

Zoning Permit

Permit Number ZP-2025-008092

LOCATION OF WORK 1639 GERMANTOWN AVE T-D-261081, Philadelphia, PA 19122-3016	PERMIT FEE \$721.00	DATE ISSUED 8/13/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED BUILDING TO INCLUDE ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1639 GERMANTOWN AVE T-D-261081, Philadelphia, PA 19122-3016

ADDITIONAL USE DETAILS

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

SEVEN (7) 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.

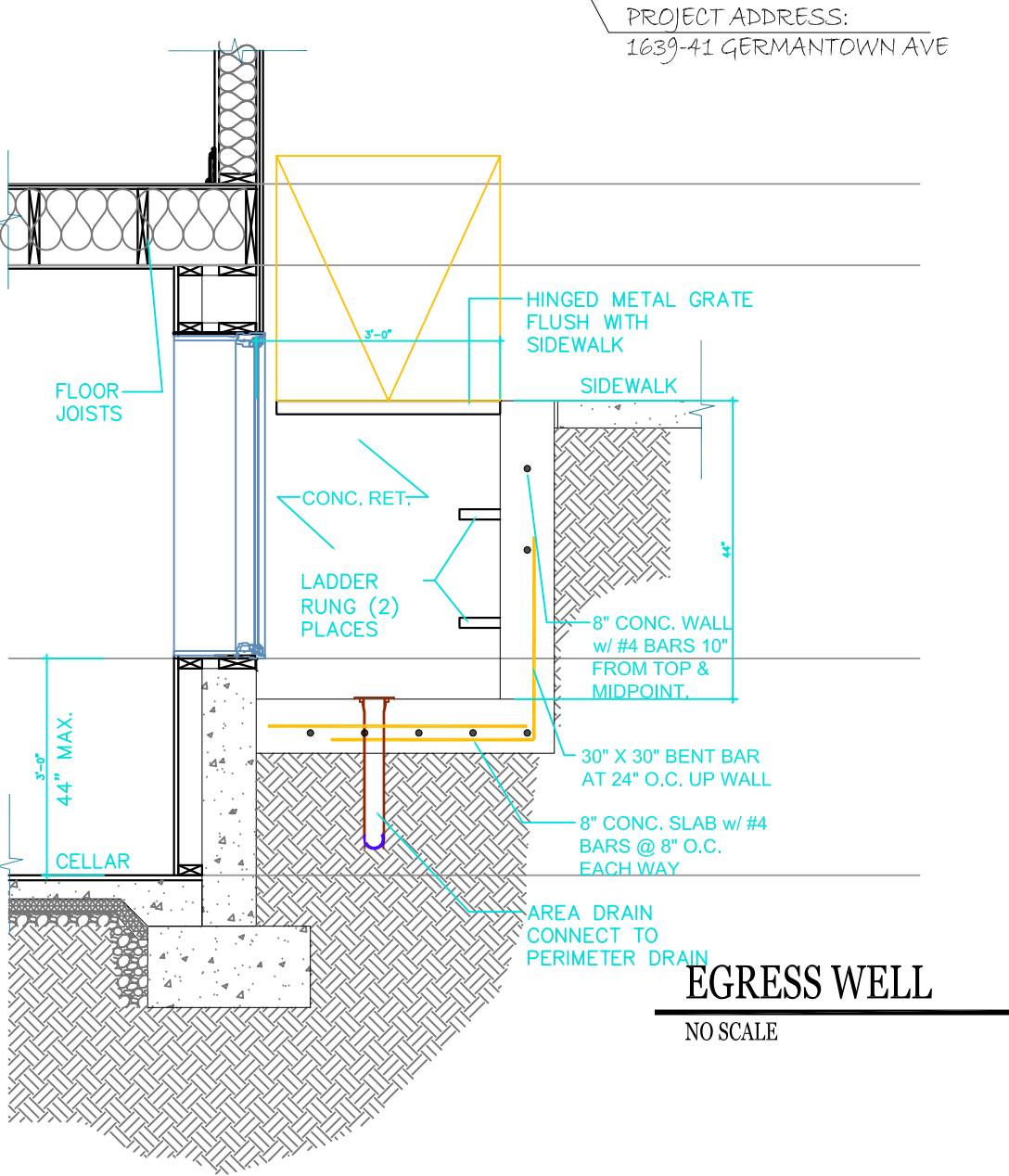
