

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2024-012885	Zoning District(s): RSA5	Date of Refusal: 2/22/2025
Address/Location: 4167 MANTUA AVE, Philadelphia, PA 19104-1236 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: CHRISTOPHER JOHNSON DBA: Expediter	Applicant Address: 2713 W. Sedgley Avenue Philadelphia, PA 19121 USA	Civic Design Review? N

Application for:

FOR NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH CELLAR, ROOF DECKS AND ROOF-DECK ACCESS STRUCTURES FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOUR DWELLING UNITS).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-1	Uses Allowed in Residential Districts	Multi-family household living is expressly prohibited in the RSA-5 zoning district, whereas the proposed use is multi-family household living (four dwelling units).

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

PHILADELPHIA HOUSING AUTH

Zoning Overlay District:



James L. Cunningham
PLANS EXAMINER

2/22/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Online Permit Amendment Form

Use this form to amend a previously approved permit via eCLIPSE.

The amendment must meet the guidelines outlined in the [Zoning](#) and [Building](#) Amendment Information Sheets.

Address

Identify the location of work for the permit amendment.

If the permit number has no prefix or year just list the six- or seven-digit number of the permit being amended.

1

Parcel Address _____

Provide permit number to be amended: _____

- 2 | 0 | | | | | | |

PERMIT TYPE PREFIX – YEAR – SIX DIGIT PERMIT

Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☐ Licensed Professional or Tradesperson

Name _____ Company _____

Address _____ ☐ Check box if **NEW** contractor

Email _____ Phone _____

Project Scope

Use this section to provide project details; all fields are mandatory.

- (a) Select type of permit being amended.
- (b) Select what type of amendment is being requested on this application.

Note: Only zoning permit extensions are processed as an amendment. Refer to the [construction permit extension information sheet](#) to request a building permit extension.

3

(a) I am requesting an amendment to a: ☐ Zoning Permit ☐ Building Permit

(b) Scope of Amendment

For Zoning Permit Amendments – (Select all that apply):

- ☐ Permit extension
- ☐ Compliant changes in building height without a change in the number of stories.
- ☐ Compliant decreases in GFA.
- ☐ Compliant increases in required setbacks and yards.
- ☐ Additions, removal or modifications of roof decks and roof deck access structures complying with Section 14-604(5) of the Philadelphia Zoning Code.
- ☐ Compliant modification to parking configuration.
- ☐ Compliant modifications to legal signs.
- ☐ Removal of a use from a group of uses previously approved.
- ☐ Other (provide description): _____

For Building Permit Amendments – (Select all that apply):

- | | | |
|--|--|---|
| ☐ Structural components | ☐ Occupancy classification / occupant load | ☐ Fire protection systems |
| ☐ Egress | ☐ Accessible route | ☐ Fire rated assemblies |
| ☐ Construction type | ☐ Change to layout of work area (same area / reduction) | ☐ Plumbing fixture quantity |
| ☐ Building height | ☐ Sound transmission control (STC) rated systems | ☐ Additions, removal or modification of roof and roof deck access structures |
| ☐ Work within a designated flood zone | ☐ Addition or deletion of windows or doors | |

Exterior work subject to approval of the Philadelphia Historical Commission or City Planning Commission

Scope of work (reduction only) including decrease in size or stories of a new construction building

Work related to any approved Board of Building Standards variance or Zoning Board of Adjustment proviso

Increase or decreasing the number of dwelling units without a change of permit type and no expansion of work area.

