

Zoning Permit

Permit Number ZP-2022-011623

LOCATION OF WORK 4122 PENNSGROVE ST, Philadelphia, PA 19104-1238	PERMIT FEE \$672.00	DATE ISSUED 12/1/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER BHRE Philadelphia Holdings LLC	4122 Pennsgrove St Philadelphia, Pennsylvania 19104
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OWNER CONTACT 1 Simon Shayne	380 Red Lion Road Suite 212, Huntingdon Valley, Pa. 19006
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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. SIZE AND LOCATION 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

4122 PENNSGROVE ST Philadelphia, PA 19104-1238

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.

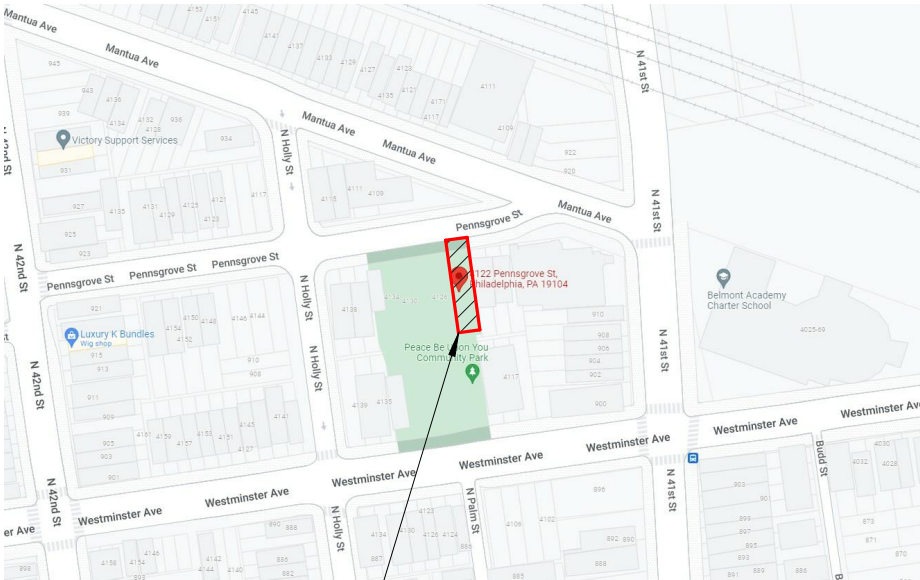
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



