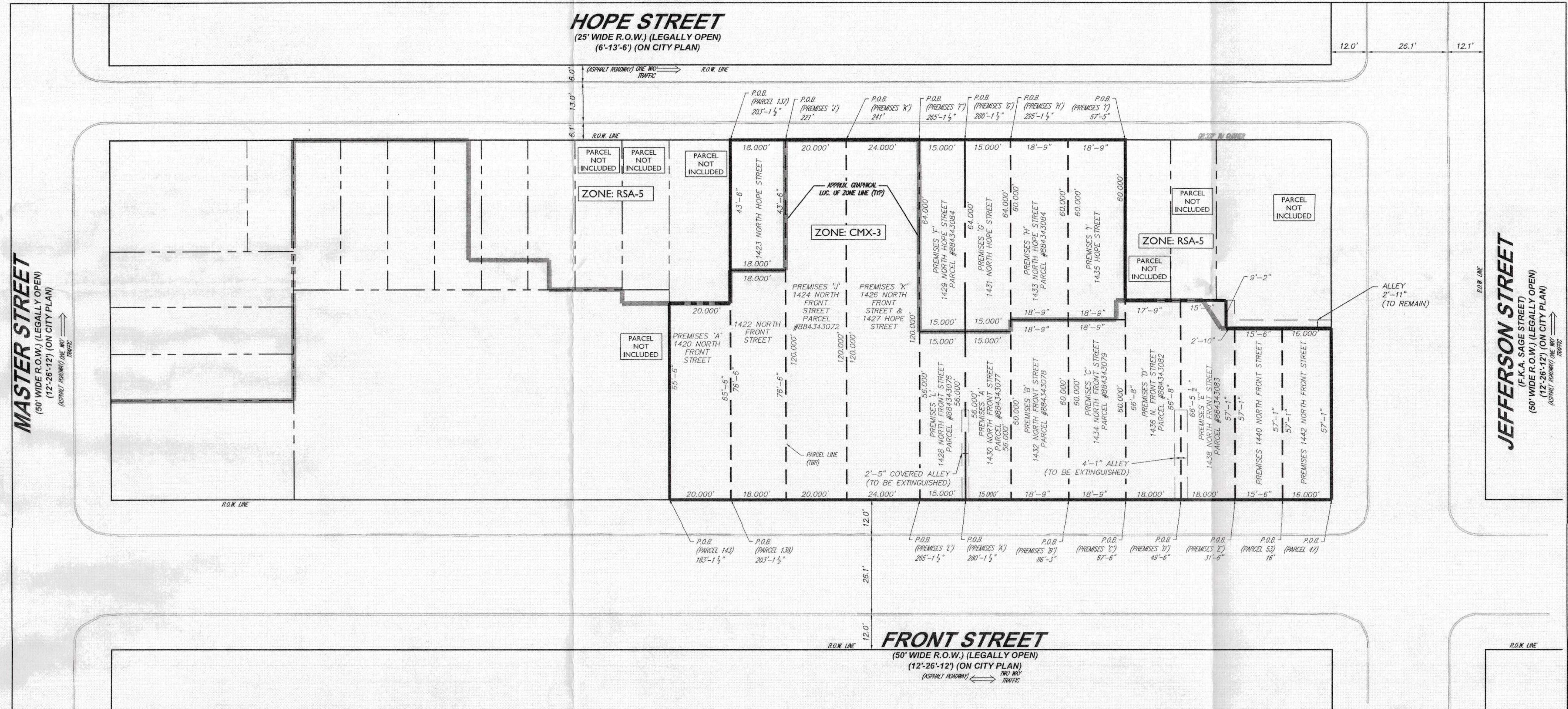
