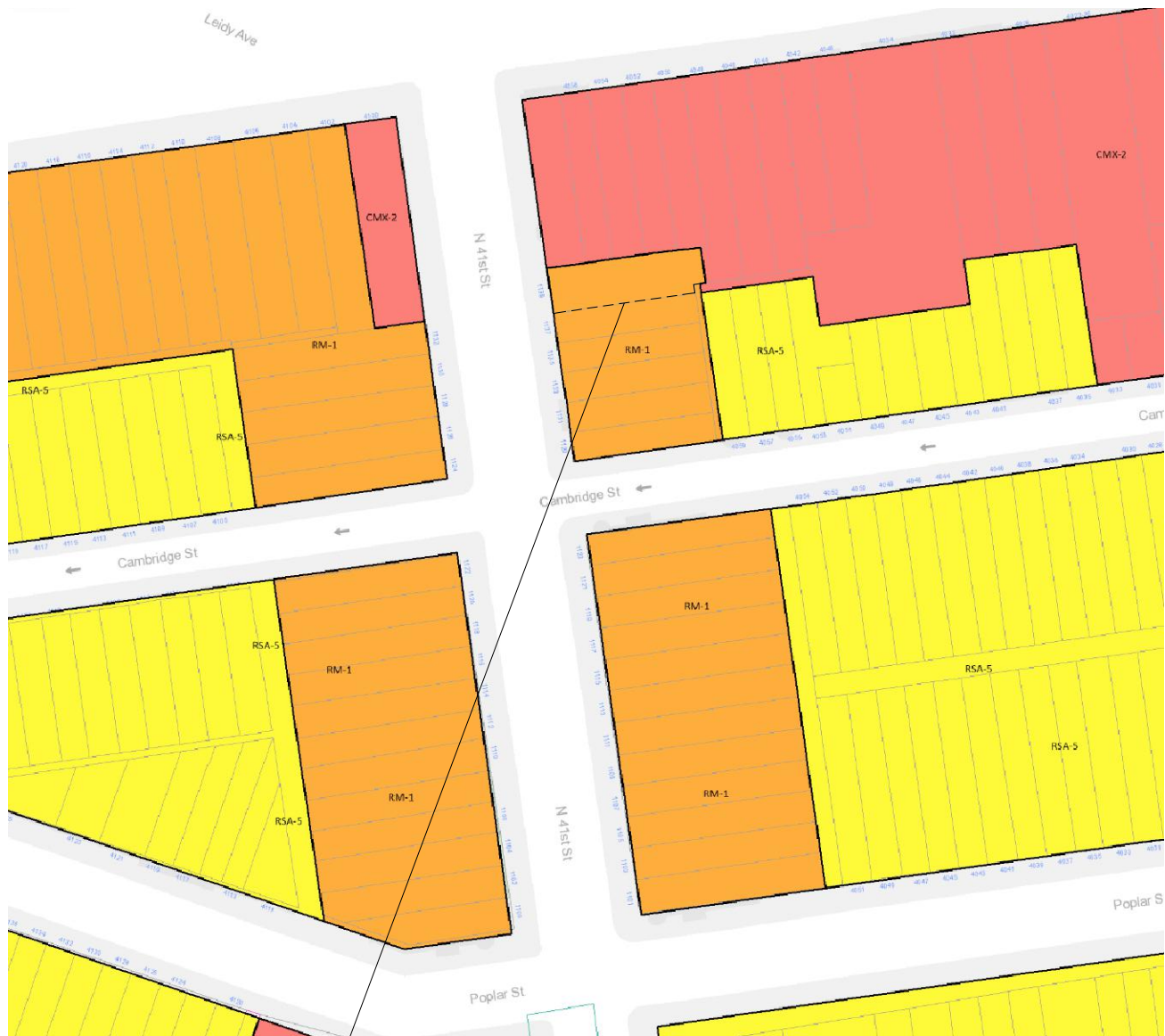
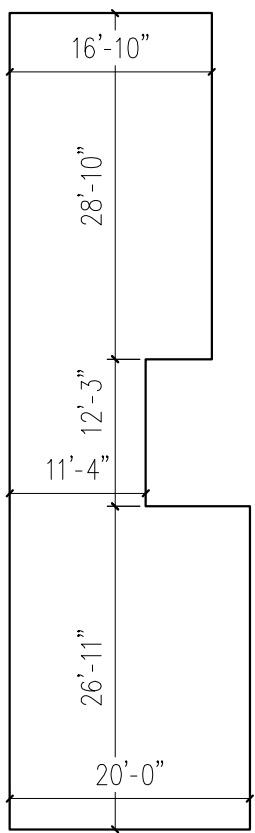
