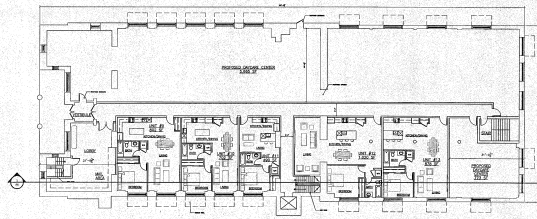
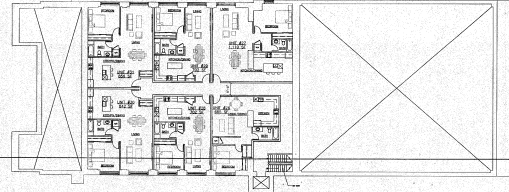


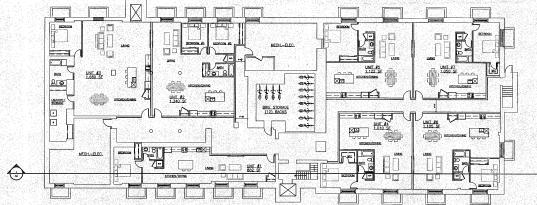
Z-1



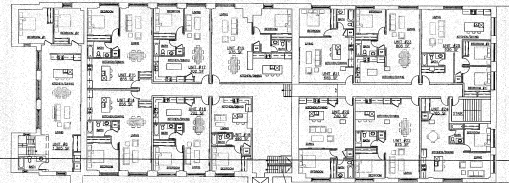
GROUND FLOOR PLAN
SCALE: 1/16" = 1' - 0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1' - 0"



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



SECOND FLOOR PLAN
SCALE: 1/16" = 1' - 0"

TOTAL RESIDENTIAL UNITS: 31
TOTAL COMMERCIAL SPACE: 6,438 SF



ARCHITECT
1518 Walnut Street
Suite 1300 Philadelphia
PA 19102
P 215.546.3155
F 215.546.3999
robarch@verizon.net

SEAL



OWNER

4400 FRANKFORD
AVE. INC.
4400 FRANKFORD AVE.
PHILADELPHIA PA 19124

DATE	DESCRIPTION
8-12-18	CONVING/ISS
8-3-18	REVISED JOINING

ALTERATIONS TO
4400 FRANKFORD
AVE.

PROJECT LOCATION
4400 FRANKFORD AVE.
PHILADELPHIA, PA

BLOCK:
LOT:
SHEET TITLE:

PROJECT NO. 18489
SCALE: AS NOTED
DATE: 2018
DRAWN BY: JR
REVIEWED BY: JR
SHEET NO.

Z-2

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 884764	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$450.00	DATE 08/16/18
LOCATION OF WORK: 04400 FRANKFORD AVE PHILADELPHIA, PA 19124-3637				ZONING CLASSIFICATION CMX-2	
OWNER 4400 FRANKFORD INC 1218 GREEN ST PHILA, PA 19123		APPLICANT 4400 FRANKFORD INC 1218 GREEN ST PHILA, PA 19123		PLAN EXAMINER SHAKIR COHEN	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL</p> <p>FOR THE PARTIAL DEMOLITION OF A ONE (1) STORY PORTION AT THE GRISCOM STREET FRONTAGE. FOR THE CREATION OF NEW FLOOR AREA WITHIN THE REMAINING PRINCIPAL STRUCTURE. NO CHANGE IN STRUCTURE HEIGHT THIS PERMIT.</p> <p style="text-align: right;">OFFICE COPY</p> <p>USE REGISTRATION</p> <p>FOR USE AS A DAY CARE CENTER FOR PERIODS OF LESS THAN TWENTY-FOUR (24) CONSECUTIVE HOURS ALONG ALL STREET FRONTAGES IN A PORTION OF THE GROUND FLOOR WITH A MINIMUM 30'-0" DEPTH AT EACH SIDE (WITH THE EXCEPTION OF THE RESIDENTIAL LOBBY) AND A TOTAL OF THIRTY-ONE (31) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING). NO SIGNS THIS PERMIT.</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p>					
<p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> <p>LIMITATIONS:</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p>					

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION #

884764

ZONING CLASSIFICATION CMX-2

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)
4400 Frankford Avenue, Philadelphia PA 19124

(NWC UNIT ST) (THROUGH TO GRISCOM)

PROPERTY OWNER'S NAME
4400 Frankford Ave. INC.

