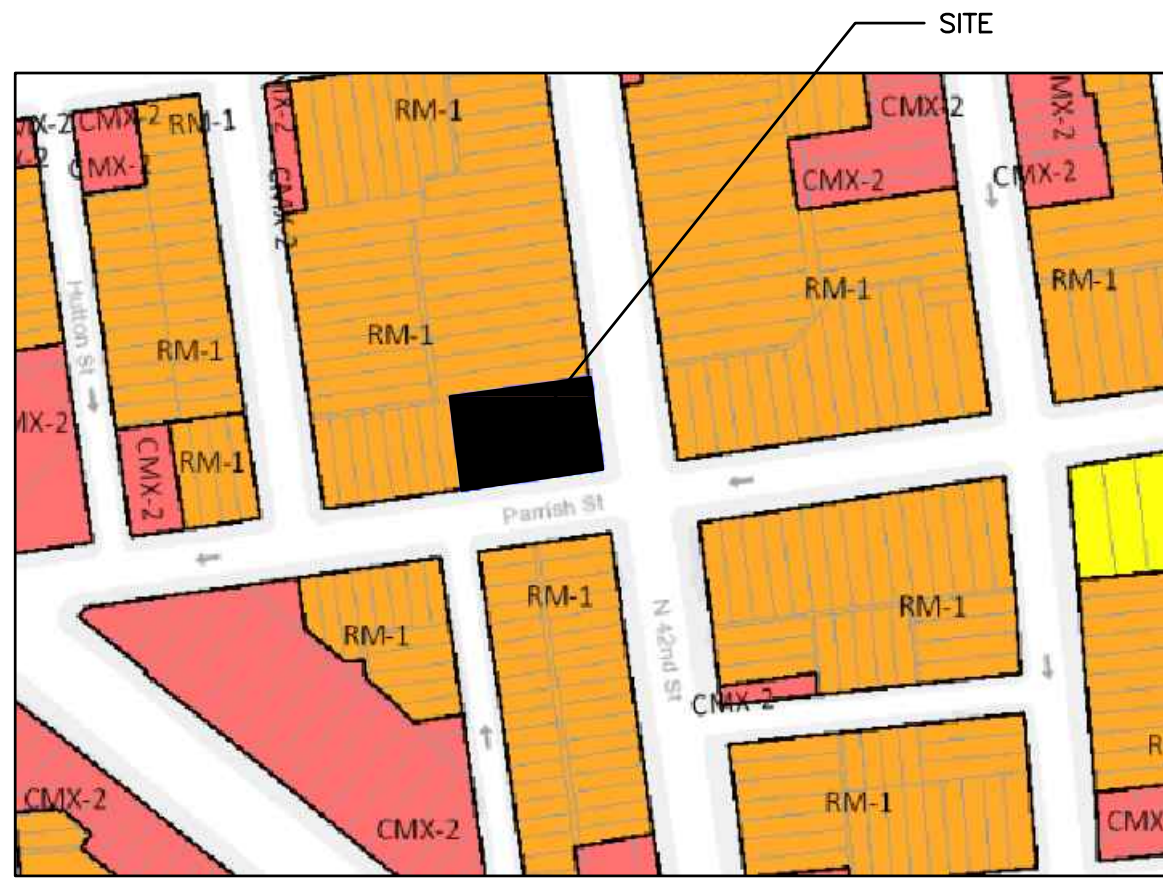




3
Z1 KEY PLAN
SCALE: NO SCALE

ZONING CODE SUMMARY FOR 838 1/2 N. 42ND ST.			
PROJECT: 838 1/2 NORTH 42ND STREET		ZONING DISTRICT: RM-1	
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	MULTI FAMILY	NONE	MULTI FAMILY - (20 UNITS)
MIN. LOT SIZE	1,440 SF	7,697 SF	NO CHANGE
MIN. LOT FRONTAGE (WIDTH)	16'-0"	70'-0"	NO CHANGE
MIN. OPEN AREA	20%	LOT = 7,697 SF. OPEN AREA = 1847 SF. OPEN AREA = 1847 / 7.697 = 24%	LOT = 7,697 SF. OPEN AREA = 1602 SF. OPEN AREA = 1602 / 7.697 = 20.8%
MIN. FRONT YARD SETBACK	N/A	0	NO CHANGE
MIN. SIDE YARD DEPTH	5'-0"	EXISTING VARIES	5'-0" AT ADDITION
MIN. REAR YARD DEPTH	SINGLE FAMILY: 9'-0"	5'-2"	9'-0" AT ADDITION
MIN. REAR AREA	144 SF	725 SF	NO CHANGE
HEIGHT REGULATIONS	38'-0"	±56'-0"	38'-0"
REQUIRED BICYCLE RACKS	1 RACK PER 3 RESIDENTIAL UNITS	0	7 RACKS
NOTE: THE OWNER WISHES TO ELECT CMX3 ZONING AS THE ALLOWED EXCEPTION UNDER THE CITY COUNCIL ORDINANCE BILL NUMBER 190613-A			

Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

42nd Street is the primary street;

