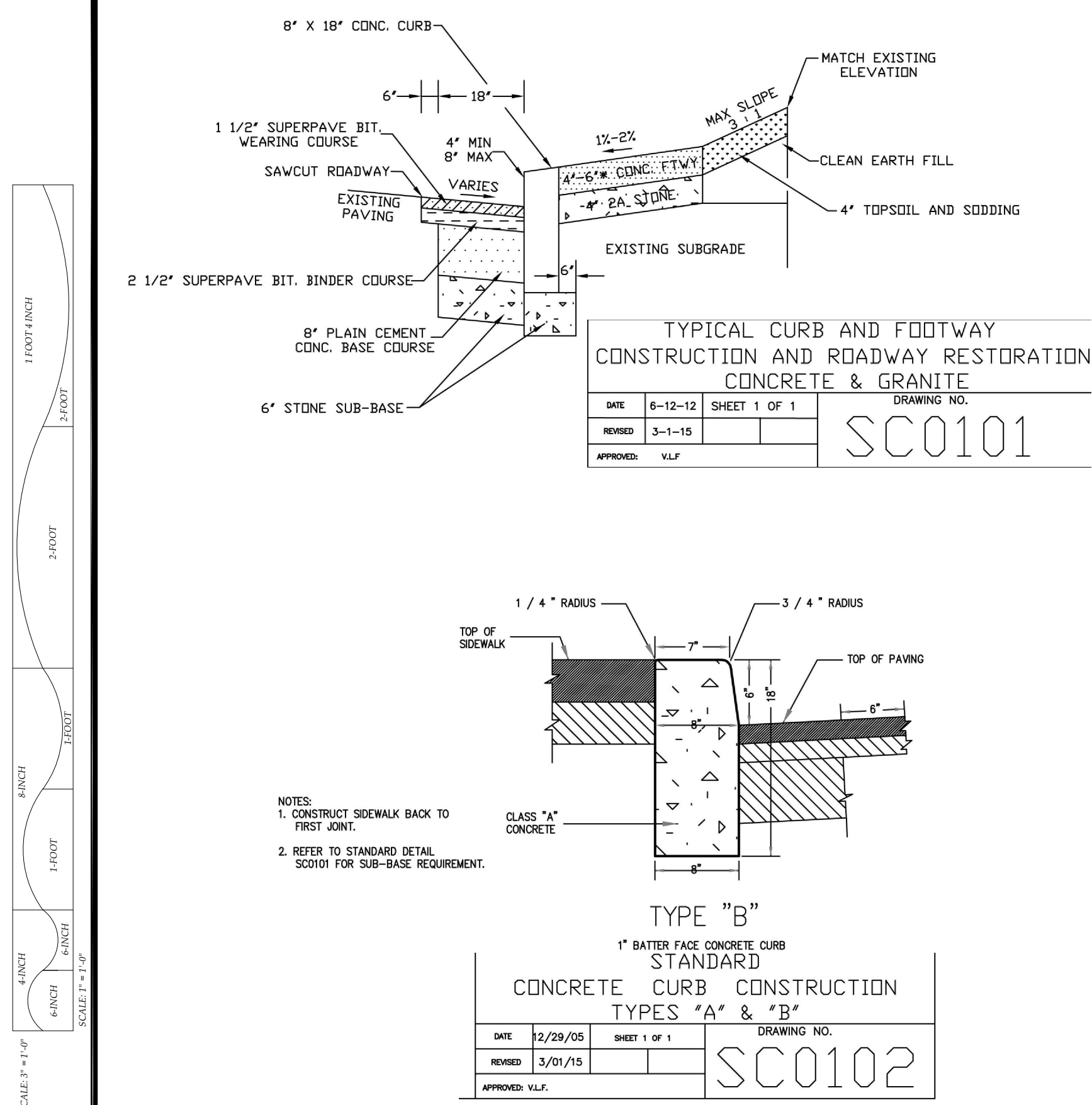