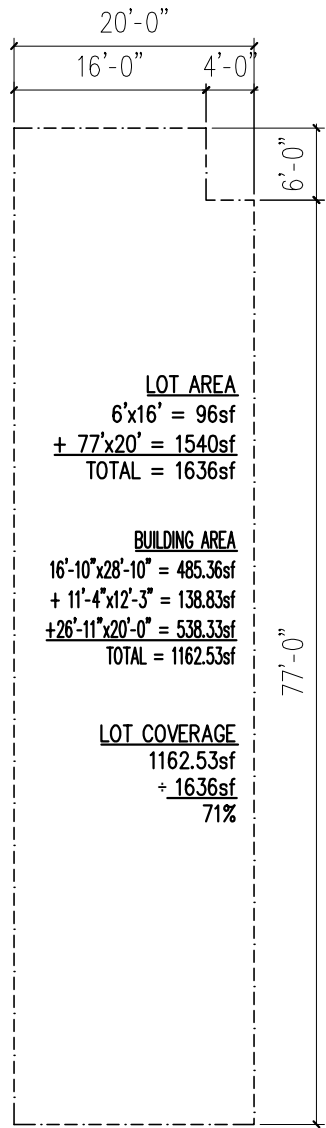
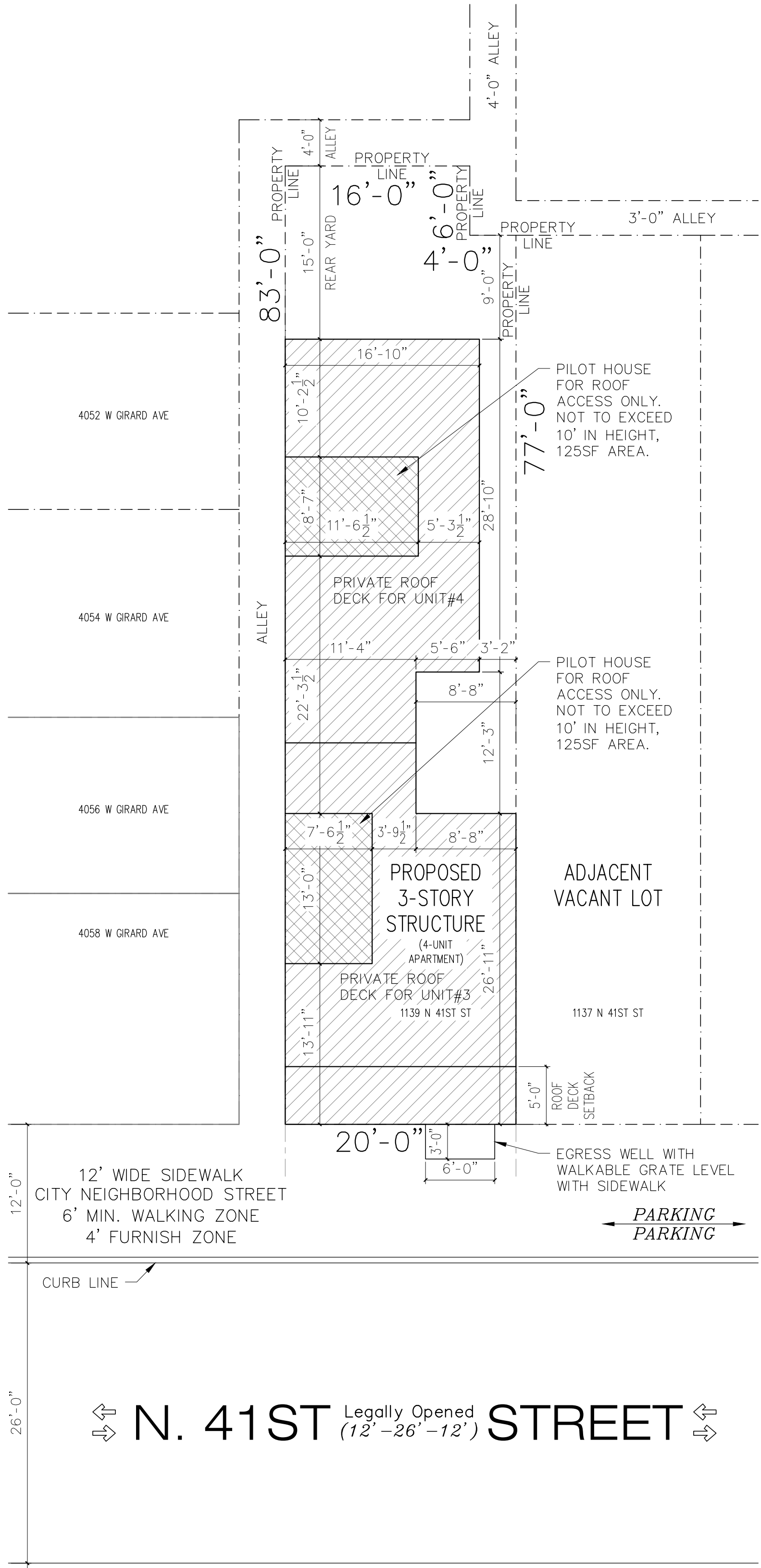