PROPERTY OWNER'S ADDRESS:
4400 Frankford Ave., Philadelphia PA 19124

PHONE #

FAX #

LICENSE #

E-MAIL: sb.rolaarch@verizon.net

APPLICANT:
Stephen Bachich

ADDRESS:
1518 Walnut Street, Suite 1300

FIRM/COMPANY:
Raymond F. Rola Architecture

Philadelphia PA 19102

PHONE # (215) 546-3155

FAX # (215) 545-3999

LICENSE # 18377

E-MAIL: sb.rolaarch@verizon.net

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
Basement, 1, 2, 3	Vacant	Religious Assembly	

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
Basement	7 Residential Units
1	1 Commercial Space, 12 Residential Units
2	12 Residential Units
3	6 Residential Units

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT IN FEET	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
	38'-0"	38'-0"	38'-0"	38'-0"	38'-0"	38'-0"
IN STORIES	N/A	N/A	N/A	N/A	N/A	N/A

BRIEF DESCRIPTION OF WORK/CHANGE

Interior alterations of existing building to create a mixed use building, (1) commercial space and a (38 Unit) multi-family dwelling.

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO.

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES

VIOLATION #:

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

DATE: 6 / 12 / 18

PRE-REQUISITE APPROVALS FOR:				
ADDRESS:		APPLICATION #:		
✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
EXAMINER'S APPROVAL (OFFICE USE ONLY)				
PERMIT TO READ:				
NOTICE OF REFUSAL DATE:		NOTICE OF REFERRAL DATE:		
ZBA CALENDAR NO.	GRANTED BY ZBA <input type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
			RE-INSPECTION FEE	
VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)			ZONING FEE	
			USE FEE	
VIOLATION #			TOTAL FEES	
This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.				
EXAMINER: _____		DATE APPROVED: _____		
PERMIT #	DATE ISSUED:		CHECK #	

APPLICATION FOR ZONING / USE REGISTRATION PERMIT				 CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING - CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <i>For more information visit us at www.phila.gov</i>			
<small>(For office use only)</small> APPLICATION # <u>884764</u> ZONING CLASSIFICATION <u>CMX-2</u>							
PREVIOUS APPLICATION NO.							
<small>(Applicant completes all information below. Print clearly and provide full details.)</small>							
LOCATION OF PROPERTY (LEGAL ADDRESS)							
4400 Frankford Avenue, Philadelphia PA 19124							
PROPERTY OWNER'S NAME				PROPERTY OWNER'S ADDRESS:			
4400 Frankford Ave. INC.				4400 Frankford Ave., Philadelphia PA 19124			
PHONE #		FAX #		LICENSE #		E-MAIL:	
						sb.rolaarch@verizon.net	
APPLICANT:				ADDRESS:			
Stephen Bachich				1518 Walnut Street, Suite 1300			
FIRM/COMPANY:				Philadelphia PA 19102			
Raymond F. Rola Architecture							
PHONE # (215) 546-3155		FAX # (215) 545-3999		LICENSE # 18377		E-MAIL: sb.rolaarch@verizon.net	
RELATIONSHIP TO OWNER: <u>TENANT/LESSEE</u> <u>ATTORNEY</u> <u>DESIGN PROFESSIONAL</u> <u>CONTRACTOR</u> <u>EXPEDITOR</u>							
TABULATION OF USES							
FLOOR/SPACE #		CURRENT USE OF BUILDING/SPACE		Last Previous Use		Date Last Used	
Basement, 1, 2, 3		Vacant		Religious Assembly			
FLOOR/SPACE #		PROPOSED USE OF BUILDING/SPACE					
Basement		(7) Residential Units					
1		(1) Daycare Center, (5) Residential Units					
2		(13) Residential Units					
3		(5) Residential Units					
STORIES AND HEIGHTS FROM GROUND TO ROOF							
HEIGHT		EXISTING BUILDING		PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION			
		FRONT	SIDE	REAR	FRONT		SIDE
IN FEET		38'-0"	38'-0"	34'-0"	38'-0"		34'-0"
IN STORIES		N/A	N/A	N/A	N/A		N/A
BRIEF DESCRIPTION OF WORK/CHANGE							
Interior alterations of existing building to create a mixed use building. One (1) daycare center on the first floor along all street frontage, and a (31 Unit) multi-family dwelling on the basement, first, second, and third floors.							
<u>CONTINUED ON ADDITIONAL SHEET (ATTACHED)</u> <u>ACCELERATED REVIEW</u> <u>CHECK/RECEIPT/M.O NO.</u>							
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES VIOLATION #: _____							
All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.							
APPLICANT'S SIGNATURE: _____						DATE: 8 / 3 / 18	

