

Zoning Permit

Permit Number ZP-2021-009862

LOCATION OF WORK 917 N 48TH ST, Philadelphia, PA 19131-5205 THRU TO MOSS ST	PERMIT FEE \$672.00	DATE ISSUED 10/7/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER KURT PROPERTIES LLC	744 SOUTH ST STE 828 PHILADELPHIA PA 19147
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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 BUILDING WITH A ROOF DECK AND A ROOF DECK ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

917 N 48TH ST Philadelphia, PA 19131-5205

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.

ELEGANT ARCHITECTURE LLC
1636 W RUE JAMES PL.
PALATINE, IL
PHONE : (224)-343-4387

ELEGANT
ARCHITECTS

ZONING REVIEW

SHEET TITLE

2-1
SHEET #

ZONING DATA

PARCEL NO= 059N150100 AREA= 1872 SF
ADDRESS= 917 N 48th St PROPOSED=1404 SF

RM-1

PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19

USES PERMITTED AS OF RIGHT: SINGLE FAMILY: TWO-FAMILY
MULTIFAMILY PASSIVE RECREATION: FAMILY DAY CARE ,RELIGIOUS
ASSEMBLY: SAFETY SERVICES TRANSIT STATION: COMMUNITY GARDEN:
MARKET OR COMMUNITY-SUPPORTED FARM