Opposite of 42nd Street is the rear;

not applicable Street is the rear street

Applied Electronically by: DAVID FECTEAU

April 12, 2022

PHILADELPHIA CITY PLANNING COMMISSION



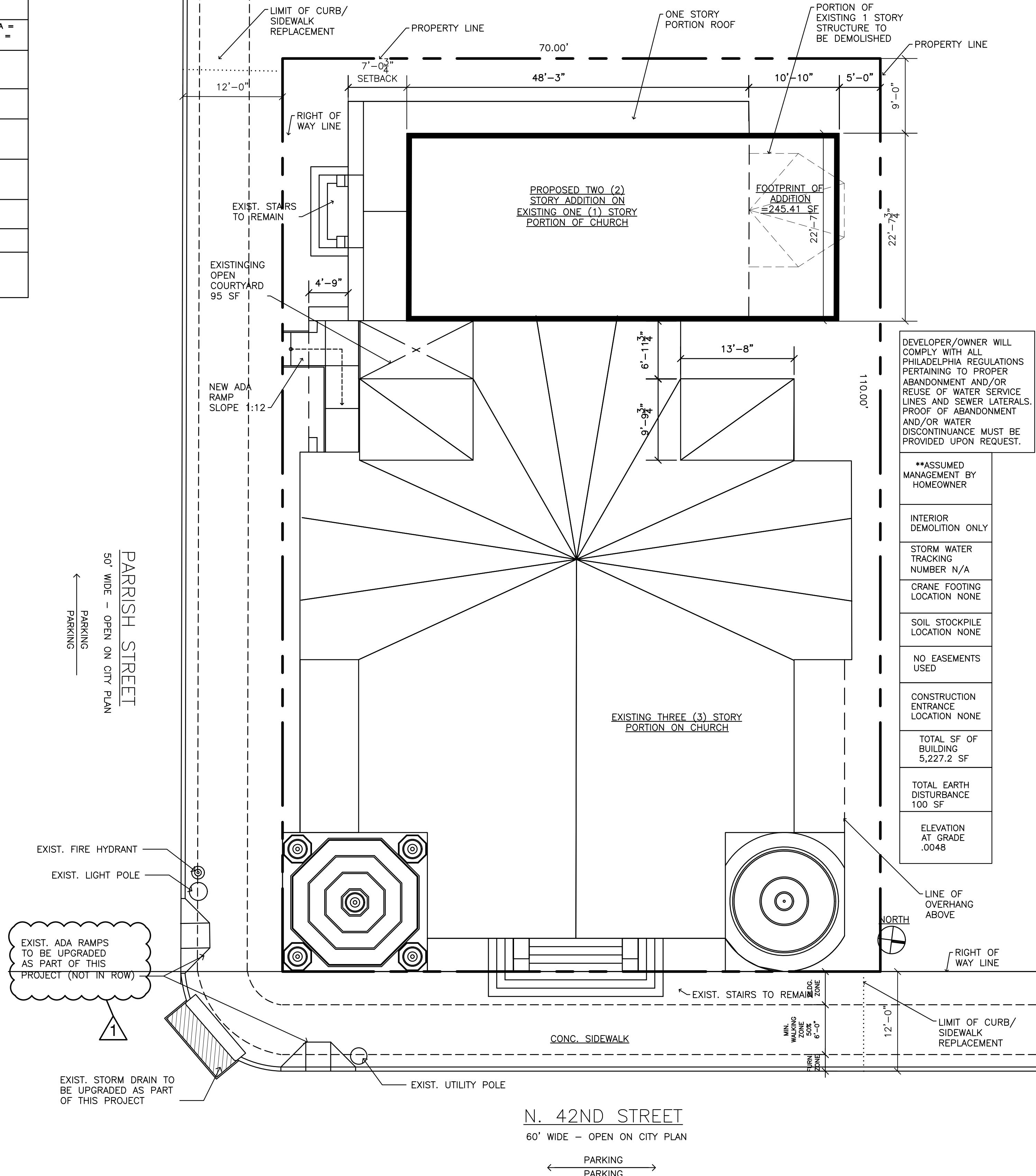
2
Z1 FRONT ELEVATION
SCALE: 1/8" = 1' - 0"



Applied Electronically by L&I User.

NOTE:
THE PHILADELPHIA HISTORICAL COMMISSION CONFIRMS TO L&I THAT THIS HISTORIC STRUCTURE HAS A DOCUMENTED FORMER PRINCIPAL USE THAT COULD BE CATEGORIZED UNDER THE PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY WITH A MINIMUM GROSS FLOOR AREA OF 2,500 SQ. FT.

