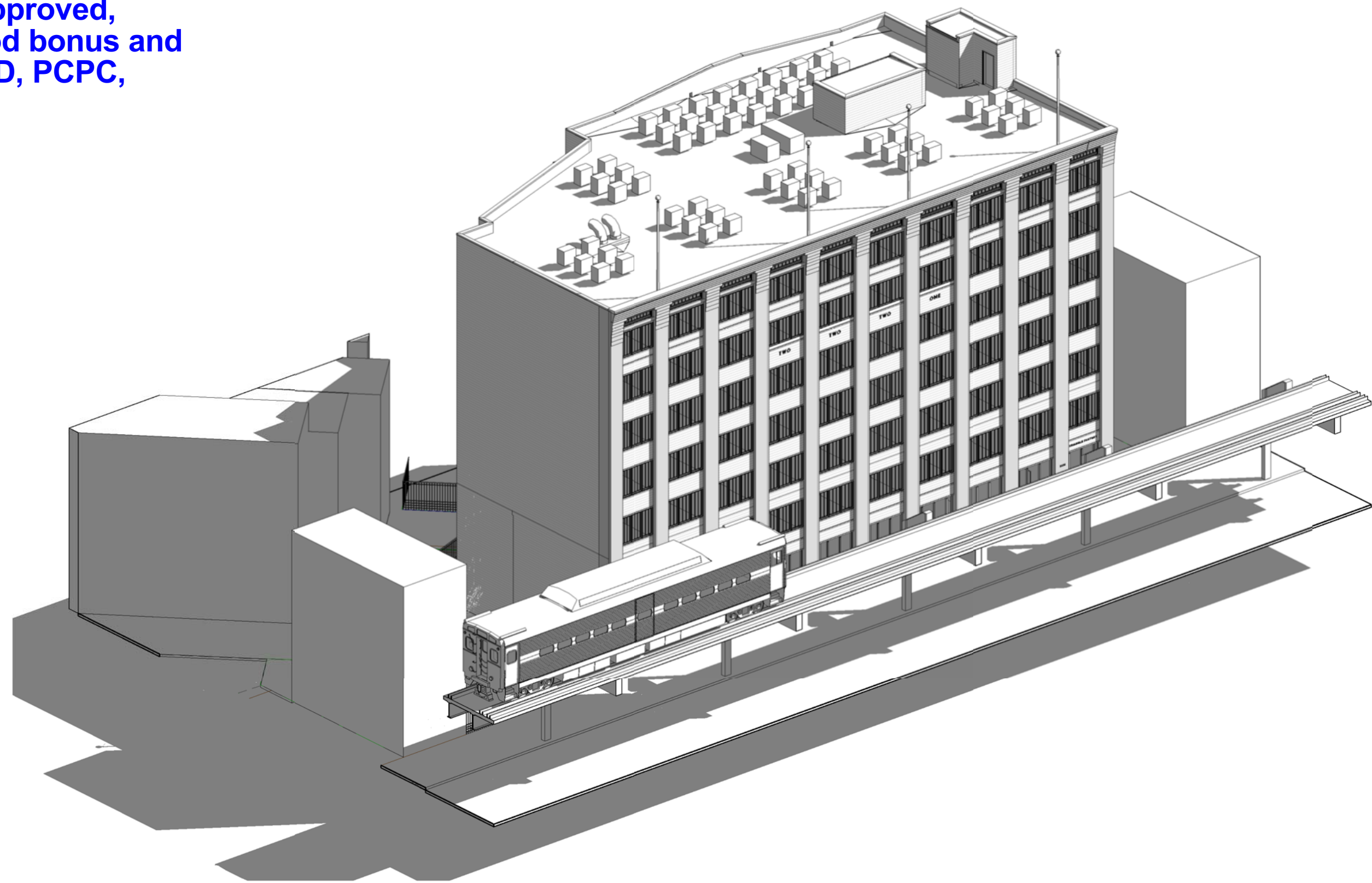
4 Zoning Elevation - North Front Street  
Z2 1/8" = 1'-0"

Philadelphia City  
Planning Commission

January 28, 2025

Keith F Davis  
Development Planning

Previous PCPC approvals from  
11/29/23 are still approved,  
including fresh food bonus and  
MIB application (KD, PCPC,  
1/28/25)



