

Zoning Permit

Permit Number ZP-2025-000641

LOCATION OF WORK 267 E PENN ST, Philadelphia, PA 19144-5809	PERMIT FEE \$1,871.00	DATE ISSUED 2/3/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER TROY U PA 2, LLC	722 Dulaney Valley Rd Ste 315 Towson, Maryland 21204
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OWNER CONTACT 1 David Gabbay	722 Dulaney Valley Road STE 315 Towson, MD 21204
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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 NEW CONSTRUCTION, MULTIFAMILY (FOUR DWELLING UNITS), THREE-STORY ATTACHED STRUCTURE. BUILDING SIZE AND HEIGHT PER 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

267 E PENN ST Philadelphia, PA 19144-5809

ADDITIONAL USE DETAILS

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

Four (4) Family household living.

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.

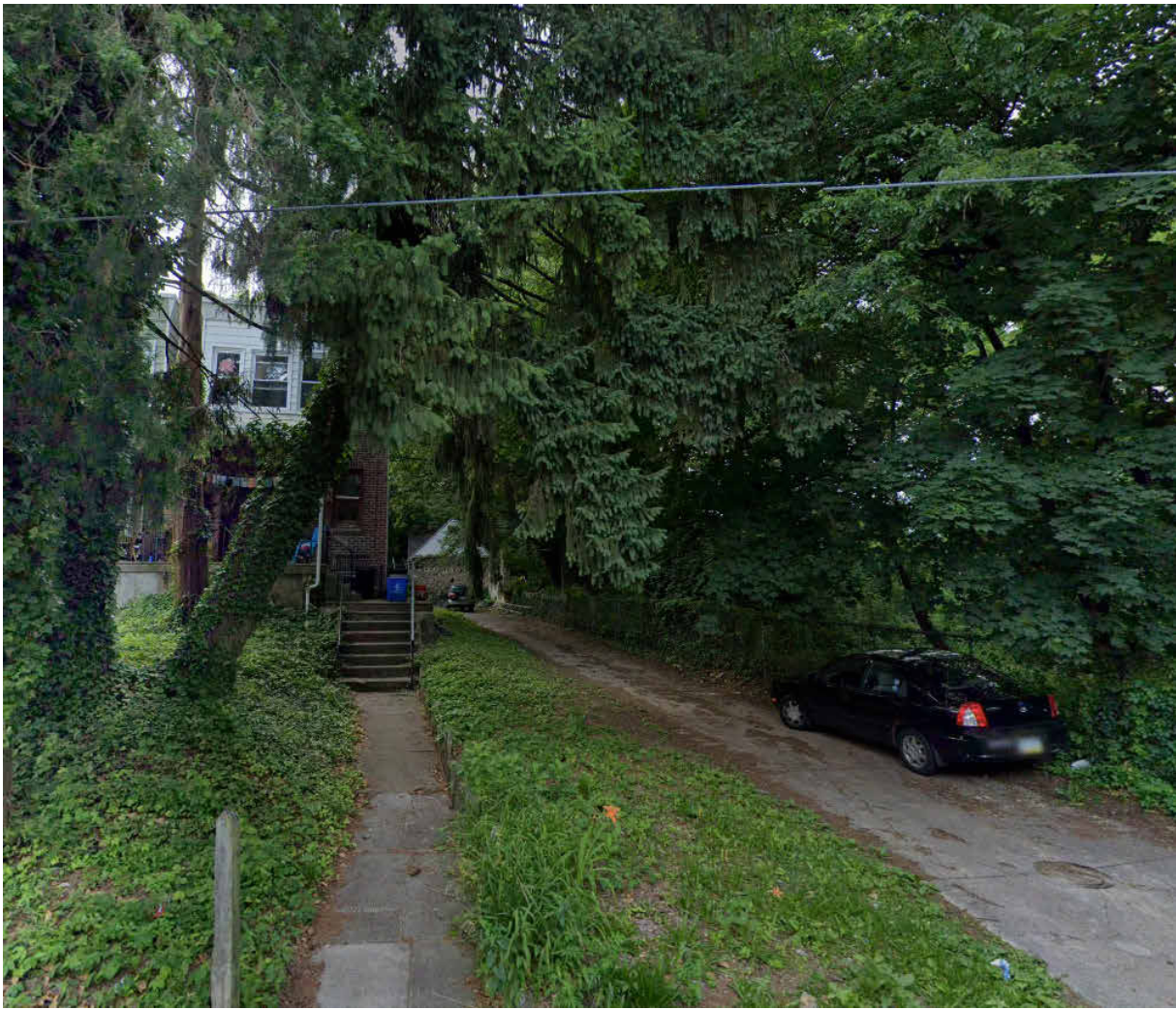
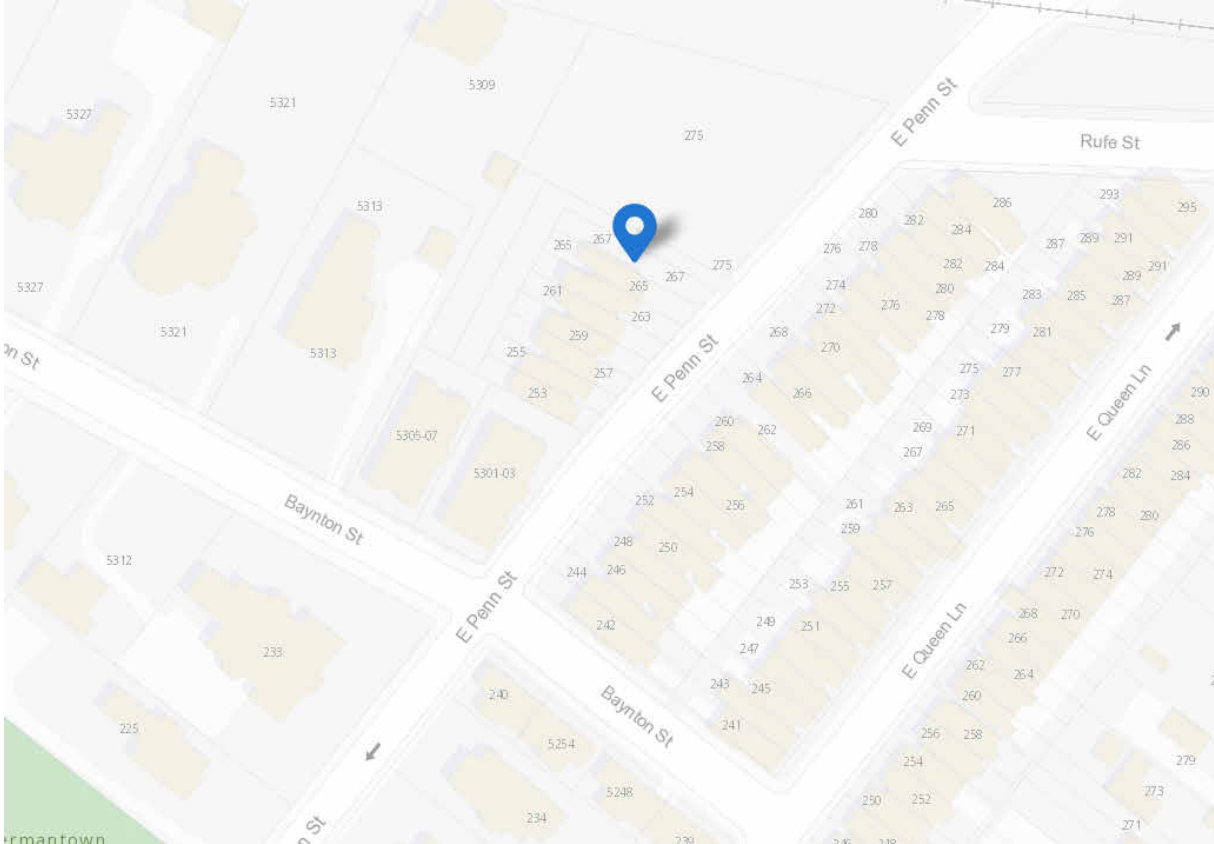
267 E. PENN ST