SITE LOCATION

2 LOCATION PLAN
SCALE: N.T.S.



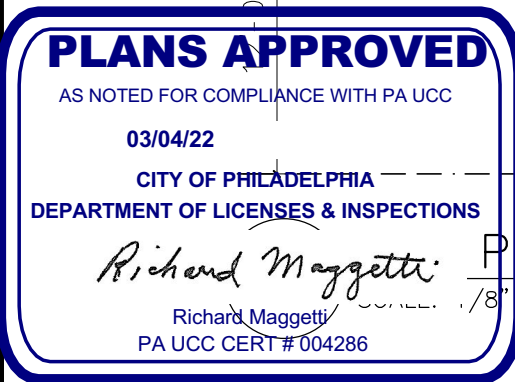
3 EXISTING CONDITIONS



4 ELEVATION
SCALE: 1/4" = 1'-0"

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASSIFICATION	RM-1	RM-1	NO
LOT WIDTH	16'-0" min.	20'-0"	NO
LOT AREA	1440 S.F.	1636 S.F.	NO
LOT COVERAGE	75% max.	71%	NO
FRONT YARD SETBACK	0'-0"	0'-0"	NO
SIDE YARD SETBACK	MIN. N/A AGGREGATE N/A	0'-0"	NO
REAR YARD SETBACK	9'-0"	10'-0"	NO
BUILDING HEIGHT	38'-0" max.	30'-3 3/8"	NO
SET BACK ABOVE SECOND STORY	0'-0"	0'-0"	NO
ROOF DECK SET BACK	5'-0"	5'-0"	NO
PARKING	0	0	NO
BIKE PARKING	0	0	NO
STREET TREES	0	0	NO
DENSITY	4 UNITS max.	4 UNITS	NO

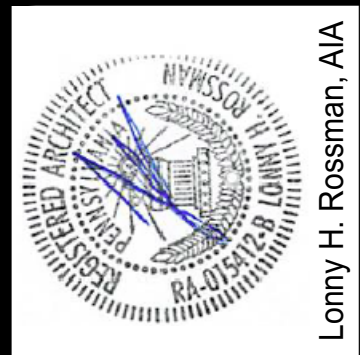
NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY.



Applied Electronically by L&I User.

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REV	REMARKS	DATE
1	SKETCH PLANS	11-15-21
2	ZONING PERMIT	11-30-21
3	PER L&I REVIEW COMMENTS	01-27-22
4	PER L&I REVIEW COMMENTS	02-18-22



Cadre Design & Development
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The Mill, Suite 300
Philadelphia, PA 19127
PH. 215.483.6200
info@cadredevelopment.com
DE 6442 MD - 11057 NJ - A113377 PA-RA-0154123 VA-0401011490

PROJECT: Apartment Building
21072
1139 N 41st Street, Philadelphia, PA 19104

DRAWING TITLE: ZONING SITE PLAN
DRAWN BY: C.B.K.
DATE: 11-15-21
FILE NAME: r soin
SI-1

Zoning Permit

Permit Number ZP-2022-000437

LOCATION OF WORK 1139 N 41ST ST, Philadelphia, PA 19104-1259	PERMIT FEE \$1,722.00	DATE ISSUED 8/11/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CRINITI ANTHONY M IV	1633 E. PASSYUNK AVE PHILADELPHIA PA 19148
---------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS ACCESSED BY PILOT HOUSE(S) AS PER PLAN
--

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)
--



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-2022-000437

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1139 N 41ST ST Philadelphia, PA 19104-1259

ADDITIONAL USE DETAILS

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

FOUR (4) FAMILY DWELLING

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.