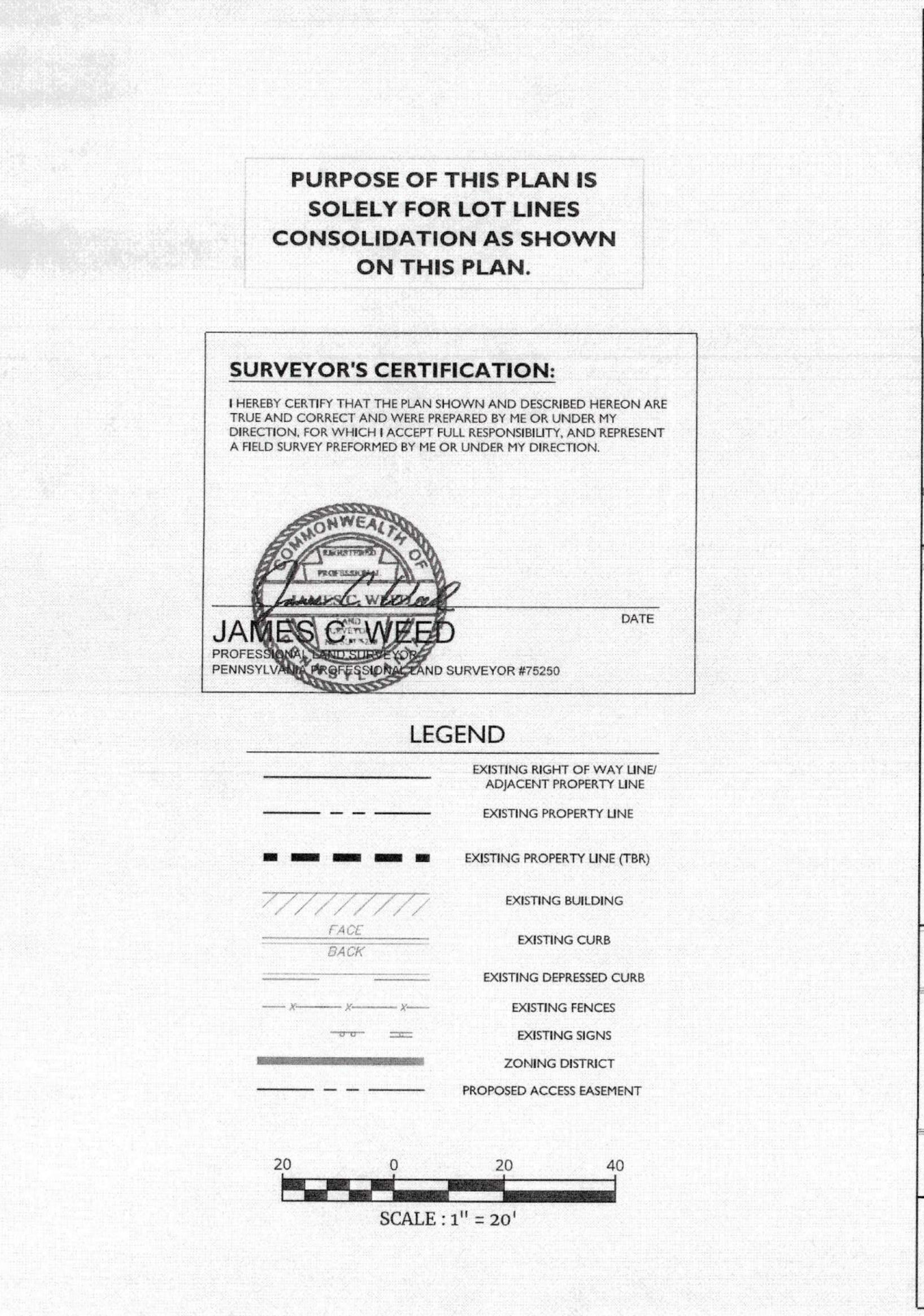