PERMITTED BUILDING TYPE
DETACHED SEMI-DETACHED ATTACHED

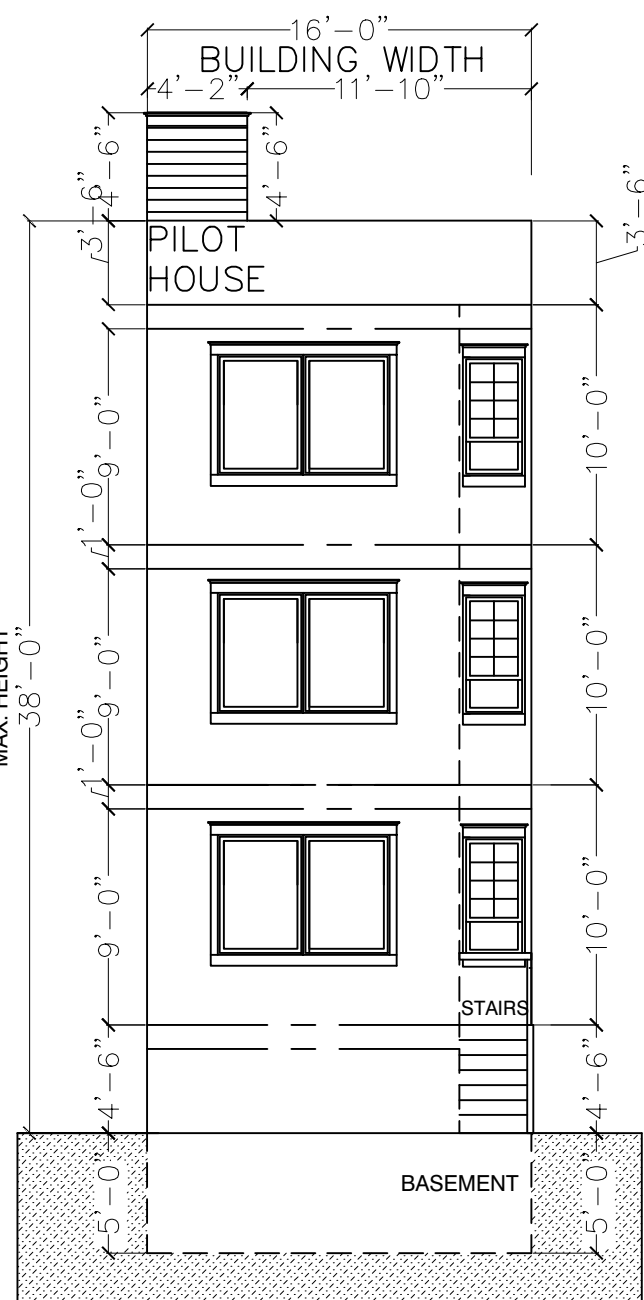
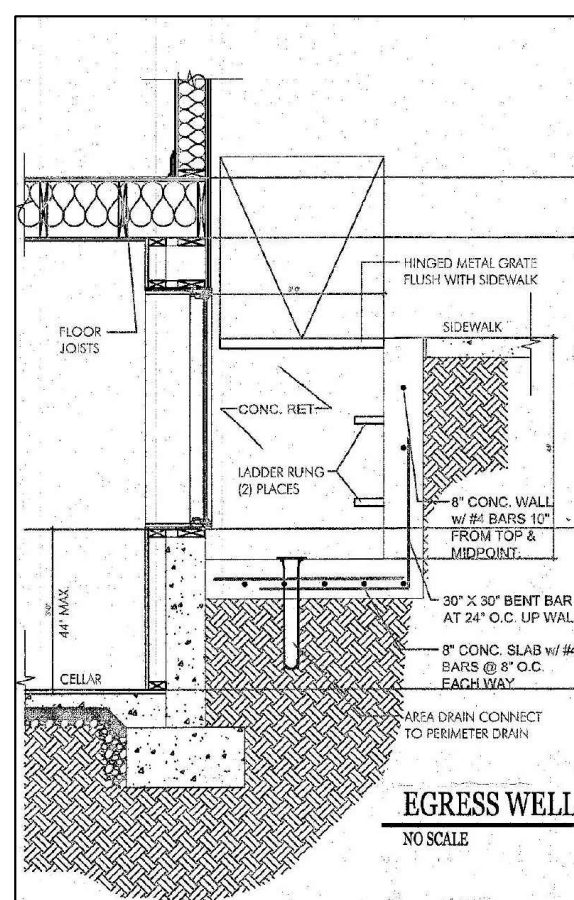
	REQUIRED	PROPOSED
LOT DIMENSIONS	85'X16'	117'X16'(EXISTING)
MIN LOT WIDTH (FT)	16FT	16FT (EXISTING)
MIN LOT AREA (SF)	1872 SF	1404 SF
MIN. OPEN AREA (%OF LOT)	INTERMEDIATE 25% CORNER 20%	25% PROPOSED
FRONT SET BACK	0	0
REAR SET BACK	9' MINIMUM	21'-0"FT
MINIMUM SIDE YARD WITH(6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		

	REQUIRED	PROPOSED
DETACHED, INTERMEDIATE (FT)	2/5 EACH	N/A
SINGLE OR TWO FAMILY DEATTACHED (FT)	5FT	N/A
MULTI-FAMILY DETACHED	8 FT	N/A
SINGLE OR TWO FAMILY DETACHED (FT)	5 FT	N/A
MULTI FAMILY SEMI-DETACHED	16 FT	N/A
MAXIMUM (FT)	38 FT HEIGHT	38 FT HEIGHT
OPEN SPACE SQUARE FOOTAGE	%25	%25
REAR YARD (SQ FT)	MIN 16X9=144 SF	257SF
SIDE YARD (SQ FT)		3X44'-2"=132SF
FRONT YARD (SQ FT)	0	84SF
BUILDING FOOT PRINT (SQ FT)		
BUILDING USE	360 FT/UNIT	425 FT/UNIT

STREET DEPARTMENT RIGHT OF WAY

STREET BREAK-DOWN: 917 N 48th St

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED /EXISTING	ENCROACHMENT
BUILDING USE	PROPOSED	
BUILDING USE	4 UNIT MULTIFAMILY	
BAY WINDOWS		
STAIRS		3'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

STREET APPROVAL STAMP

Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

N 48th Street is the primary street;