PHILADELPHIA, PA 19144

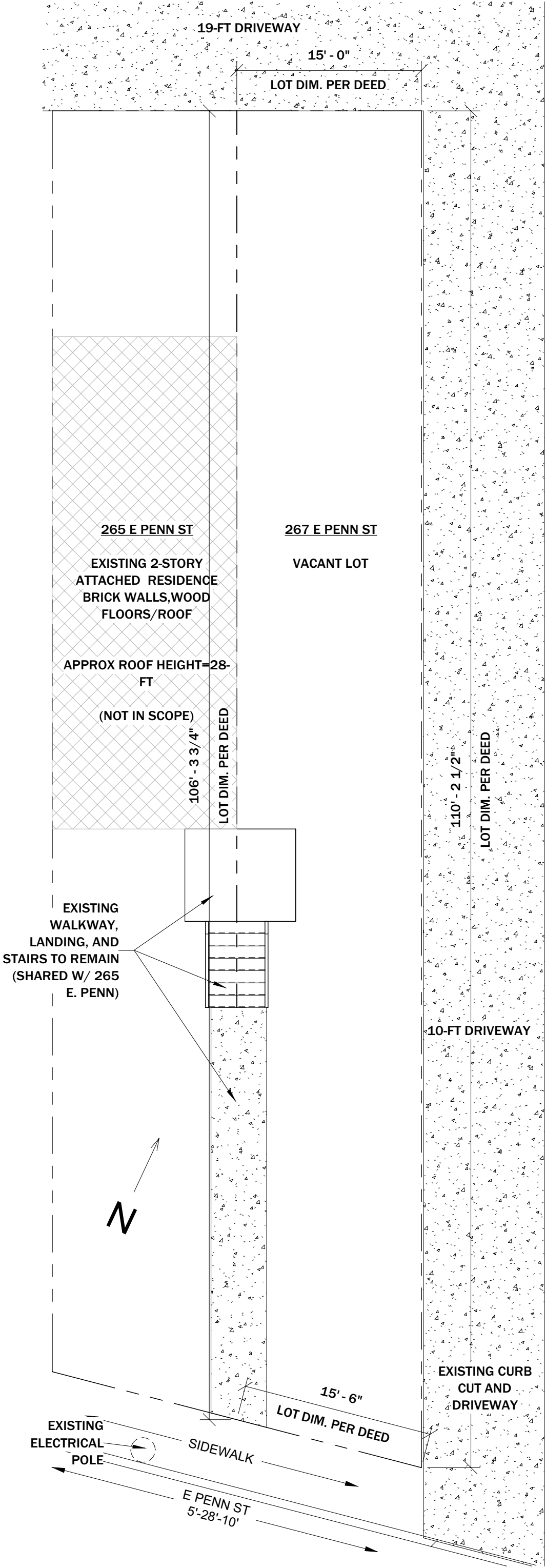
PROJECT DESCRIPTION : NEW CONSTRUCTION, MULTIFAMILY (FOUR DWELLING UNITS), THREE-STORY ATTACHED STRUCTURE. BUILDING SIZE AND HEIGHT PER PLAN AND COMPLIANCE TABLE FOR PARCEL'S ZONING DISTRICT.

OCCUPANCY: RM-1 (RESIDENTIAL MULTIFAMILY-1)