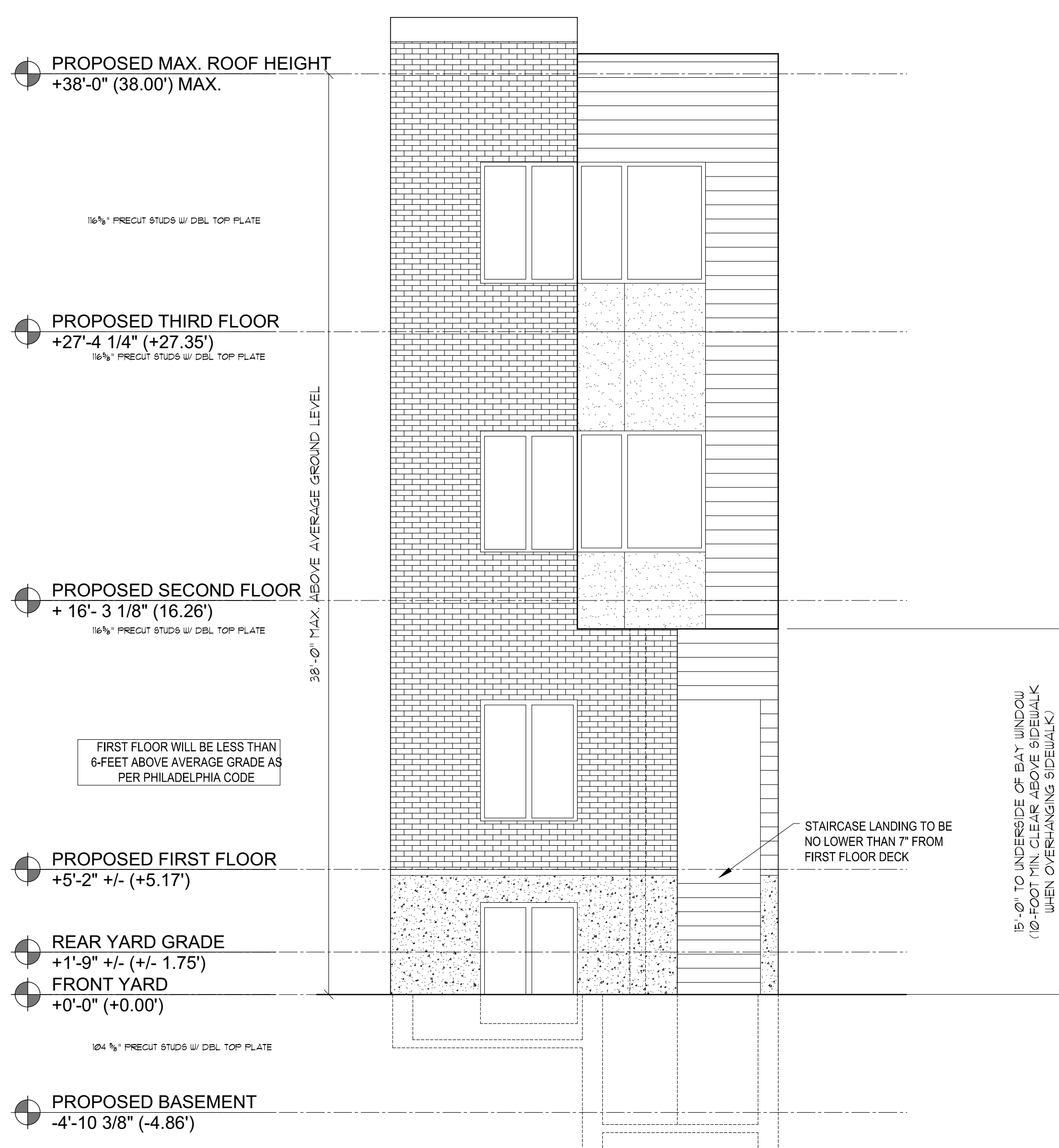
