

Essex Place

Mixed Use Building:

824 S. 8th Street
Philadelphia, PA 19147

PROJECT SUMMARY: 824 S. 8th Street

ZONING: CMX-2
LOT AREA: 3100.76 SF

USE: RESIDENTIAL/COMMERCIAL BUILDING - 9,242 Gross SF
BASEMENT - UTILITIES / VACANT COMMERCIAL SPACE
GROUND FLOOR - VACANT COMMERCIAL AND RESIDENTIAL ENTRY
2ND - 3rd FLOOR - RESIDENTIAL
ROOF - ROOF DECK AND MECHANICAL UNITS

DWELLING UNITS

ALLOWED
6

PROPOSED
6

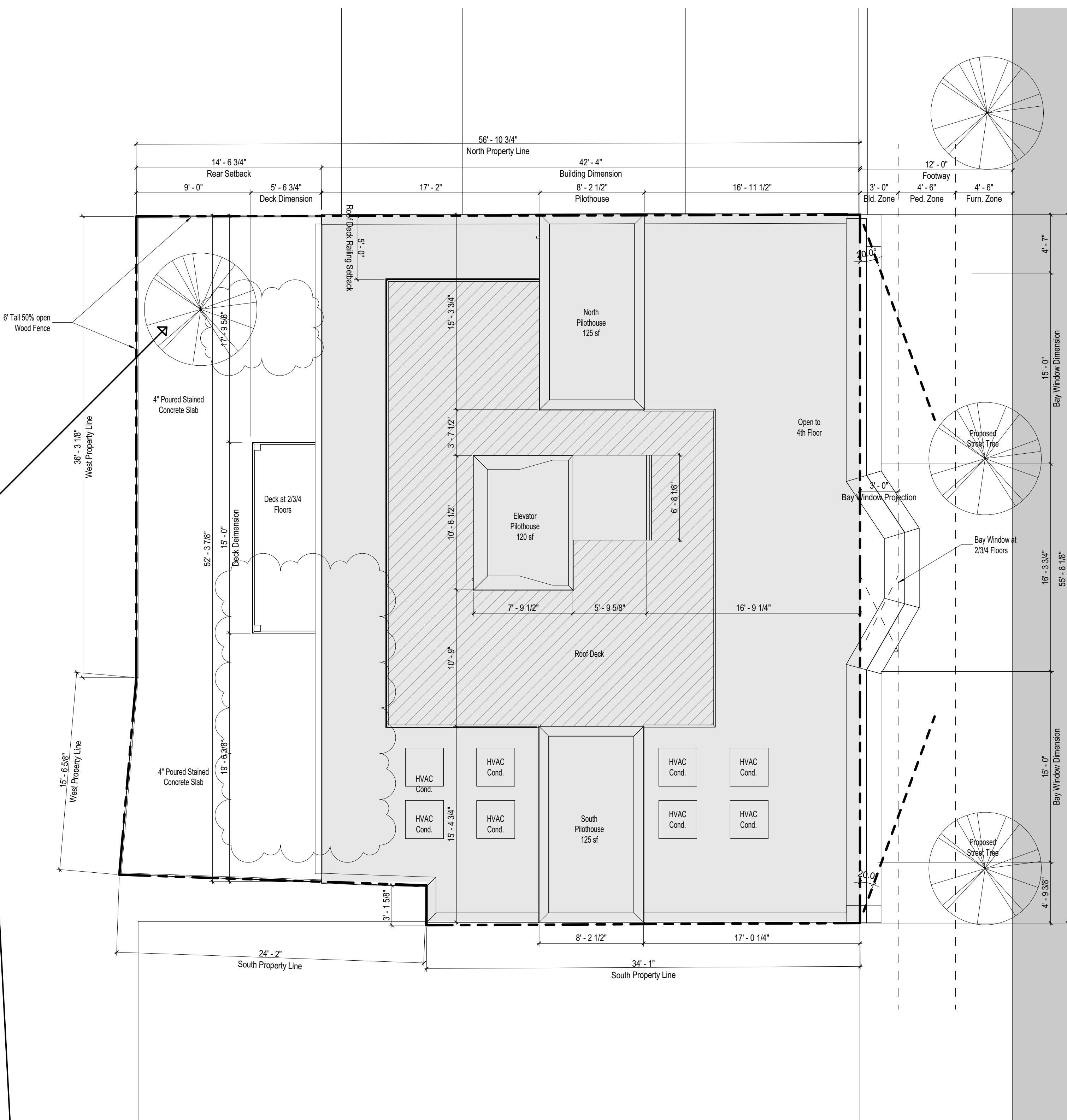
DIMENSIONAL STANDARDS

REQUIRED / ALLOWED

PROPOSED

OCCUPIED AREA 75.00%
FRONT 15' Bldg SETBACK 0'-0"
SIDE (NORTH) SETBACK 5'-0"
SIDE (SOUTH) SETBACK 0'-0"
REAR YARD 14'-6.34"
HEIGHT 38'-0"
TOP OF PARAPET

2,325.57 SF (75%)
0'-0"
6'-0"
0'-0"
14'-6.34"
38'-0" Avg. Grade to Roof Height
39'-4"



Planting Table per 14-705 (1) (e)

Top Deciduous Tree:
7' Tall Columnar Hornbeam per Phila. Street Tree List
1 PROVIDED IN YARD