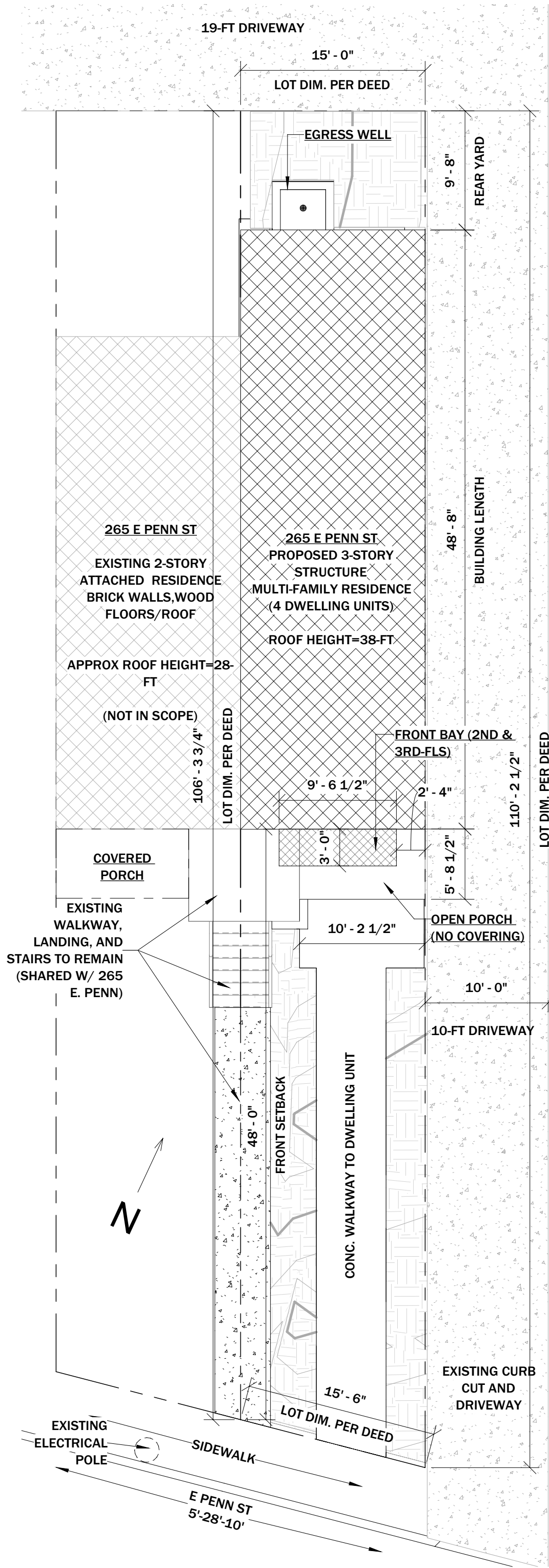
AREA OF EARTH DISTRURBANCE: 1624-SF



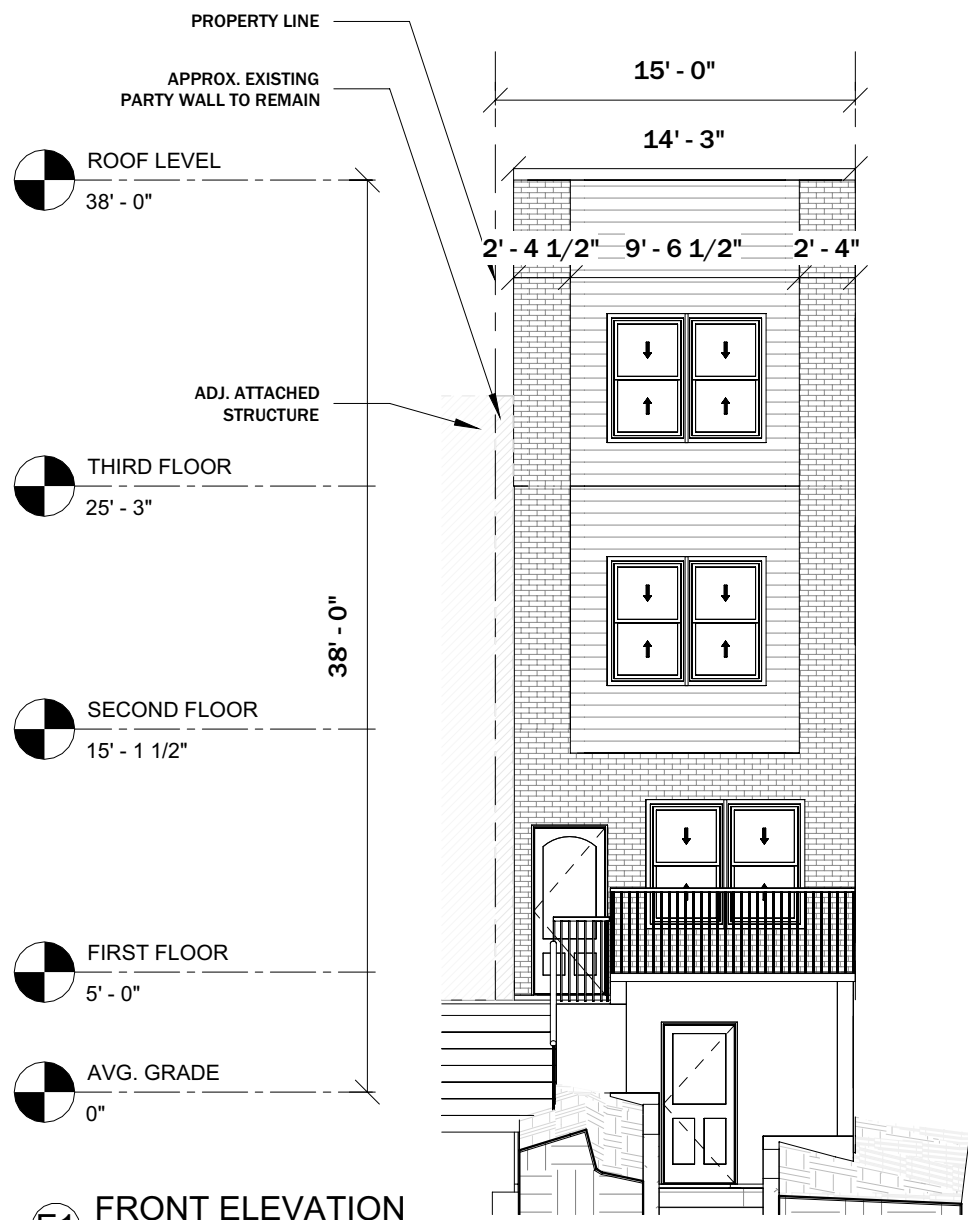
ZONING TABLE			
PARCEL NO.	ADDRESS	AREA	PROPOSED
122002900	267 E. PENN ST	1623.9 SF	RESIDENTIAL
BASE ZONING DISTRICT		RM-1	
PERMITTED BUILDING TYPE			
DETACHED; SEMI-DETACHED, ATTACHED			
USES PERMITTED AS OF RIGHT:			
MULTIFAMILY, SINGLE-FAMILY, SEE PHILADELPHIA ZONING CODE FOR MORE			
PROPOSED USE:			
FOUR-FAMILY ATTACHED RESIDENTIAL STRUCTURE.			
		REQUIRED	EXISTING/PROPOSED
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)		16 FT	15 FT
MIN. LOT AREA (SQ FT)		1440 SQ.FT.	1623.9 SQ.FT.
MAX. OPEN AREA (% OF LOT)		25% (406-SF)	45.0%(730.1-SF)
FRONT SETBACK			
MINIMUM (FT)		48'-0" (ADJACENT)	48'-0"
MIN. SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)		2/5 EACH	N/A (ATTACHED)
DETACHED, CORNER (FT)		5 FT	