Opposite of N 48th Street Street is the rear;

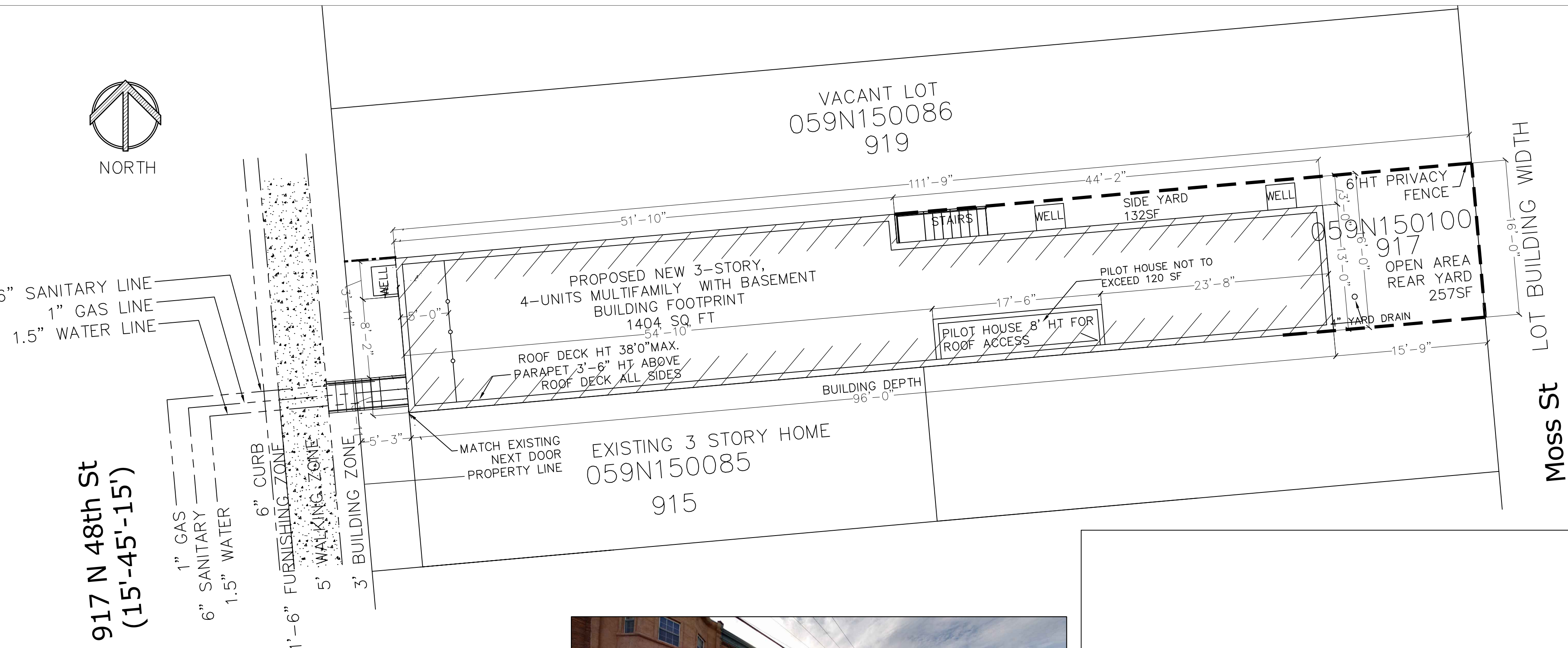
Moss Street Street is