SIGNATURE _____ STAMP _____



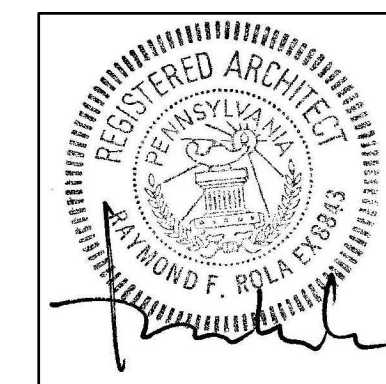
1
Z1 SITE PLAN
SCALE: 1/8" = 1' - 0"

ARCHITECT



1518 WALNUT STREET
SUITE 1300, PHILADELPHIA
PA, 19102
T: 215.546.3155
F: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
9-8-21	ZONING
9-24-21	REVISED ZONING
3-21-22	NEW ZONING

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND STREET
PHILADELPHIA, PA
19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2021

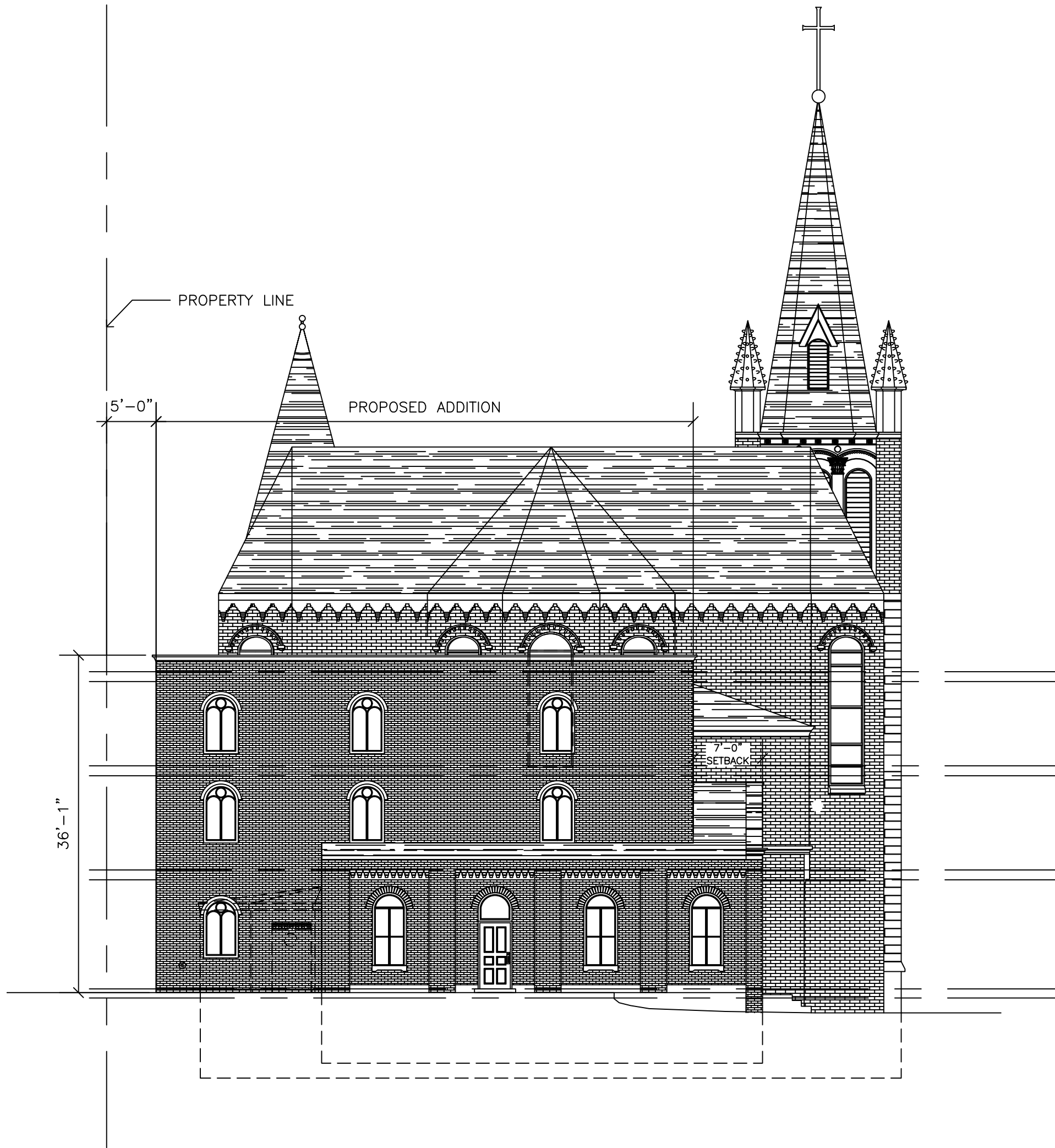
DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

Z1

UNIT SUMMARY			
UNIT #	SQ FT	BEDROOMS	NOTES
01	670 SF	1	
02	608 SF	1	
03	430 SF	1	
04	475 SF	1	
05	575 SF	1	
06	615 SF	1	
07	430 SF	1	
08	480 SF	2	
09	550 SF	1	
10	625 SF	1	
11	525 SF	1	
12	660 SF	1	
13	1030 SF	2	
14	420 SF	1	
15	530 SF	1	
16	425 SF	1	
17	625 SF	1	
18	660 SF	1	
19	1030 SF	2	
20	420 SF	1	
21	530 SF	1	