Other (provide description): _____

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

11/10/25

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

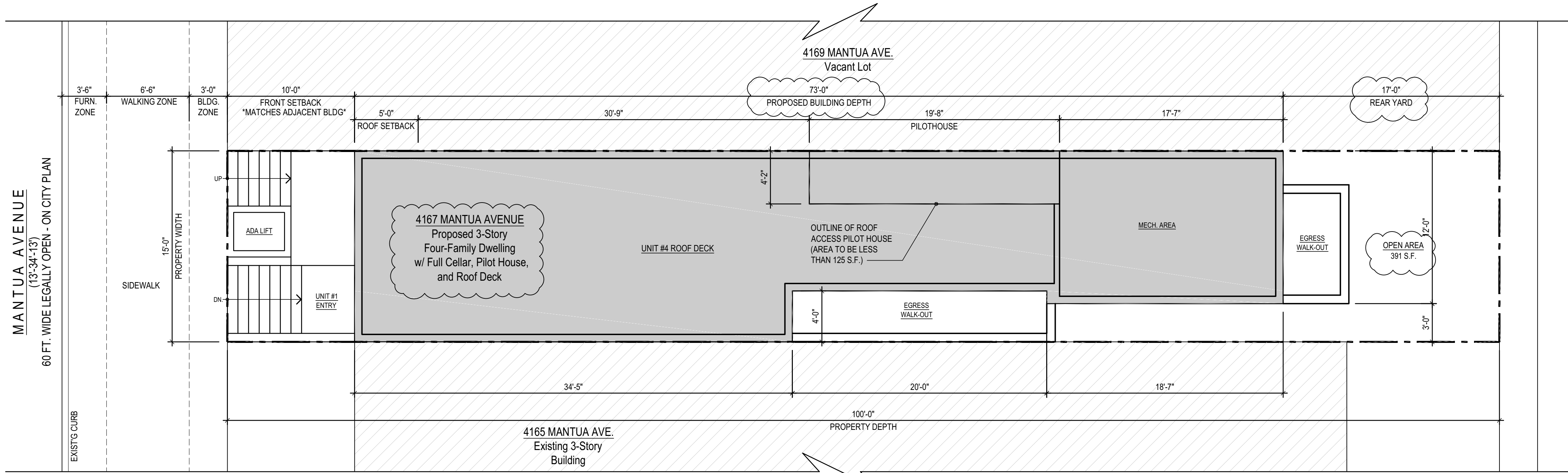
Declaration & Signature

Applied by L&I: James Cunningham

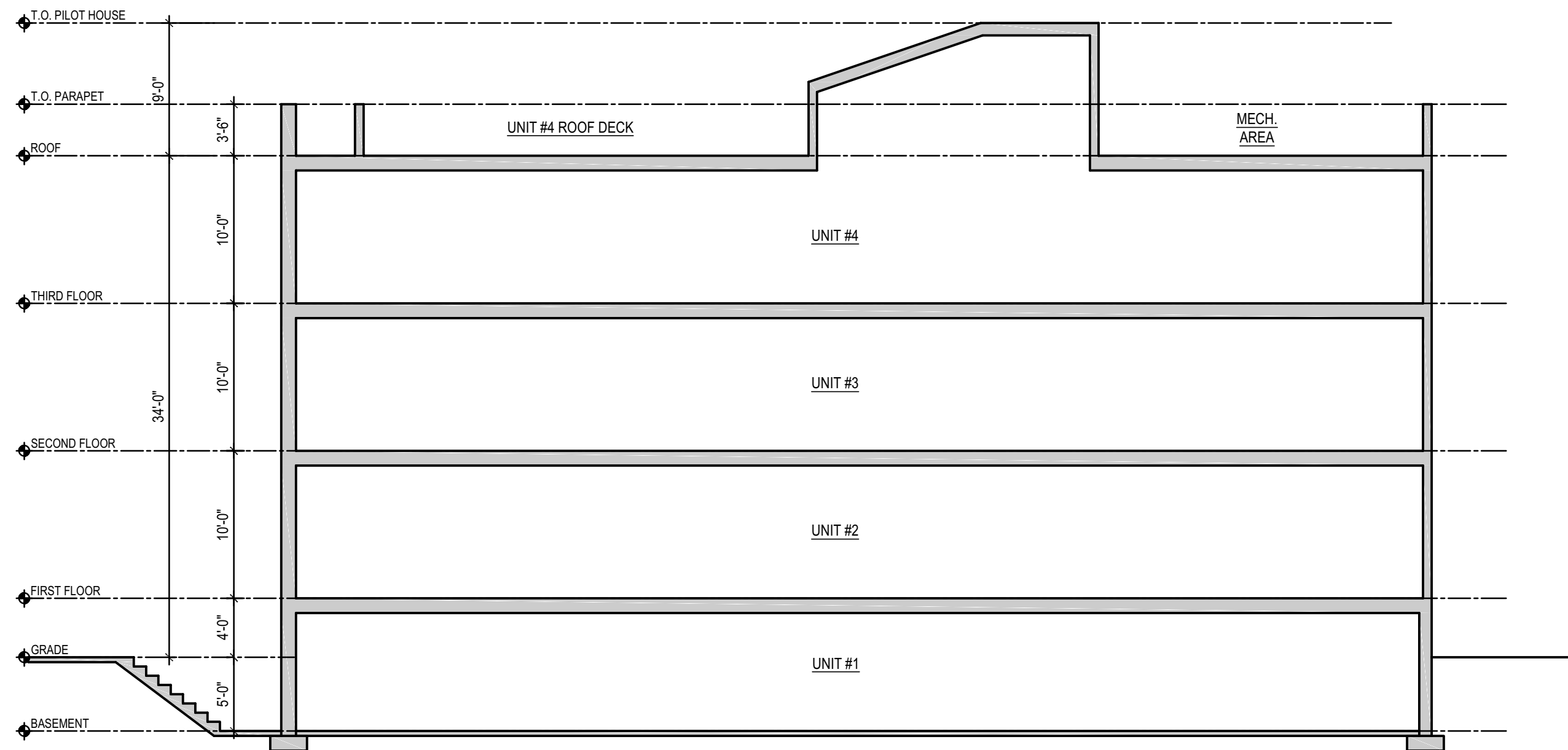
All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I 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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: _____ / _____ / _____