the rear street

Applied Electronically by: BRIAN WENRICH

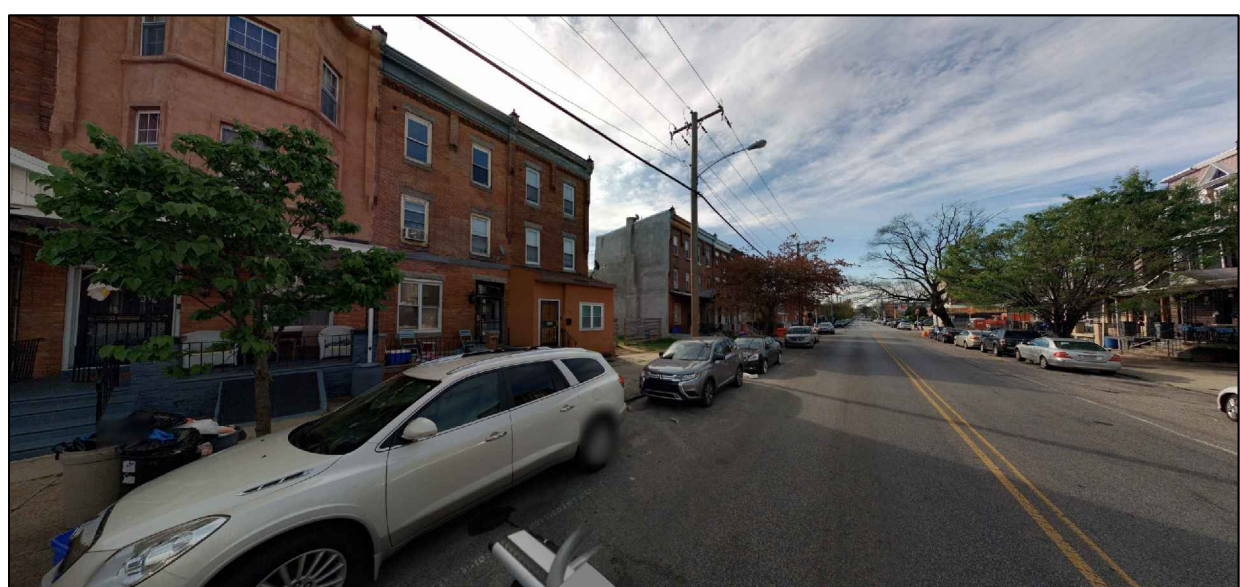
October 1, 2021