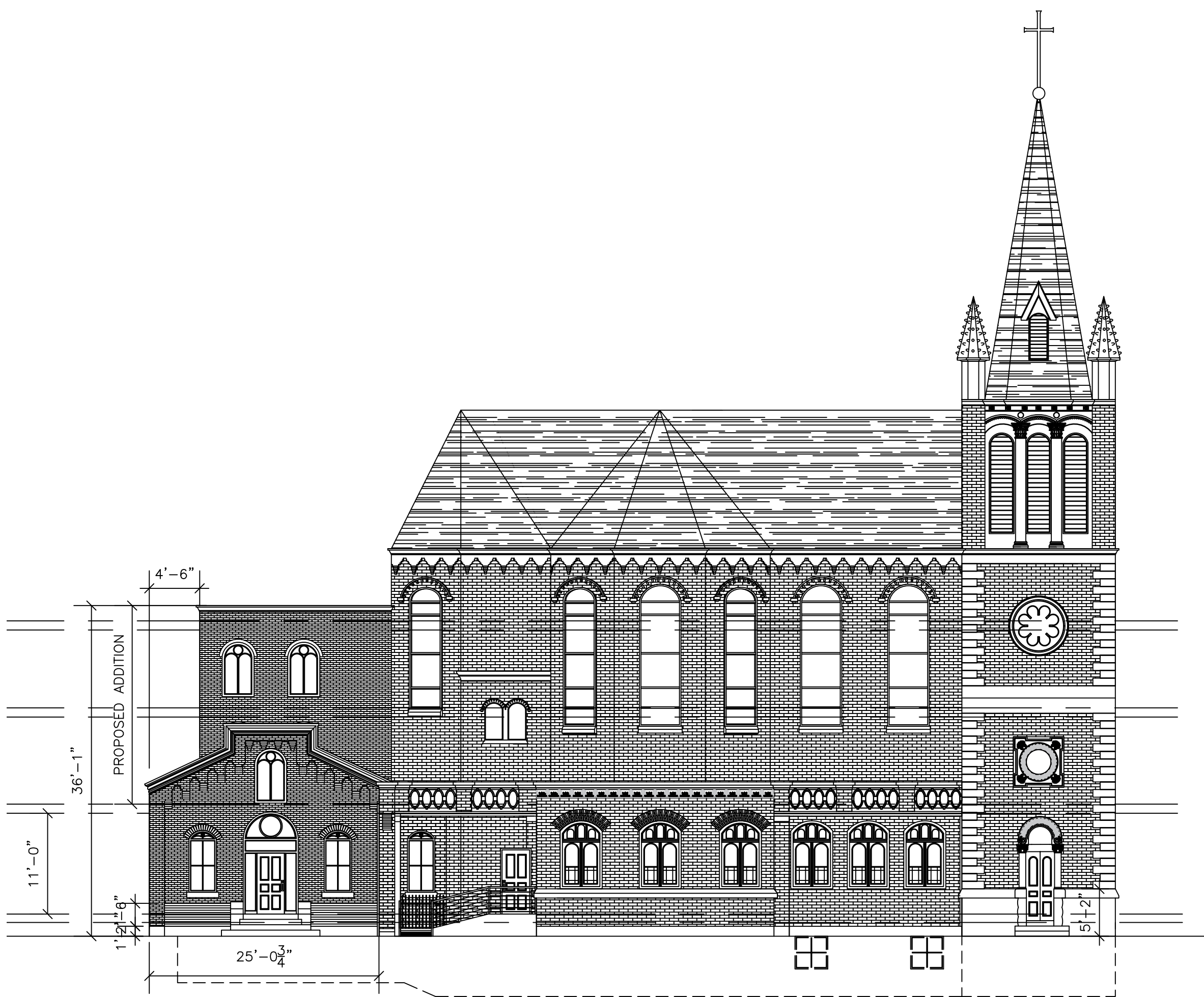


6

Z2

REAR ELEVATION

SCALE: 3/32" = 1' - 0"

