

Zoning Permit

Permit Number ZP-2021-002046

LOCATION OF WORK 663 N 35TH ST, Philadelphia, PA 19104-1942	PERMIT FEE \$672.00	DATE ISSUED 4/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER JOHN LAMPKINS	8051 BUIST AVENUE PHILA, Pennsylvania 19153
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APPLICANT Christopher Johnson DBA: Expediter	2713 W. Sedgley Avenue Philadelphia, PA 19121 USA
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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 TWO (2) ROOF DECKS AND TWO (2) ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN APPLICATION/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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

663 N 35TH ST Philadelphia, PA 19104-1942

ADDITIONAL USE DETAILS

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

TO CONTAIN 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.

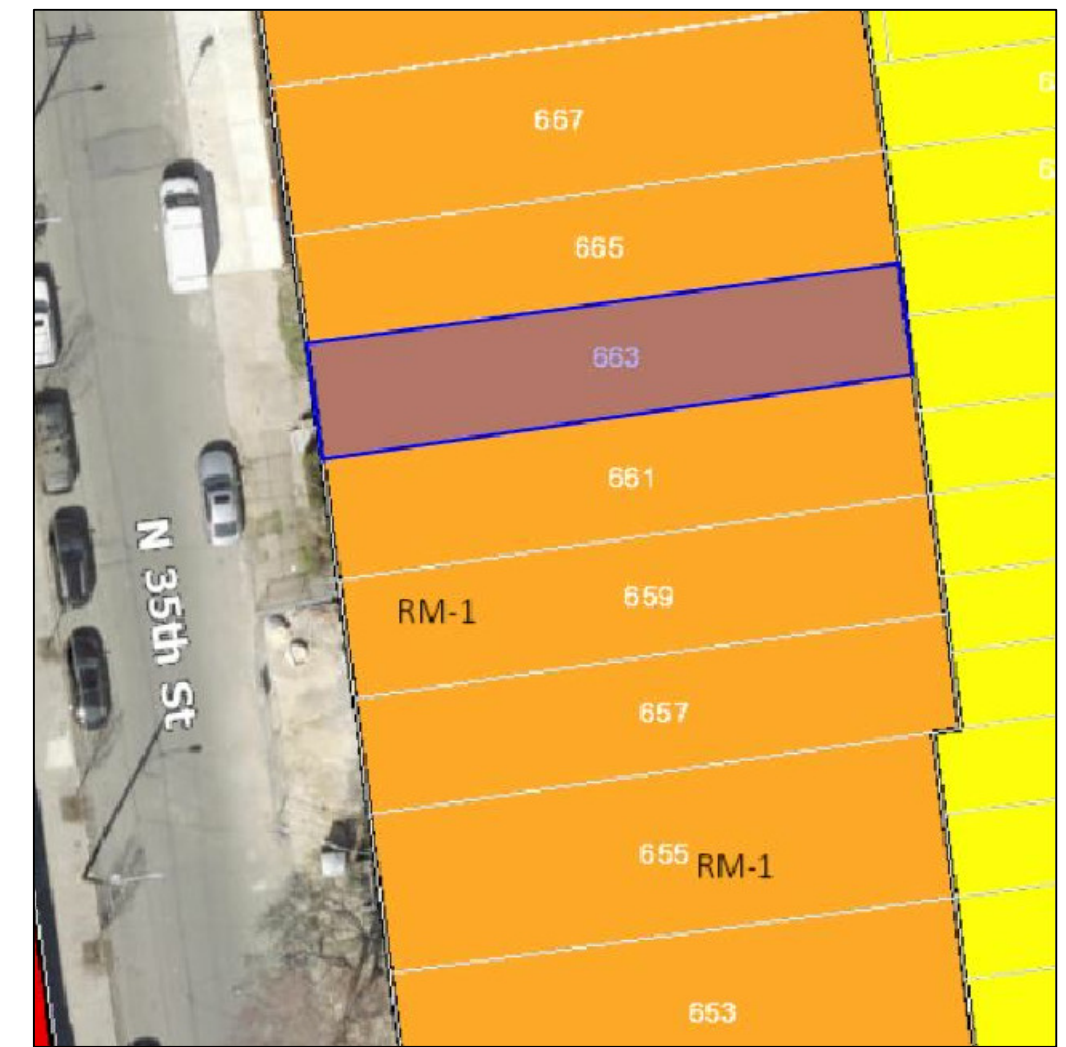
See § 14-303 of the Philadelphia Zoning Code for more information.