3 FIRST FLOOR PLAN  
Z2 1/8" = 1'-0"





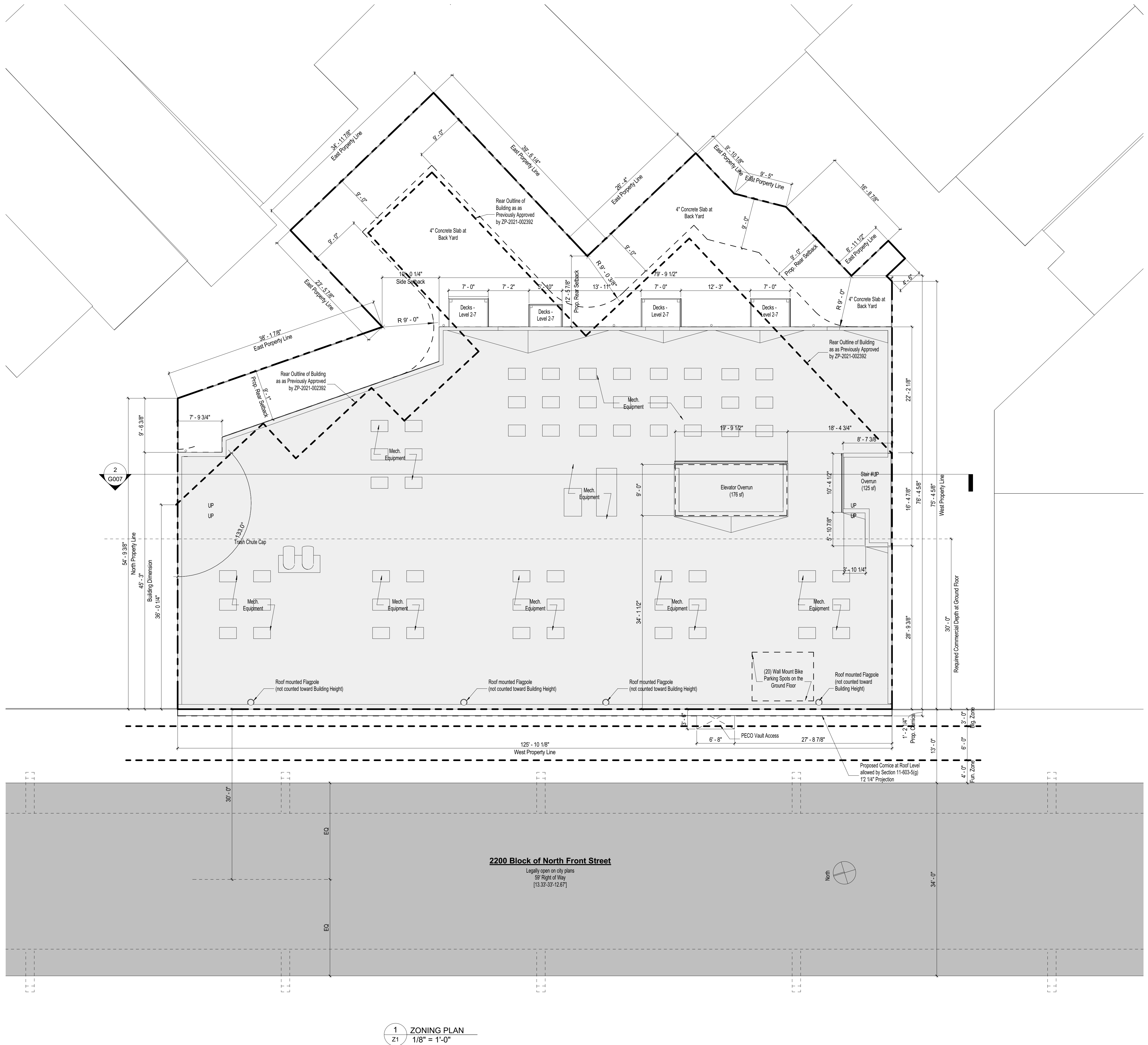