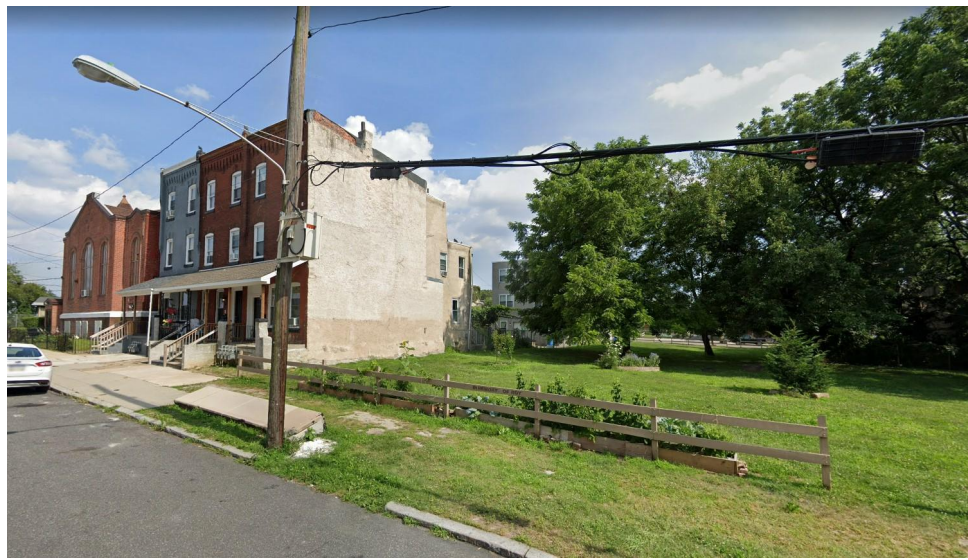
SITE PHOTO



VICINITY MAP



ZONING MAP



SITE PHOTO



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-1	MULTI-FAMILY	NO
DENSITY:	340 SQ FT OF LOT AREA FOR THE FIRST 1,440 SQ FT OF LOT AREA 480 SQ FT OF LOT AREA IN EXCESS OF 1,440 SQ FT OF LOT AREA	4	NO
MINIMUM LOT WIDTH: 16'-0"	16'-0"	15'-11 1/2" EXIST.	NO
MINIMUM LOT AREA: 1,440 SQ FT.	1,440 SQ FT.	1,516 SQ FT.	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%; LOTS LESS THAN 45 FT IN DEPTH ARE EXEMPT	1,130.55 (74.6%)	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ADJUTING LOTS	12'-6"	NO
MINIMUM SIDE YARD WIDTH:	SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5FT. PER YARD. MULTI-FAM. DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	N/A	NO
MINIMUM REAR YARD DEPTH:	9'-0" LOTS LESS THAN 45 FT IN DEPTH: 7'-0"	9'-0"	NO
REAR YARD AREA:	144 SQ FT.	143.5 SQ FT.	NO
MAXIMUM HEIGHT:	38'-0"	32'-6"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0'-0"	0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5'-0"	N/A	NO
VEHICLE PARKING:	0 REQUIRED	0	NO
BIKE PARKING:	SEE TABLE 14-804-1	0	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT: 1 TREE PER 35 FT OF FRONTAGE	0	NO

OVERLAY DISTRICTS - NONE

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION -
NEW CONSTRUCTION 3 STORY MULTI-FAMILY DWELLING, WITH (4) UNITS AND FINISHED BASEMENT.



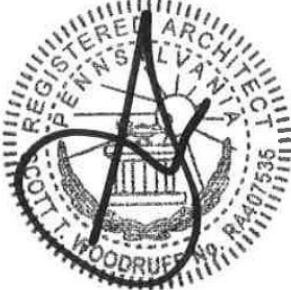
DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
t | 215.995.0228

CLIENT
LIBERTY STAR MANAGEMENT
380 RED LION ROAD, SUITE 212,
HUNTINGDON VALLEY, PA 19006

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SEAL



PROJECT ADDRESS
4122 PENNSGROVE ST, PHILADELPHIA
PA 19104

C	ZONING Rev01	JH	SM	2022.11.23
B	ISSUE FOR ZONING	TS	SM	2022.10.11
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD	