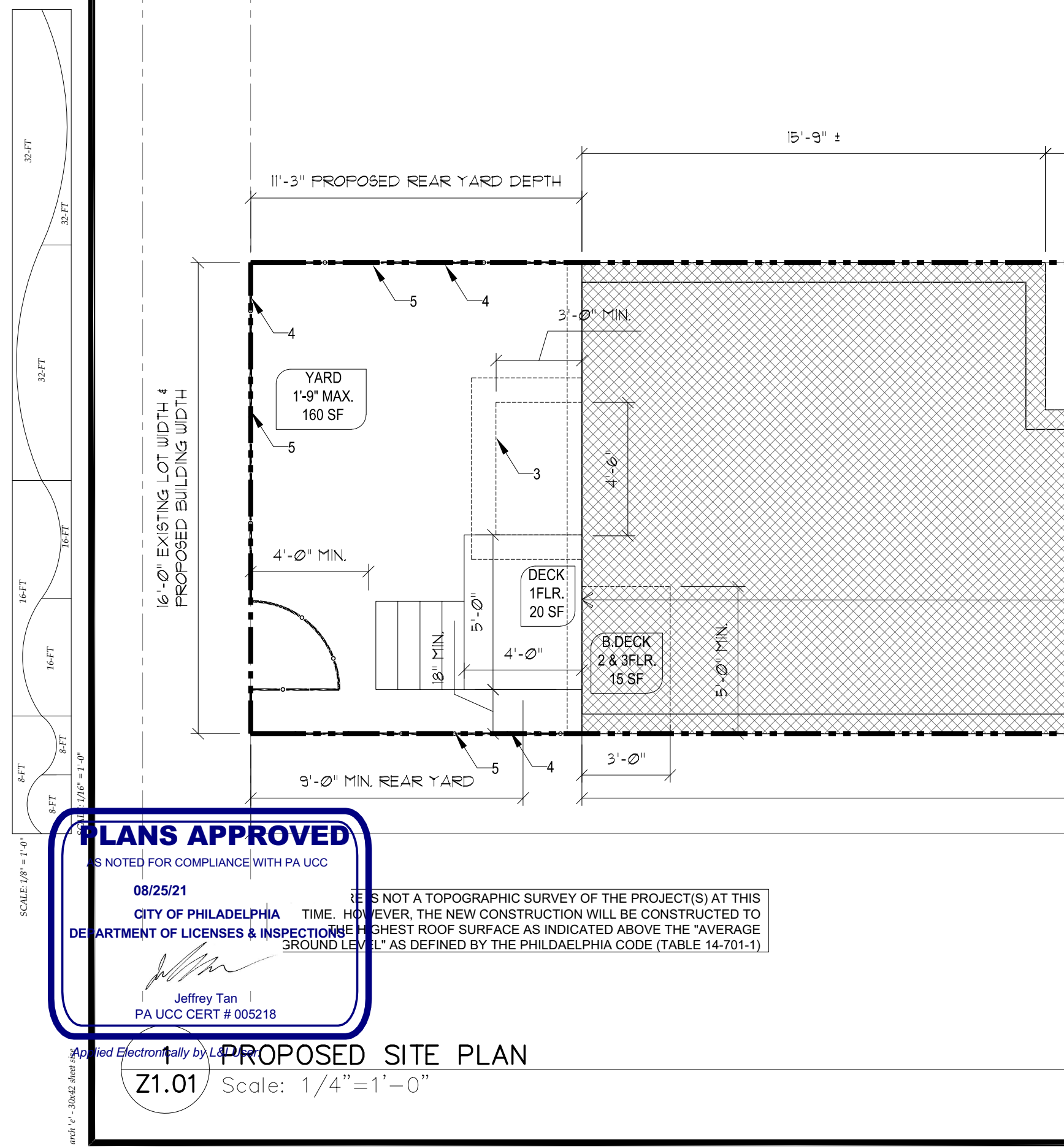