**AREA OF PROPOSED PARCEL "A"**  
AREA= 17,700.30 SF OR 0.40634 AC

**AREA OF PROPOSED PARCEL "B"**  
AREA= 3,313.85 SF OR 0.0768 AC



**EXISTING PARCEL DIMENSIONS**



**PROPOSED CONSOLIDATED PARCEL DIMENSIONS AND EXISTING PHYSICAL CONDITIONS**

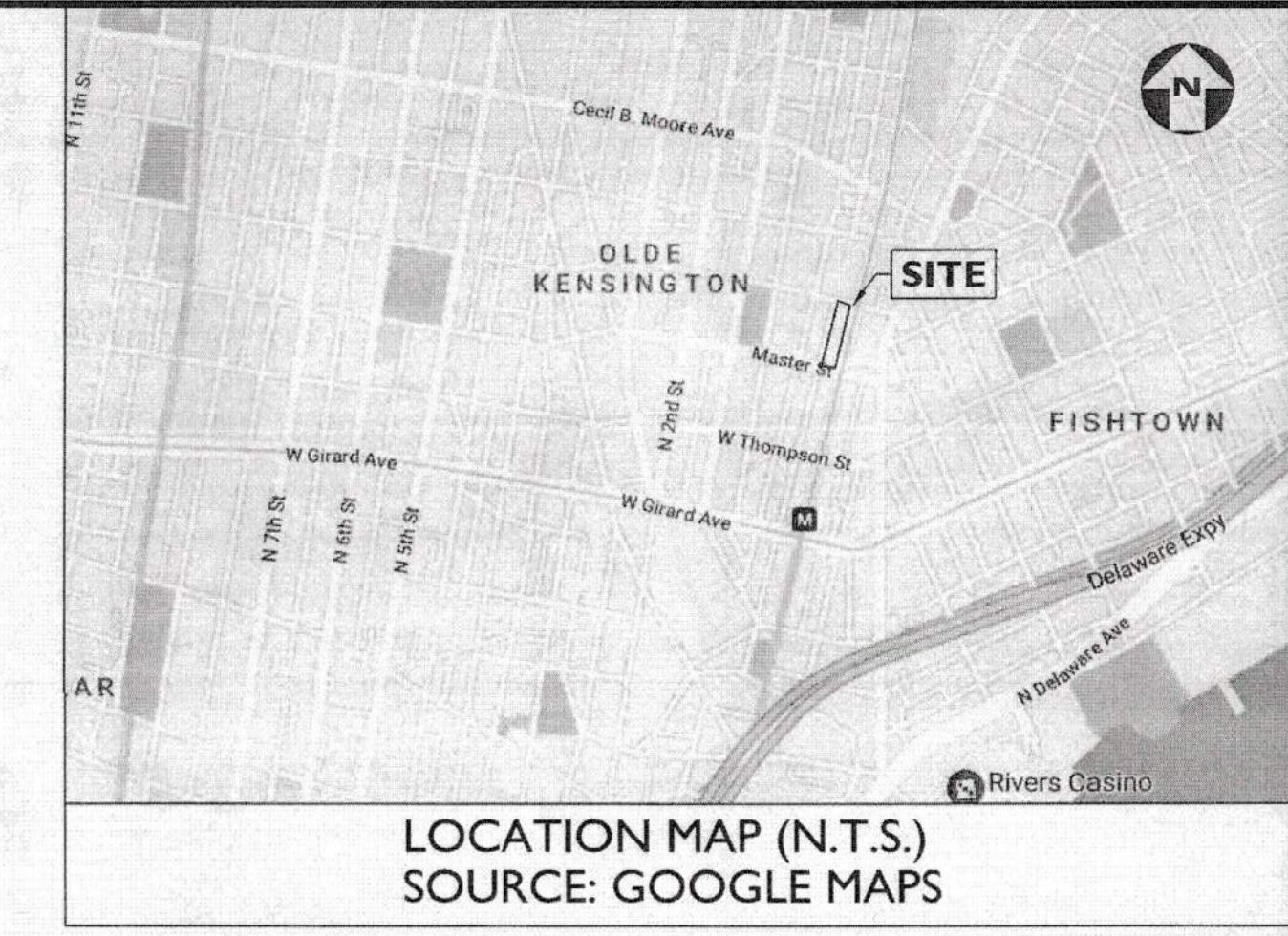
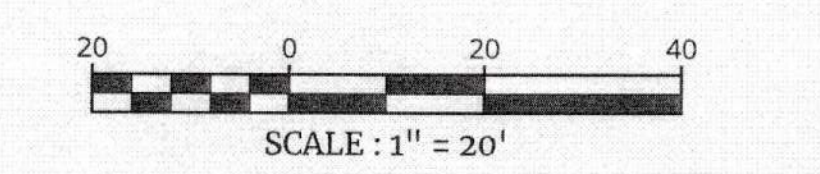
**PURPOSE OF THIS PLAN IS SOLELY FOR LOT LINES CONSOLIDATION AS SHOWN ON THIS PLAN.**

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION.