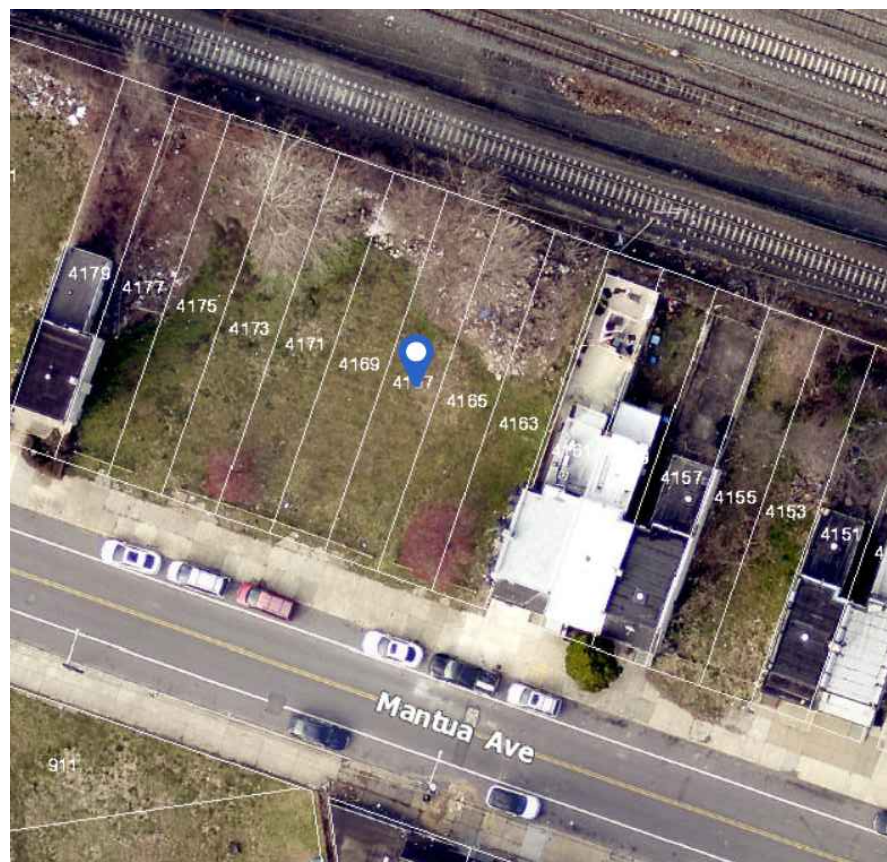
1 SITE PLAN
Z1.0 Scale: 3/16"=1'-0"



2 ZONING SECTION
Z1.0 Scale: 1/8"=1'-0"



3 EXISTING CONDITIONS (FRONT)
Z1.0 Scale: N.T.S.



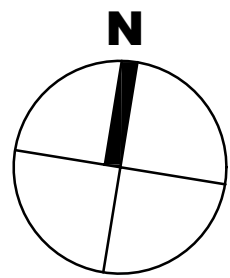
4 LOCATION MAP
Z1.0 Scale: N.T.S.