PHILADELPHIA CITY PLANNING COMMISSION

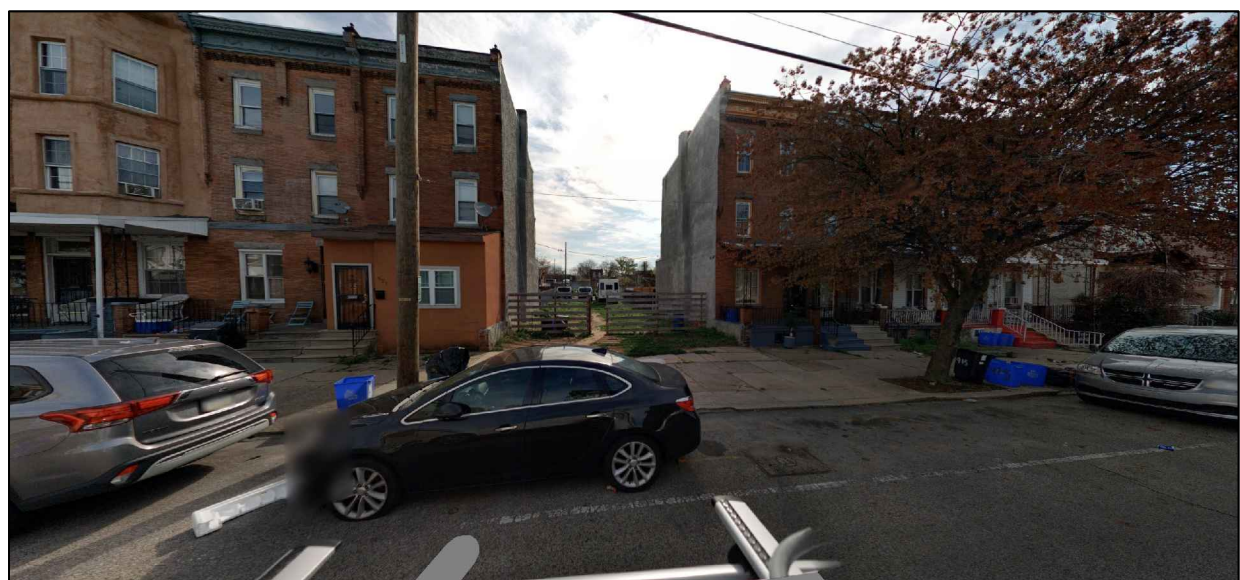
ZONING APPROVAL STAMP