1 ZONING PLAN Z1 3/16" = 1'-0"

In accordance with the terms and provisions of Sections 14-603 (16) (b), 14-705 (1), and 14-603 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

☒ APPROVED ☐ DISAPPROVED

☐ WAIVED ☐ APPROVED

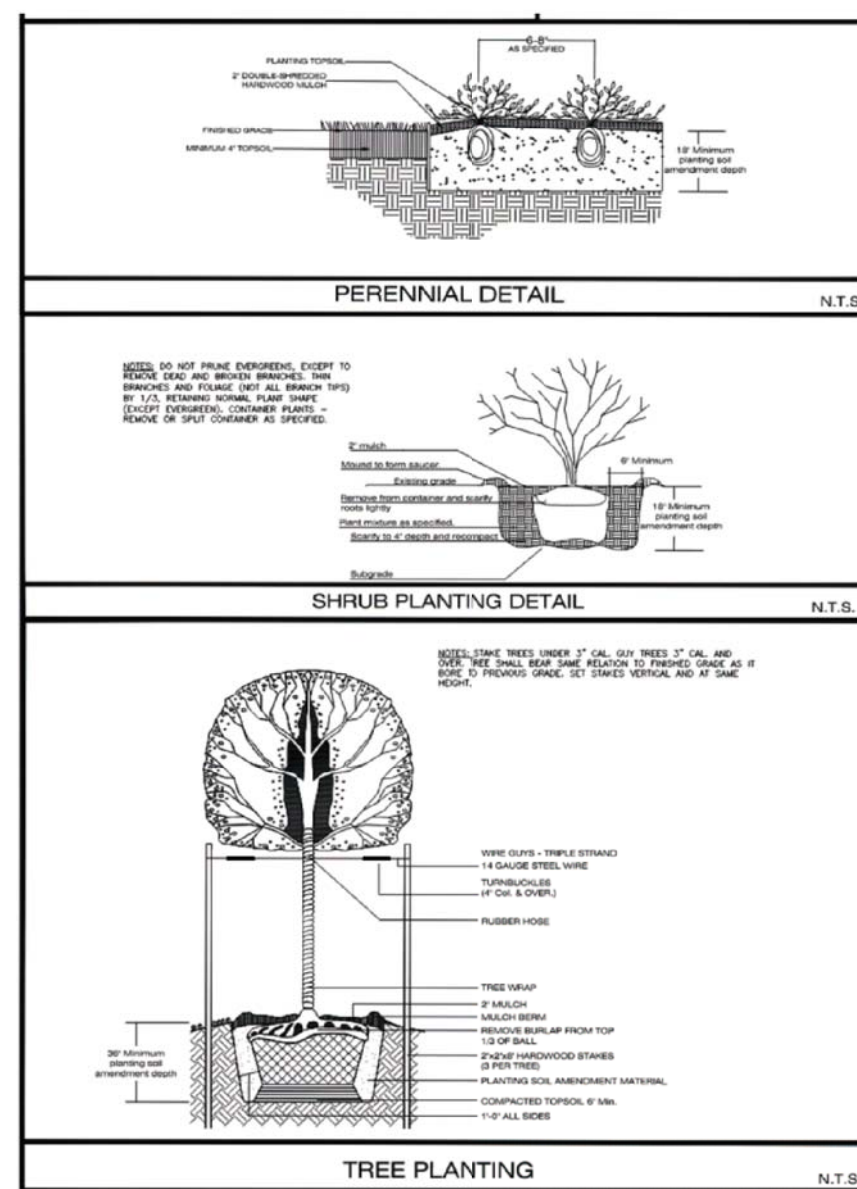
☐ IN-LIEU FEE \$ ☐ DISAPPROVED

Applied Electronically By: KEITH DAVIS

June 26, 2025

Lodger No.:

Philadelphia City Planning Commission

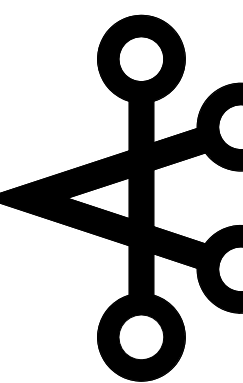


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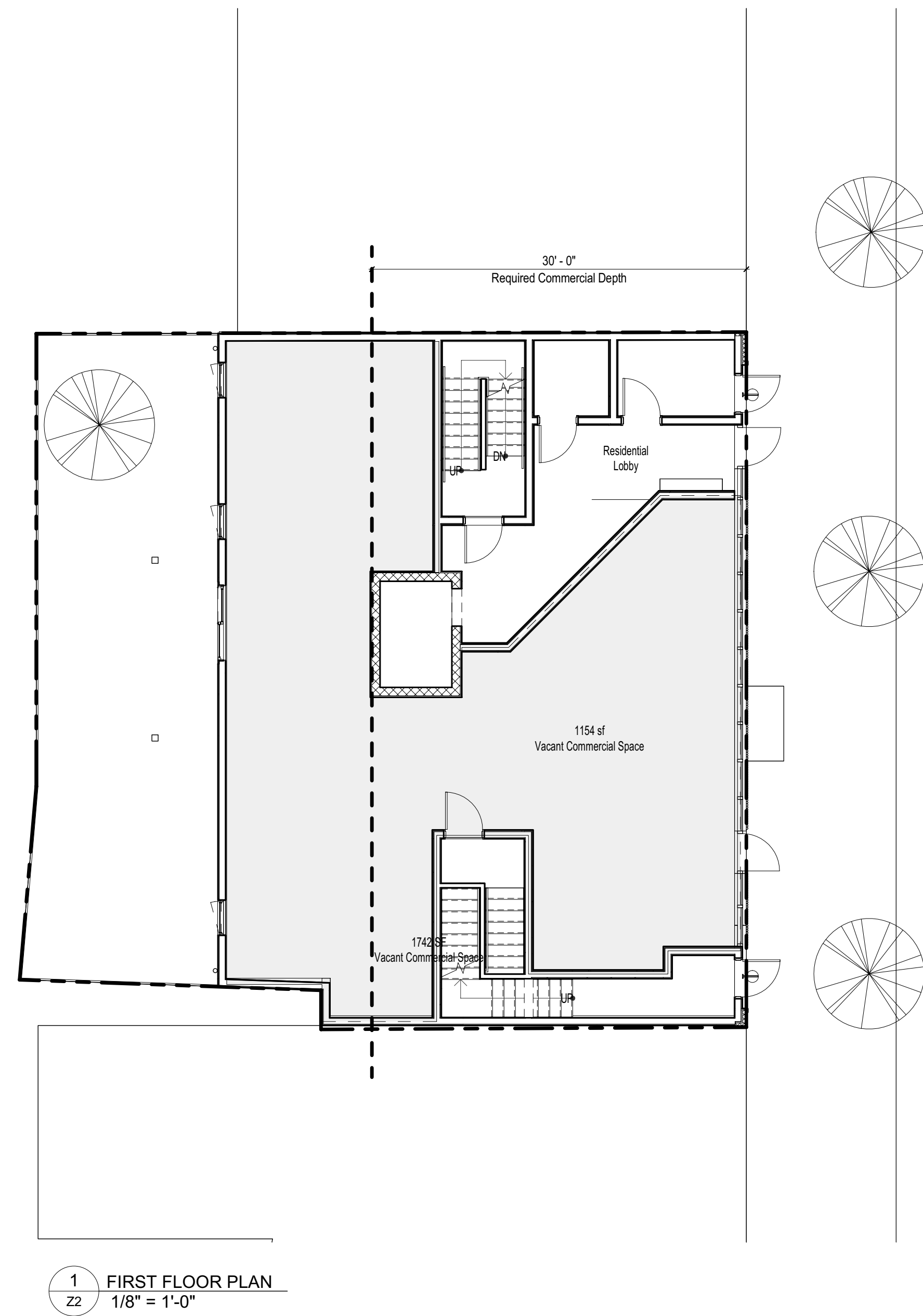
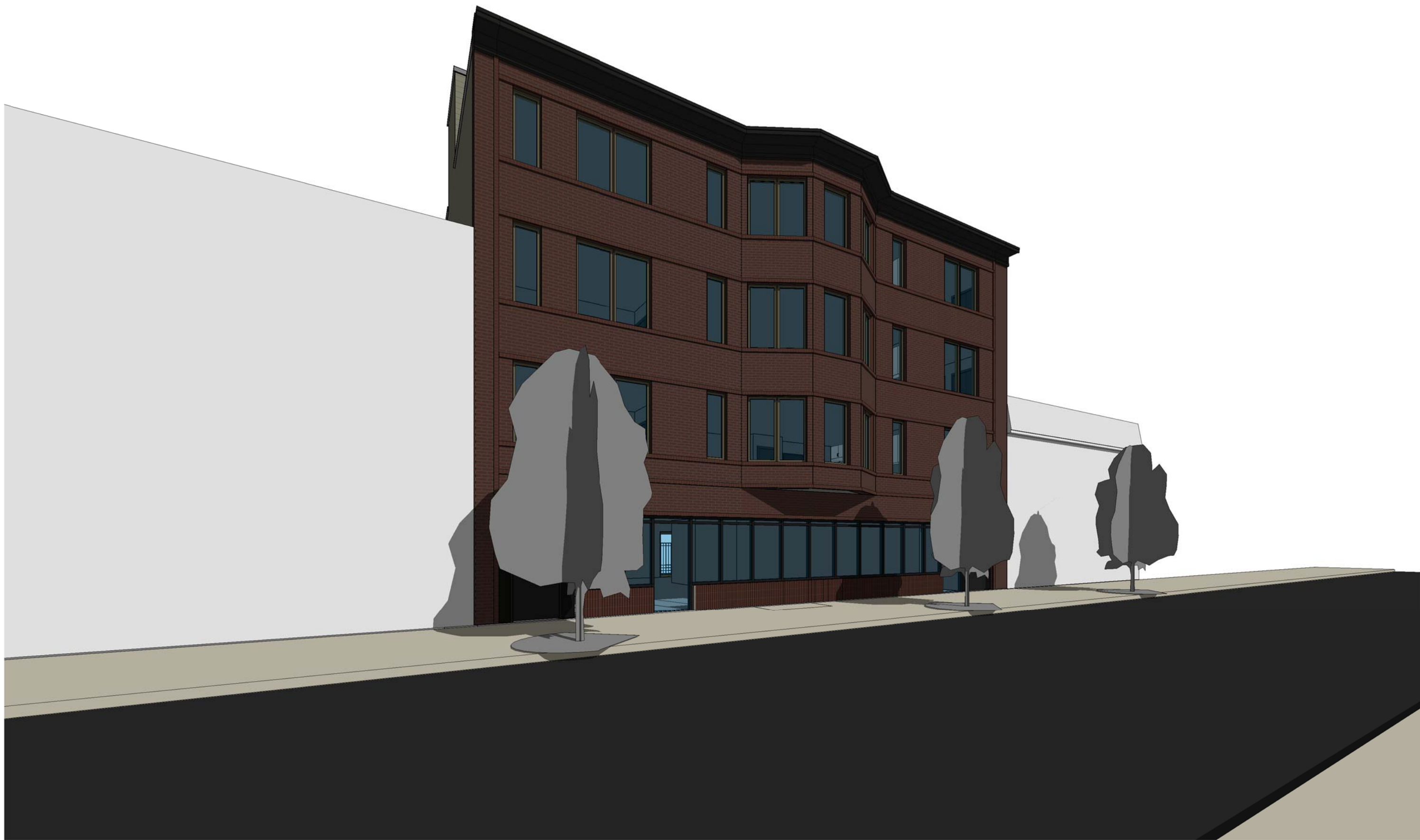
Z1