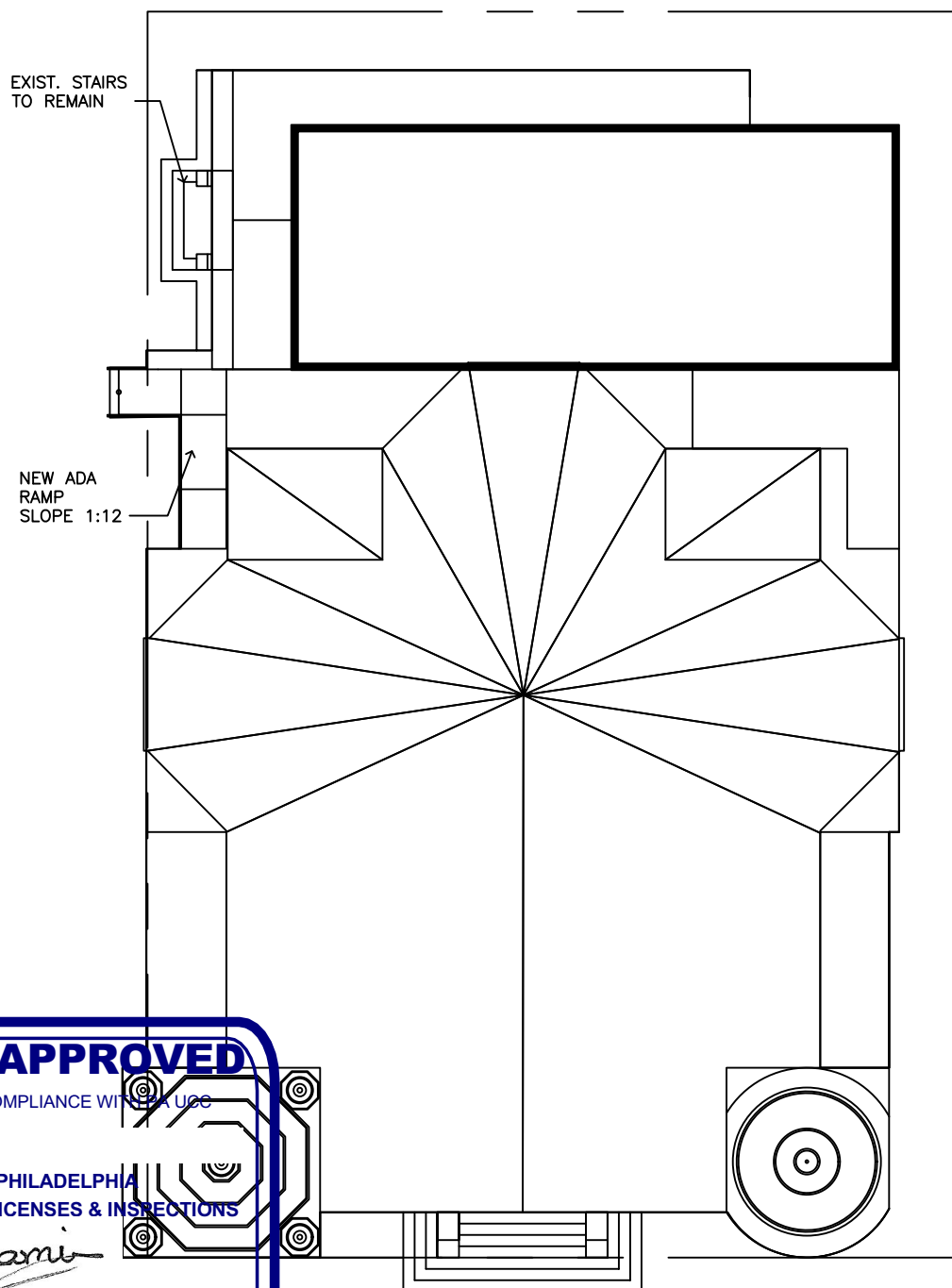


5

Z2

PARRISH ST. ELEV.

SCALE: 3/32" = 1' - 0"