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM #20244897563-000 AND WARD #6.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF #345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY FOUR-FAMILY DWELLING WITH BASEMENT, PILOT HOUSE AND ROOF DECK

ZONING ANALYSIS
ZONING BASE DISTRICT: RSA-5
TOTAL BUILDING AREA: 959 SQ. FT.
LOT AREA: APPROX.: 1,500 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	16'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	1,500 SQ. FT.	NO CHANGE
MAX. OCCUPIED AREA	75%	-	959 SQ. FT. (63.93%)
MIN. FRONT SETBACK	10 FT MATCHES ADJACENT BLDG	-	10 FT.
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	17'-0"
MAX. BUILDING HEIGHT	38'-0"	-	34'-0"



ARCHITECTURE
INTERIORS
PLANNING

3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 642-5013

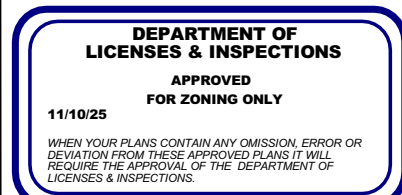
New Four-Family Building
4167 Mantua Avenue
Philadelphia, PA 19104

Project No. -	Date of Issue: 12/26/2024
Revision No.	Description: Drawn By: 24/7
12-26-2024	ISSUED FOR ZONING
01-14-2025	ISSUED FOR ZONING COMMENTS
02-01-2025	ISSUED FOR ZONING COMMENTS
09-29-2025	ISSUED FOR AMENDMENT

ZONING / SITE
PLAN

Z1.0

ISSUED FOR ZONING: 12-26-2024



Applied by L&I: James Cunningham

Zoning Permit

Permit Number ZP-2024-012885

LOCATION OF WORK 4167 MANTUA AVE, Philadelphia, PA 19104-1236 4164 MANTUA AVE	PERMIT FEE \$1,854.00	DATE ISSUED 7/9/2025
	ZBA CALENDAR MI-2025-001261	ZBA DECISION DATE 7/9/2025
	ZONING DISTRICTS RSA5	

PERMIT HOLDER LAPSTONE CAPITAL LLC	2835 N. AMERICAN ST Philadelphia, Pennsylvania 19133
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OWNER CONTACT 1 JUSTIN MENDEZ	2835 N. AMERICAN ST
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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 NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH CELLAR, ROOF DECKS AND ROOF-DECK ACCESS STRUCTURES. *AMEND 11-10-25; REDUCED BUILDING DIMENSIONS*
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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.

Zoning Permit

Permit Number ZP-2024-012885

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4167 MANTUA AVE Philadelphia, PA 19104-1236

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (FOUR DWELLING UNITS)

This permit is subject to the following specific conditions.

CONDITIONS

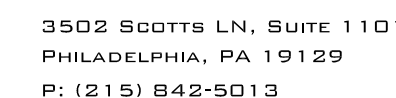
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



New Four-Family Building
4164 Mantua Avenue
Philadelphia, PA 19104

ISSUED FOR ZONING: 12-26-2024

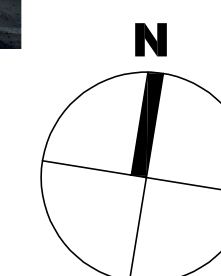
ZONING / SITE PLAN

Z1.0

Project No: -	Date of Issue: 12/26/2024
Revision No:	Drawn By: 247
Date:	Description:
12-26-2024	ISSUED FOR ZONING
01-14-2025	ISSUED FOR ZONING COMMENTS
02-01-2025	ISSUED FOR ZONING COMMENTS

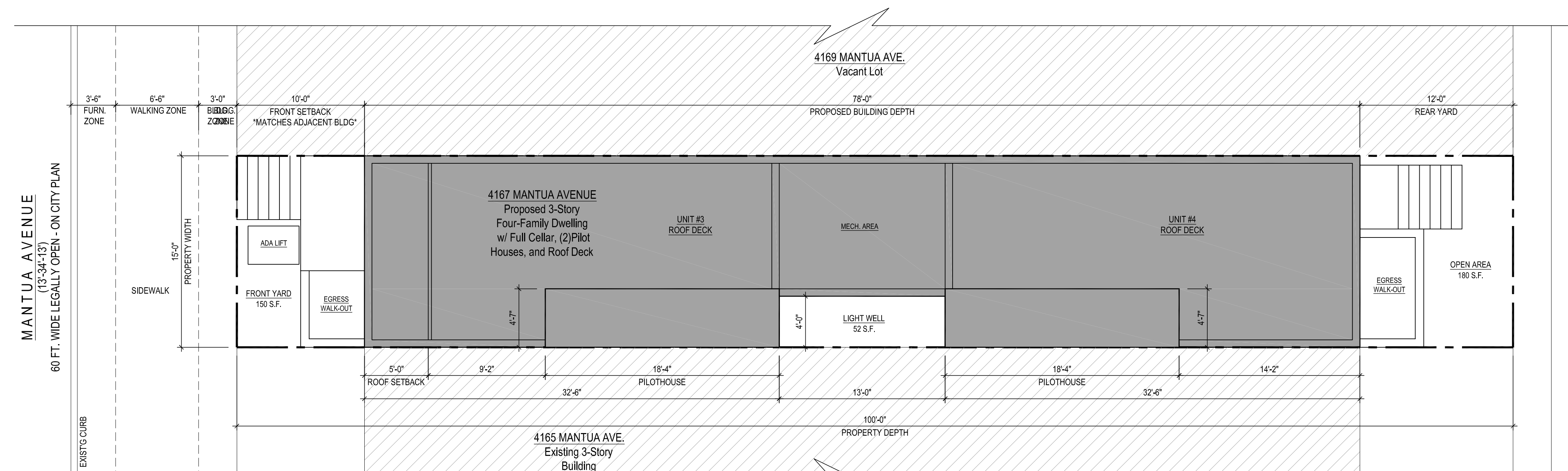
8. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

