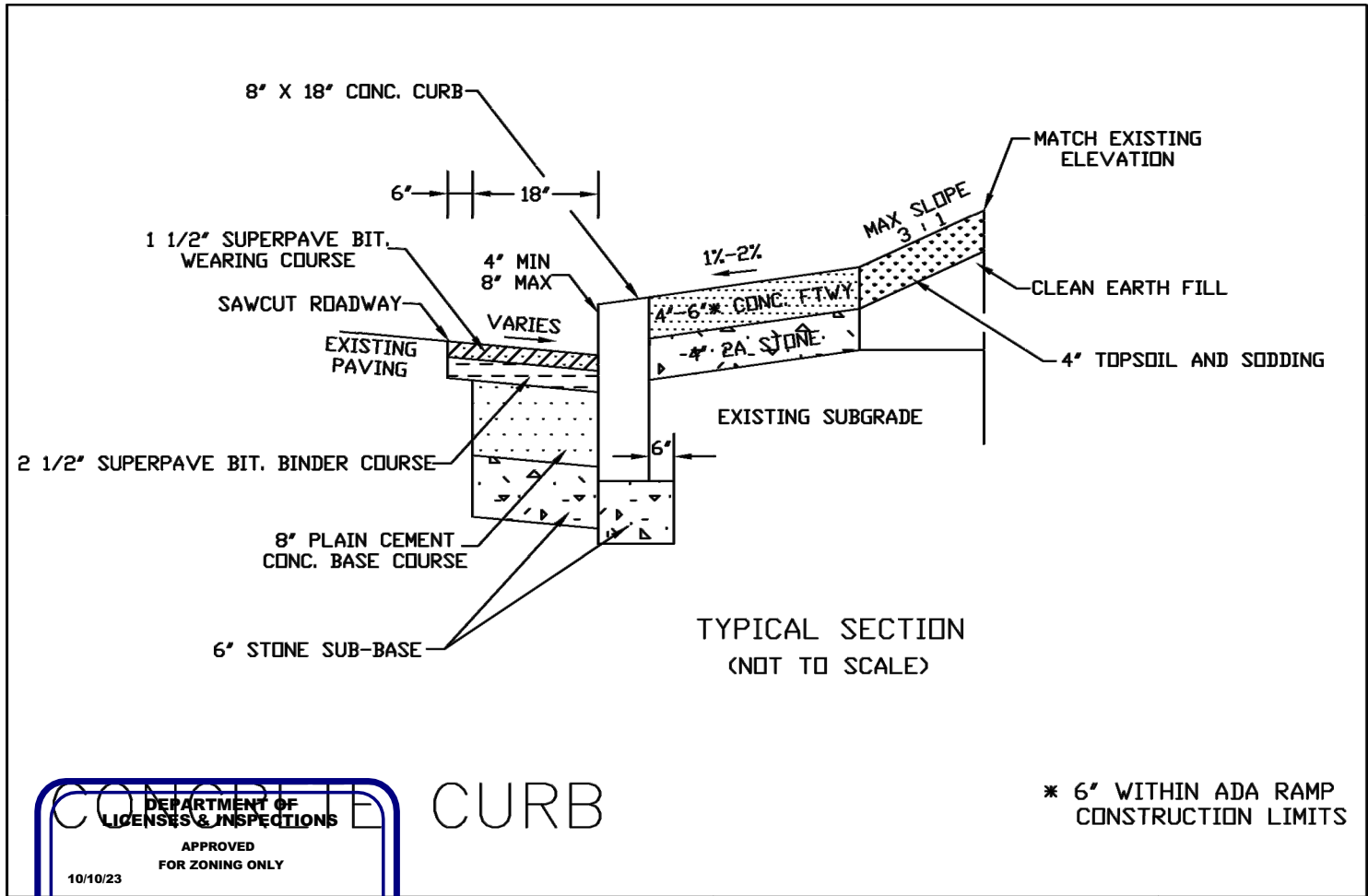