#	DATE	REVISION
1	06/26/25	ISSUED

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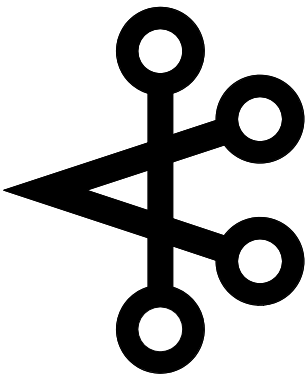
412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM



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



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#	DATE	REVISION
1	10/10/22	Revised Plan 1

Mixed Use Building:
824 S. 8th Street
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Z2

Zoning Permit

Permit Number ZP-2025-001847

LOCATION OF WORK 824-26 S 8TH ST T-A-445601, Philadelphia, PA 19147-2821	PERMIT FEE \$721.00	DATE ISSUED 7/7/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

****CHILD PERMIT TO ZP-2024-012518** FOR THE DEMOLITION OF ALL STRUCTURES ON SITE (BIN 1413718, 1415147 & 1413721). FOR THE ERECTION OF AN ATTACHED STRUCTURE, ROOF DECK, THREE (3) ROOF DECK ACCESS STRUCTURES (TWO STAIRS AND ONE ELEVATOR), AND REAR DECKS ACCESSED FROM THE 2ND, 3RD AND 4TH FLOORS. SIZE & LOCATION AS SHOWN ON THE APPLICATION/PLANS. ** A NEW DEED MUST BE RECORDED PRIOR TO THE EXPIRATION OF THIS ZONING PERMIT OR ISSUANCE OF A CO ****

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-2025-001847

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

824-26 S 8TH ST T-A-445601, Philadelphia, PA 19147-2821

ADDITIONAL USE DETAILS

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

****CHILD PERMIT TO ZP-2024-012518** FOR MULTI-FAMILY HOUSEHOLD LIVING WITH SEVEN (7) DWELLING UNITS. ROOF DECKS ACCESSORY TO RESIDENTIAL USE. SEPARATE USE REGISTRATION REQUIRED FOR FIRST FLOOR COMMERCIAL SPACE.**

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.

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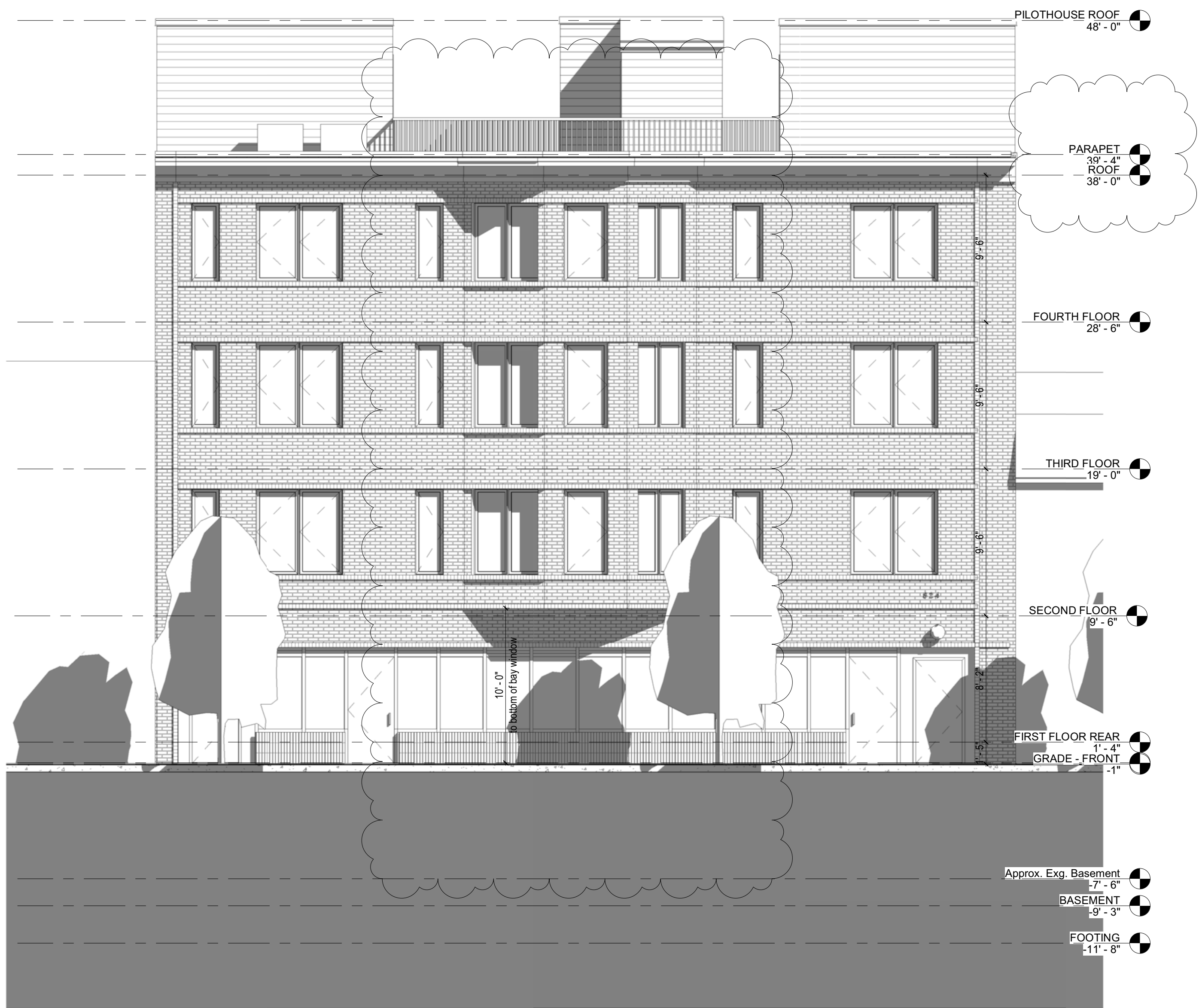
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OCCUPIED AREA 75.00%
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REAR YARD 14'-6.34"
HEIGHT 9' MIN
38'-0"