PROPERTY BOUNDARIES & EXTENTS ARE
DRAWN AS PER OWNER SUPPLIED DEED.



ZONING ANALYSIS
ZONING BASE DISTRICT:
TOTAL BUILDING AREA: 1
LOT AREA: APPROX.: 1.50

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	15'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	1,500 SQ. FT.	NO CHANGE
MAX. OCCUPIED AREA	75%	-	1,118 SQ. FT. (74.5%)
MIN. FRONT SETBACK	10 FT. MATCHES ADJACENT BLOCK	-	10 FT.
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	12'-0"
MAX. BUILDING HEIGHT	38'-0"	-	34'-0"



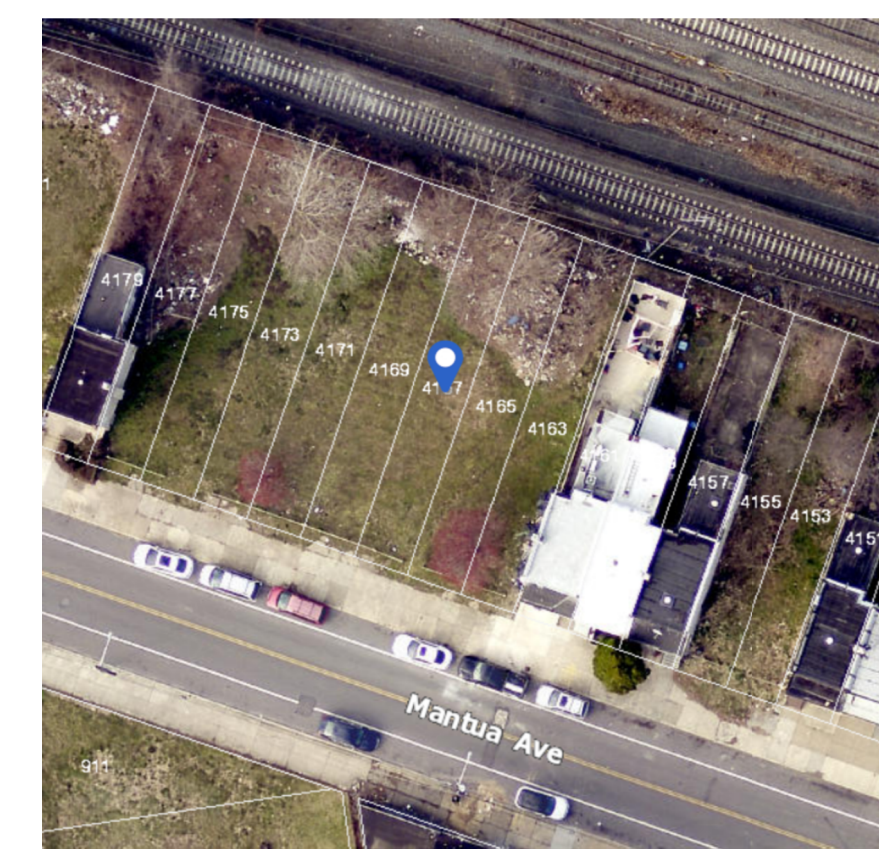
1
Z1.0

SITE PLAN
Scale: 3/16"=1'-0"