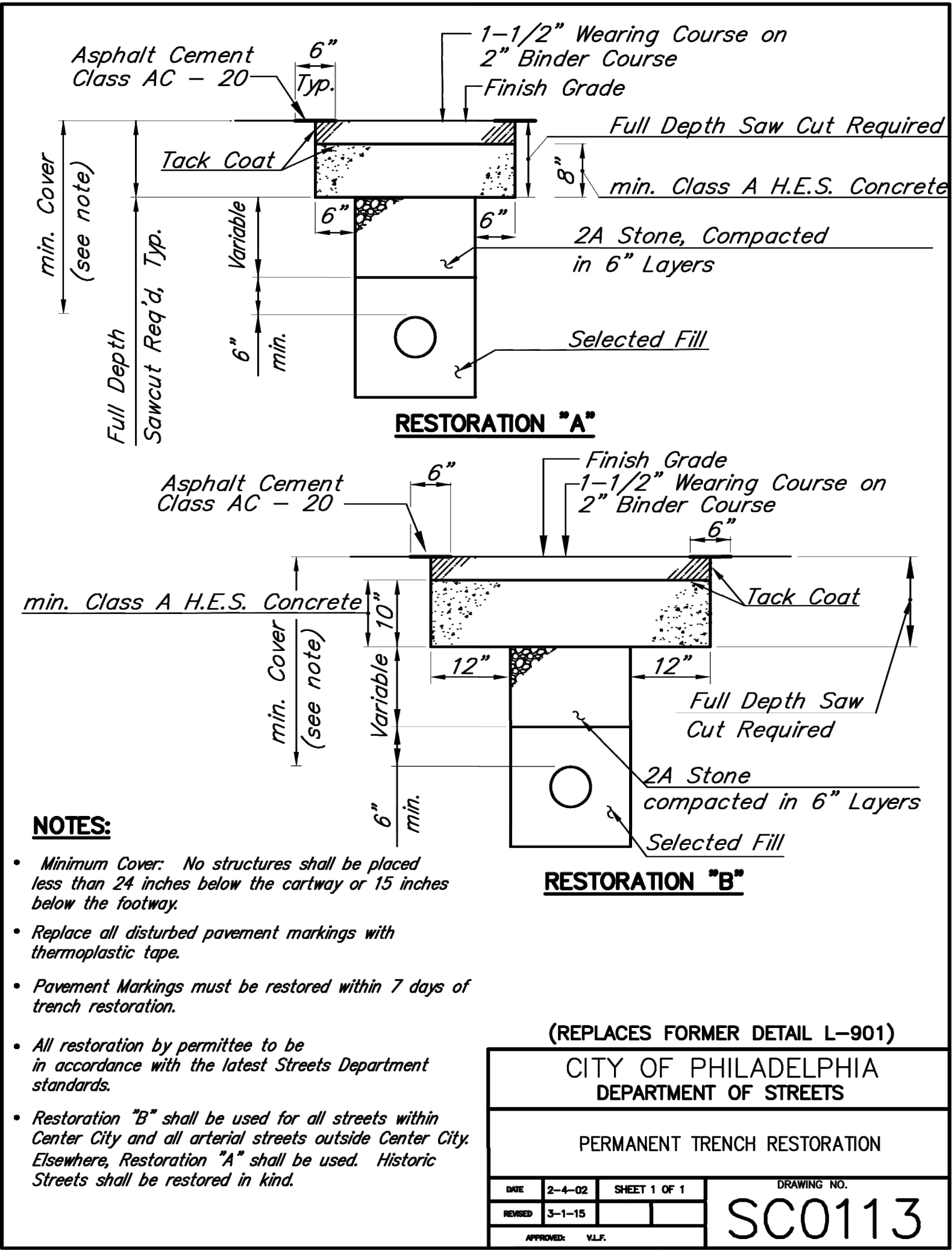