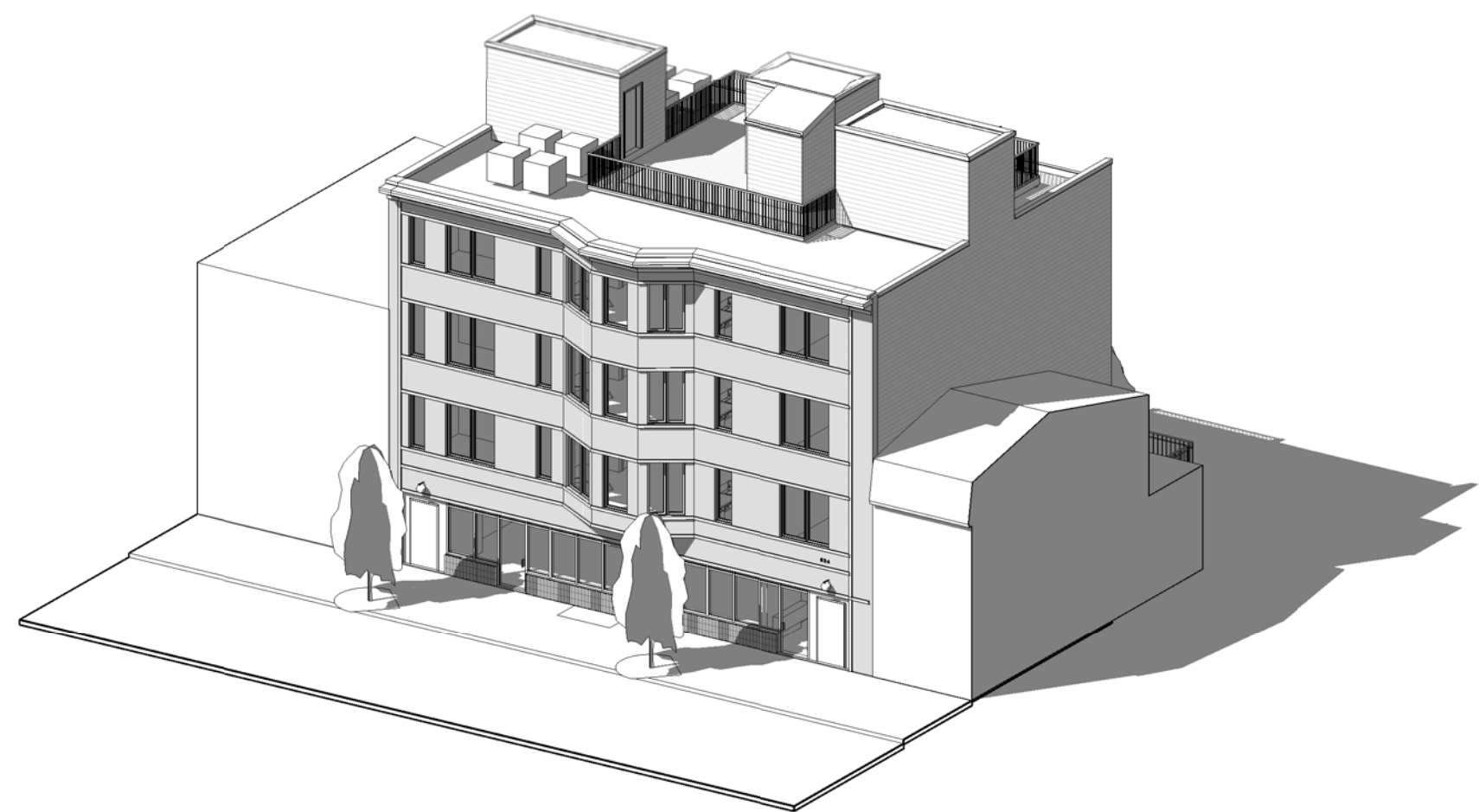
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39'-4"