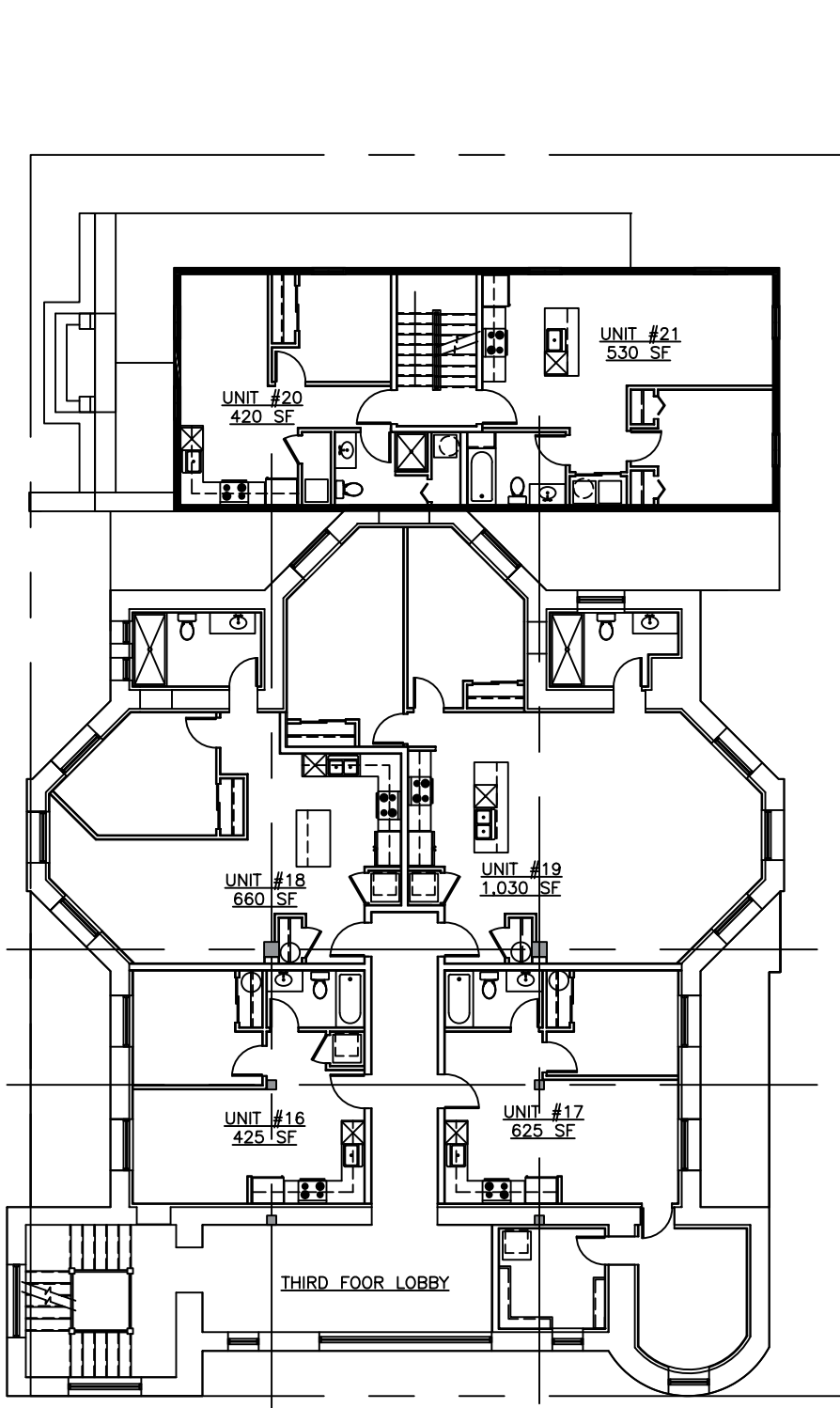


5

Z2

ROOF PLAN

SCALE: 1/16" = 1' - 0"

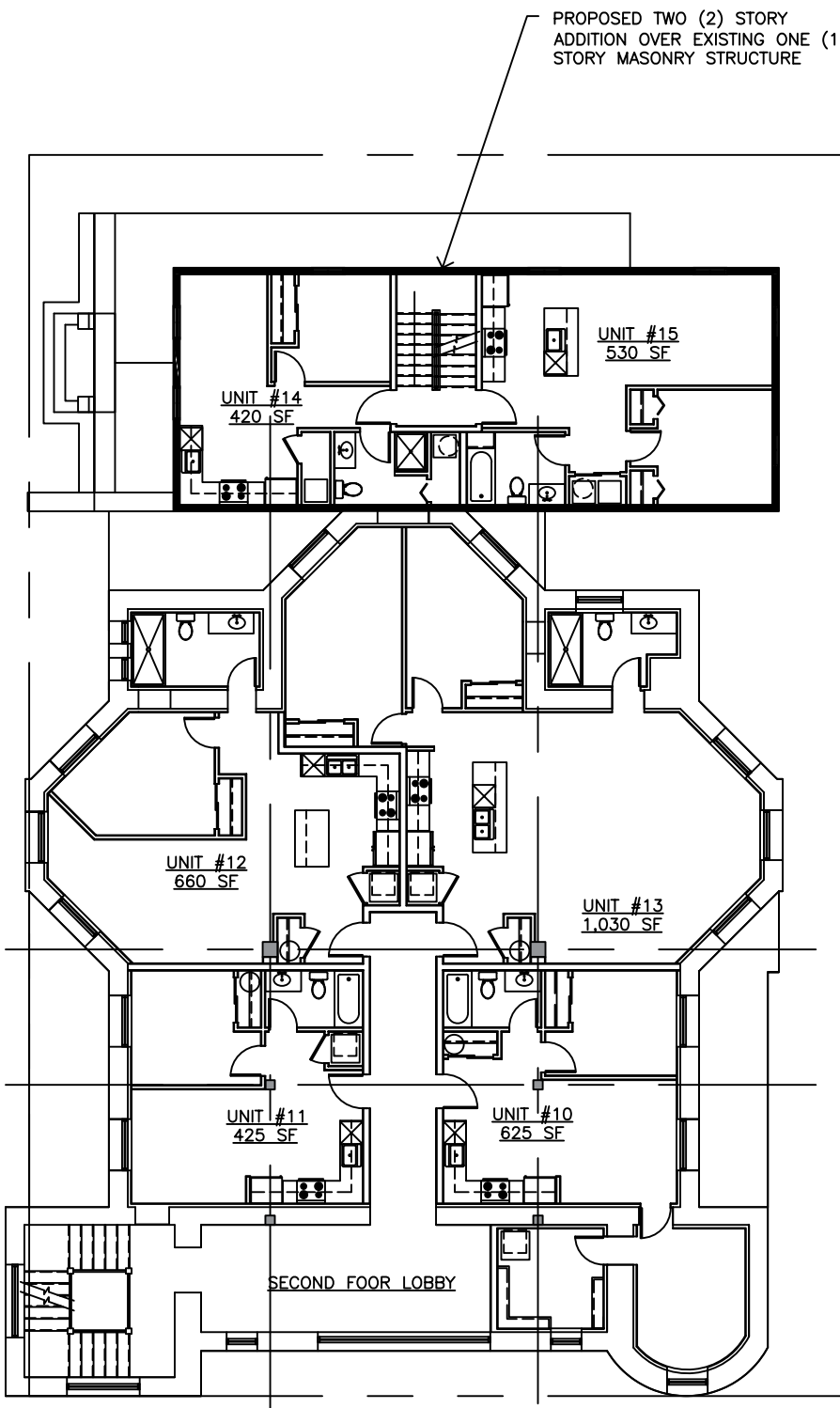


4

Z2

THIRD FLOOR PLAN

SCALE: 1/16" = 1' - 0"