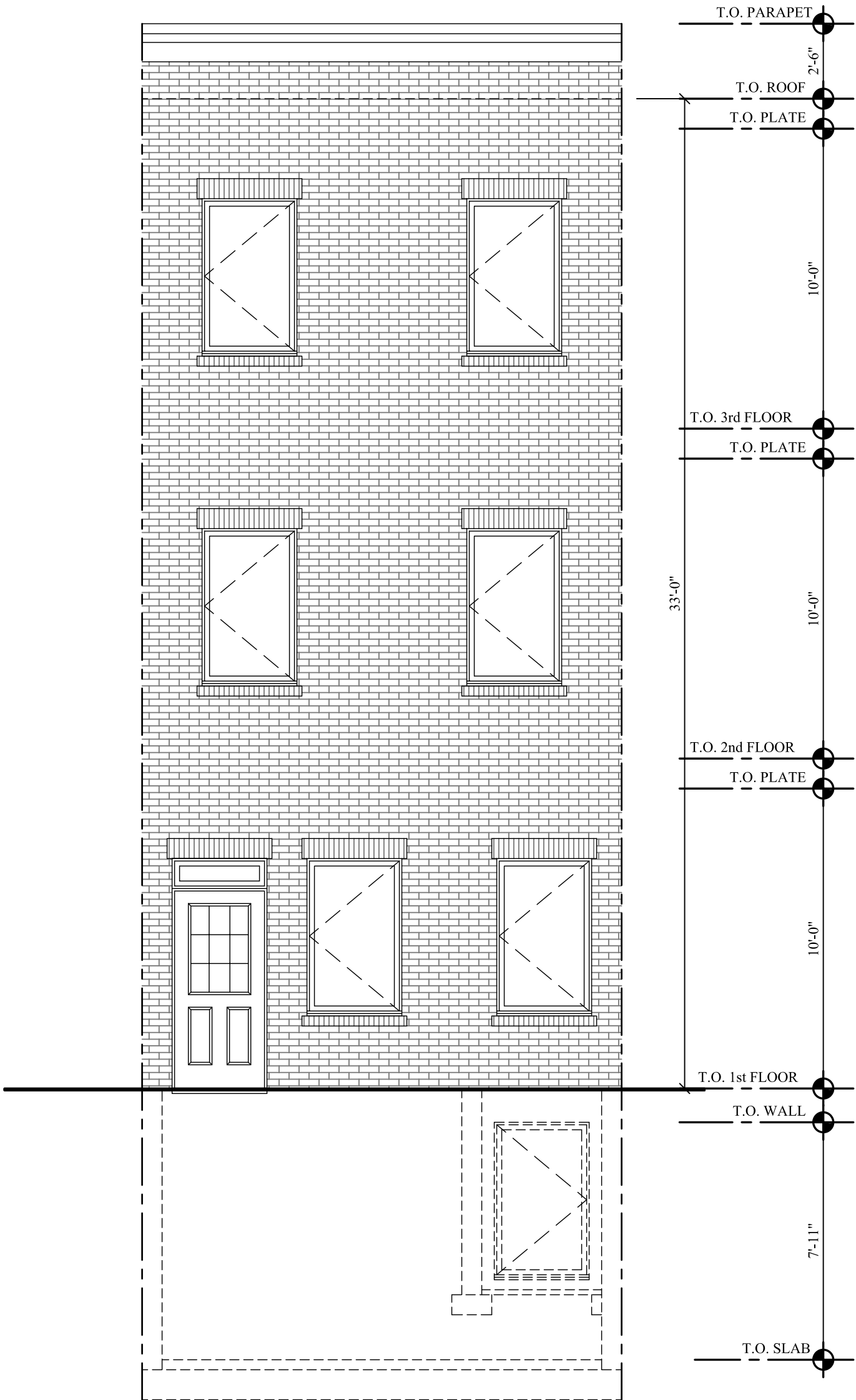