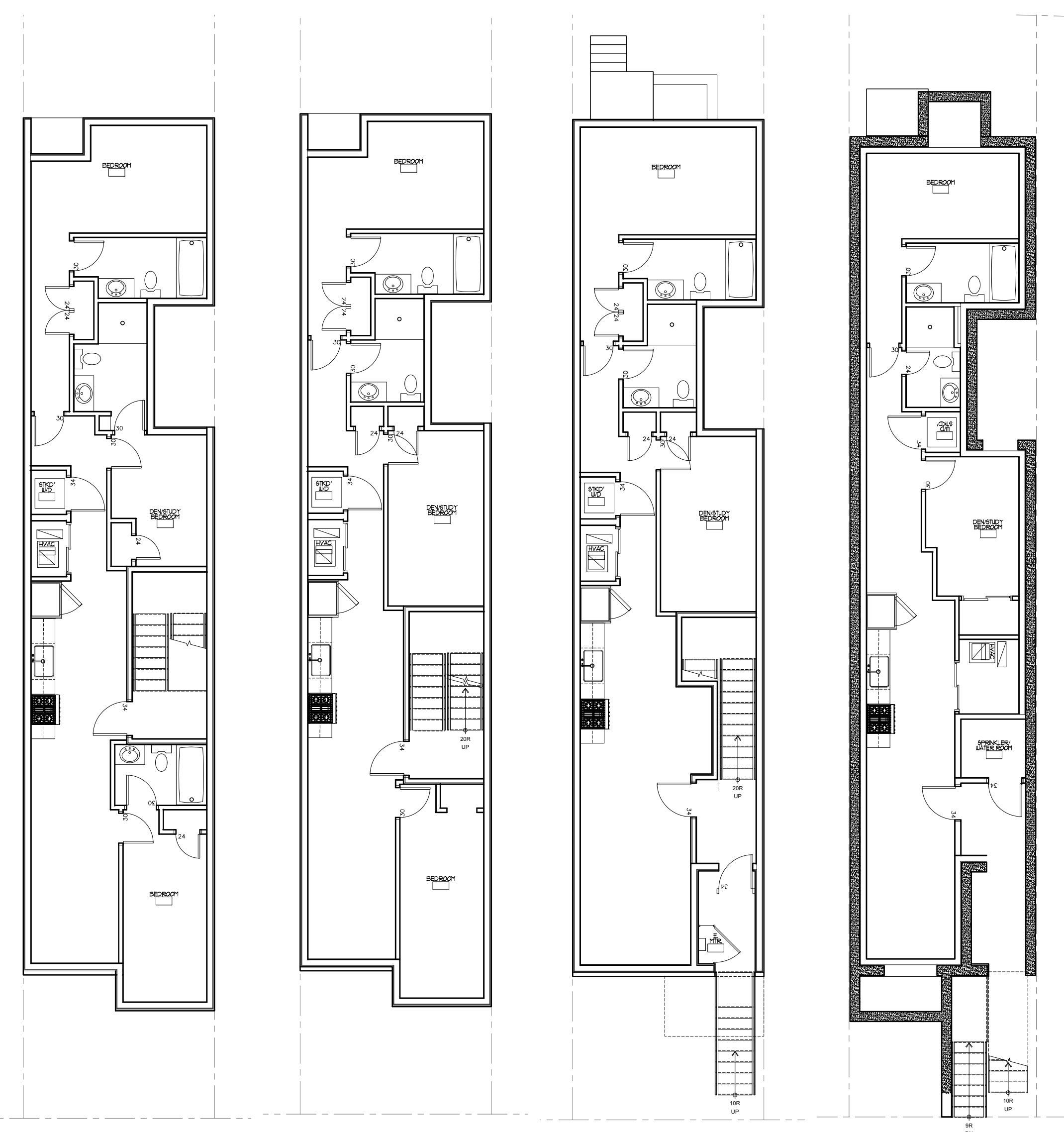
5 STREETS SIDEWALK RESTORATION DETAILS
Scale: N.T.S.