SEMI-DETACHED (FT)		5 FT	
ATTACHED (FT)			
MIN. SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
DETACHED, INTERMEDIATE (FT)		2/8 EACH	N/A, RESIDENTIAL
DETACHED, CORNER (FT)		8 FT	
REAR YARD			
MIN. DEPTH (FT)		9'-0"	9'-8"
HEIGHT			
MAXIMUM (FT)		38 FT	38'-0"
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)		144 SQ FT	145 SQ FT
SIDE YARD (SQ FT)		N/A	N/A
FRONT YARD (SQ FT)			
BUILDING DENSITY COMPLIANCE			
LOT SIZE = 1623.9-SF; 1440-SF/360-SF/UNIT = 4 UNITS			4 DWELLING UNITS ALLOWED BY-RIGHT
1623.9-SF - 1440-SF = 183.9-SF; 183.9-SF/480-SF/UNIT = .383			
STREET DEPARTMENT		NO IMPACTS	
RIGHT OF WAY			
STREET BREAK-DOWN:		E. PENN ST	
5' SIDEWALK - 28' CARTWAY - 10' SIDEWALK		= 43' FT WIDE	
	ENCROACHMENT TYPE	DIMENSION	
	PROPOSED/EXISTING	ENCROACHMENT TYPE	
STAIR / STEPS		NONE	
WINDOW WELL			
BAY WINDOW			