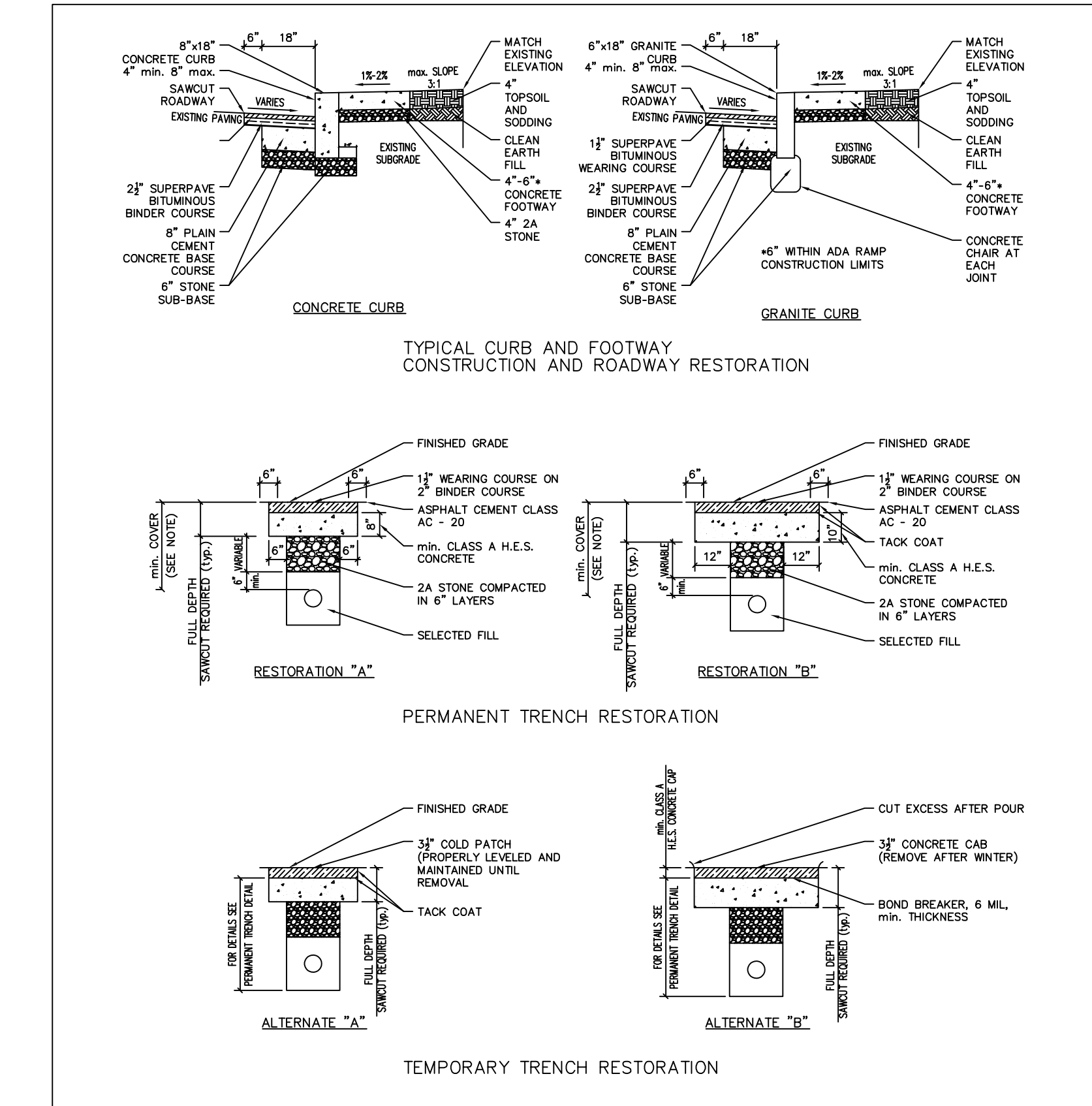
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