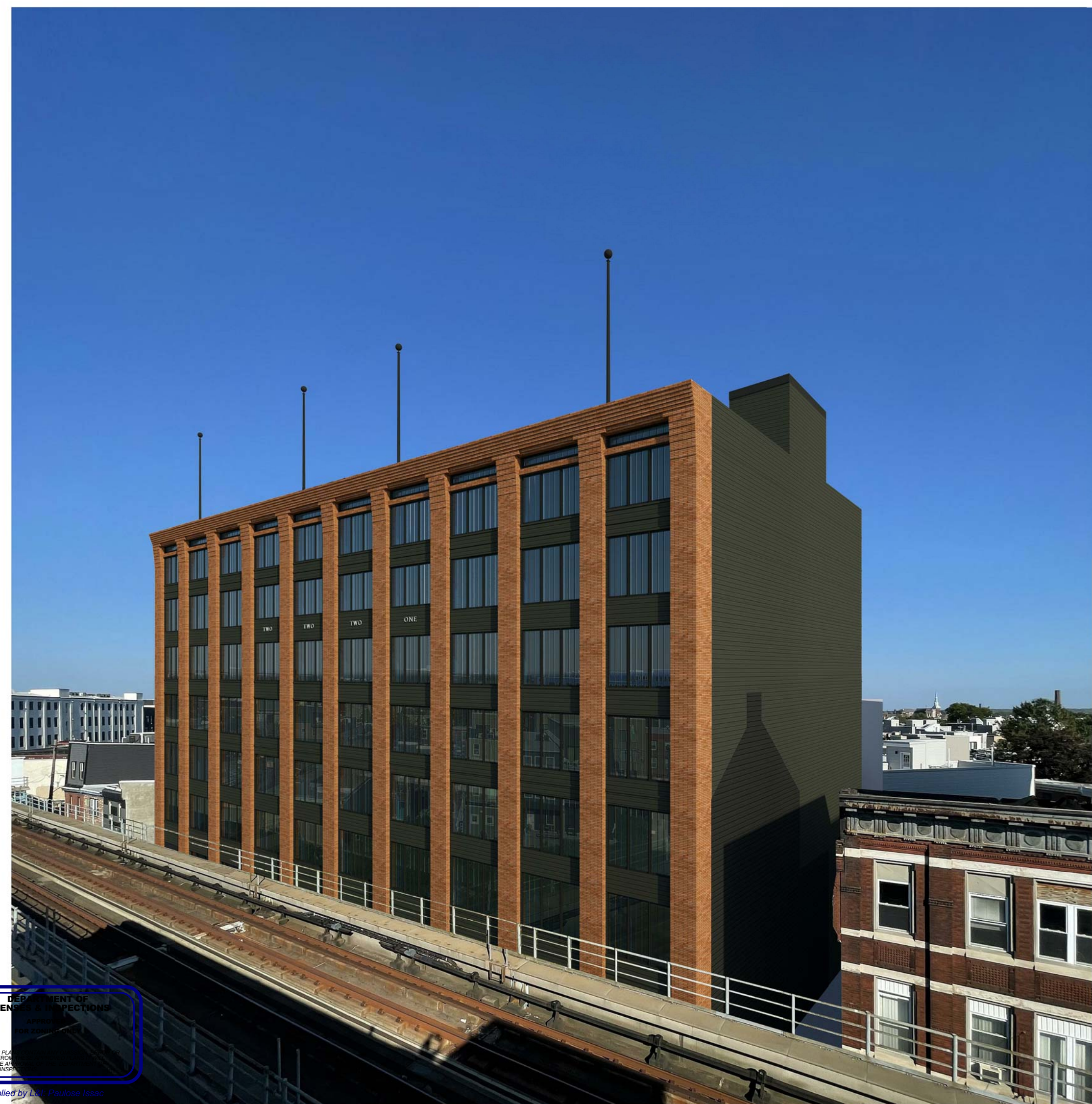
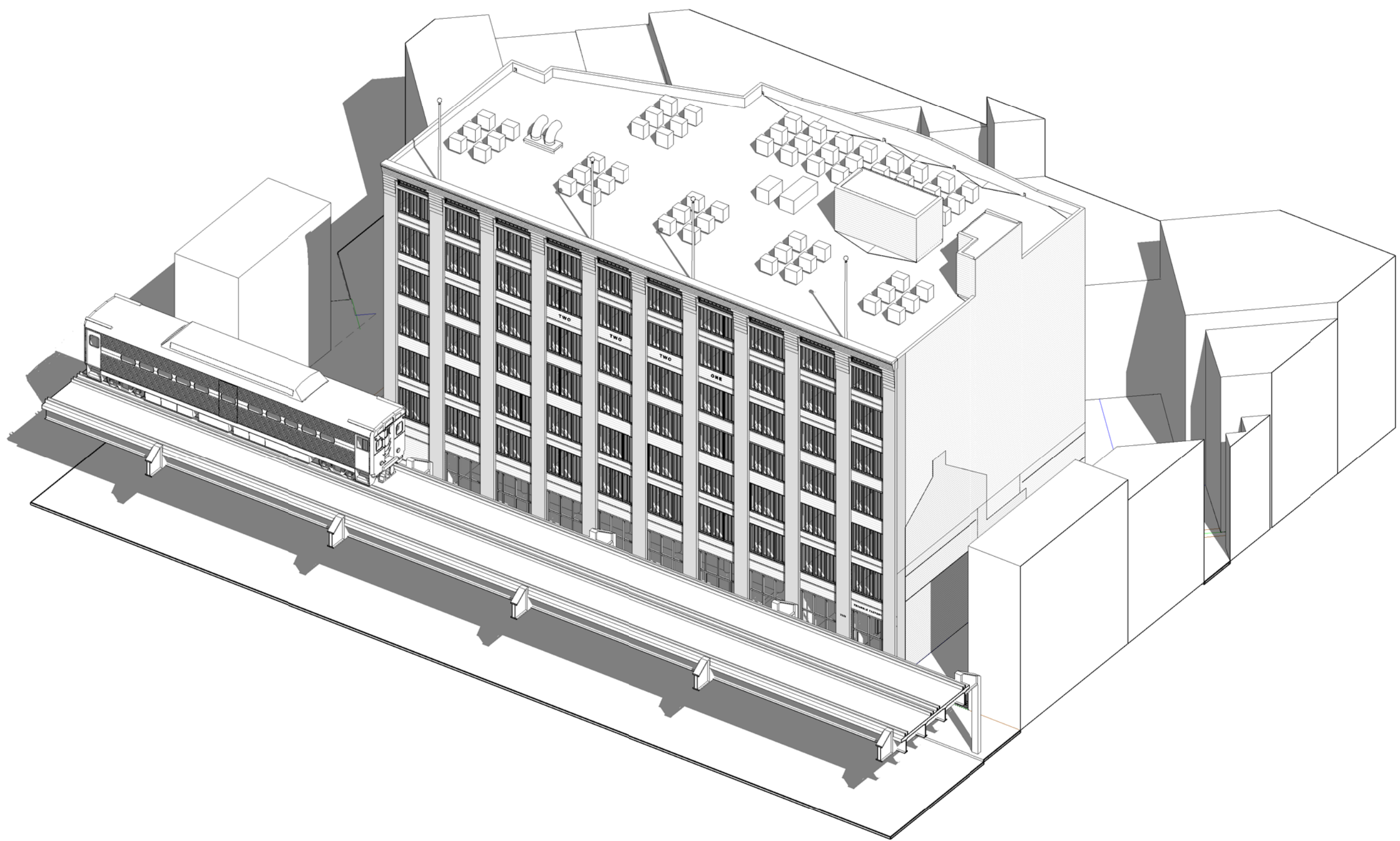
# The Triangle Factory

