FOURTEEN HUNDRED

1400-10 FRANKFORD AVENUE, PHILADELPHIA, PA 19125

ZONING PERMIT SUBMISSION

FOUR STORY, TWENTY-SIX DWELLING UNITS,
NEW CONSTRUCTION WITH PRIVATE ROOF DECKS AND BASEMENT

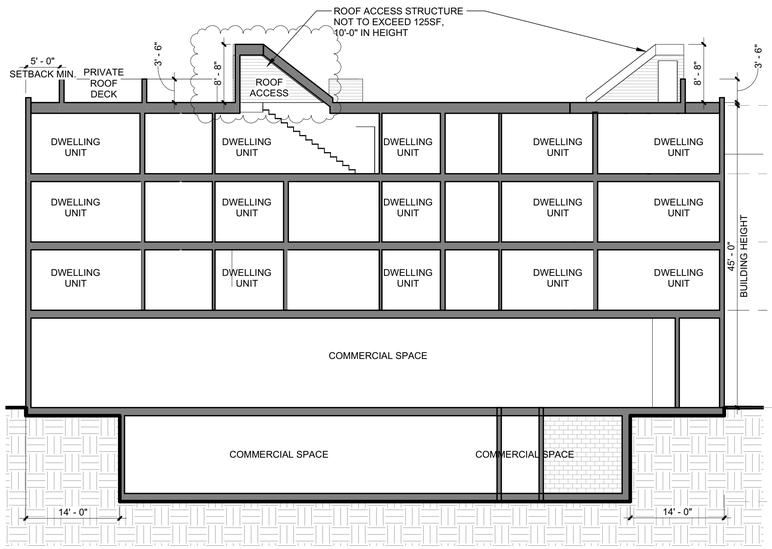
02/09/2026

OWNER

1400 FRANKFORD FA
ASSOCIATES LLC

ARCHITECT

CANNO DESIGN
109 S 13TH STREET
PHILADELPHIA, PA 19107
TEL: (215) 977-7075



2 Z-1 **ZONING SECTION 1**
3/32" = 1'-0"

ZONING SUMMARY

		CMX - 2	PROPOSED	CONFORMING/ NON-CONFORMING
LOT WIDTH	FT	N/A	102.4'	CONFORMING
LOT AREA	SF	N/A	9,151	CONFORMING
OCCUPIED AREA	%	80% (CORNER)	7,320 (80%)	CONFORMING
OPEN AREA	%	20% MIN	1,775 (20%)	CONFORMING
FRONT YARD SETBACK	FT	N/A	0	CONFORMING
SIDE YARD(S) SETBACK	FT	N/A	0	CONFORMING
REAR YARD SETBACK	FT	9' MIN / 10% OF LOT DEPTH	16'	CONFORMING
BUILDING HEIGHT	FT	38'	45'*	CONFORMING *
PARKING	#	0	0	CONFORMING
BIKE PARKING	#	9	15	CONFORMING
RESIDENTIAL UNITS	#	19 (28 WITH MIHB)	26**	CONFORMING **

* : MIXED INCOME HOUSING HEIGHT BONUS: ADDITIONAL 7 FT, PER 14.702(7)