**JAMES C. WIED**  
PROFESSIONAL SURVEYOR  
PENNSYLVANIA PROFESSIONAL SURVEYOR #73250

**LEGEND**

(Symbol)	EXISTING RIGHT OF WAY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	EXISTING PROPERTY LINE (TBR)
(Symbol)	EXISTING BUILDING
(Symbol)	EXISTING CURB
(Symbol)	EXISTING DEPRESSED CURBS
(Symbol)	EXISTING FENCES
(Symbol)	EXISTING SIGNS
(Symbol)	ZONING DISTRICT
(Symbol)	PROPOSED ACCESS EASEMENT



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**NOTES:**

- THIS PLAN REFERENCES:  
A. PLAN PREPARED BY: CONTROL POINT ASSOCIATES, INC.  
1600 MANOR DRIVE SUITE 210  
CHALFONT, PA 18914
- PROJECT LOCATION: 1420, 1422, 1424-38, 1440 & 1442 FRONT STREET & 1423 HOPE STREET PHILADELPHIA, PA 19122
- ZONING DISTRICT: CMX-3, COMMUNITY COMMERCIAL MIXED-USE  
RZA-5, RESIDENTIAL SINGLE FAMILY ATTACHED - 5

In accordance with the terms and provisions of Section 14-304 (b) of the Philadelphia Code pertaining to  
**LOT ADJUSTMENT REVIEW**  
 APPROVED  
 DISAPPROVED for  
 LOT AREA  
 LOT WIDTH  
 STREET FRONTAGE  
 OCCUPIED AREA  
Applied Electronically By: DAVID PECTEAU  
February 21, 2023  
SD No. **E-4243**  
**Philadelphia City Planning Commission**

OVERLAY ZONING DISTRICT: VDO RPTH DISTRICT OVERLAY DISTRICT  
A. IN THE RZA-5 DISTRICT, THE MINIMUM LOT AREA SHALL BE 1,400 SF, EXCEPT THAT A LOT CONTAINING AT LEAST 1,600 SF OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 800 SF, PROVIDED THAT:  
1. AT LEAST SEVENTY-FIVE PERCENT (75%) OF LOTS ADJACENT TO THE LOT TO BE DIVIDED IS 800 SF OR LESS;  
2. EACH OF THE LOTS CREATED IS USED FOR ONE SINGLE FAMILY ATTACHED HOME; AND  
3. EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT

DESCRIPTION	REQUIRED RZA-5	REQUIRED CMX-3	LOTA	LOTB
MIN. DISTRICT AREA (SF)	N/A	N/A	N/A	N/A
MIN. STREET FRONTAGE AS TAKEN FROM THE FRONT OF LOT (FT)	N/A	N/A	N/A	N/A
MIN. LOT WIDTH (FT)	16	N/A	62,000, 37,083, & 217,000	67,500
MIN. LOT AREA (SF)	160 [2]	N/A	12,700.30	3,313.85
MAX. OCCUPIED AREA(%)	INTERMEDIATE 75, CORNER: 80 [3]	INTERMEDIATE 75, CORNER: 80	55 (4,694 SF)	70 (2,336 SF)
MIN. FRONT YARD SETBACK (FT)	BUILT TO FRONT LOT LINE [4][5]	N/A	0	0
MIN. SIDE YARD SETBACK (FT)	0 IF ATTACHED, 5 IF DETACHED	0 IF USED FOR BLDGS W/ DWELLINGS	0	0
MIN. REAR YARD (FT)	9 [7]	N/A	N/A	13.4
MAX. HEIGHT (FT)	38 FT	N/A	22	32
MAX. FLOOR AREA (% OF LOT AREA)	N/A	50	110%	70%

