

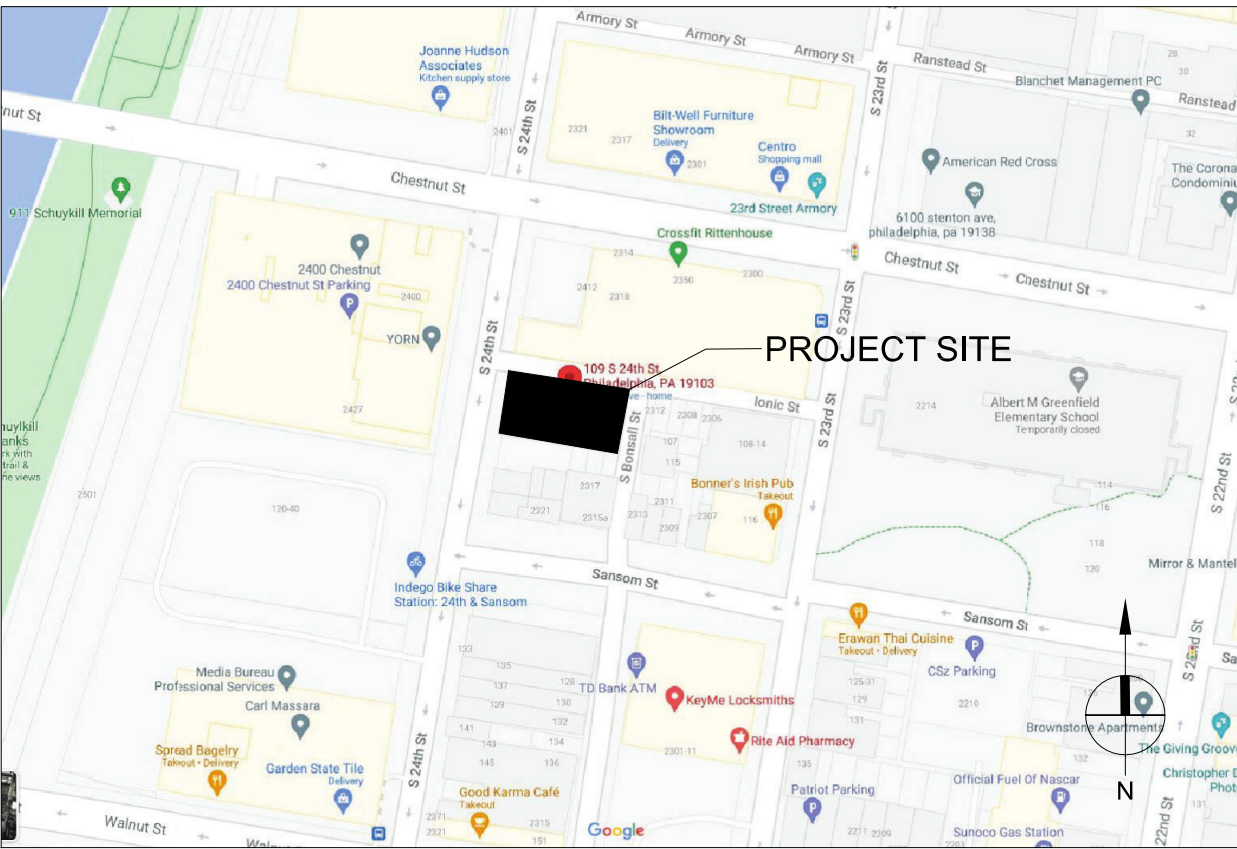
PROJECT ADDRESS: 109-15 S. 24TH ST. PHILA, PA

ZONING CLASSIFICATION: CMX-4 (COMMERCIAL DISTRICT)

SCOPE OF WORK: FOR THE RELOCATION OF LOT LINES TO CREATE 1 LOT FROM 2, FOR THE CONSTRUCTION OF A NEW FIVE STORY, FOUR (4) FAMILY DWELLING W/BALCONIES, REAR DECK(S) AND ROOF DECK(S) ACCESSED BY PILOT HOUSE(S) & 12 UNDERGROUND INTERIOR ACCESSORY PARKING STALLS

ZONING DATA		
CMX-4 ZONING DISTRICT	REQUIRED/ALLOWED	PROPOSED
LOT AREA	NA	5623.40 SF (USS) 5599.9 SF (P.D.S.)
USE	MULTI FAMILY	FOUR (4) FAMILY DWELLING
OCCUPIED AREA (BUILDINGS EQUAL OR LESS THAN 5 STORIES WITH 1 OR MORE DWELLING UNITS)	MAX. 90%	4508.36 SF (80.20%)
OPEN AREA	MIN. 10%	1115.04 SF (19.80%)
FRONT YARD	NOT REQ'D	NONE
SIDE YARD	8'-0" IF USED	NONE
REAR YARD DEPTH	NOT REQ'D	NA
HEIGHT	NA	+/-58'-0"
FAR	500%	19280 GSF (342.85%)
PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS		11' FRONT STEP (24TH ST), 2 PROPOSED STREET TREES (24TH ST)

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



SITE VICINITY MAP

Scale: N.T.S.