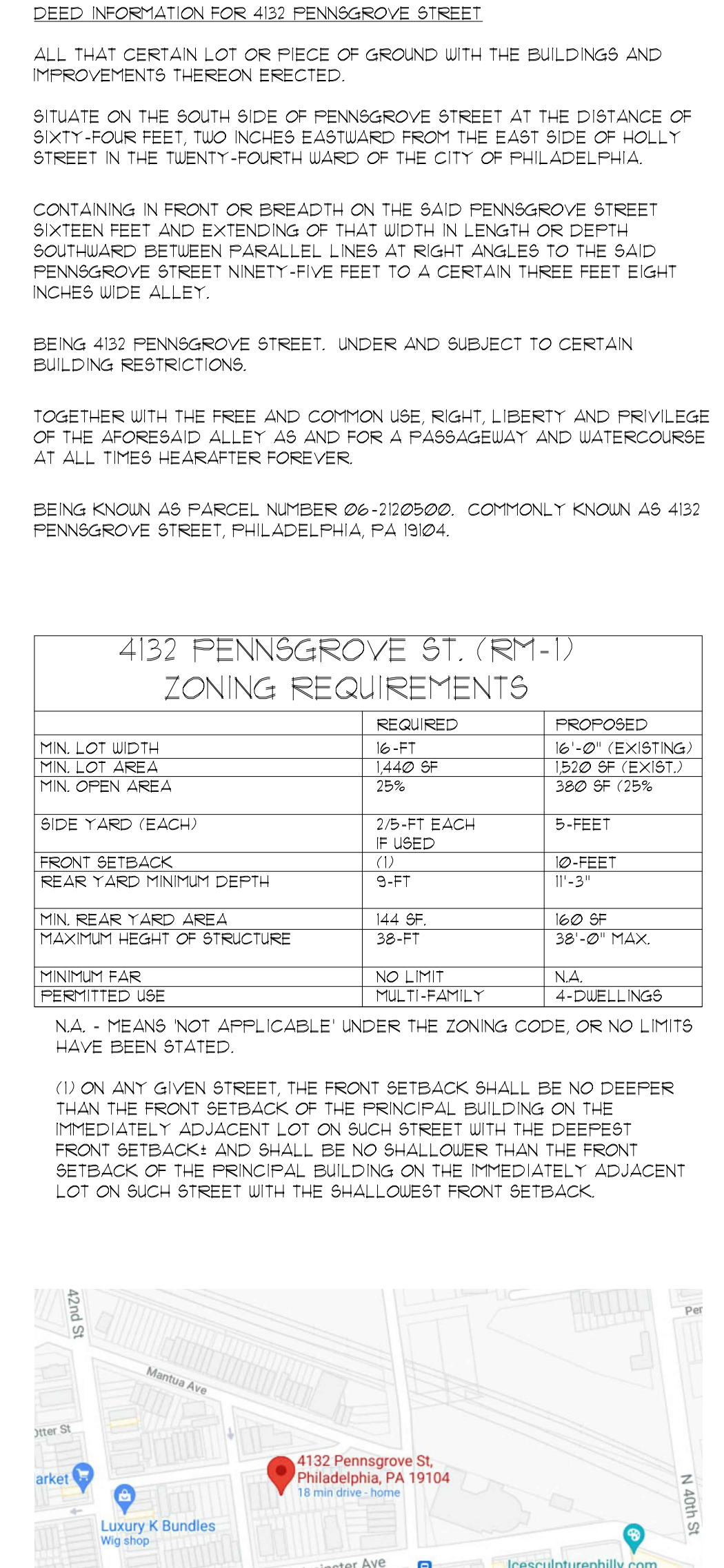
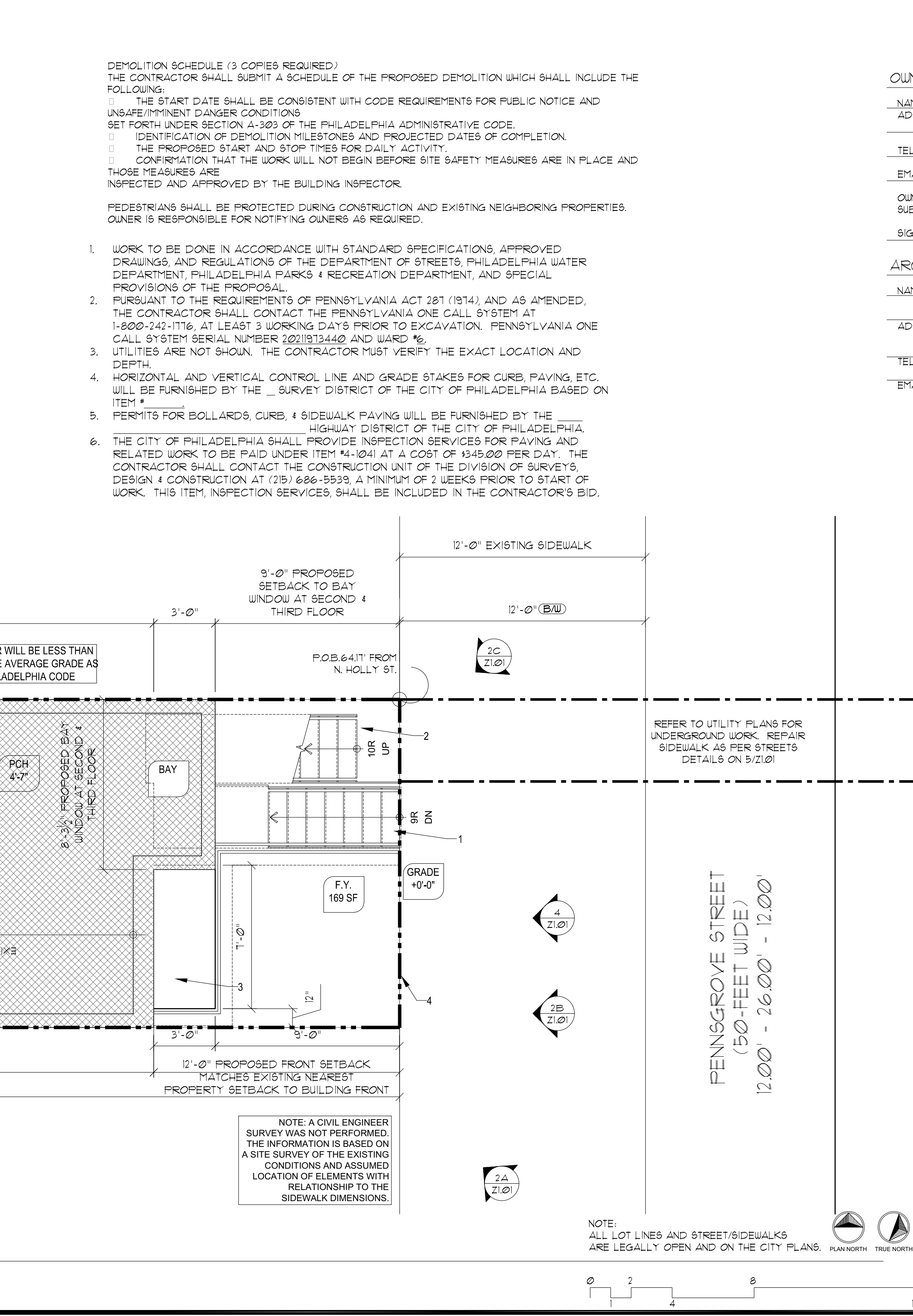
2 EXISTING SITE PHOTOS & STREET RESTORATION DETAILS
Scale: N.T.S.



