

Zoning Permit

Permit Number ZP-2022-007512

LOCATION OF WORK 4131 WESTMINSTER AVE, Philadelphia, PA 19104-1540	PERMIT FEE \$672.00	DATE ISSUED 7/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER GEENA LLC	4131 WESTMINSTER AVE PHILADELPHIA, PA 19104-
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OWNER CONTACT 1 LILIANA DIPLAN	3900 FORD ROAD, 18P, PHILADELPHIA PA 19131
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES. SIZES AND LOCATIONS AS SHOWN IN PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4131 WESTMINSTER AVE Philadelphia, PA 19104-1540

ADDITIONAL USE DETAILS

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

FOUR (4) DWELLING UNITS

This permit is subject to the following specific conditions.

CONDITIONS

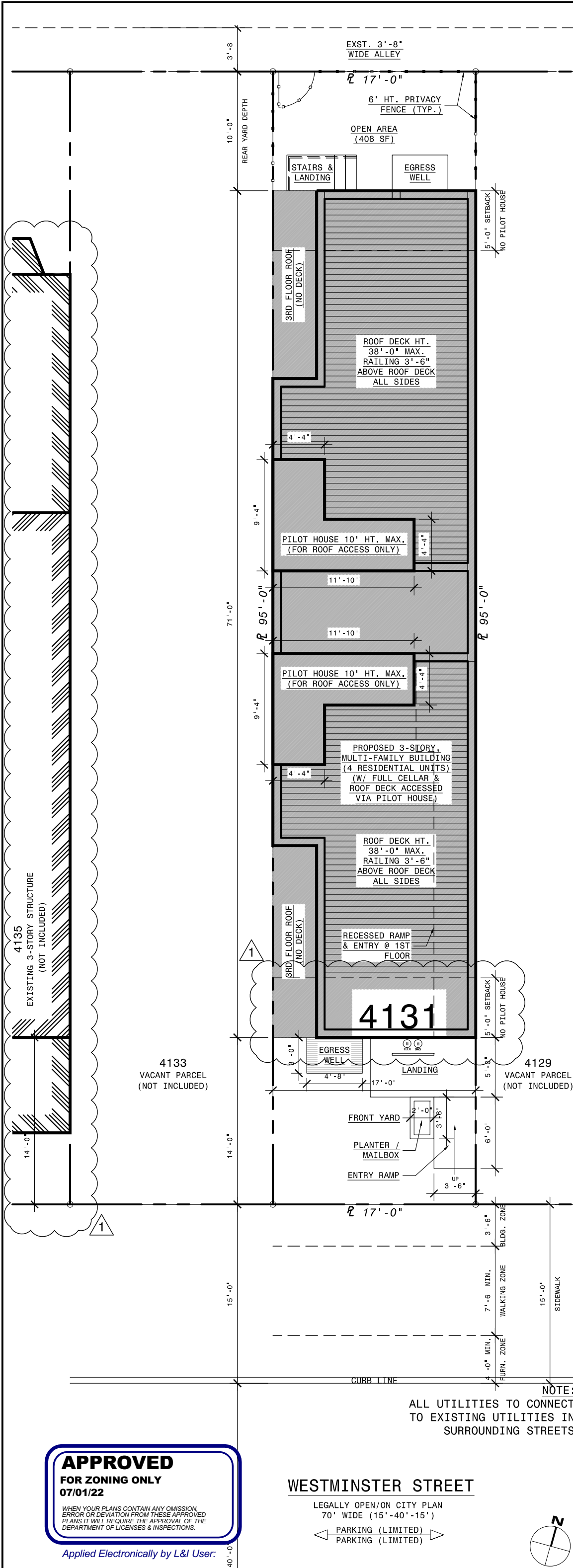
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



ZONING DATA		
RM-1		
	REQ'D/ALLOWED	PROPOSED
LOT AREA	1440 SF	EXISTING 1615 SF
LOT WIDTH	16'-0" MIN	EXISTING 17'-0"
OCCUPIED AREA	75% MAX	1211.25 SF (75%)
FRONT YARD DEPTH	0'	14'-0"
SIDE YARD DEPTH	0'	NOT USED
REAR YARD DEPTH	9' MIN	10'-0"
REAR YARD AREA	144 SF MIN	170 SF
BUILDING HEIGHT	38' MAX	38' MAX
FLOOR AREA RATIO	NO LIMIT	N/A
STREET PROJECTIONS	PER STREETS DEPT	N/A