APPROVALS STAMPS

APPROVED
FOR ZONING ONLY
09/15/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK FOR CONFLICTS FROM THESE APPROVED DEPARTMENTS OF LICENSING & INSPECTIONS

Applied Electronically by L&J User.



EX. SITE PHOTO (CORNER OF BONSALL & IONIC)

Scale: N.T.S.



EX. SITE PHOTO (24TH ST)

Scale: N.T.S.



Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

SENNIFF COURT

109-15 S. 24TH ST,
PHILADELPHIA, PA

OWNER

109-15 SOUTH
24TH STREET

REV #	DATE	DESCRIPTION
X	5.11.2021	ZONING SUBMISSION
△	7.14.2021	ZONING REVISION

SEALS



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Job No: 0335

Drawn By: DS

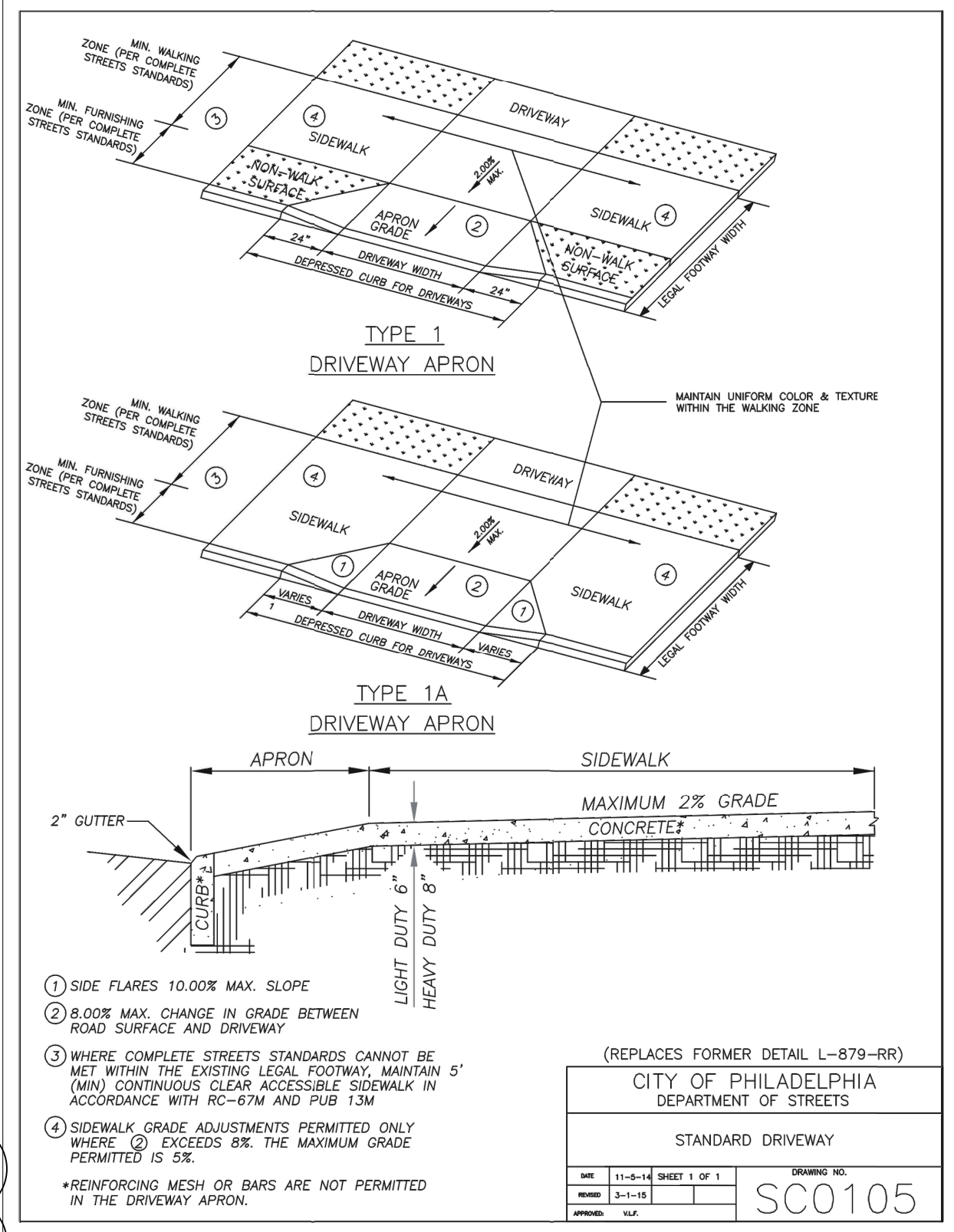
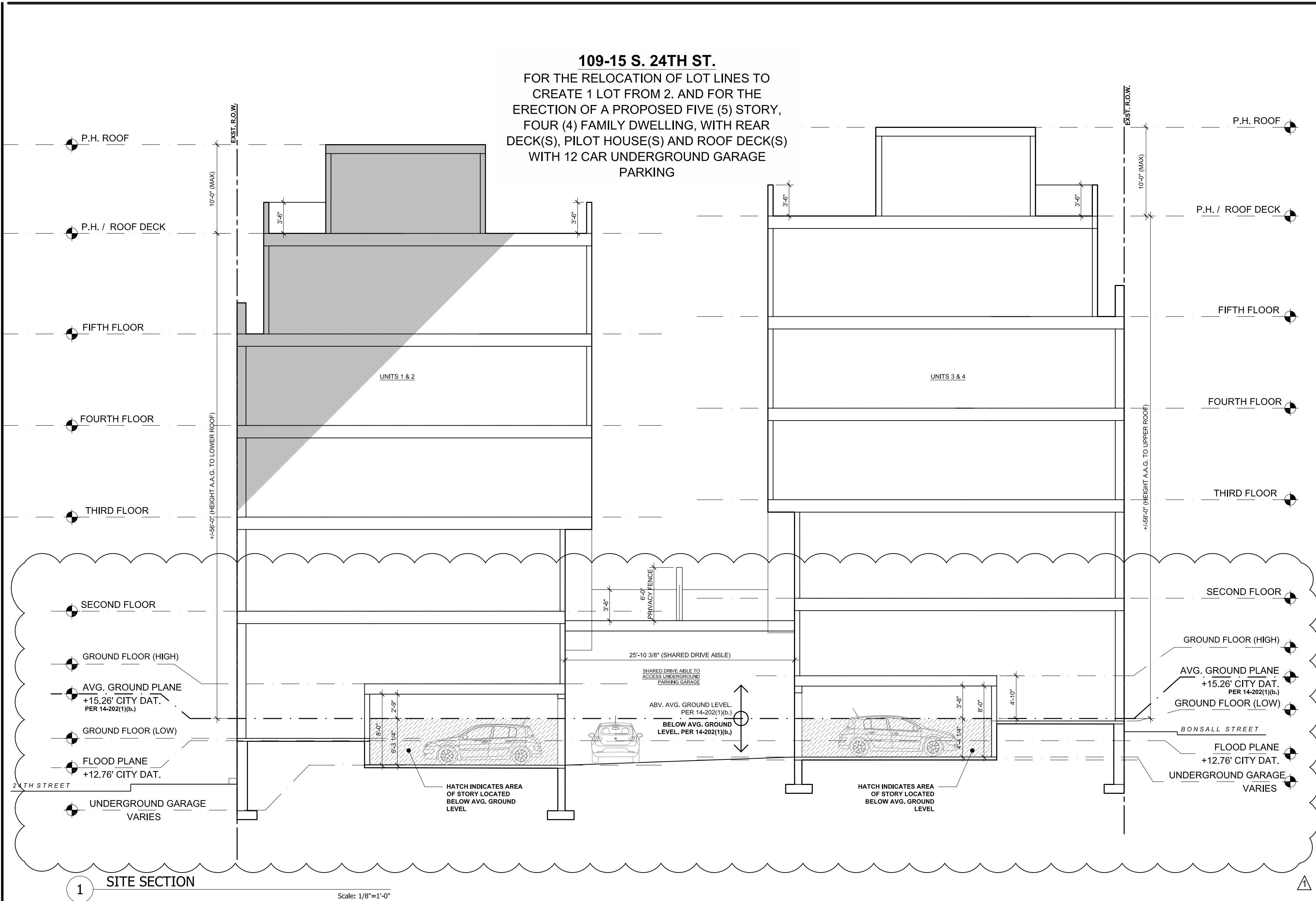
Checked By: GJD

DRAWING TITLE:

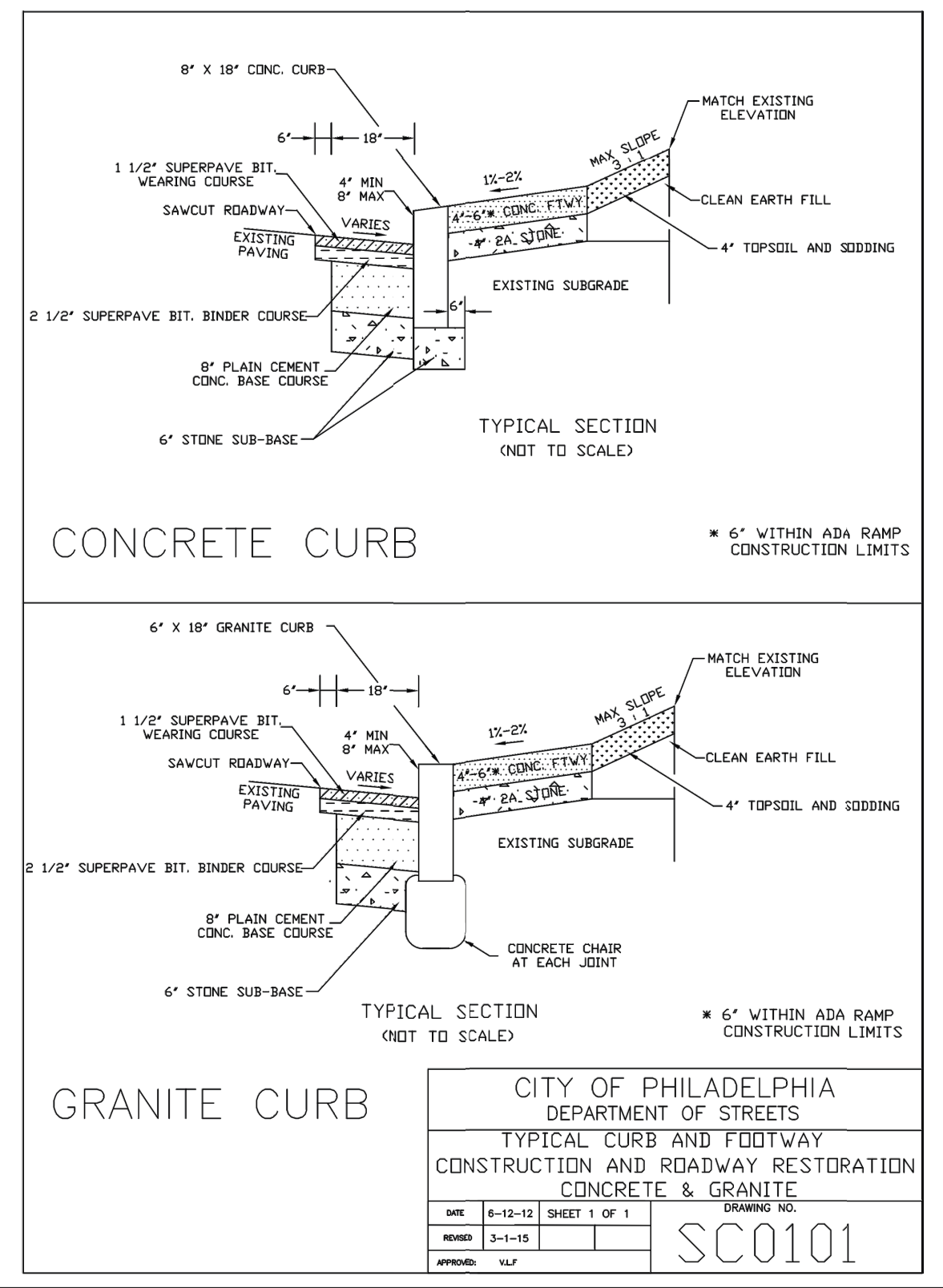
ZONING PLAN

DRAWING NO:

Z.1



STANDARD STREET WORK DTLs
Scale: N.T.S.



APPROVALS STAMPS

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Job No: 0335

Drawn By: DS

Checked By: GJD

DRAWING TITLE:

ZONING PLAN

DRAWING NO:

Z.2

Zoning Permit

Permit Number ZP-2021-011406

LOCATION OF WORK 109 S 24TH ST, Philadelphia, PA 19103-4301 Parcel A	PERMIT FEE \$362.00	DATE ISSUED 9/15/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 109-15 SOUTH 24TH STREET	1801 N AMERICAN ST 2ND FL PHILADELPHIA PA 19122
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of two attached structures that include underground parking garages, private rear decks and private roof decks with pilots houses. Size and locations per 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.

Zoning Permit

Permit Number ZP-2021-011406

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

109 S 24TH ST, Philadelphia, PA 19103-4301

ADDITIONAL USE DETAILS

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

4 dwelling units with accessory off-street parking

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.