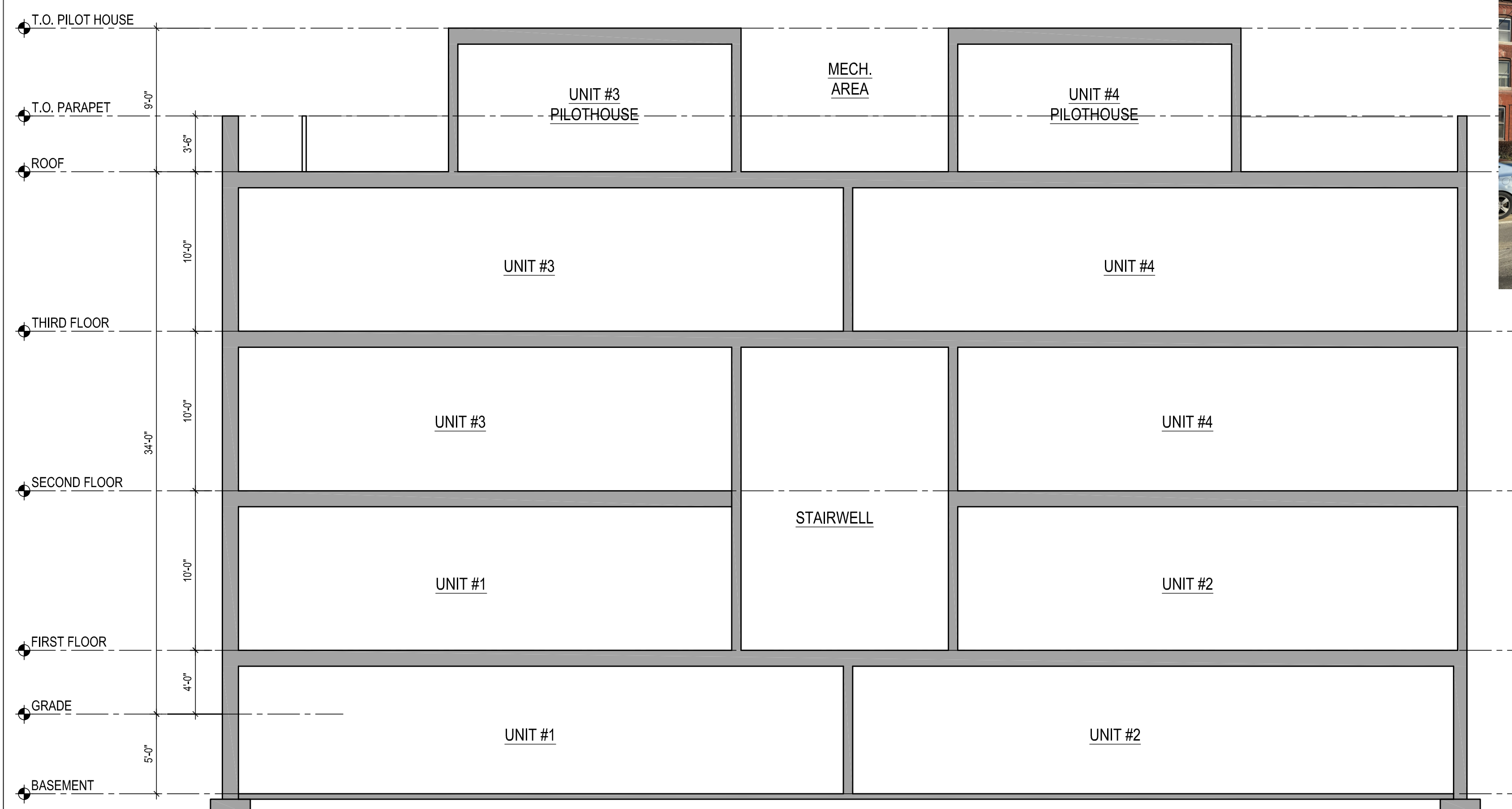
3
Z1.0

EXISTING CONDITIONS (FRONT)
Scale: N.T.S.



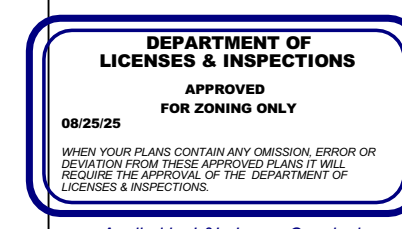
4
Z1.0

LOCATION MAP
Scale: N.T.S.



2
Z1.0

ZONING SECTION
Scale: 3/16"=1'-0"



Applied by I & I: James Cunningham