PROJECT
PENNSGROVE QUADPLEX

SHEET TITLE
ZONING PLAN

PROJECT NO
22068105

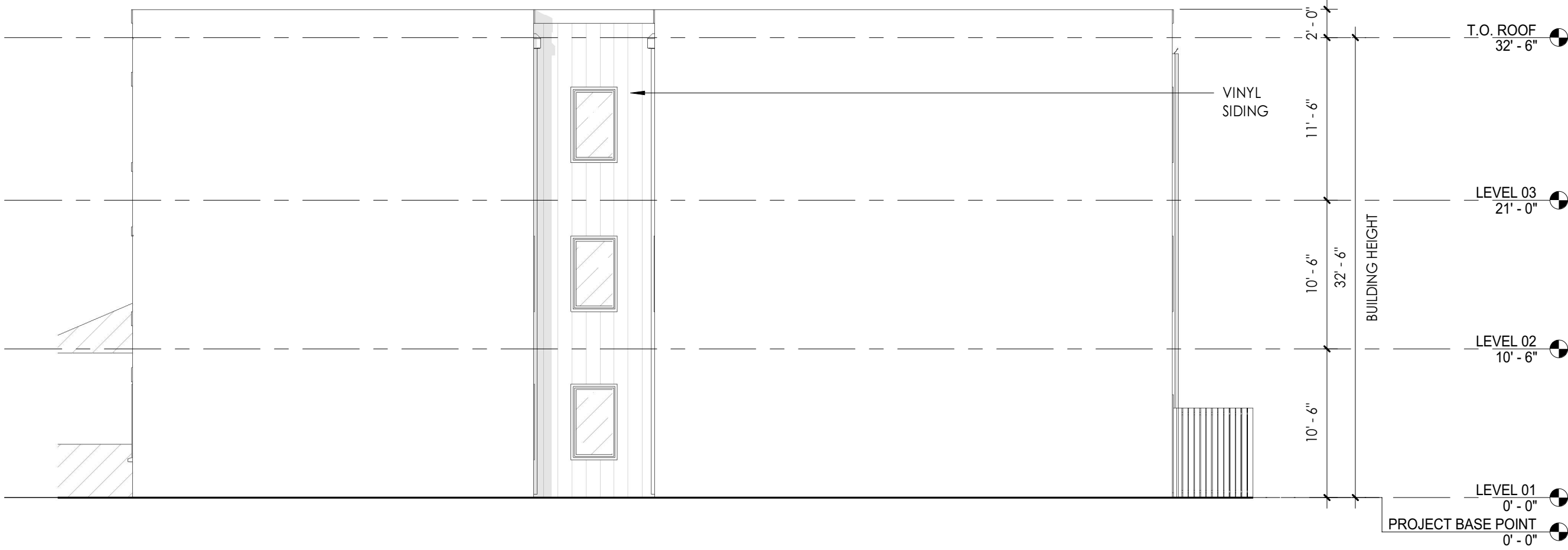
REVISION

C

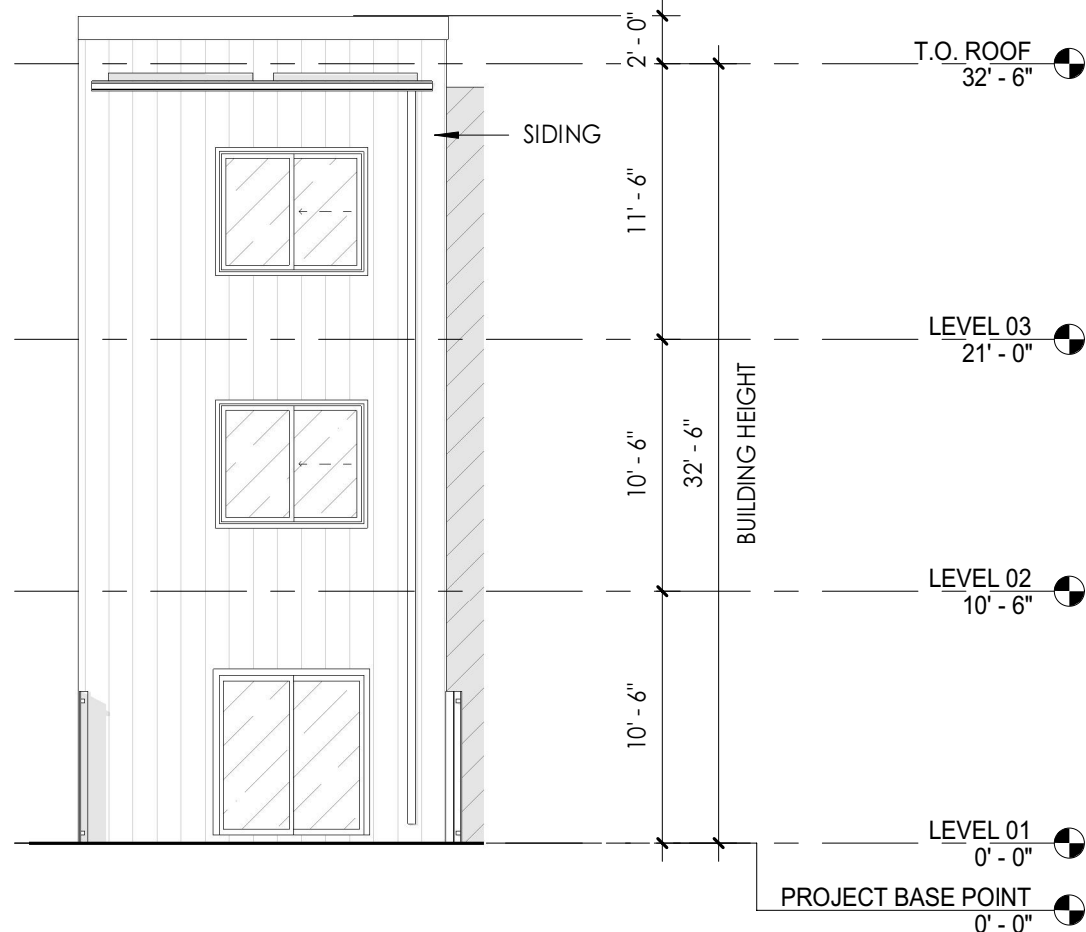
