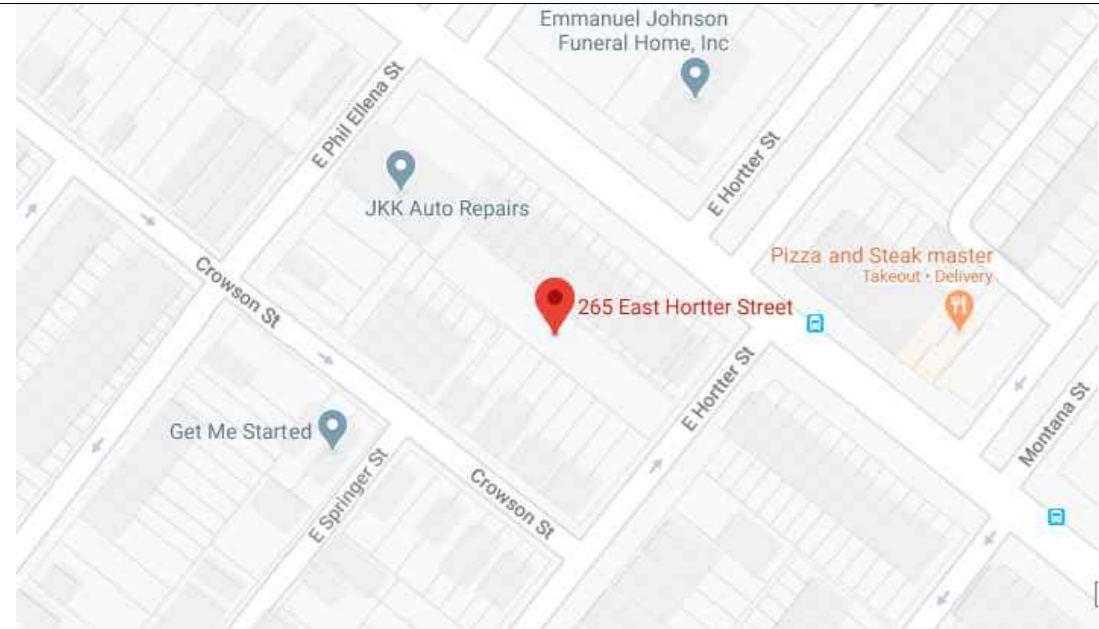


LOCATION MAP



SITE AND ZONING DATA

ZONING CLASS.	RSA-5		
GROSS SQUARE FOOTAGE	8,947 SF		
BULK REQUIREMENTS	PROPOSED	REQ. AND/OR PERMITTED	CODE SECTION
LOT AREA	8,947 SF	14,440 SQFT.	14-701-1
LOT WIDTH	36'-11 1/2" -- 40'-1 1/2"	16'-0" MIN	14-701-1
OPEN AREA	TOTAL 5,051 SQFT / 8,947 SQFT = 56.4%	30% MIN	14-701-1(3)
BUILDING HEIGHT	29'-10"	38'-0"	14-701-1
YARD REGULATIONS	PROPOSED	REQ. AND/OR PERMITTED	
REAR YARD DEPTH	13'-9"	9'-0"	14-701-1
USE REGULATIONS	PROPOSED	REQ. AND/OR PERMITTED	
MULTI-FAMILY	4 UNITS	2 UNITS	14-602-1