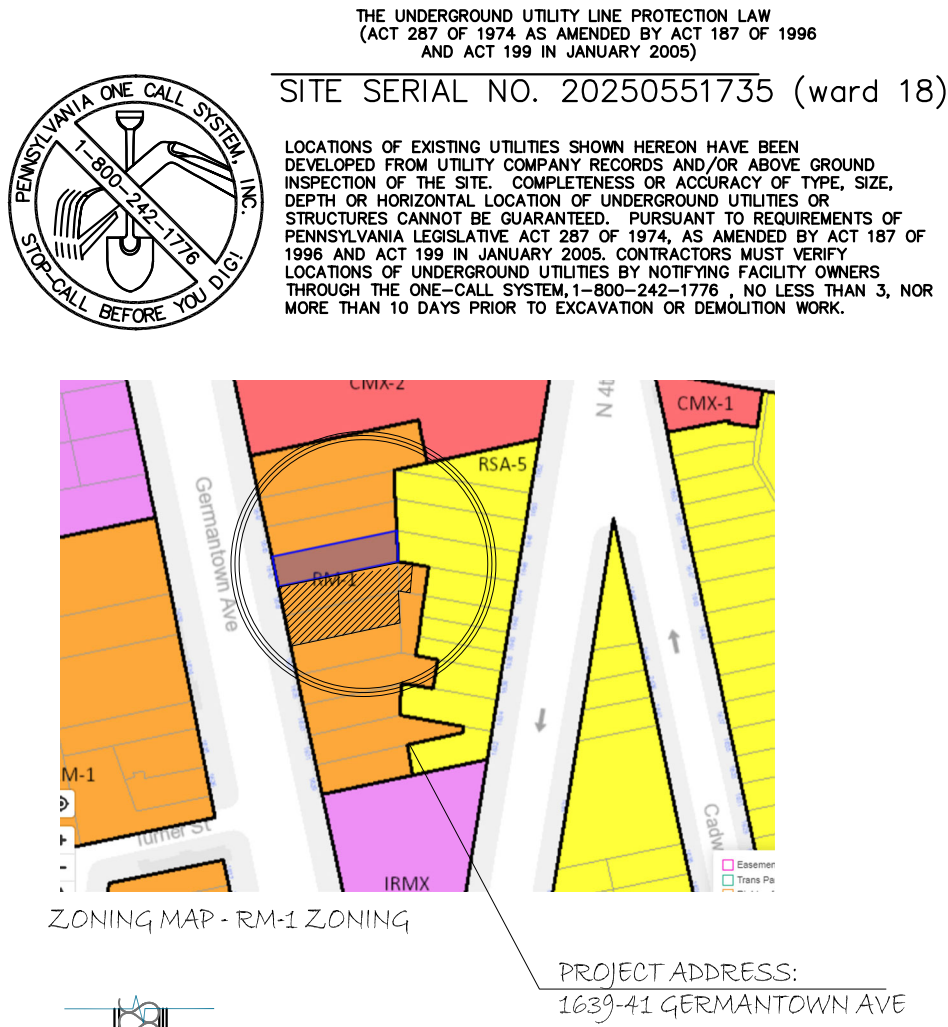
ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 1639-41 GERMANTOWN AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (7 UNITS)
LOT WIDTH	16'-0"	35'-0"
LOT AREA	1440	2957.2 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	745.2 SQ. FT. = 25.2% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	2212 SQ. FT. = 74.8% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0" or 10% LOT DEPTH	VARIES 12'-10" (SMALLEST)
HEIGHT REGULATIONS	38'-0" MAX.	(37'-0") 38'-0" MAX.