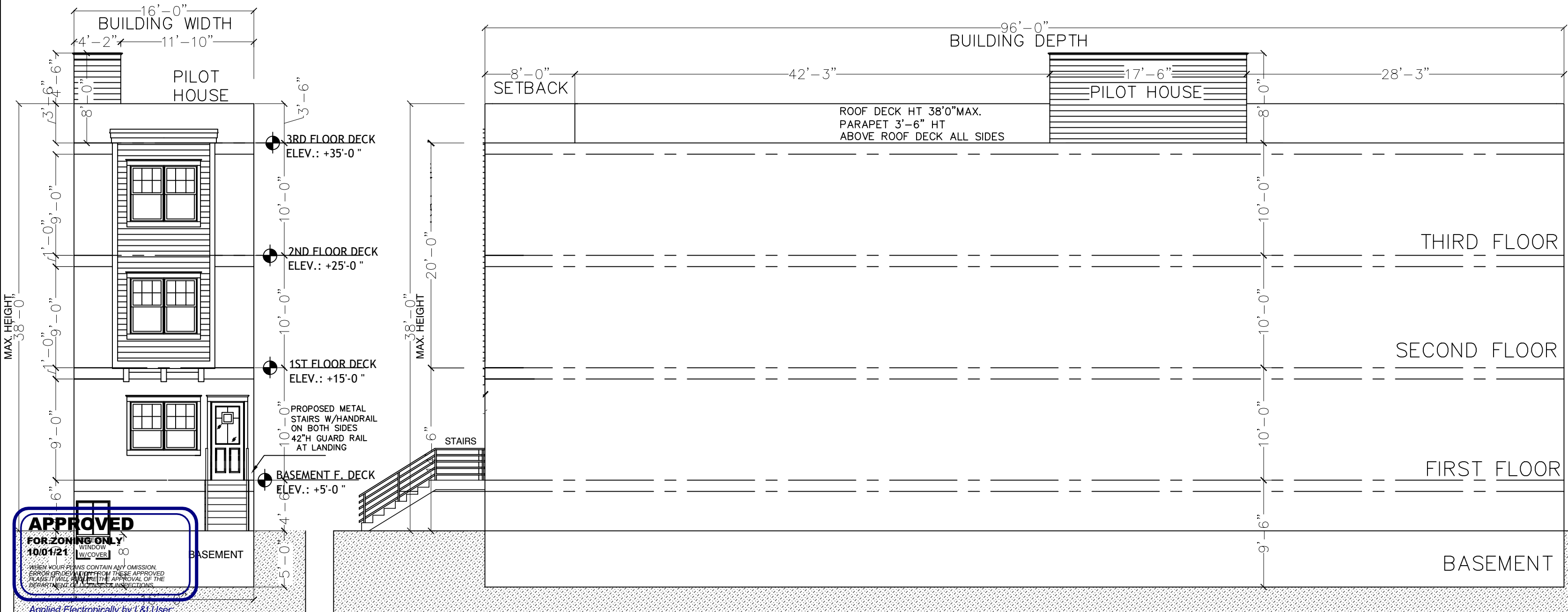
AERIAL



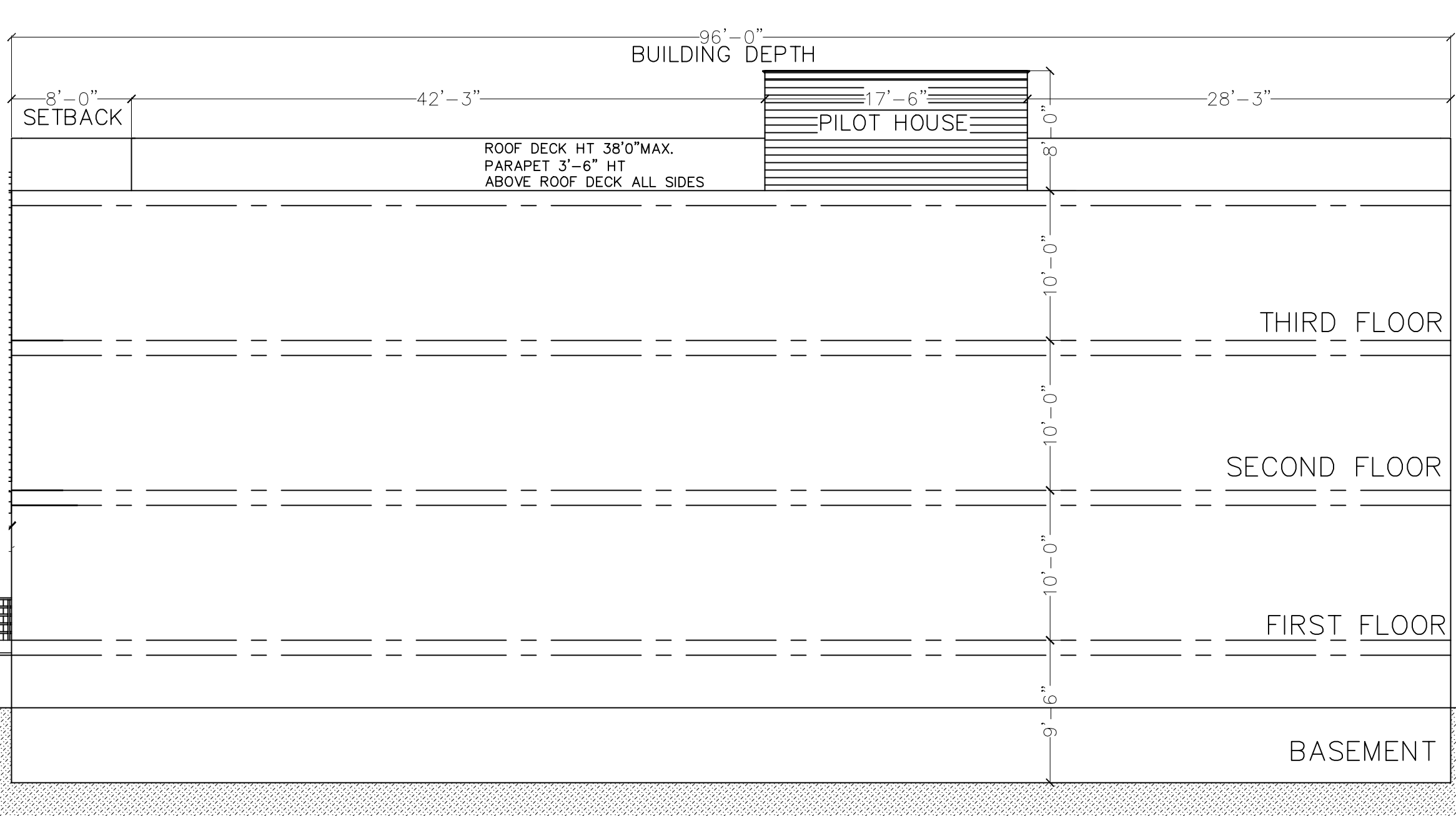
PERSPECTIVE