## Mixed Use Building:

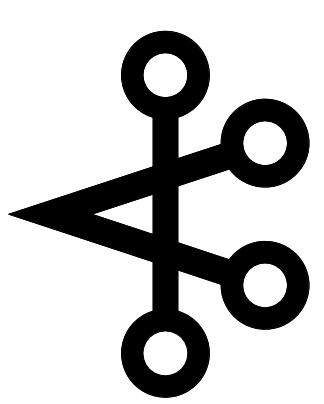
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Philadelphia, PA 19133



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412 SOUTH 2nd STREET  
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AMBIT  
ARCHITECTURE

REVISION	DATE
1	11/10/22
2	11/10/22
3	11/10/22

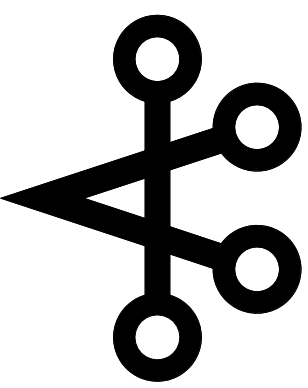
Mixed Use Building:  
2221 North Front Street  
Philadelphia, PA 19133

Z1





4112 SOUTH 2nd STREET  
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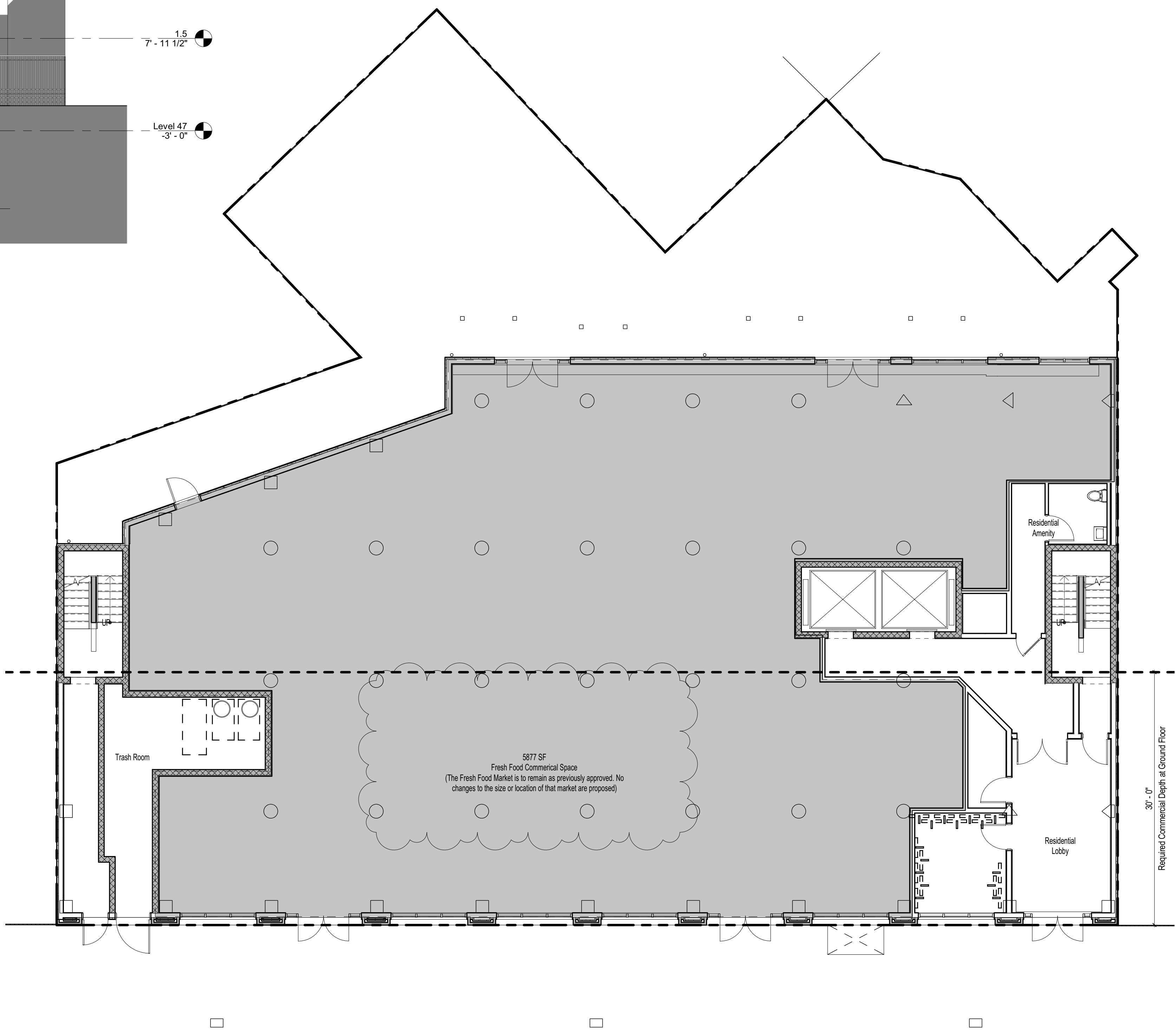
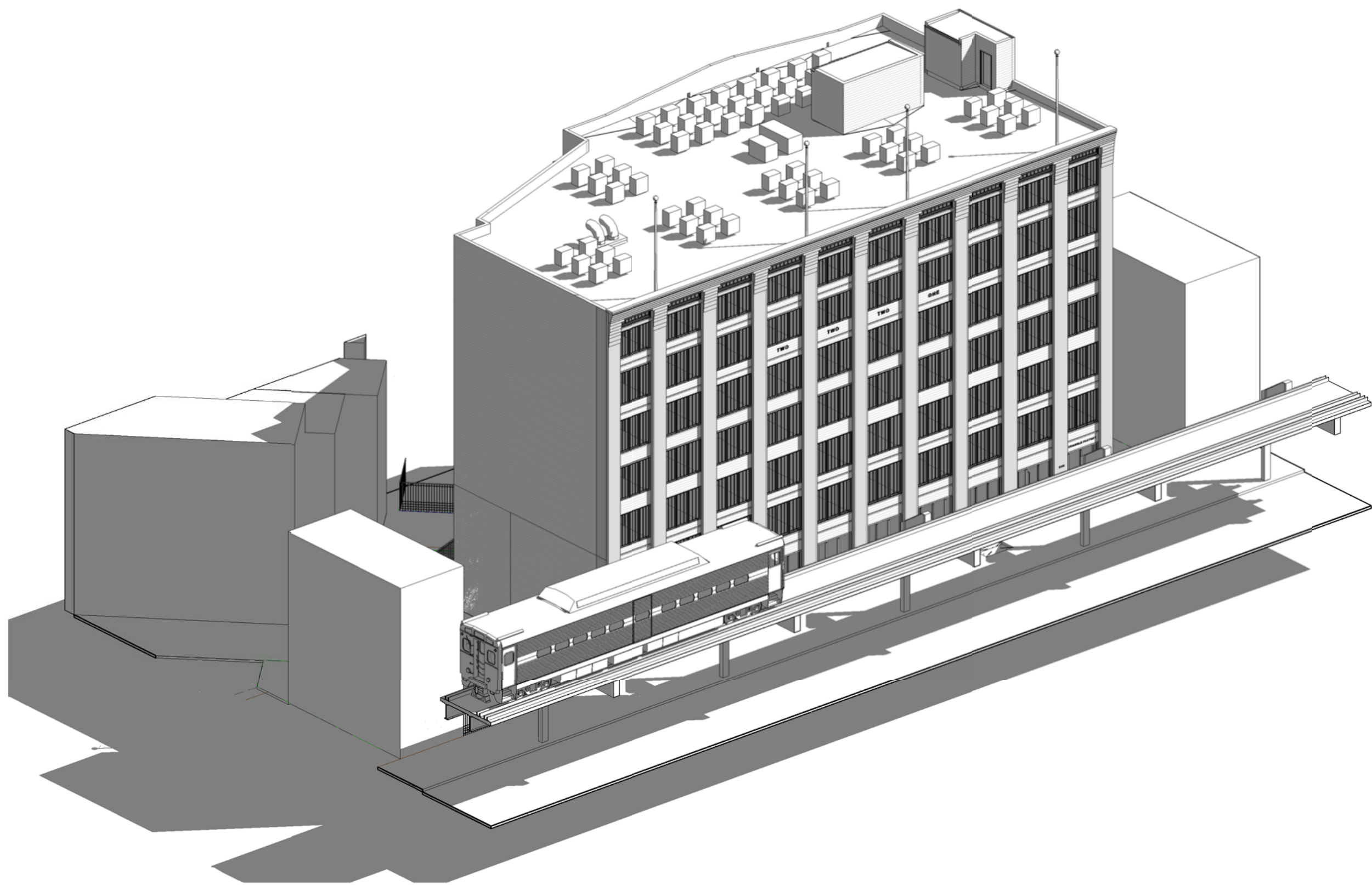
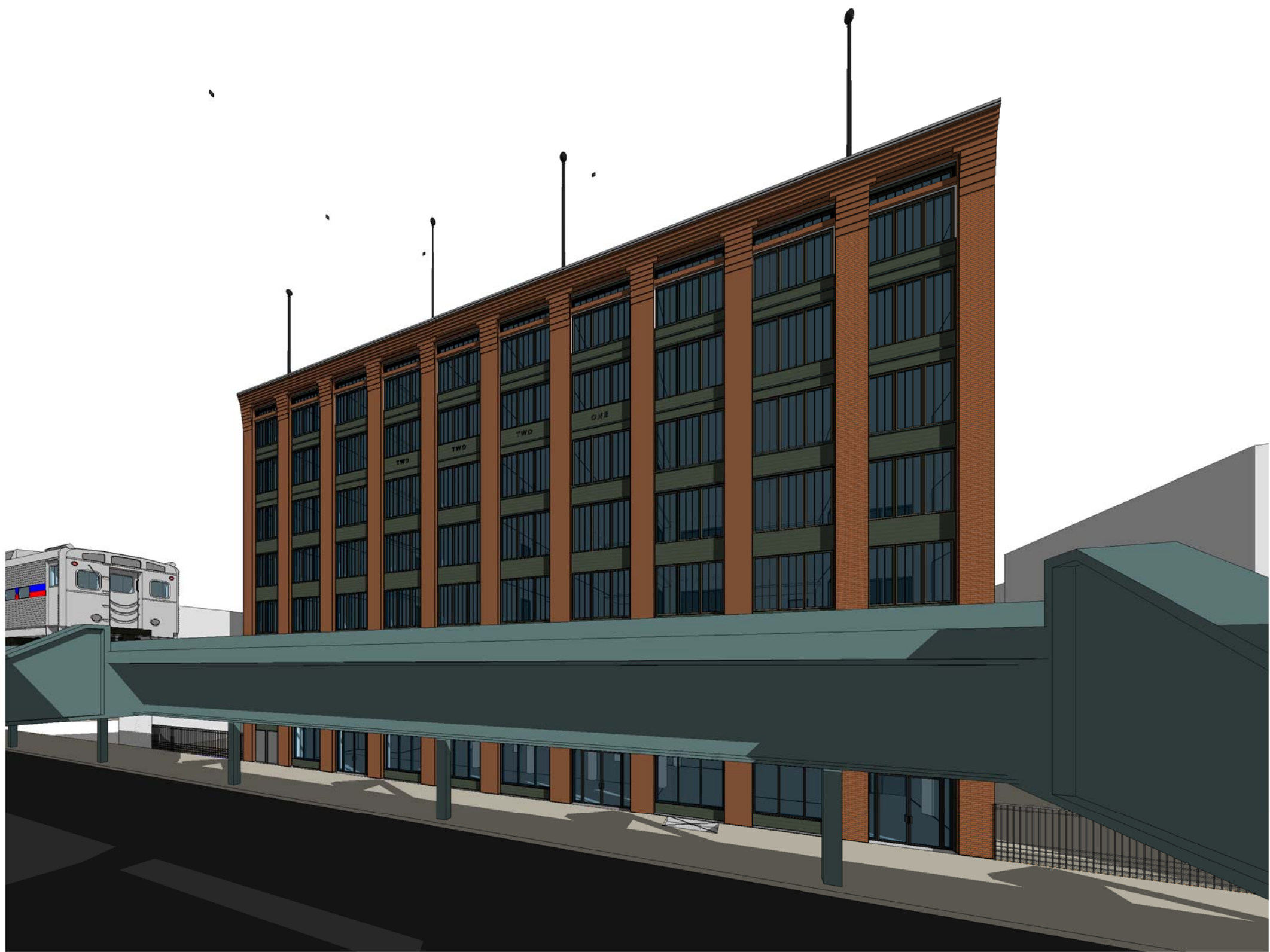
REVISION	DATE
1	11/02/22
2	11/02/22
3	11/02/22