LEGEND

EXISTING CONSTRUCTION

OCCUPIED AREA

ROOF DECK

FENCE

PROPERTY LINE

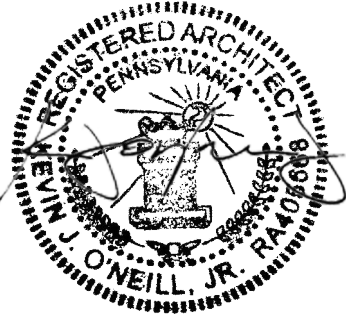
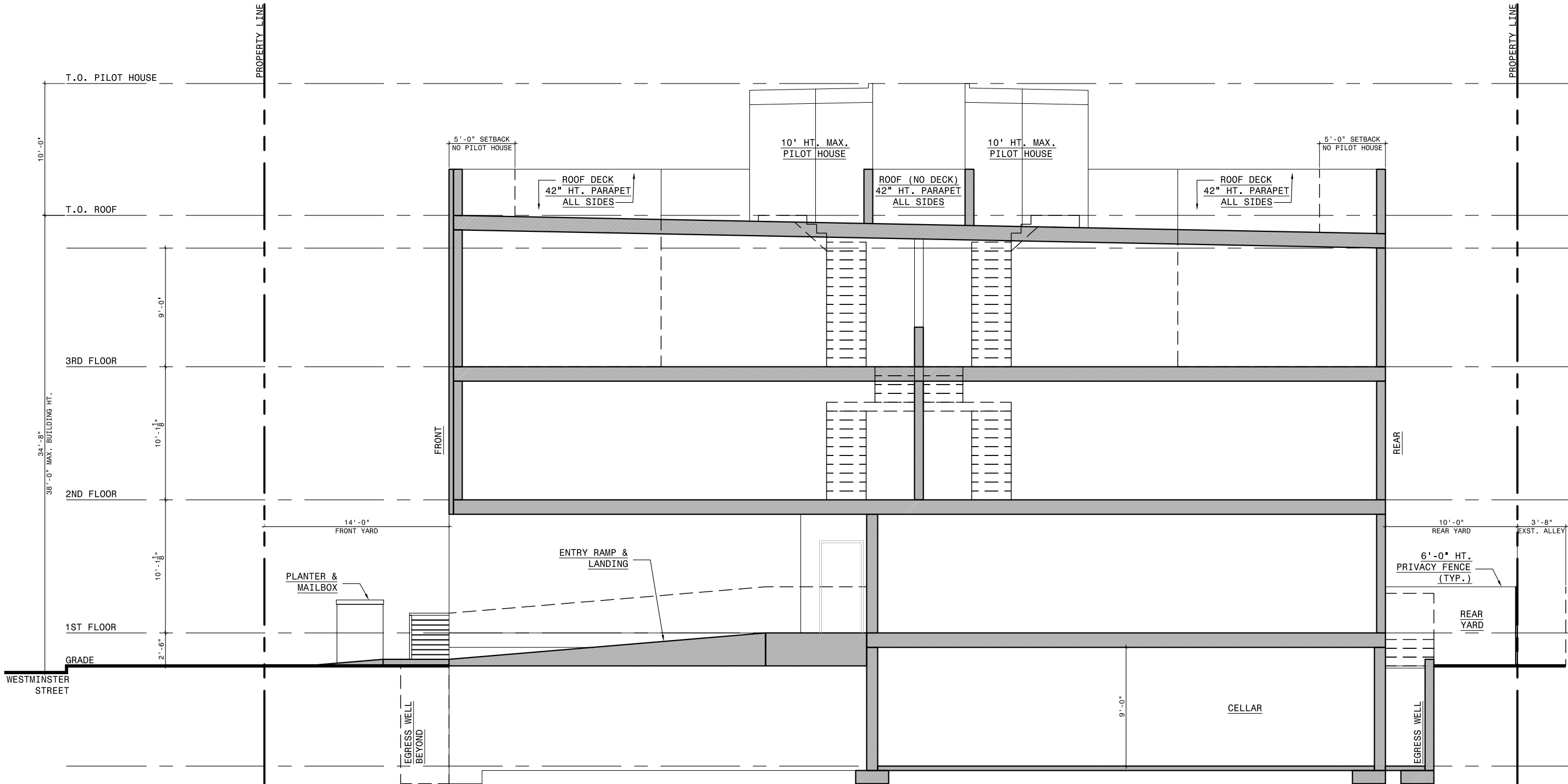
PAVEMENT RESTORATION LIMIT

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE DIAGRAMMATIC & FOR REFERENCE ONLY.

2. ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER.

3. ALL SIZING SHOWN ARE ESTIMATES. FINAL SIZING SHALL BE DETERMINED BY M/E/P ENGINEER & COORDINATED WITH FINAL PLUMBING DRAWINGS AND PERMITS.



OWNER/PROJECT CONTACT:
LILIANA DIPLAN

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ISSUED FOR:	DATE:
ZONING	04.19.22
REVISION	06.28.22

SCALE: AS NOTED
SHEET SIZE: ARCH C 24X18

SITE PLAN
BUILDING SECTION
ZONING DATA