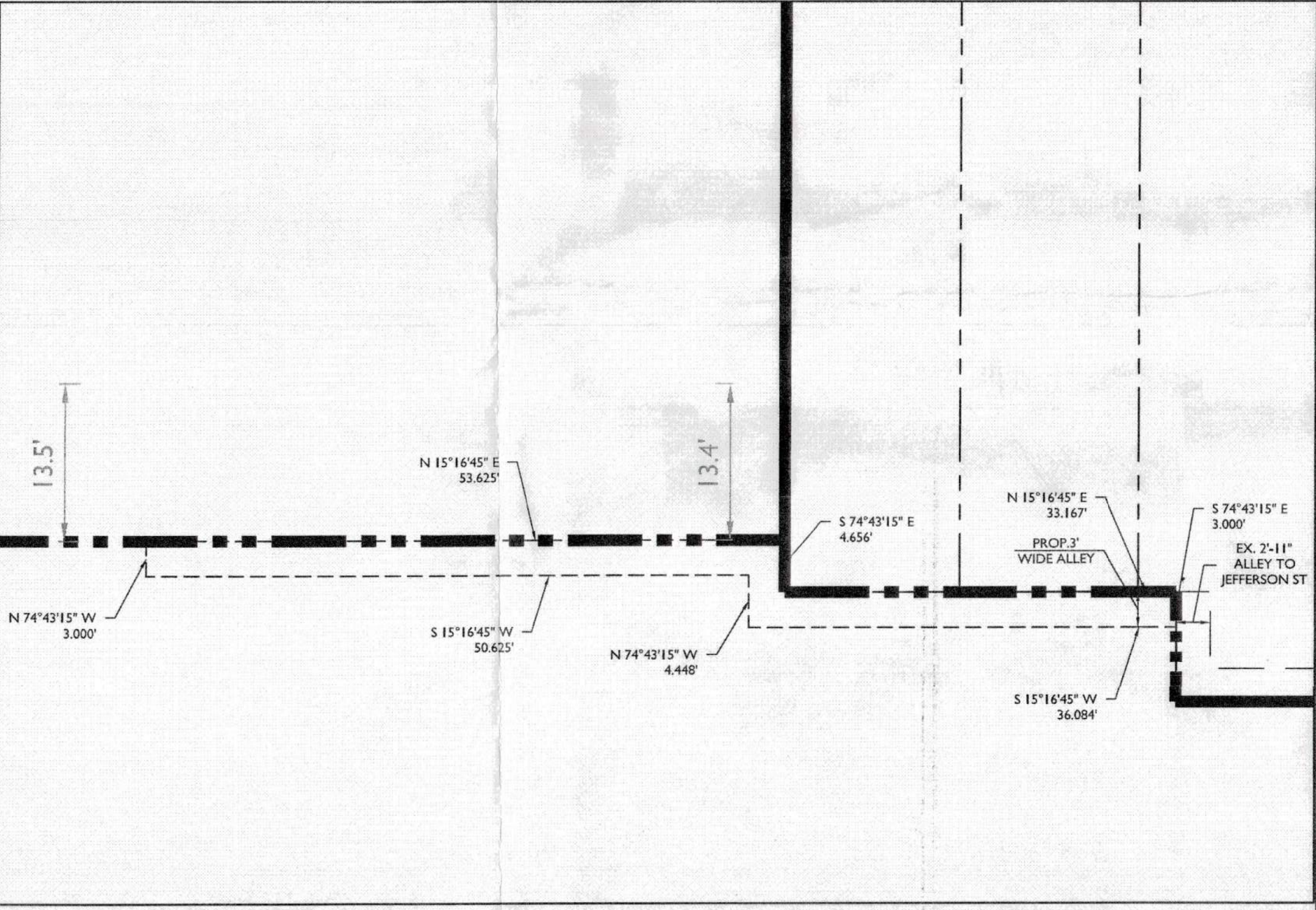
- [2] IN THE RZA-5 DISTRICT, A LOT CONTAINING AT LEAST 1,600 SF OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 800 SF, PROVIDED THAT:  
A. AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED IS 1,000 SF OR LESS;  
B. EACH OF THE LOTS CREATED IS USED FOR ONE SINGLE FAMILY ATTACHED HOME;  
C. EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT
- [3] IN THE RZA-5 DISTRICT BUILDINGS ON LOTS EQUAL TO OR LESS THAN 40 FT IN DEPTH ARE EXEMPT FROM THE MAXIMUM OCCUPIED AREA REQUIREMENTS.
- [4] IF ADJUTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORES OF ENCLOSED AREA, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADES AND THE FRONT LOT LINE REQUIRED BY 14-802(B)(3) BELOW, EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
- [5] IN THE RZA-5 DISTRICT, FRONT FACADES SHALL COMPLY WITH THE FOLLOWING:  
A. ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.  
B. ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL MATCH THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE IF THERE IS NO SUCH BUILDING. THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE 22.00'.  
C. IF THE PROPERTY IS BOUNDARY BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF A. AND B. ABOVE.
- [7] IN THE RZA-5 DISTRICT, THE MINIMUM REAR YARD DEPTH FOR LOTS EQUAL TO OR LESS THAN 45 FT IN DEPTH SHALL BE 7 FT.