TOP OF PARAPET

39'-4"



3 East (S. 8th Street) Zoning Elevation
3/16" = 1'-0"

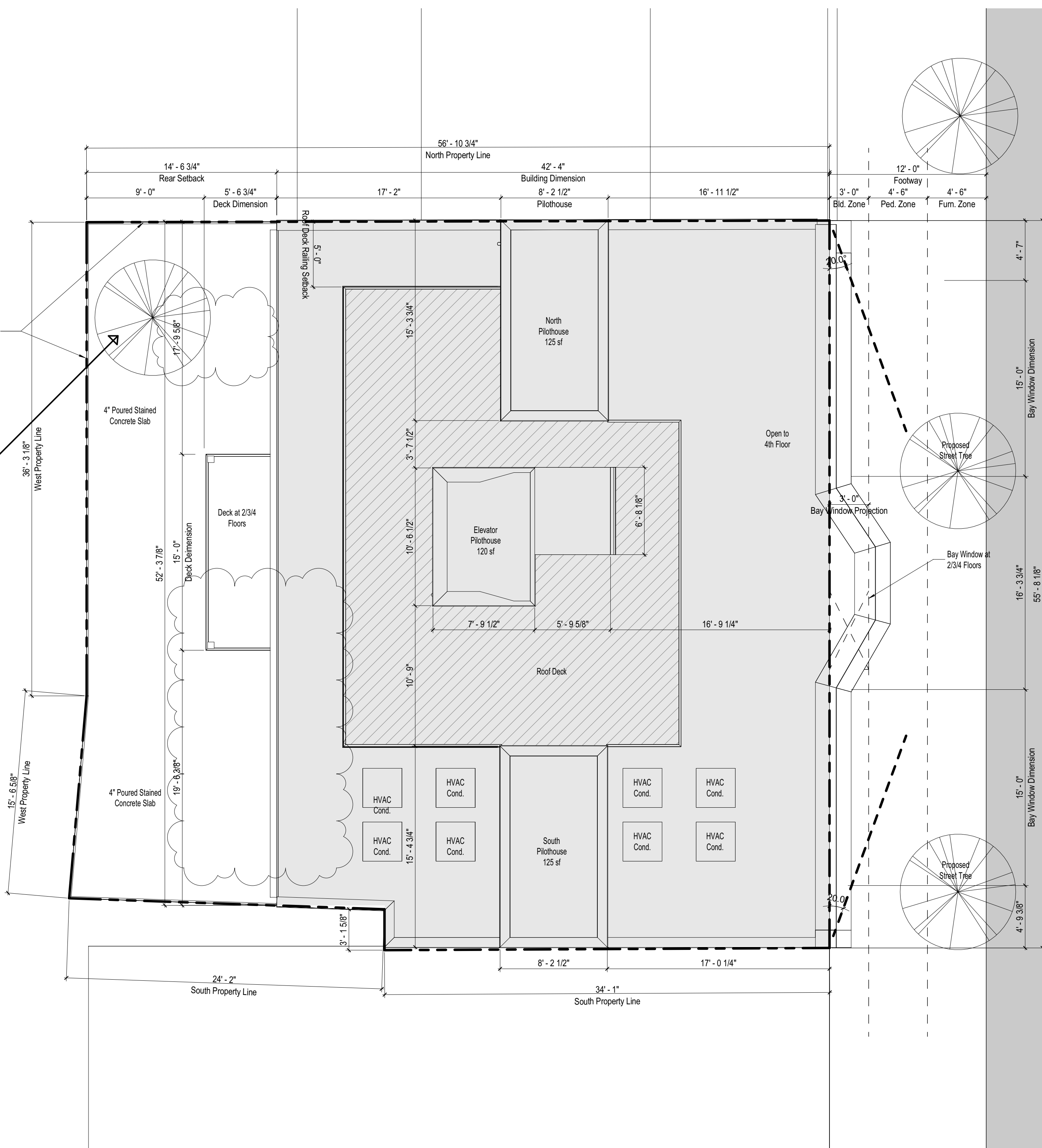


Planting Table per 14-705 (1) (e)