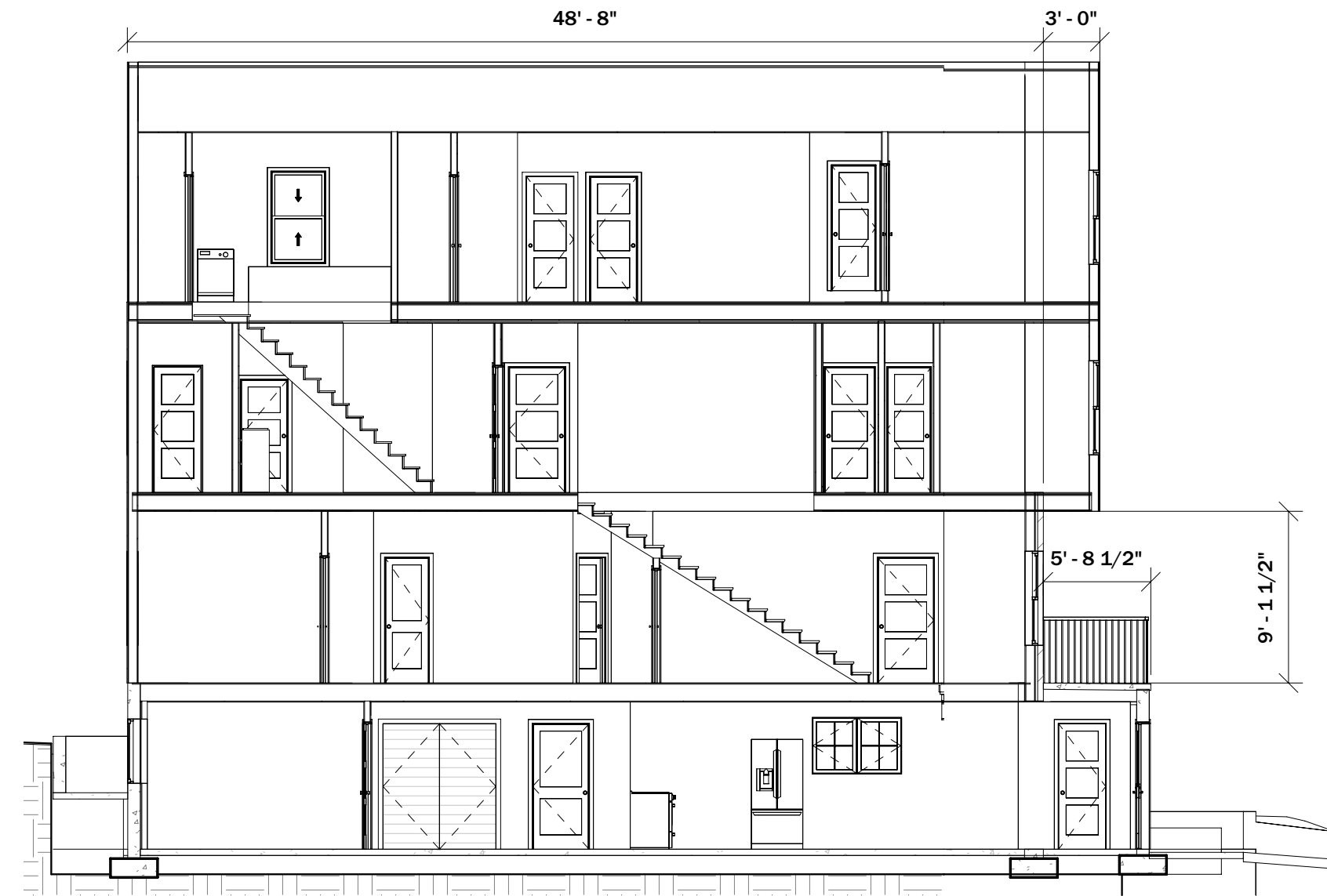
0 EXISTING SITE PLAN
1/8" = 1'-0"