SCALE
As indicated

Z001

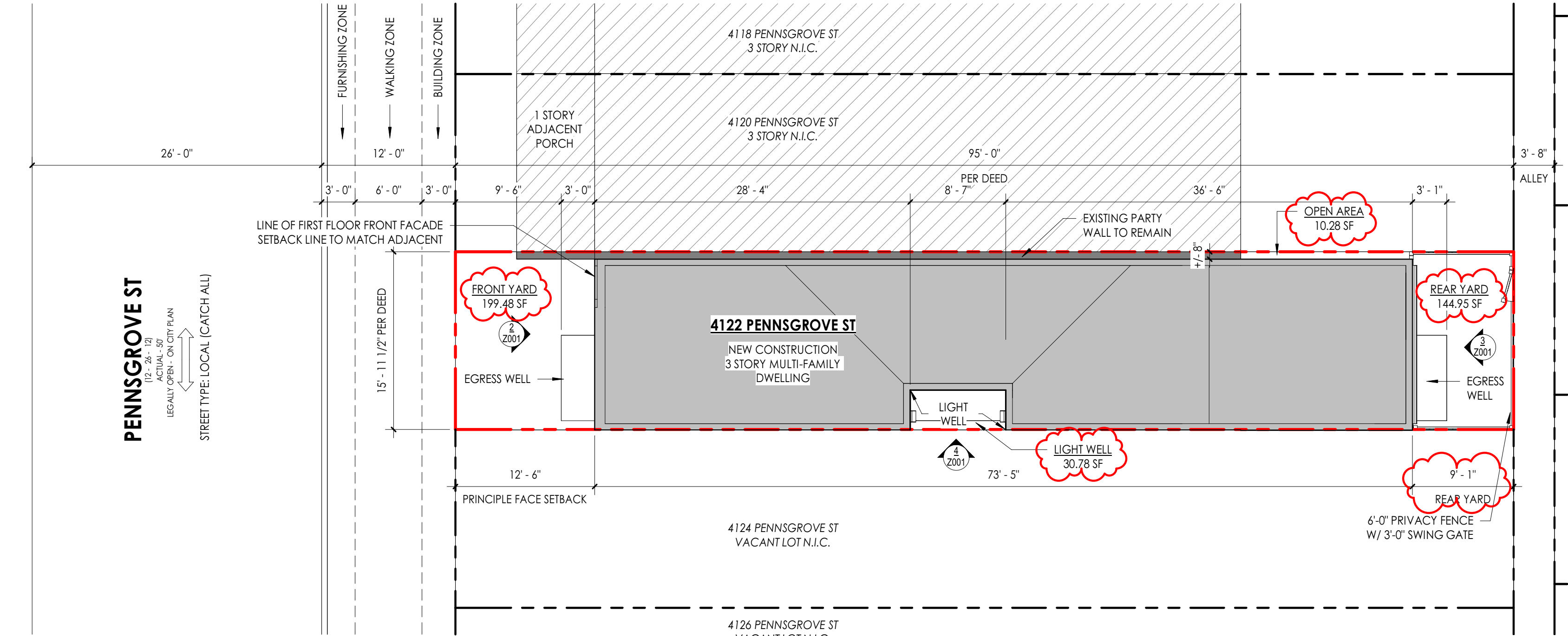
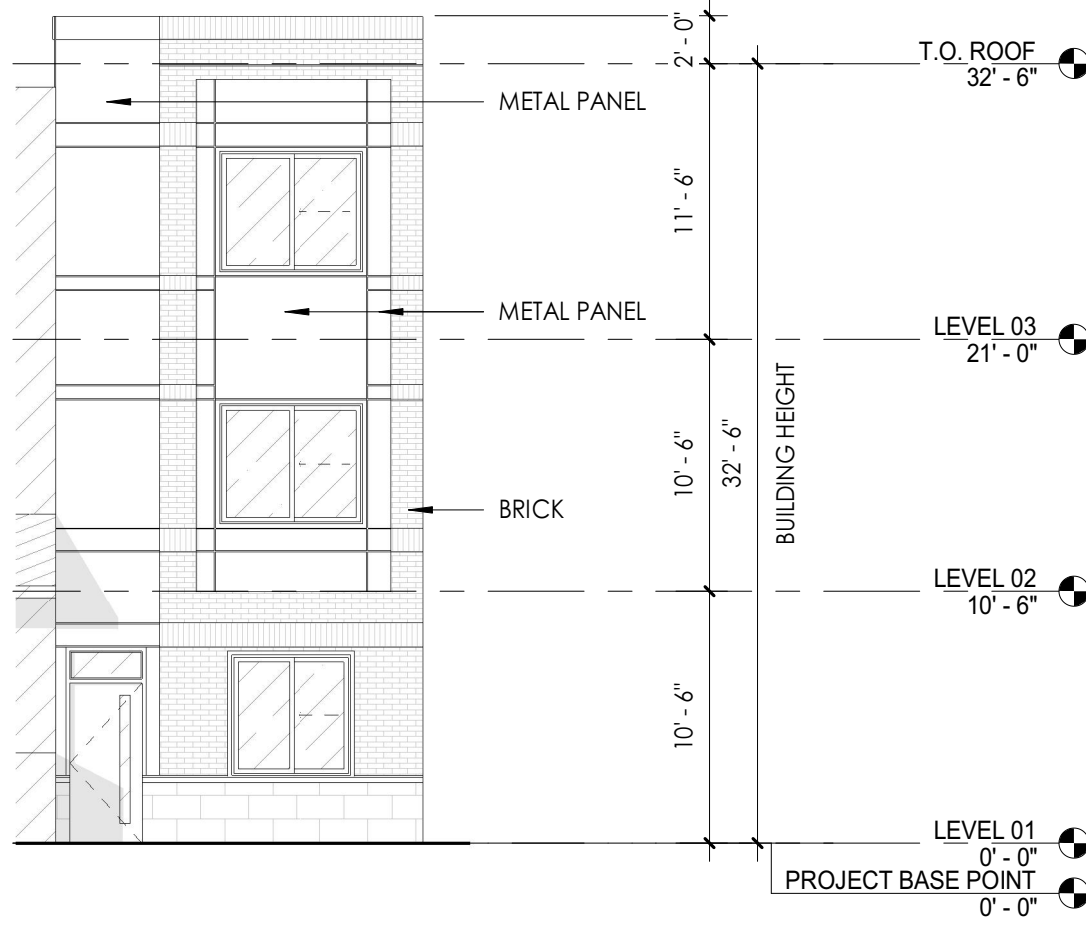
4 | SIDE ELEVATION
Z001 | 1/8" = 1'-0"



3 | REAR ELEVATION
Z001 | 1/8" = 1'-0"



2 | PENNSGROVE ELEVATION
Z001 | 1/8" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/8" = 1'-0"