Mixed Use Building:  
2221 North Front Street  
Philadelphia, PA 19133

**Z2**



4 Zoning Elevation - North Front Street  
1/8" = 1'-0"

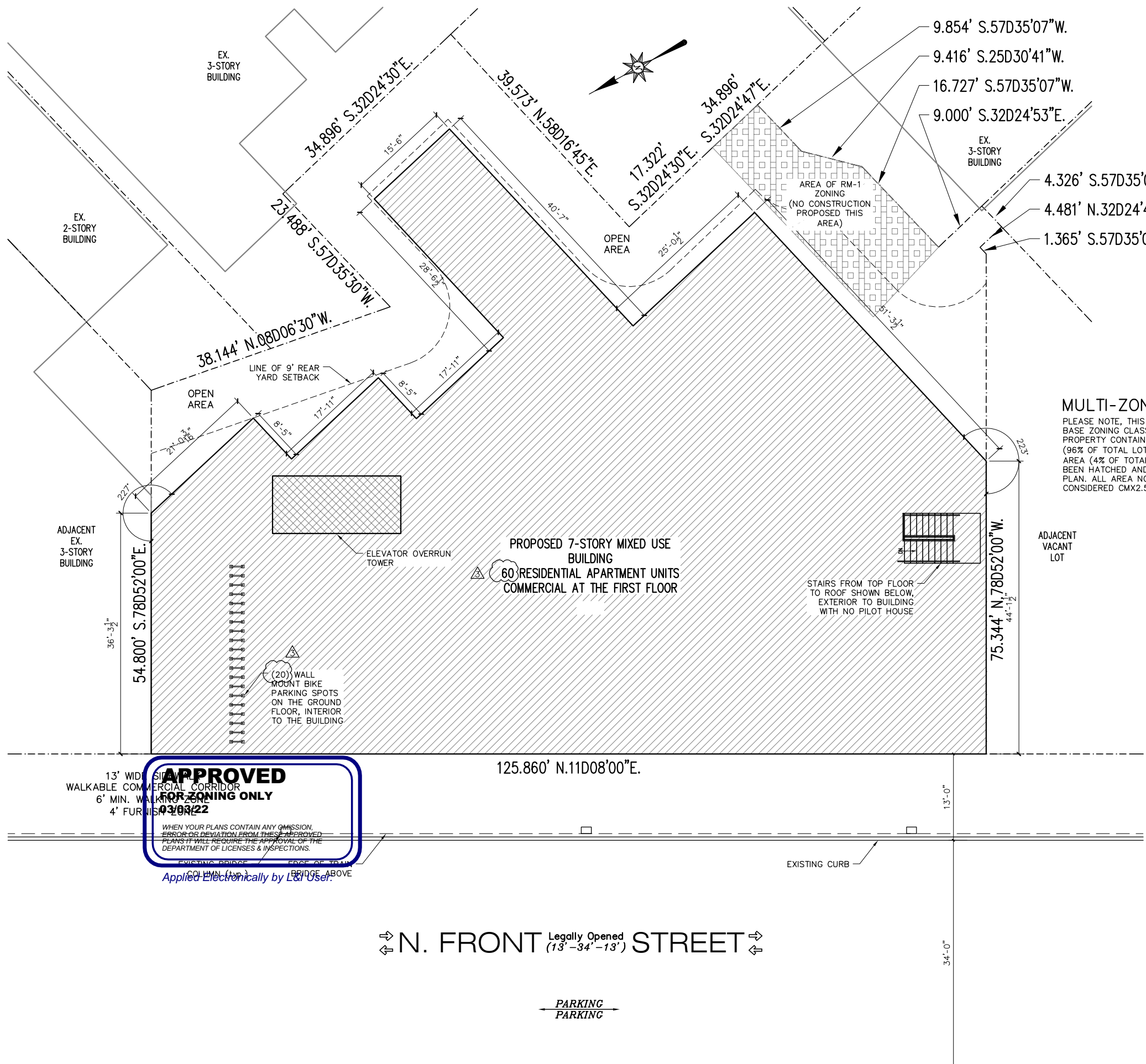


3 FIRST FLOOR PLAN  
1/8" = 1'-0"



Applied by L&I Platform Issues





ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	CMX-2.5	CMX-2.5	NO
LOT AREA	N/A	10,646.1 S.F.	NO
LOT COVERAGE	INTERIOR 75% max.	75%	NO
FRONT YARD SETBACK	N/A	N/A	NO
SIDE YARD SETBACK	MIN. N/A	0'-0"	NO
REAR YARD SETBACK	9'-0"	>9'-0"	NO
BASE HEIGHT	55'-0" max.	N/A	NO
HEIGHT w/ BONUS	77'-0" max.	77'-0"	NO
ROOF DECK SET BACK	5'-0"	NO ROOFDECK	NO
PARKING	0	0	NO
BIKE PARKING	1/ 3 UNITS	20 TYPE 1A	NO
DENSITY BASE	39 UNIT max.	N/A	NO
DENSITY w/ BONUS	60 UNIT max.	60 UNITS PROPOSED	NO
COMMERCIAL	30 FEET AT GROUND	30 FEET MIN. AT GROUND	NO
BUILDING AREA	N/A	49,245 S.F.	NO

**MULTI-ZONING NOTE:**  
PLEASE NOTE, THIS PROPERTY CONTAINS MULTIPLE BASE ZONING CLASSIFICATION DISTRICTS. THE PROPERTY CONTAINS 10,215.31 S.F. OF CMX2.5 AREA (96% OF TOTAL LOT AREA) AND 430.79 S.F. OF RM1 AREA (4% OF TOTAL LOT AREA). THE RM1 AREA HAS BEEN HATCHED AND SHOWN ON THE ADJACENT SITE PLAN. ALL AREA NOT SHOWN AS RM1 SHALL BE CONSIDERED CMX2.5.

**NOTE:** NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY

**MODERATE INCOME BONUS CALCULATIONS:**  
+25% unit count (12 units) & +7' of height  
LOT AREA = 10,646.1sf x \$20 = \$212,922  
UNITS EARNED = 12 x \$25,000 = \$300,000

**FRESH FOOD MARKET NOTES:**  
+25% unit count & +15' of height  
**NOTE:** A FRESH FOOD MARKET WILL BE INCLUDED IN THIS BUILDING. THE MARKET SHALL OCCUPY NO LESS THAN 5,000 SQUARE FEET OF RETAIL SPACE ON THE GROUND FLOOR, WHICH INCLUDES THE FULL STREET-FACING FRONTAGE FOR THE FIRST 30' OF DEPTH MINUS SPACE FOR CIRCULATION AND RESIDENTIAL ACCESS. THE MARKET ALSO SHALL BE ACCESSED THROUGH A DEDICATED ENTRANCE ON THE FRONT STREET FRONTAGE. IT HAS ADDITIONALLY BEEN CONFIRMED THAT NO OTHER FRESH FOOD MARKETS MEETING THE DEFINITION SET FORTH IN 14-601(6)(d)(1) EXIST WITHIN 1,000 FEET OF THIS PROJECT.

**APPROVED FOR ZONING ONLY**  
03/04/22  
WHEN YOUR PLANS CONTAIN ANY GMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.  
Applied Electronically by L&I User.