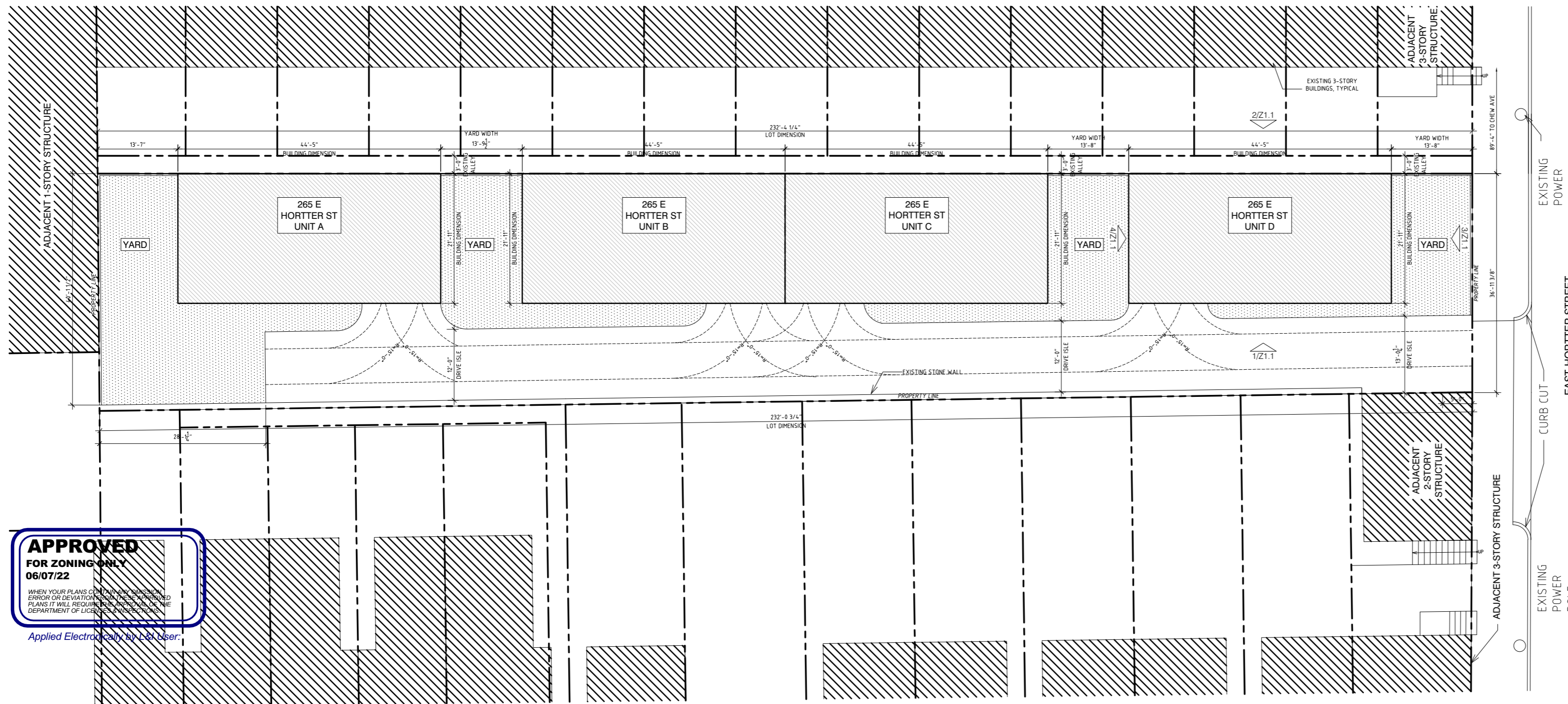
01 NORTH ELEVATION

1/16" = 1'-0"



02 SITE PLAN

1/16" = 1'-0"



APPROVED FOR ZONING ONLY
06/07/22

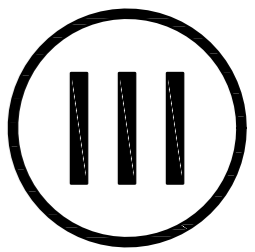
WHEN YOUR PLANS CONTAIN ANY DISCREPANCIES, ERRORS OR OMISSIONS, YOU WILL BE RESPONSIBLE FOR CORRECTING THEM. THE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS DOES NOT GUARANTEE THE ACCURACY OF THESE PLANS.

Applied Electrical, Inc. User

APPROVED

Revised plans, 2 pages, approved by ZBA 6/02/21
Sharon Suleta, Esq.