Typ. Deciduous Tree:
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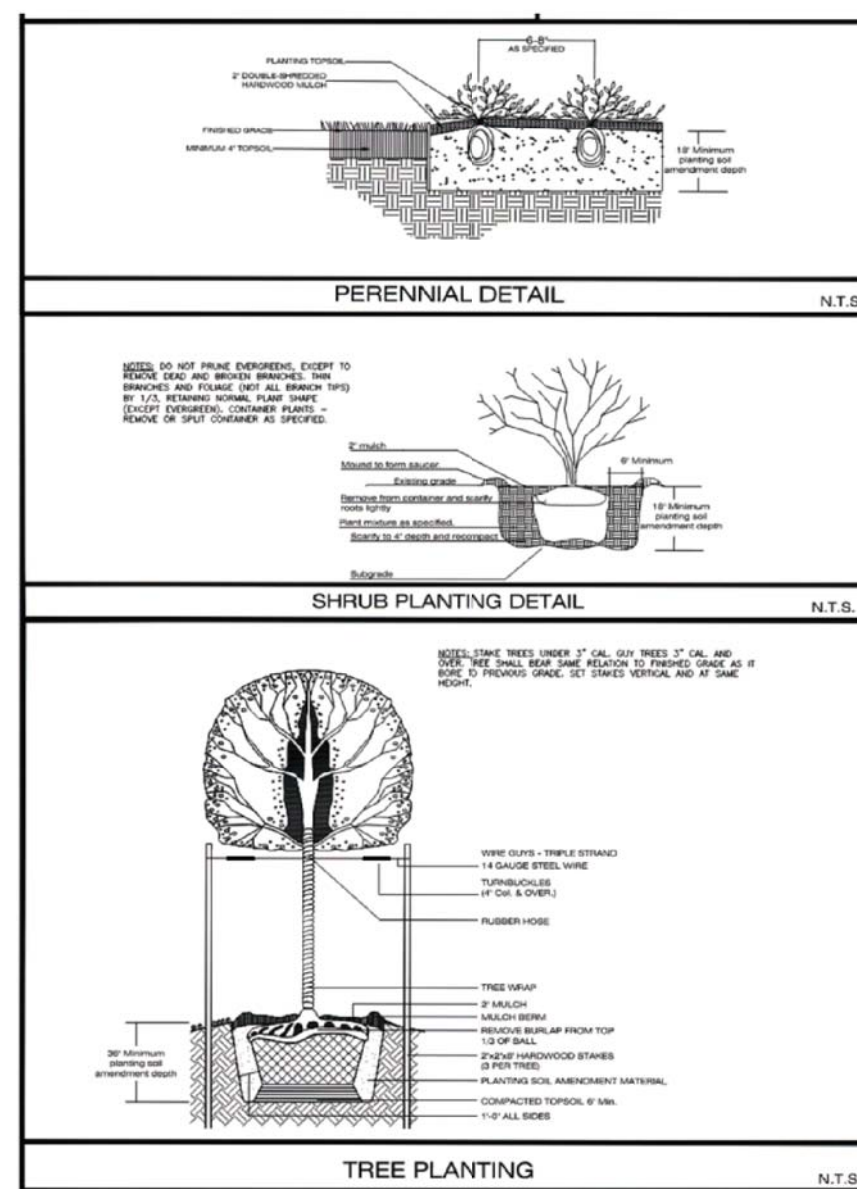
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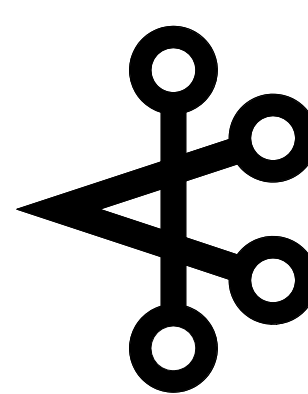
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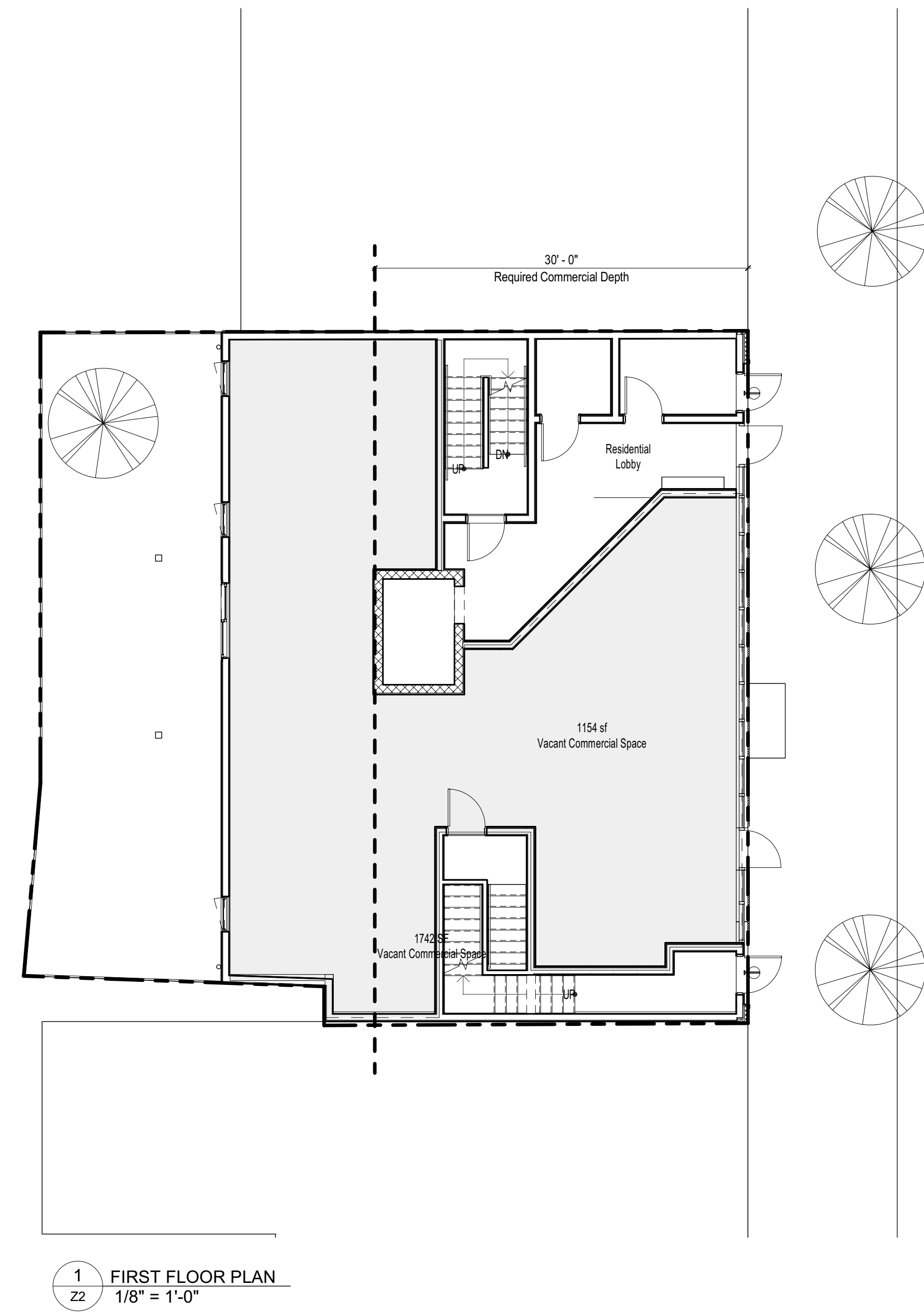
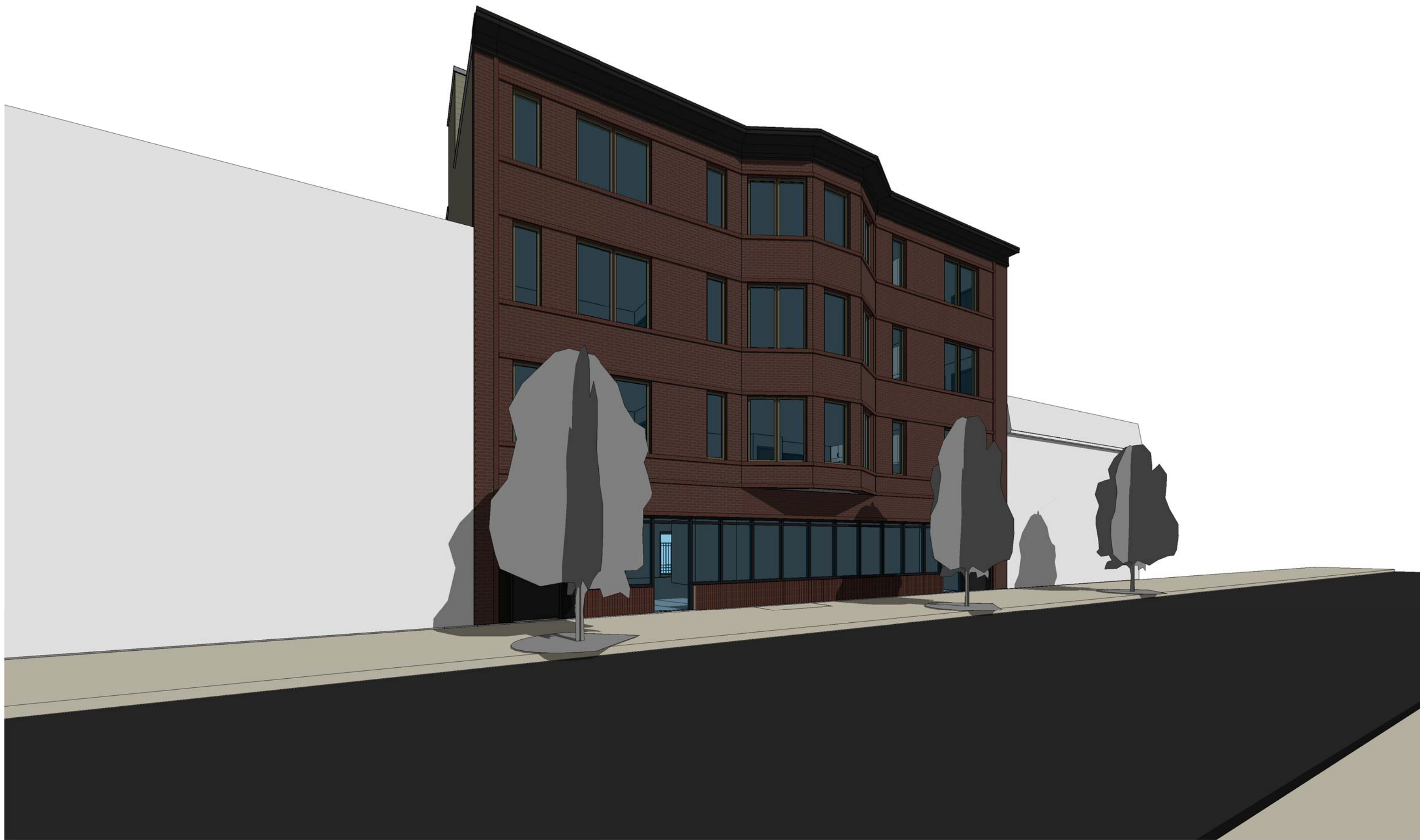
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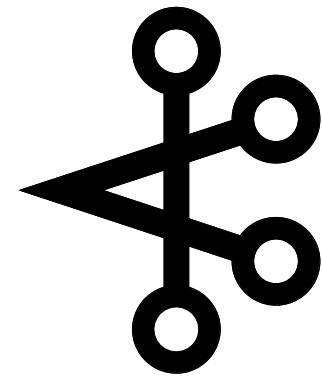
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#	DATE	REVISION
1	10/1/20	Initial Design

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824 S. 8th Street
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Z2