SITE DATA:

ZONING DISTRICT:	REQUIRED:	PROPOSED:
LOT SIZE:	RM-1	N/A
OCCUPIED AREA:	1,440 SF	1,600 SF (NO CHANGE)
LOT WIDTH:	75% (1,200 SF)	75% (1,200 SF)
FRONT YARD:	16'-0"	16'-0" (NO CHANGE)
SIDE YARD:	MATCH ADJ.	0'-0"
REAR YARD:	0'-0"	0'-0"
BUILDING HEIGHT:	9'-0"/ 144 SF	25'-0"/ 400 SF
	38'-0" MAX.	33'-0"



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO.)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
Amro Amin
ON: September 23, 2023
FOR CHIEF HIGHWAY ENGINEER

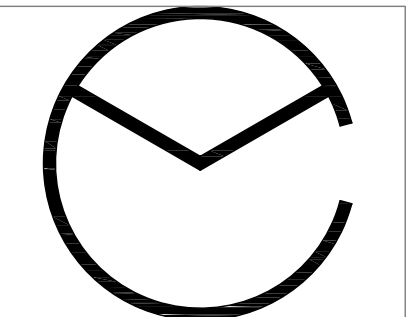
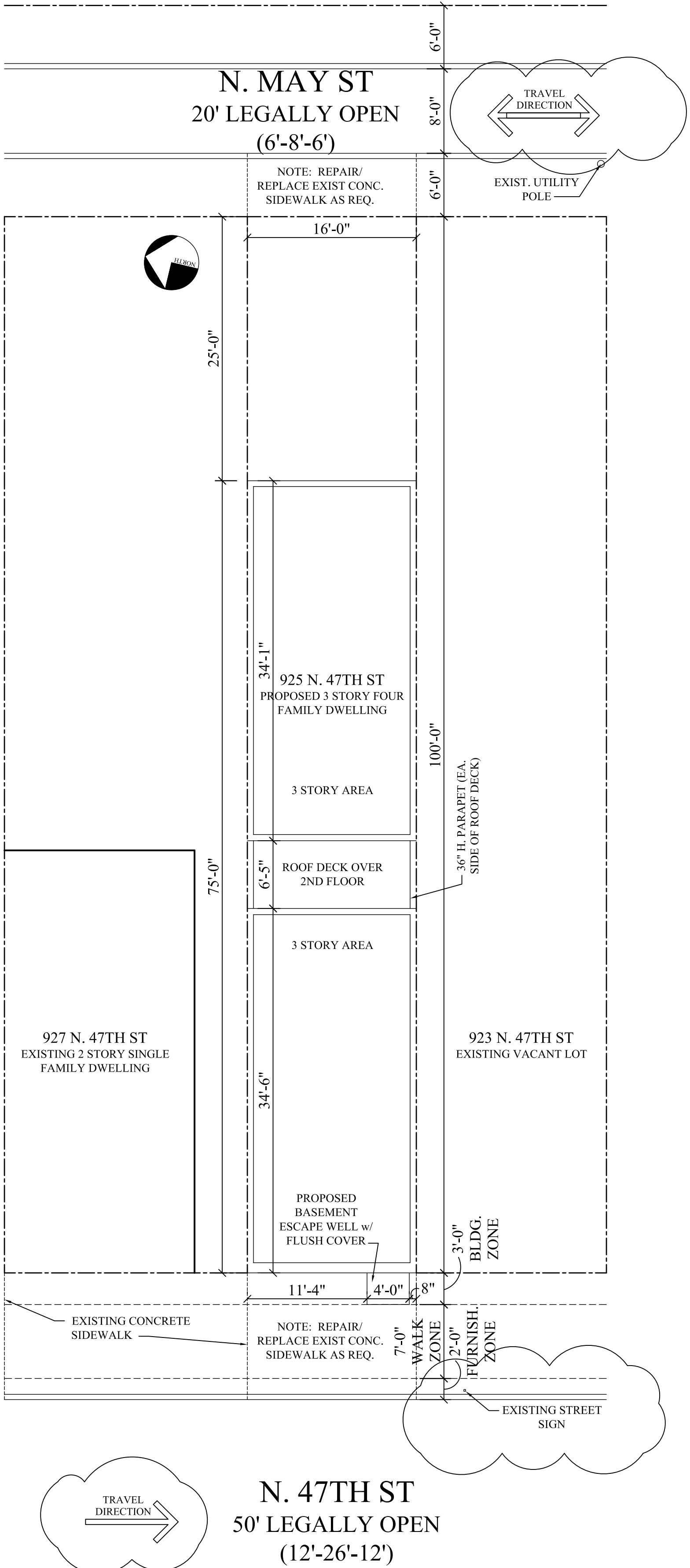