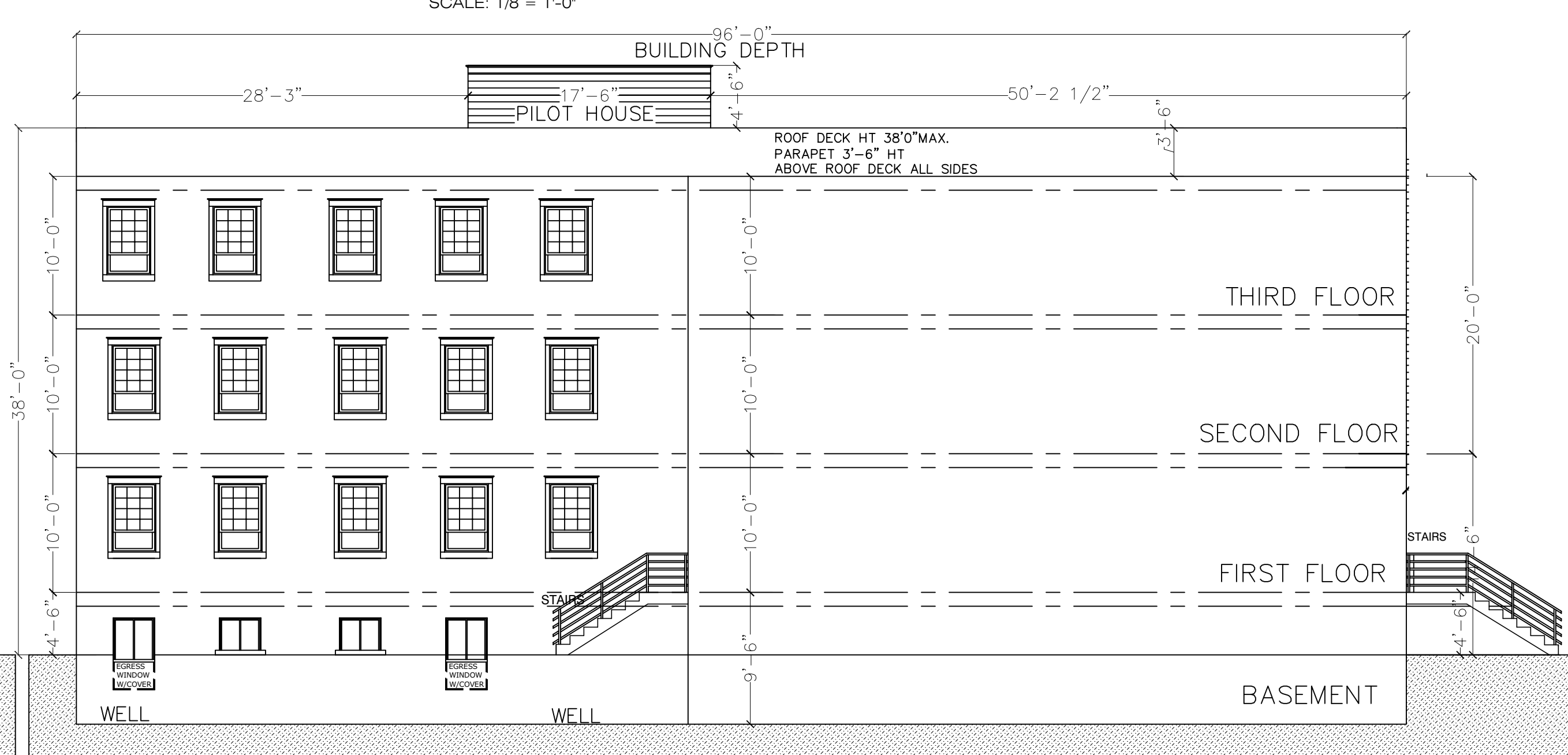
PERSPECTIVE



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"