STUDIO III ARCHITECTURE

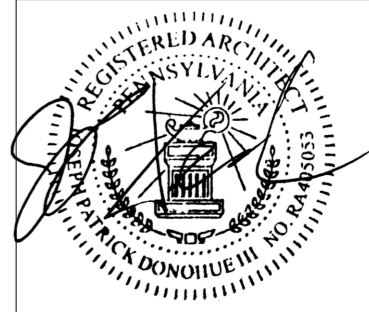


763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

Drawings, as instruments of services, are and shall remain the property of the Architect, whether the project for which they are made is executed or not. The Drawings shall not be used by the Owner for other projects, for additions to this project, or for the completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

ANH Structures, LLC
Consulting Structural Engineers
218 Cooper Lane
Holliston, PA 19036
610.812.5405
anhstructures@gmail.com

consultants
MARCELL DONOHUE PROPERTIES LLC
763 South 17th Street
Philadelphia PA 19146



HORTER STREET DEVELOPMENT
265 E HORTER STREET
PHILADELPHIA, PA
PHILADELPHIA PA 19119

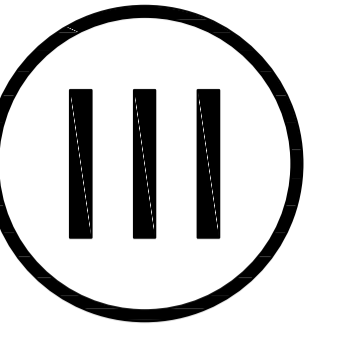
Project No.	Date	Description
1	8/15/19	Zoning Set 1
2	3/31/21	Zoning Set 2
3	4/15/21	Zoning Set 3
4	5/20/21	Zoning Set 4

ZONING drawing status

4-UNIT ZONING PLAN

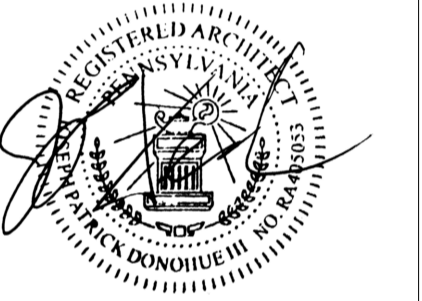
drawing title
project number 19-018
drawn by CR
checked by JPD
scale as noted

Z1.0
drawing number



Architect
Drawings, as instruments of service, are and shall remain the property of the Architect, whether the project for which they are made is executed or not. The Drawings shall not be used by the Owner for other projects, for additions to this project or for the completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