0 1' 5' 10'

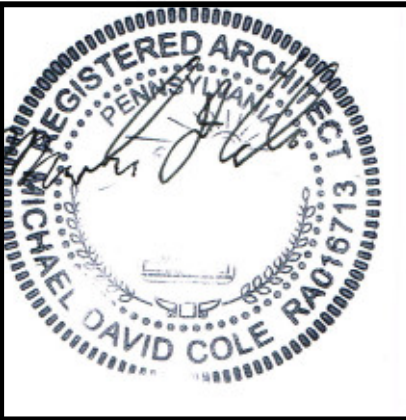
DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

COORDINATE YOUR PROJECTS VIA
COORDINATE PA AT www.paonecall.org

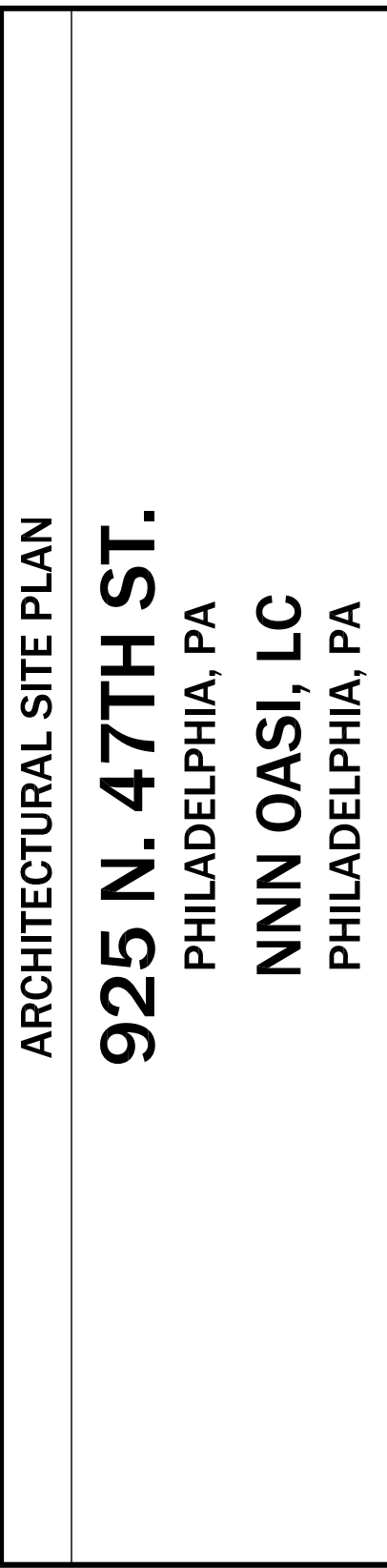
PA ONE CALL SERIAL #20231631906



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MICHAEL D. COLE, AIA
PA: RA016713
NJ: AI01790000



PROJECT #: 2320
DRAWN BY: MDC
CHECKED BY:

1	6/12/23
ZONING	
2	9/21/23
STREETS COMMENTS	

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AS-1

Zoning Permit

Permit Number ZP-2023-010639

LOCATION OF WORK 925 N 47TH ST, Philadelphia, PA 19131-5203	PERMIT FEE \$754.00	DATE ISSUED 10/12/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER NNN OASI LLC	5018 KNOX ST NNN OASI LLC PHILADELPHIA PA 19144
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OWNER CONTACT 1 David Elmaliah	5015 Knox St., Philadelphia, PA 19144
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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 DECK ACCESSED FROM 3RD FLOOR. SIZE AND LOCATION AS SHOWN IN PLAN.

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-2023-010639

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

925 N 47TH ST Philadelphia, PA 19131-5203

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.