4 PROPOSED FRONT ELEVATION
Scale: 1/4"=1'-0"

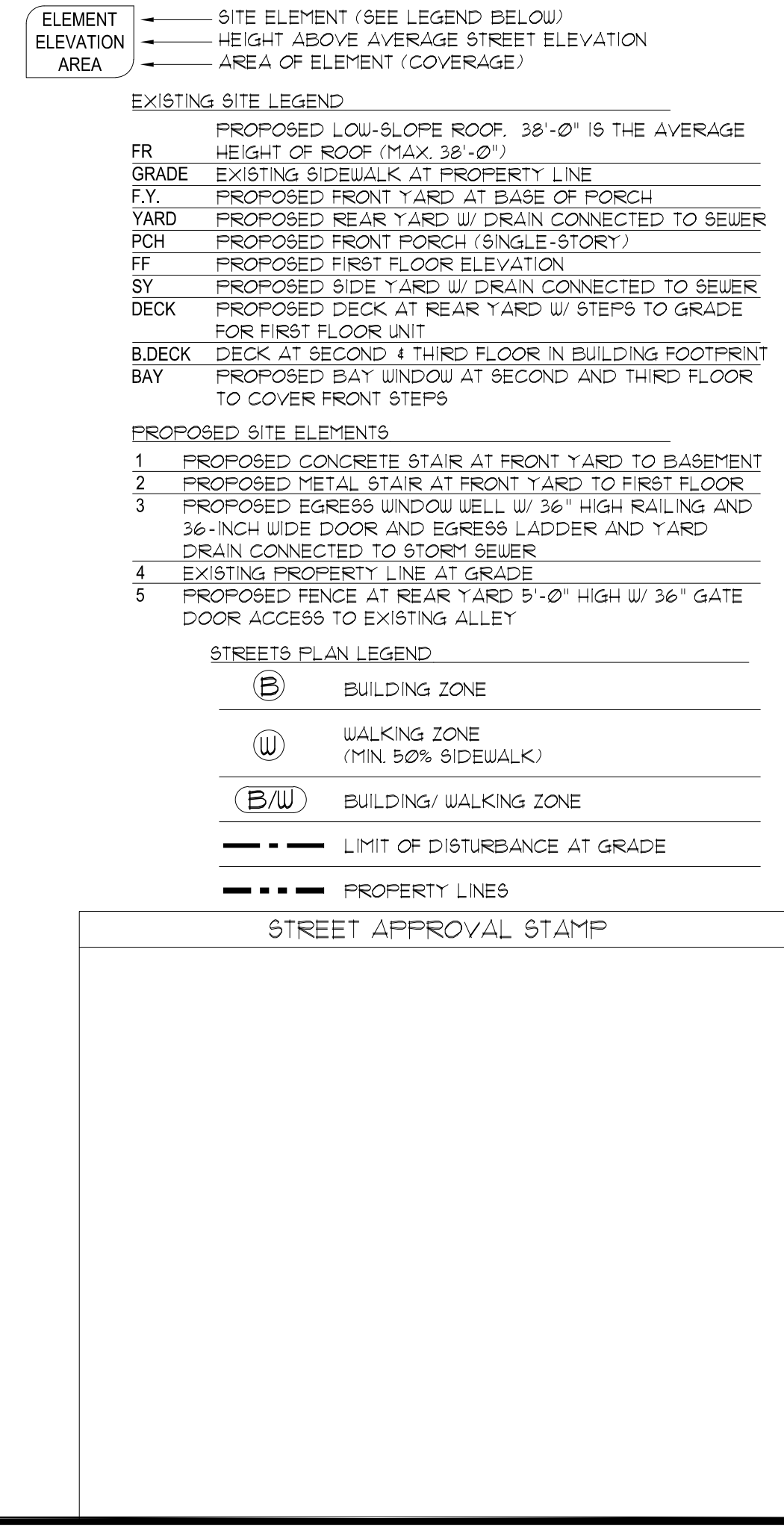


3 PROPOSED FLOOR PLANS
Scale: 1/8"=1'-0"



4132 PENNSGROVE ST. (RM-1)
ZONING REQUIREMENTS

MIN. LOT WIDTH	16'-0"	REQUIRED	16'-0"	PROPOSED	16'-0"
MIN. LOT AREA	1440 SF		1440 SF		1440 SF
MIN. OPEN AREA	25%		25%		25%
SIDE YARD (EACH)	5'-0"		5'-0"		5'-0"
FRONT SETBACK	10'-0"		10'-0"		10'-0"
REAR YARD MINIMUM DEPTH	11'-0"		11'-0"		11'-0"
MIN. REAR YARD AREA	144 SF		144 SF		144 SF
MIN. REAR YARD SETBACK	38'-0"		38'-0"		38'-0"
MINIMUM FLOOR AREA	N/A		N/A		N/A
PERMITTED USE	4-DWELLING		4-DWELLING		4-DWELLING



ZONING SUBMISSION

4132 PENNSGROVE ST., PHILADELPHIA, PA 19104
NEW CONSTRUCTION (4-UNIT APARTMENT)
OPA ACCOUNT# 062120500

KEY PLAN

4132 PENNSGROVE ST. PHILADELPHIA, PA 19104

ZONING PERMIT

SCALE: AS NOTED

OWN BY: TRN

DESIGNED BY: TRN

ISSUE DATE: 29 JULY 2021

PROJ. NO: 21021

ZONING SUBMISSION

ZONING DEMOLITION PLANS & NOTES

7-1.01

ARCHITECT

Zoning Permit

Permit Number ZP-2021-008242

LOCATION OF WORK 4132 PENNSGROVE ST, Philadelphia, PA 19104-1238	PERMIT FEE \$672.00	DATE ISSUED 11/1/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER Parrish Condominiums LLC	4132 Pennsgrove Street Philadelphia, Pennsylvania 19104
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE REAR DECK INSTALLATION. SIZE AND LOCATION AS PER PLANS.
--

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-2021-008242

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4132 PENNSGROVE ST Philadelphia, PA 19104-1238

ADDITIONAL USE DETAILS

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

FOUR (4) HOUSEHOLD LIVING 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.