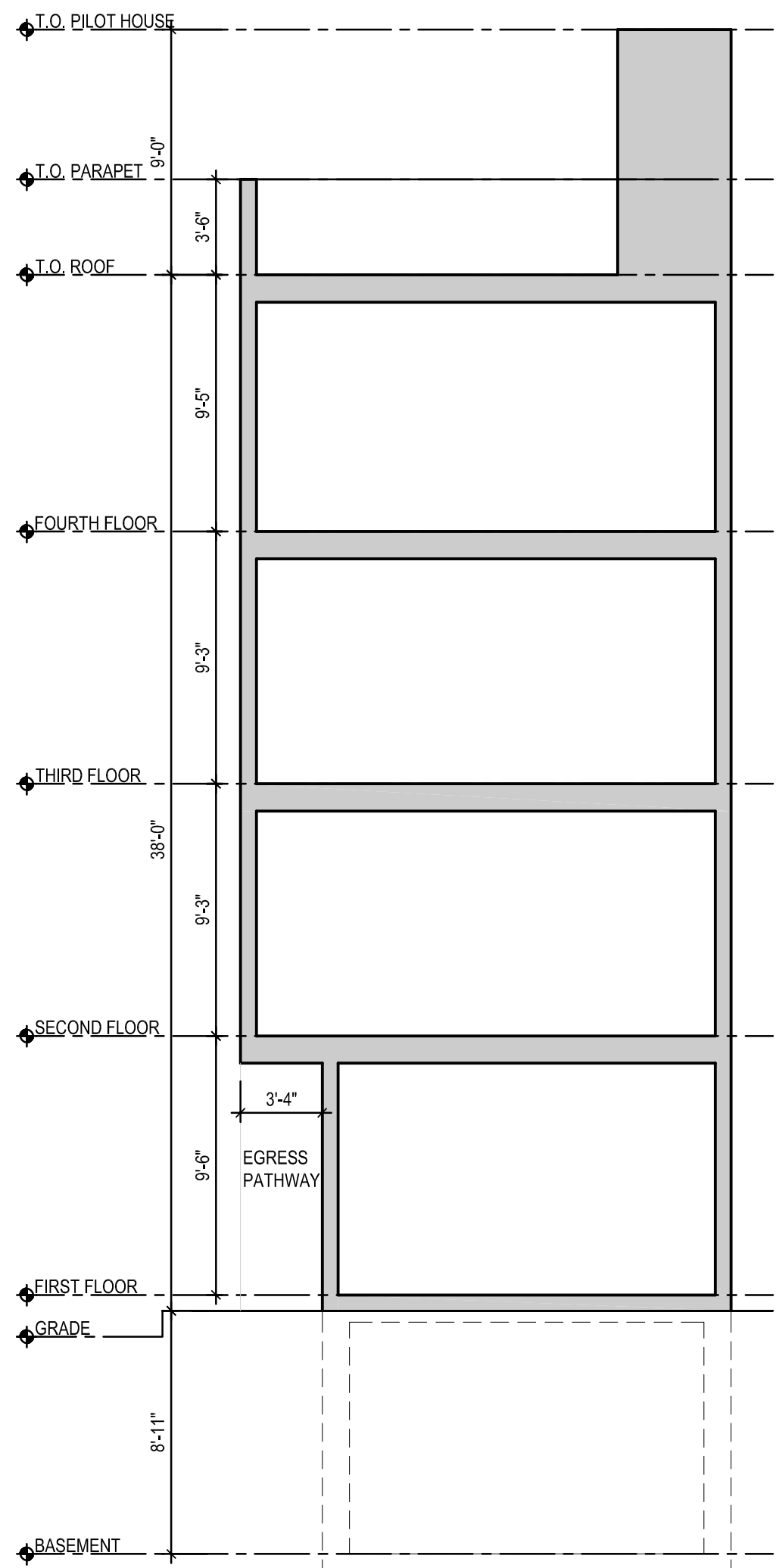
4 LOCATION MAP
Scale: N.T.S.