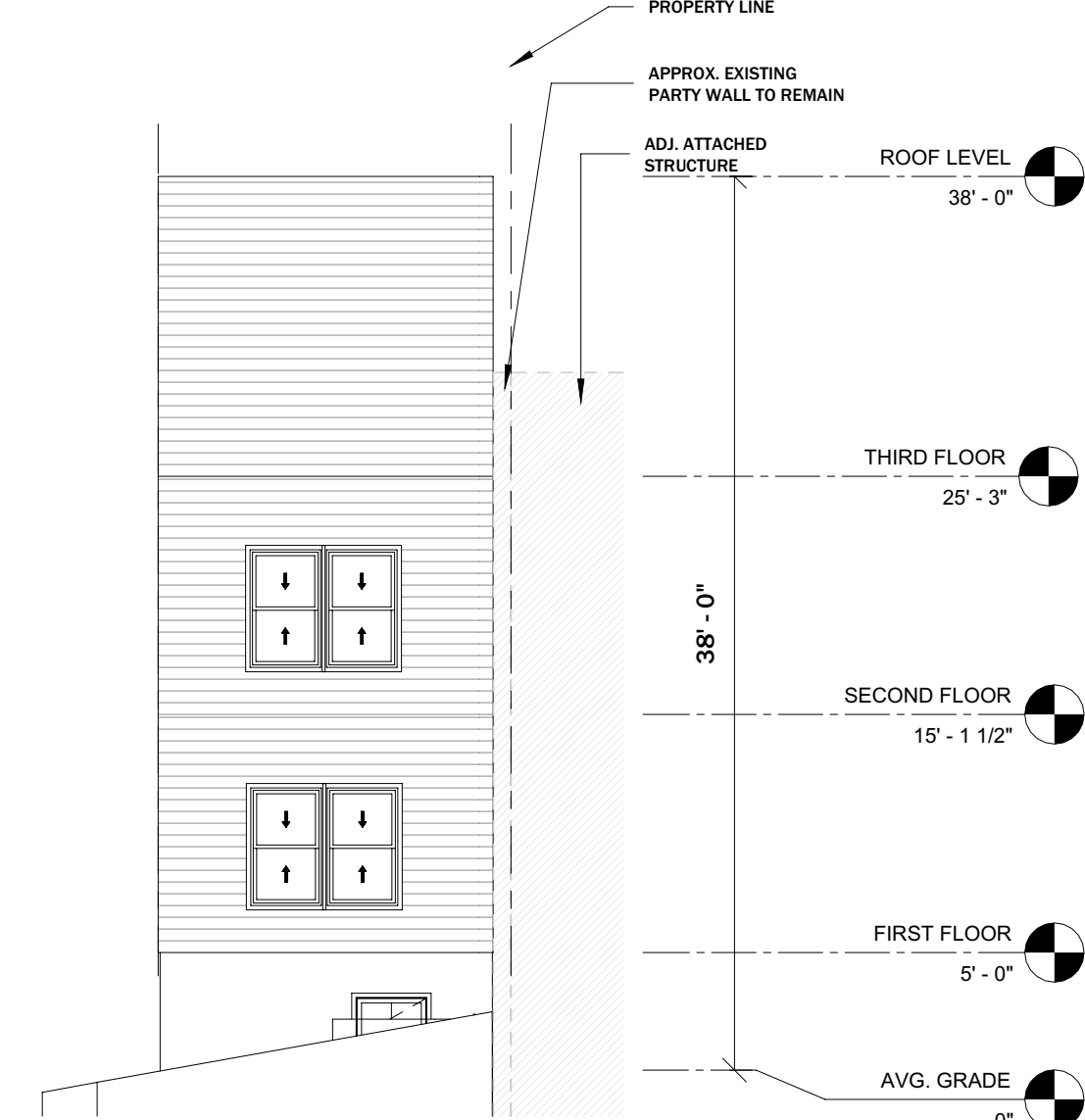
1 PROPOSED SITE PLAN
1/8" = 1'-0"



E1 FRONT ELEVATION
1/8" = 1'-0"

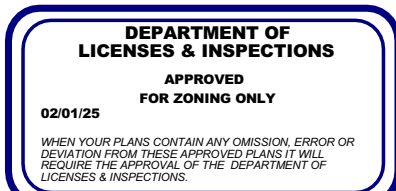


A-A BUILDING SECTION
1/8" = 1'-0"



E2 REAR ELEVATION
1/8" = 1'-0"

AHJ APPROVAL STAMP

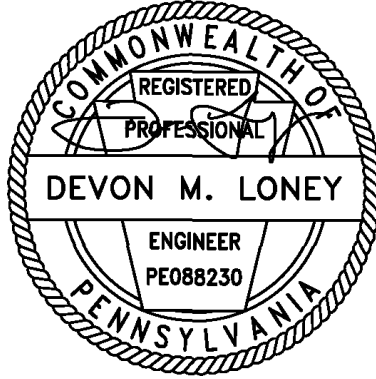


NEW CONSTRUCTION
SINGLE-FAMILY DWELLING

267 E. PENN ST
PHILADELPHIA, PA 19144

Project No.

LECS348N-0



Revisions

0 12/19/24

Notes

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Project North

Scale

As Indicated

ZONING PLAN

Z-100

Sheet No.

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