PHOTO 1



PHOTO 2



PROPOSED MULTI-FAMILY RESIDENCE

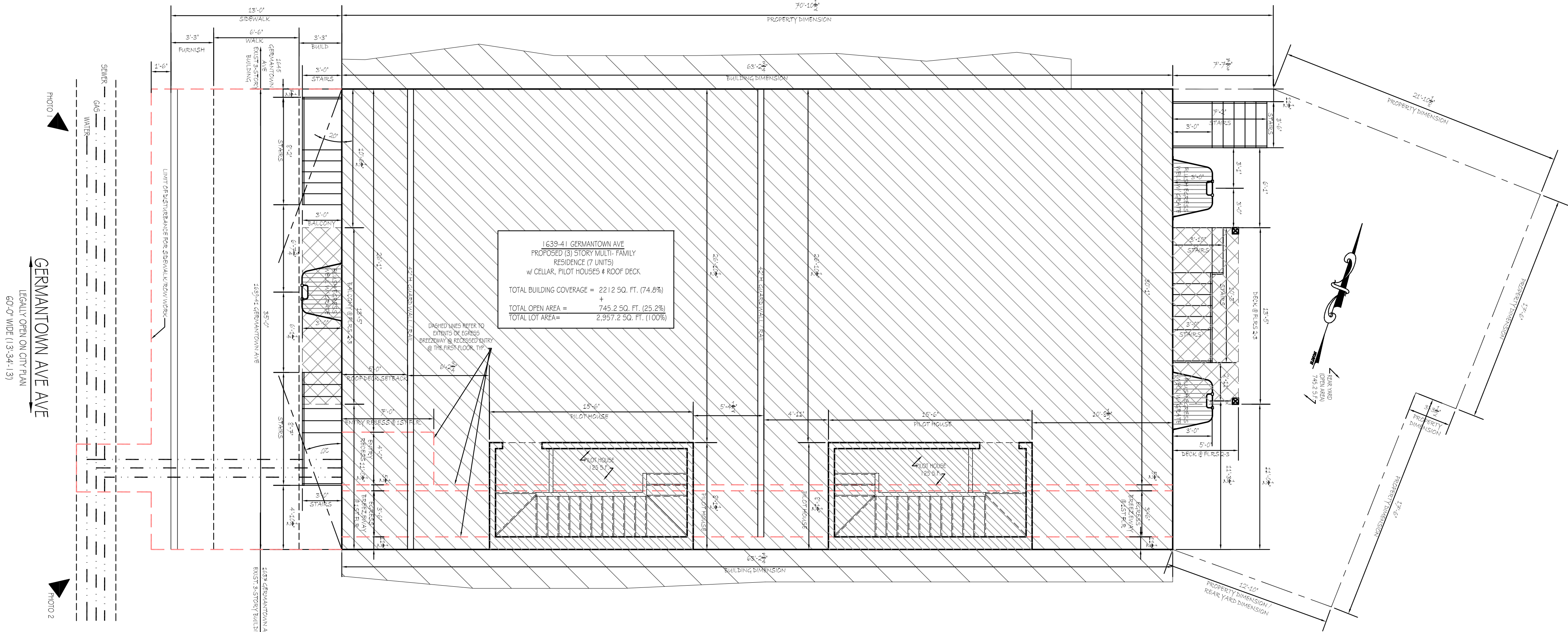
PROPOSED (3) STORY MULTI FAMILY (7 UNITS) RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK
1639-41 GERMANTOWN AVE, PHILADELPHIA, PENNSYLVANIA



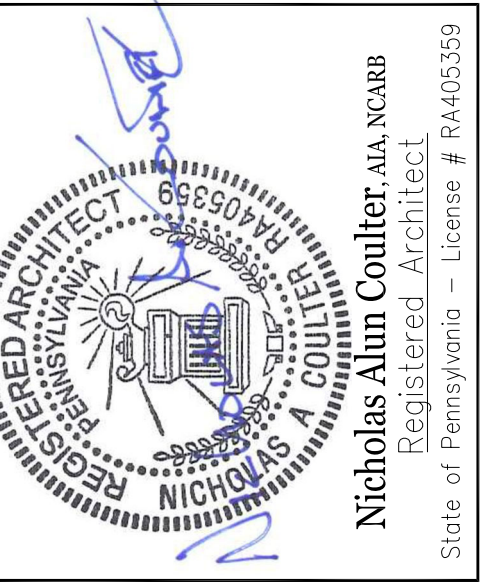
1 FRONT ELEV.
Z-1 SCALE: 1/8"=1'-0"



2 REAR ELEV.
Z-1 SCALE: 1/8"=1'-0"



4 ZONING PLAN
Z-1 SCALE: 3/16"=1'-0"



PROJECT

PROPOSED MULTI-FAMILY RESIDENCE
1639-41 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	5/25/2024
SCALE:	AS NOTED

JOB No:	GERMANTOWN AVE
FILE:	GERMANTOWN AVE

Z-1



Applied by L&I: Chierika Ugwu