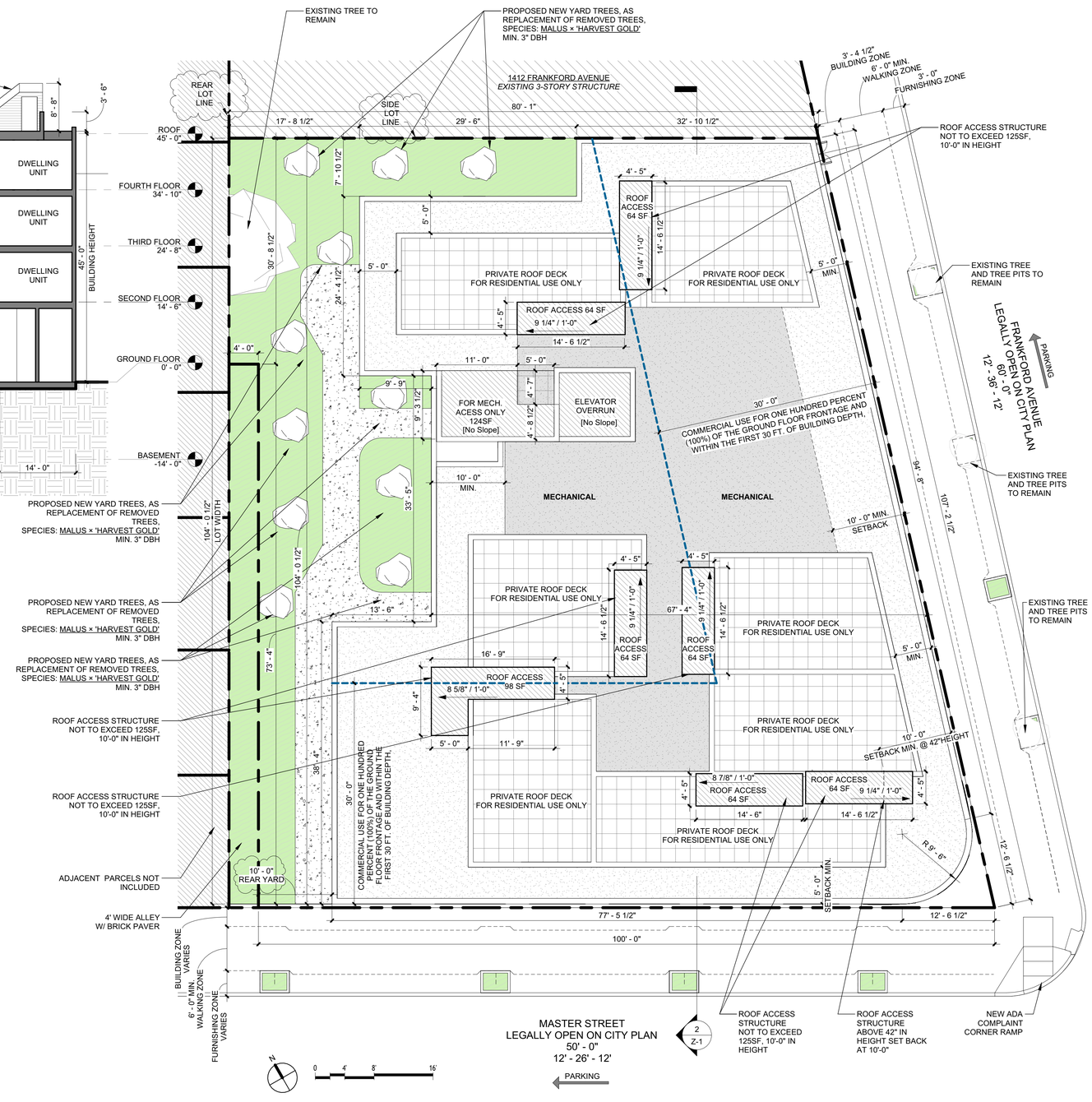
** : MIXED INCOME HOUSING UNIT DENSITY BONUS: 50% INCREASE IN UNITS PERMITTED, PER 14.702(7)
WILL BE PROVIDES AS PAYMENT TO THE CITY
28 UNITS X $17,700 (FOR LOW INCOME BONUS) = $495,600

SYMBOL LEGEND

ROOF DECK

ADJACENT BUILDING

PROPERTY LINE

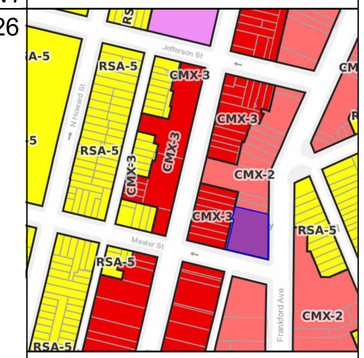


1 Z-1 **ZONING - SITE PLAN**
1/8" = 1'-0"

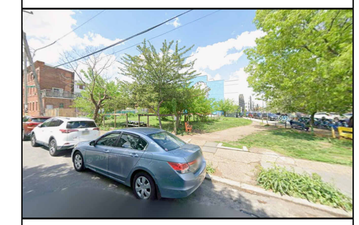
DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
02/11/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied by L&I: Raymond Corkery

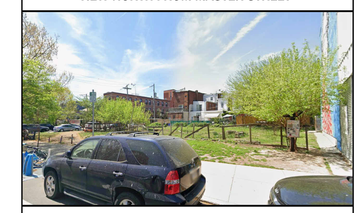
ZONING & LOCATION MAP



SITE CONTEXT



VIEW NORTH FROM MASTER STREET



VIEW WEST FROM FRANKFORD AVENUE

No:	SUBMISSION/REVISION	DATE
	ZONING PERMIT REVISION	2026.02.09
	ZONING PERMIT REVISION	2026.02.03
	ZONING PERMIT SUBMISSION	2025.12.01

FOURTEEN HUNDRED
1400-10 FRANKFORD AVENUE,
PHILADELPHIA, PA 19125

CANNO design
109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title
ZONING DRAWING

Date:	2026.02.09
Drawn By:	CX
Checked By:	CJY
Scale:	As indicated

Seal

Drawing No.
Z-1