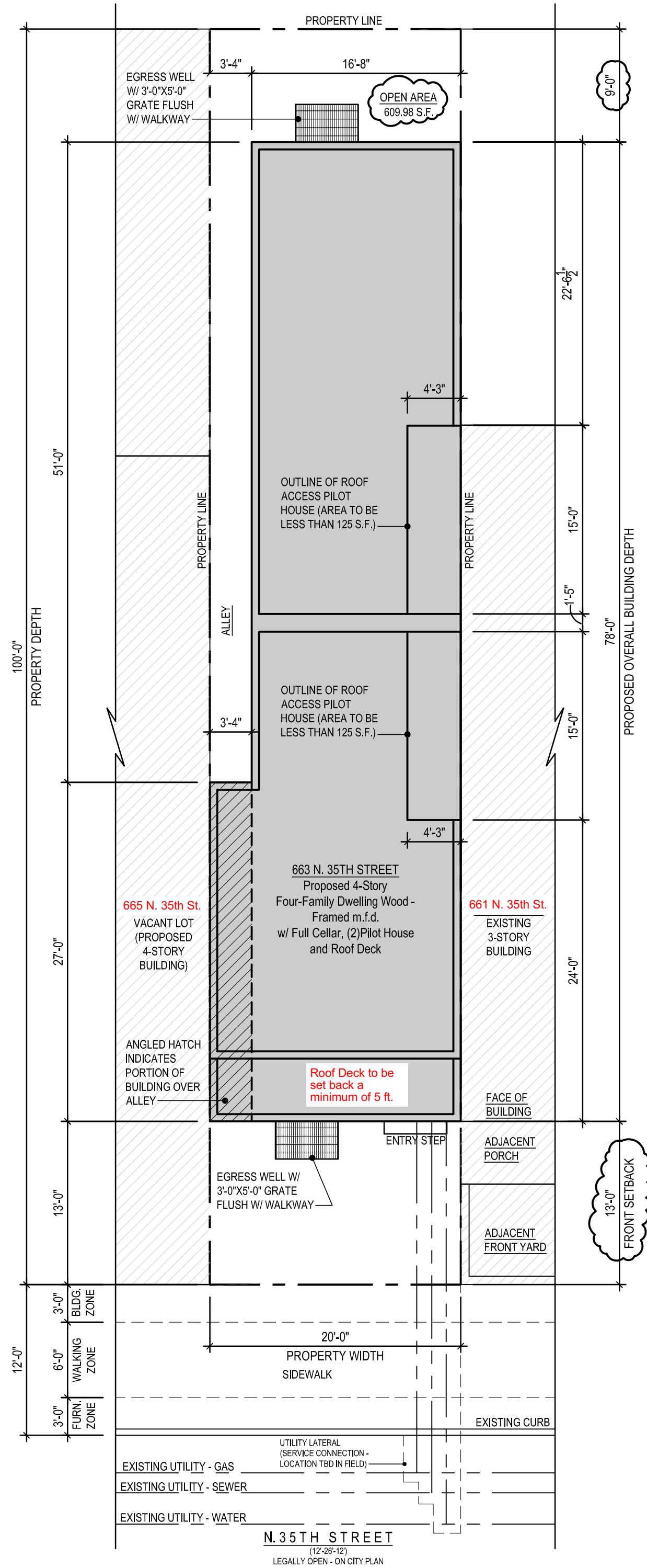
5 ZONING MAP
Scale: N.T.S.



3 EXISTING CONDITIONS (FRONT)
Scale: N.T.S.



2 ZONING SECTION
Scale: 3/16"=1'-0"



1 SITE PLAN
Scale: 1/8"=1'-0"



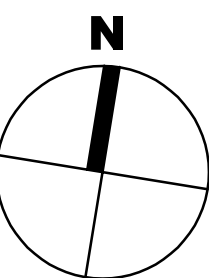
G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM #20213173494-000 AND WARD #15.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF DEMOLISH EXISTING 3-STORY BUILDING AND BUILD A NEW 4-STORY MULTI-FAMILY (FOUR UNITS) DWELLING WITH BASEMENT, (2) PILOT HOUSE AND ROOF DECK
ZONING ANALYSIS
ZONING BASE DISTRICT: RM-1
TOTAL BUILDING AREA: 1,309 SQ. FT.
LOT AREA: APPROX.: 2,000 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	20'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	2,000 SQ. FT.	NO CHANGE
MIN. OPEN AREA	25% LOT AREA	-	609.98 SQ. FT. (30.5%)
MIN. FRONT SETBACK	BASED ON ADJAC.	-	13'-0"
MIN. SIDE YARD WIDTH	NONE REQUIRED	-	3'-0"
MIN. REAR YARD DEPTH	9'-0"	-	3'-0"
MIN. BUILDING HEIGHT	38'-0"	-	38'-0"



ARCHITECTURE
INTERIORS
PLANNING

P.O. BOX 1081
BALA CYNWYD, PA 19004
P: (267) 973-2521
F: (215) 879-4750

New Four-Family Dwelling
663 N. 35th Street
Philadelphia, PA 19104

Project No. -	Date of Issue: 02/08/2021
Revision No.	Description: Drawn By: 247
02-08-2021	ISSUED FOR ZONING
03-10-2021	ISSUED FOR ZONING COMMENTS

ZONING / SITE
PLAN

Z1.0

ISSUED FOR ZONING: 02-25-2021