consultants



seal

**HORTTTER STREET
DEVELOPMENT**
265 HORTTTER STREET
PHILADELPHIA, PA 19119

#	Date	Description
1	05/20/21	ZONING PERMIT APPLICATION

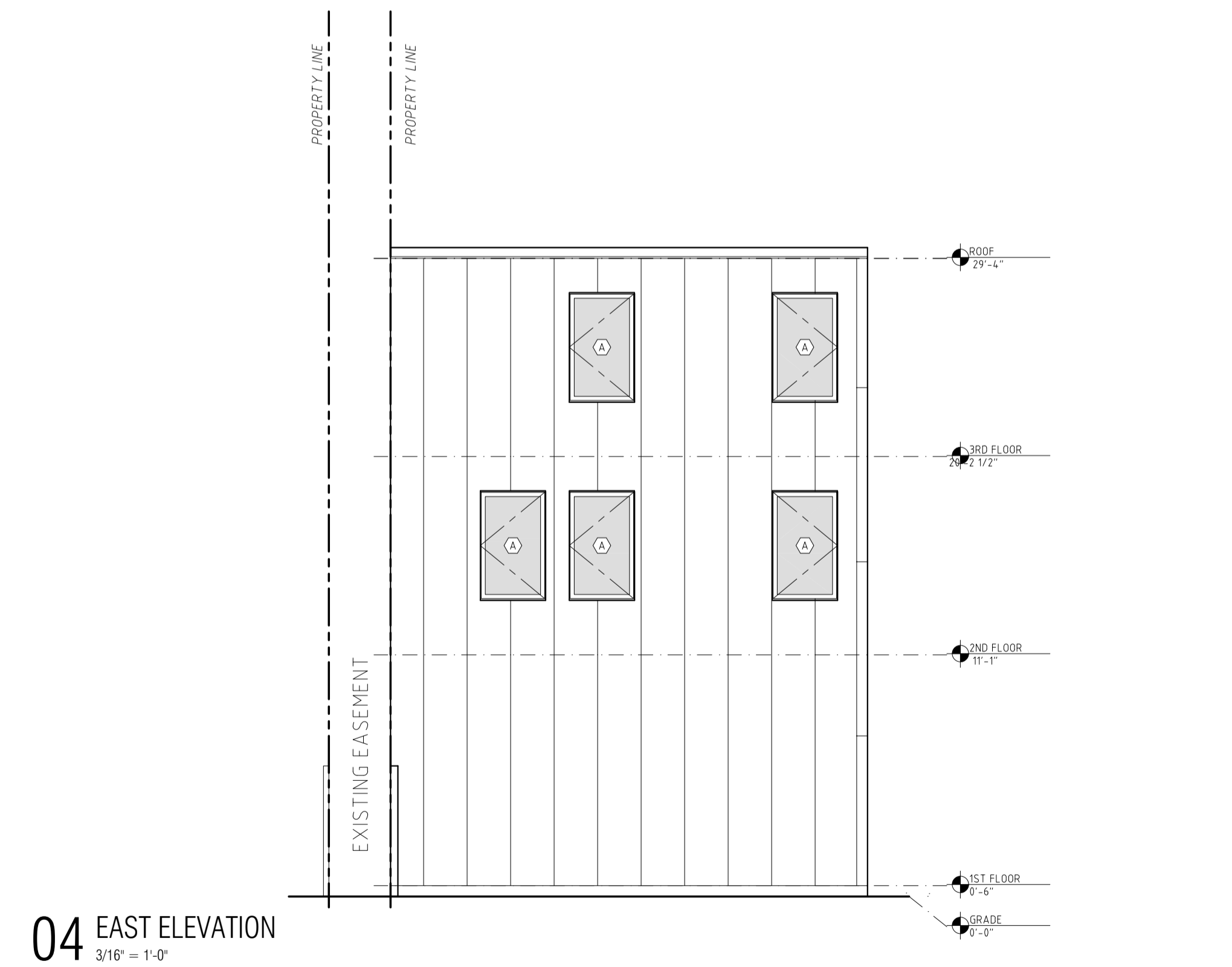
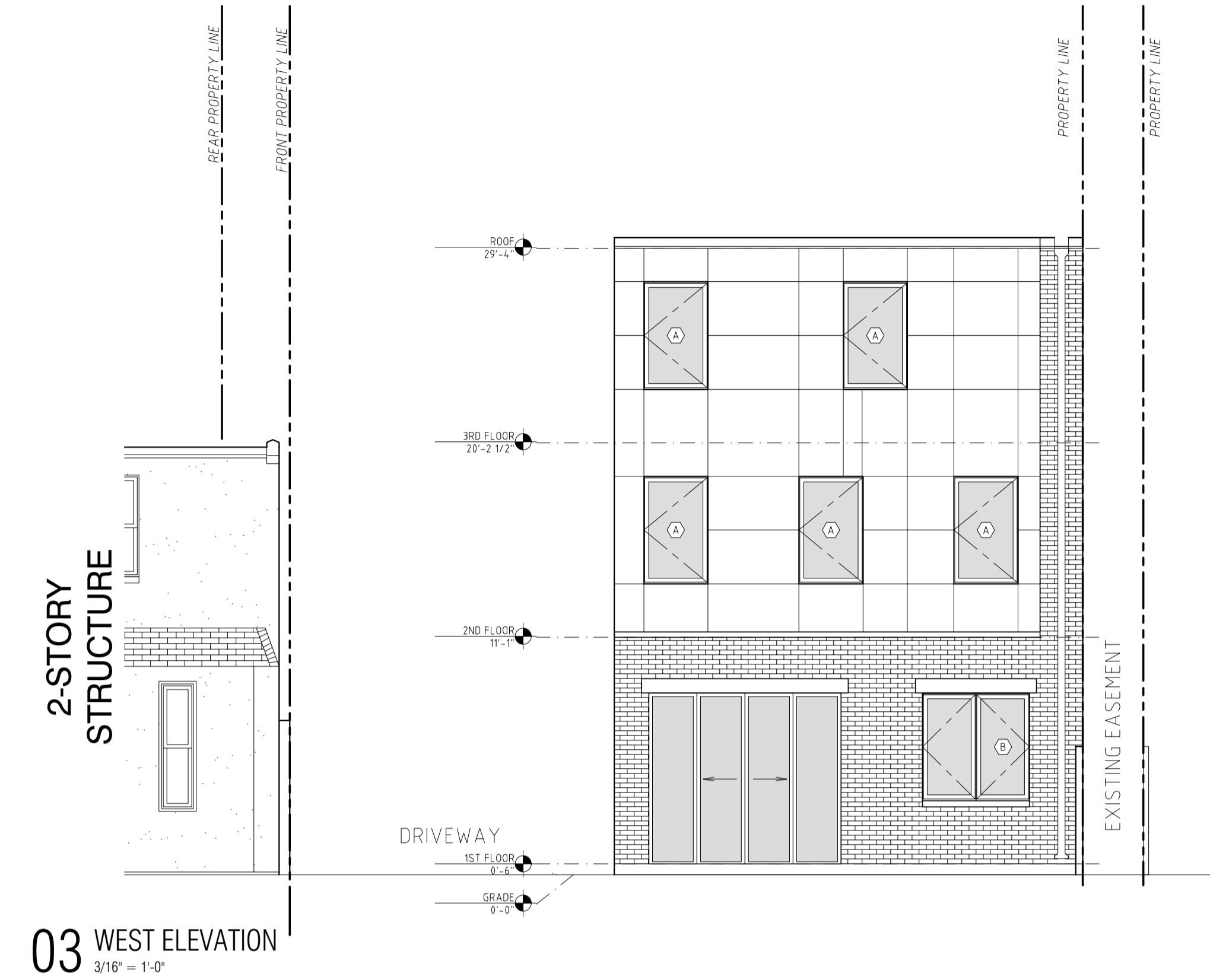
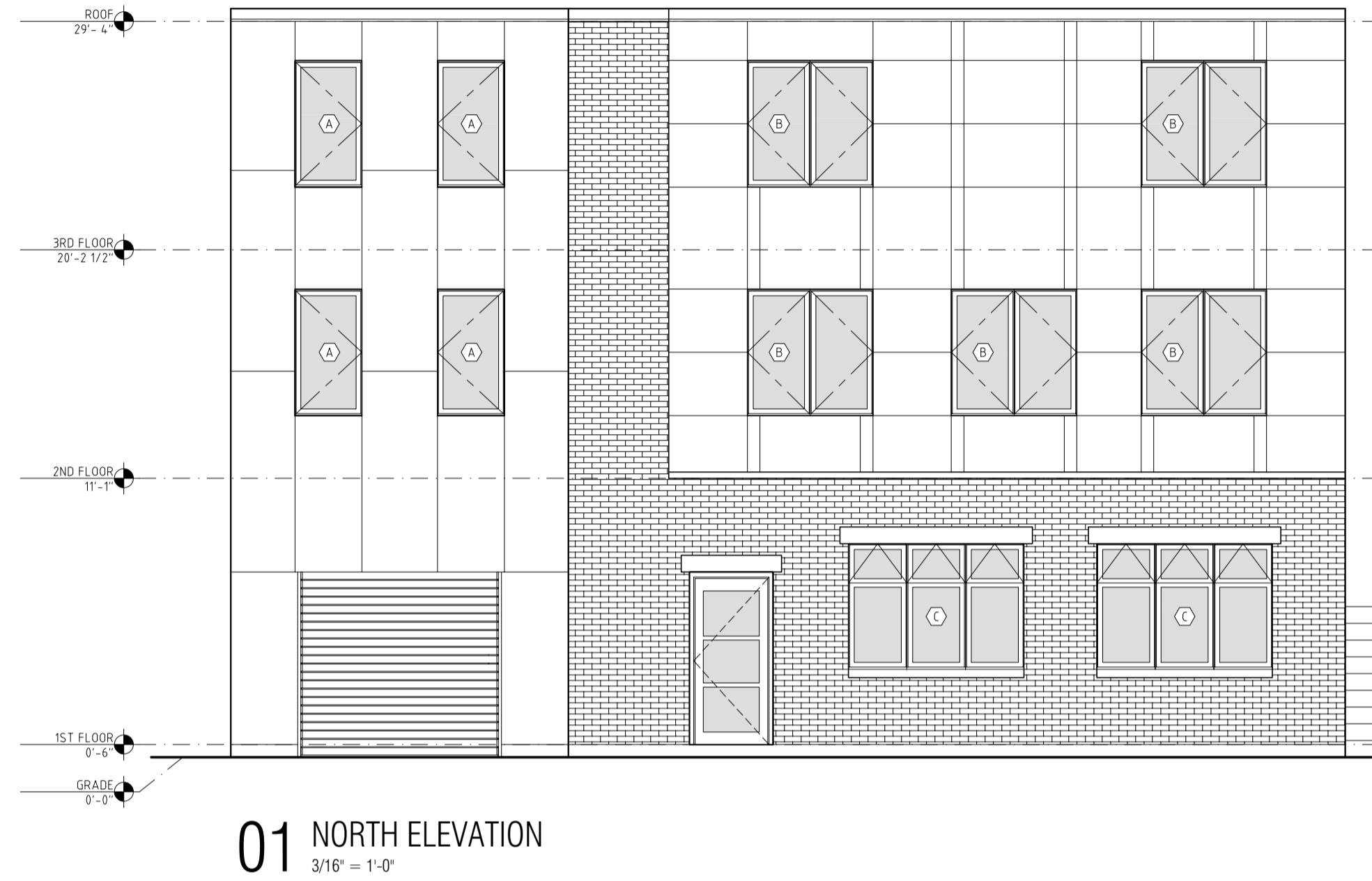
PERMIT SET
drawing status