**LEGAL DESCRIPTION
EXHIBIT A**

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Frankford in the 23rd Ward of the City of Philadelphia and described according to a Survey thereof made May 24th A.D. 1893 by John B. Webster Jr., Esquire, Surveyor and Regulator of the 10th District of the said City of Philadelphia as follows:

BEGINNING at the point of intersection of the Northwestern side of Frankford Avenue (as laid out of the width of 70 feet) with the Northeastly side of Unity Street as laid out of the width of 38 feet); thence extending along the Northwestern side of the said Frankford Avenue North 37 degrees 5 minutes and 3 seconds East 29 feet 10-1/8 inches to a point; thence extending North 52 degrees 28 minutes and 57 seconds West through the middle of a stone wall 41 feet 5-3/8 inches to a point; thence extending North 37 degrees 5 minutes 3 seconds East 8-5/8 inches to a point; thence extending North 52 degrees 28 minutes and 57 seconds West 12 feet and 5/8 of an inch to a point; thence extending North 55 degrees 8 minutes 24 seconds West 37 feet 11-1/8 inches to a point thence extending North 50 degrees 39 minutes and 30 seconds West on a line parallel with Unity Street 151 feet 10 inches to the Southeastly line of Griscom (formerly Franklin Street (40 feet wide); thence extending along the Southeastly side of the said Griscom Street South 37 degrees 6 minutes and 15 seconds West 32 feet 6 inches to the Northeastly side of the said Unity Street and thence extending along the same South 50 degrees 39 minutes 30 seconds East 242 feet 11-7/8 inches to the Northwestern side of the said Frankford Avenue being the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground composed of 2 certain contiguous lots described together as one lot with the buildings and improvements thereon erected, SITUATE in Frankford in the 23rd Ward of the City of Philadelphia aforesaid as follows to wit:

BEGINNING at a point and the Northwestwardly side of Frankford Avenue (50 feet wide) at the distance of 30 feet Northeastward from the Northeastwardly side of Unity Street (38 feet wide); thence extending by ground late of John McMillinnow of the Francis Perots Sons Malting Company the (5) next following courses and distances to wit: North 52 degrees 28 minutes 57 seconds West passing through the middle of the stone wall between the above mentioned and the adjoining messuage or tenement 46 feet 5-3/8 inches to a corner thence on a line parallel with the said Frankford Avenue North 37 degrees 5 minutes and 3 seconds East 8-5/8 inches to a corner; thence North 52 degrees 28 minutes and 57 seconds West 12 feet and 5/8 inches to a point; thence North 45 degrees 8 minutes and 24 seconds West 37 feet and 11-1/8 inches to a point on a line parallel with the said Unity Street North 50 degrees 39 minutes and 30 seconds West 151 feet 10 inches to a corner and the Southeastwardly side of Griscom (formerly Franklin) Street (40 feet wide); thence by the side of the said Griscom Street North 37 degrees 6 minutes and 15 seconds East 50 feet 4 inches to a corner; thence by ground of the Philadelphia and Frankford Railroad Company the (3) next following courses and distances to wit: South 50 degrees 43 minutes and 10 seconds East 113 feet 3 inches to a point; thence North 37 degrees 6 minutes and 15 seconds East 1 foot 5-1/2 inches to a point; thence South 51 degrees 18 minutes and 57 seconds East 134 feet 7-7/8 to the Northwestwardly side of the said Frankford Avenue of the width aforesaid and thence along the same South 37 degrees 5 minutes and 3 seconds West 56 feet and 5/8 of an inch to the first mentioned point and place of beginning.

BEING known as No. 4400 Frankford Avenue.