**Philadelphia City Planning Commission**  
**Mixed Income Bonus**  
**March 2, 2022**  
**Development Planning**  
**Keith F Davis**

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REV	REMARKS	DATE
03-04-21	ZONING PERMIT	
03-17-21	REVISED ZONING PERMIT PER L&I REVIEW	
04-22-21	REVISED ZONING PERMIT PER L&I REVIEW	
05-21-21	REVISED ZONING PERMIT PER L&I REVIEW	

**PROJECT:** 2221 N. Front Street 21003  
2215-29 N. Front Street, Phila., PA 19125

**DRAWING TITLE:** ZONING SITE PLAN

**DRAWN BY:** O.G.F.  
**DATE:** 03-04-21  
**FILE NAME:** Triangle Flats

**SI1**

City of Philadelphia  
Department of Licenses & Inspections  
Lomy H. Rossman, AIA

Cadre Design & Development  
123 Leverington Avenue  
The Mill, Suite 300  
Philadelphia, PA 19127  
PH. 215 483 6200  
info@cadredesign.com

DE-6442 MD-11087 NJ-AI-13377 PA-RA-0154128 VA-0401 011460



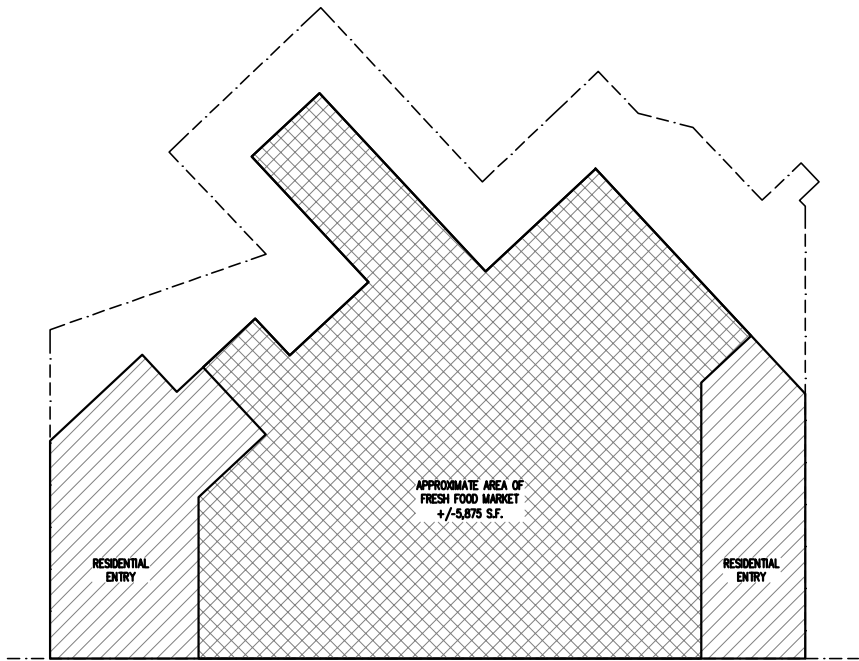


1 FRONT STREET ELEVATION  
SCALE: 1/8" = 1'-0"

**APPROVED**  
**FOR ZONING ONLY**  
**03/03/22**

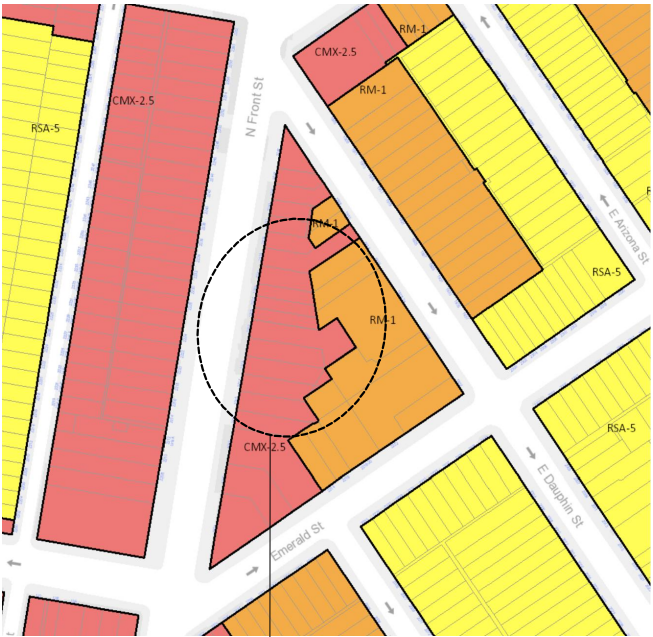
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*Applied Electronically by L&I User:*



4 FRESH FOOD MARKET  
GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

N. FRONT Legally Opened (13'-3 1/2" - 13') STREET



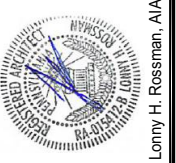
SITE LOCATION 2 LOCATION PLAN  
SCALE: N.T.S.



3 EXISTING CONDITIONS  
SCALE: N.T.S.

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Cadre Design & Development  
123 Leverington Avenue  
The Mill, Suite 300  
Philadelphia, PA 19127  
PH. 215.483.6200  
info@cadredesign.com  
DE-6442 MD-11057 NJ-AI-13377 PA-RA-0154128 VA-0401 011480

PROJECT: 2221 N. Front Street  
21003  
2215-29 N. Front Street, Phila., PA 19125

DRAWING TITLE:  
**ZONING  
SITE PLAN**

DRAWN BY:  
O.G.F.

DATE:  
03-04-21

FILE NAME:  
Triangle Flats

**SI2**