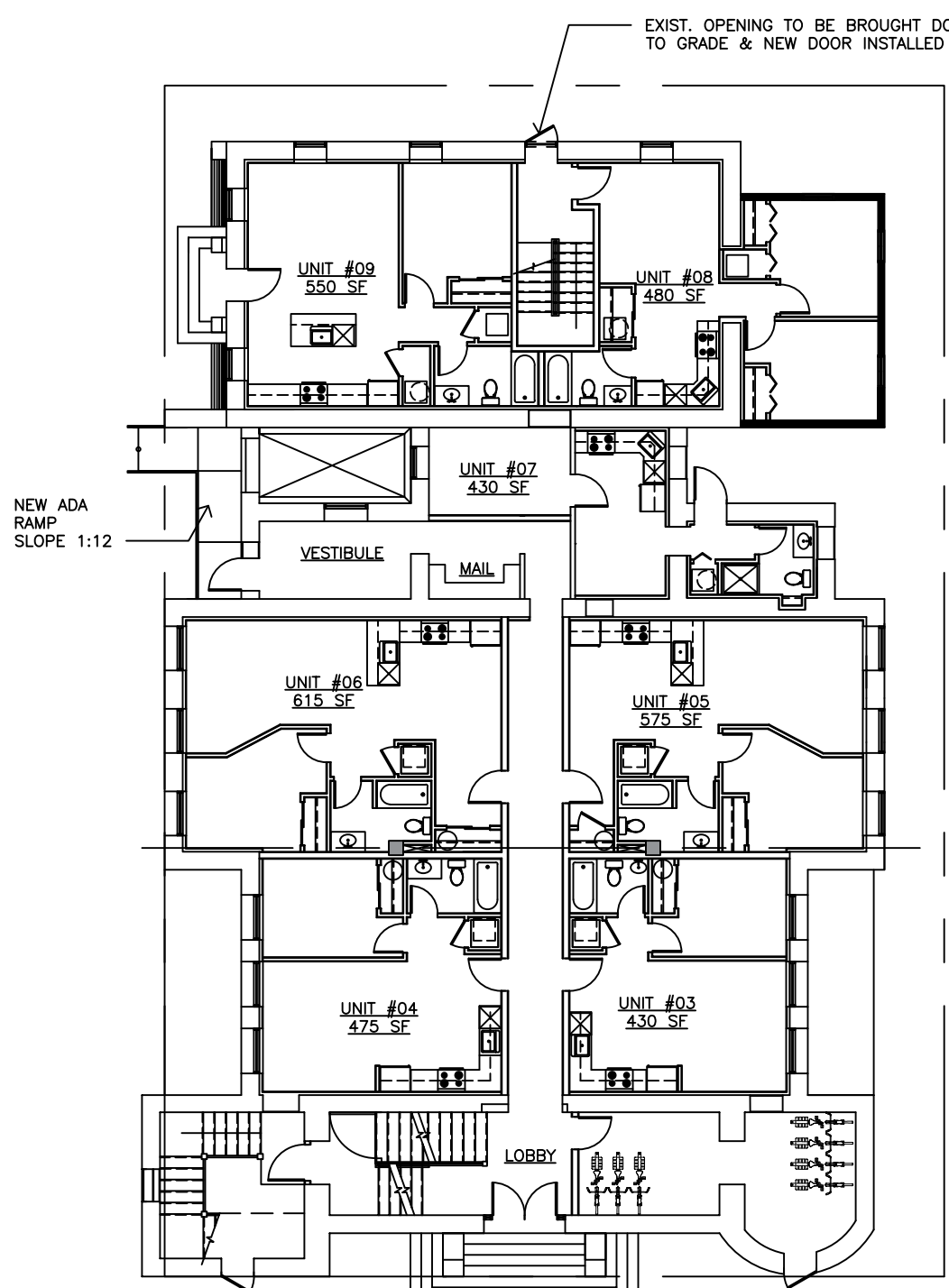


3

Z2

SECOND FLOOR PLAN

SCALE: 1/16" = 1' - 0"