ELEVATIONS

drawing title
project number 20-018
drawn by CR
checked by JPD
scale as noted

Z1.1

drawing number



Revised plans, 2 pages, approved by ZBA 6/02/21

Sharon Suleta
Sharon Suleta, Esq.

Zoning Permit

Permit Number 1003508

LOCATION OF WORK 265 E HORTTER ST, Philadelphia, PA 19119-2258 ENTIRE	PERMIT FEE \$250.00	DATE ISSUED 6/2/2021
	ZBA CALENDAR	ZBA DECISION DATE 6/2/2021
	ZONING DISTRICTS RSA-5	

PERMIT HOLDER MARCELL DONOHUE PROPERTIE	265 E HORTTER ST PHILADELPHIA PA 19119-2258
---	---

OWNER CONTACT 1


OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF THREE (3) DETACHED THREE (3) STORY STRUCTURES (UNIT 'A'), (UNIT 'B' & 'C'), AND (UNIT 'D') ON A SINGLE LOT; SIZE AND LOCATION AS SHOWN IN THE PROVISIO PLAN STAMPED BY ZBA.
--

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) MI-2020-003326; With Proviso: revised plans, 2 pages, approved today.
--

 CONDITIONS AND LIMITATIONS: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 1003508

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

265 E HORTTER ST, Philadelphia, PA 19119-2258

ADDITIONAL USE DETAILS

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

IN UNIT 'A' STRUCTURE, FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING WITH ONE (1) INTERIOR ACCESSORY OFF-STREET PARKING SPACE VIA A SHARED DRIVEWAY ACCESSING FROM E. HORTTER ST; IN UNIT 'B' & 'C' STRUCTURE, FOR USE AS TWO (2) FAMILY HOUSEHOLD LIVING WITH TWO (2) INTERIOR ACCESSORY OFF-STREET PARKING SPACES VIA A SHARED DRIVEWAY ACCESSING FROM E. HORTTER ST; IN UNIT 'D' STRUCTURE, FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING WITH ONE (1) INTERIOR ACCESSORY OFF-STREET PARKING SPACE VIA A SHARED DRIVEWAY ACCESSING FROM E. HORTTER ST; SIZE AND LOCATION AS SHOWN IN THE PROVISO PLAN STAMPED BY ZBA.

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.