- COLLIERS ENGINEERING & DESIGN COMMERCIAL ACTIVITY LICENSE # 305518
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS AS PER THE PHILADELPHIA CODE.
- PLAN PREPARED AS PER INSTRUCTIONS OF ARCHIVE DEVELOPMENT GROUP, LLC.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE SIXTEEN (17) EXISTING PARCELS INTO TWO (2) PARCELS.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- ADDRESS OF PARCEL "A" AND "B" TO BE DETERMINED BY OFFICE OF PROPERTY ASSESSMENT (OPA).
- PARCEL CALCULATIONS, (E. AREA AND DIMENSIONS) ARE BASED OFF PDS DIMENSIONS.
- ALL DISTANCES ARE IN PHILADELPHIA DISTRICT STANDARD.

Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by the Board of Surveyors  
David Pecteau  
Surveyor & Regulator District Date

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	02/20/23	MAN	DAVID PECTEAU	DAVID PECTEAU
2	02/20/23	CP	DAVID PECTEAU	DAVID PECTEAU

**Rhett N. Chiliberti**  
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER: PE073758  
COLLIERS ENGINEERING & DESIGN, INC.



**PROPOSED EASEMENT EXHIBIT**

1" = 10'

**LOT CONSOLIDATION PLAN FOR ARCHIVE VIII LLC**

LOCATION: 1420, 1422, 1424-38, 1440 & 1442 FRONT STREET & 1423 HOPE STREET PHILADELPHIA, PA, 19122

**Colliers Engineering & Design**  
2 Penn Center, Suite 222  
1500 JFK Boulevard  
Philadelphia, PA 19102  
Phone: 215.861.8021

SCALE: AS SHOWN	DATE: 09/27/2022	CHECKED BY: SS	DRAWN BY: MAB
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SHEET TITLE: LOT CONSOLIDATION PLAN

SHEET NUMBER: 1 OF 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

# Zoning Permit

Permit Number ZP-2023-001783

LOCATION OF WORK 1424-38 N FRONT ST, Philadelphia, PA 19122-3902	PERMIT FEE \$1,257.00	DATE ISSUED 2/22/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5, CMX3, CMX3, CMX3, CMX3, RSA5]	

PERMIT HOLDER ARCHIVE VIII LLC	2929 WALNUT ST # 4512 PHILADELPHIA PA 19104
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OWNER CONTACT 1 Henry Siebert	2929 Walnut Street, Site 4512, Philadelphia, PA 19104
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OWNER CONTACT 2	
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TYPE OF WORK Lot Line Relocation
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APPROVED DEVELOPMENT FOR A LOT ADJUSTMENT (CONSOLIDATION) TO CREATE TWO (2) LOTS [PARCELS "A" AND "B"] FROM SIX (6) EXISTING LOTS [1420, 1422, 1424-38, 1440, & 1442 N FRONT ST AND 1423 HOPE ST] AND FOR THE CREATION OF AN ACCESS EASEMENT BETWEEN THE NEW PARCELS. SIZES AND LOCATIONS AS SHOWN ON PLANS.
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APPROVED USE(S) Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--

<p><b>i</b> <b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions:             <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul>
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# Zoning Permit

Permit Number ZP-2023-001783

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1420 N FRONT ST Philadelphia, PA 19122-3902  
1422 N FRONT ST Philadelphia, PA 19122-3902  
1423 HOPE ST Philadelphia, PA 19122-3903  
1424-38 N FRONT ST, Philadelphia, PA 19122-3902  
1440 N FRONT ST Philadelphia, PA 19122-3902  
1442 N FRONT ST Philadelphia, PA 19122-3902

## ADDITIONAL USE DETAILS

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

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.