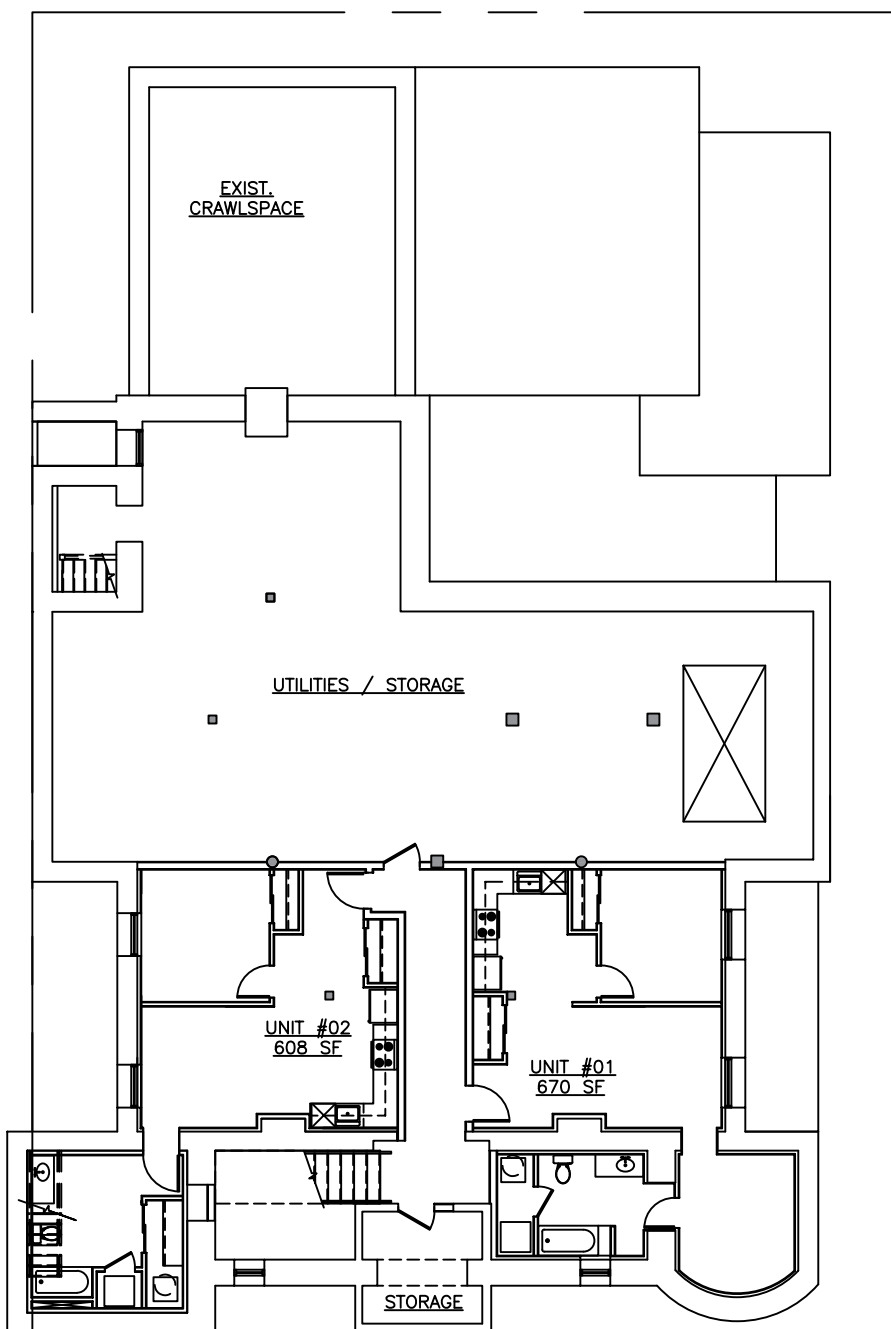


2

Z2

FIRST FLOOR PLAN

SCALE: 1/16" = 1' - 0"



1

Z2

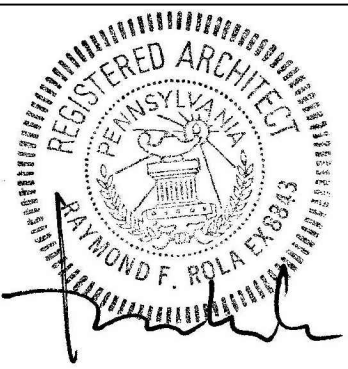
BASEMENT FLOOR PLAN

SCALE: 1/16" = 1' - 0"

ARCHITECT


1518 walnut street
suite 1300, philadelphia
pa, 19102
t: 215.546.3155
f: 215.545.3999
rolaarch@verizon.net

SEAL



OWNER

GERMAN YAKUBOV
HAVERFORD SQUARE
PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

△	DATE	DESCRIPTION
	9-8-21	ZONING
	9-24-21	REVISED ZONING
	3-21-22	NEW ZONING

PROPOSED
MULTI-FAMILY
DWELLING

PROJECT LOCATION

ST. PETRI EVANGELICAL
LUTHERAN CHURCH
838 1/2 N. 42ND STREET
PHILADELPHIA, PA
19104

BLOCK: -

LOT: -

SHEET TITLE :

PROJECT NO. 00000

SCALE : AS NOTED

DATE : 2021

DRAWN BY : EE

REVIEWED BY: RR

SHEET NO.

Z-2

Zoning Permit

Permit Number ZP-2022-002881

LOCATION OF WORK 838 1/2 N 42ND ST, Philadelphia, PA 19104-1472	PERMIT FEE \$672.00	DATE ISSUED 6/7/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 42 Develop LLC	614 s 4th st Philadelphia, Pennsylvania 19147
---------------------------------	---

OWNER CONTACT 1 GERMAN YAKUBOV	614 s 4th st, Philadelphia PA 19147
-----------------------------------	-------------------------------------

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ADDITION A TOP OF A REAR PROPERTY. 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-2022-002881

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

838 1/2 N 42ND ST, Philadelphia, PA 19104-1472

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (21 DWELLING UNITS) AS PER HISTORICAL COMMISSION APPROVAL WITH SEVEN (7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE ON THE FIRST 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.