

Zoning Permit

Permit Number ZP-2025-012205

LOCATION OF WORK 5325 W THOMPSON ST, Philadelphia, PA 19131-4313	PERMIT FEE \$1,871.00	DATE ISSUED 1/5/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER ASCENSION PROJECTS LLC	862 E FRONT ST ASCENSION PROJECTS LLC PLAINFIELD NJ 07062
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OWNER CONTACT 1 Jonathan Lacroix	862 E Front St, Plainfield NJ 07062
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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, to include a front porch. Size and location per 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

5325 W THOMPSON ST Philadelphia, PA 19131-4313

ADDITIONAL USE DETAILS

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

Four Dwelling Units

This permit is subject to the following specific conditions.

CONDITIONS

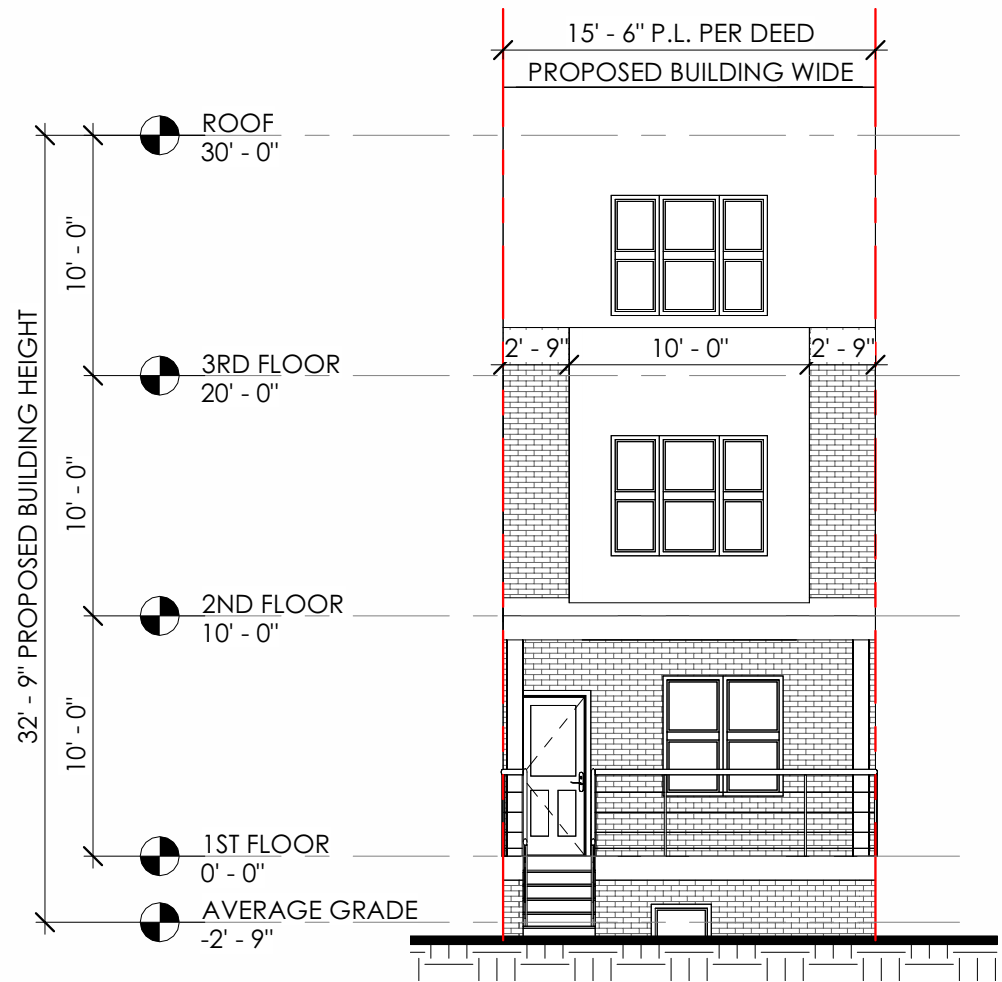
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

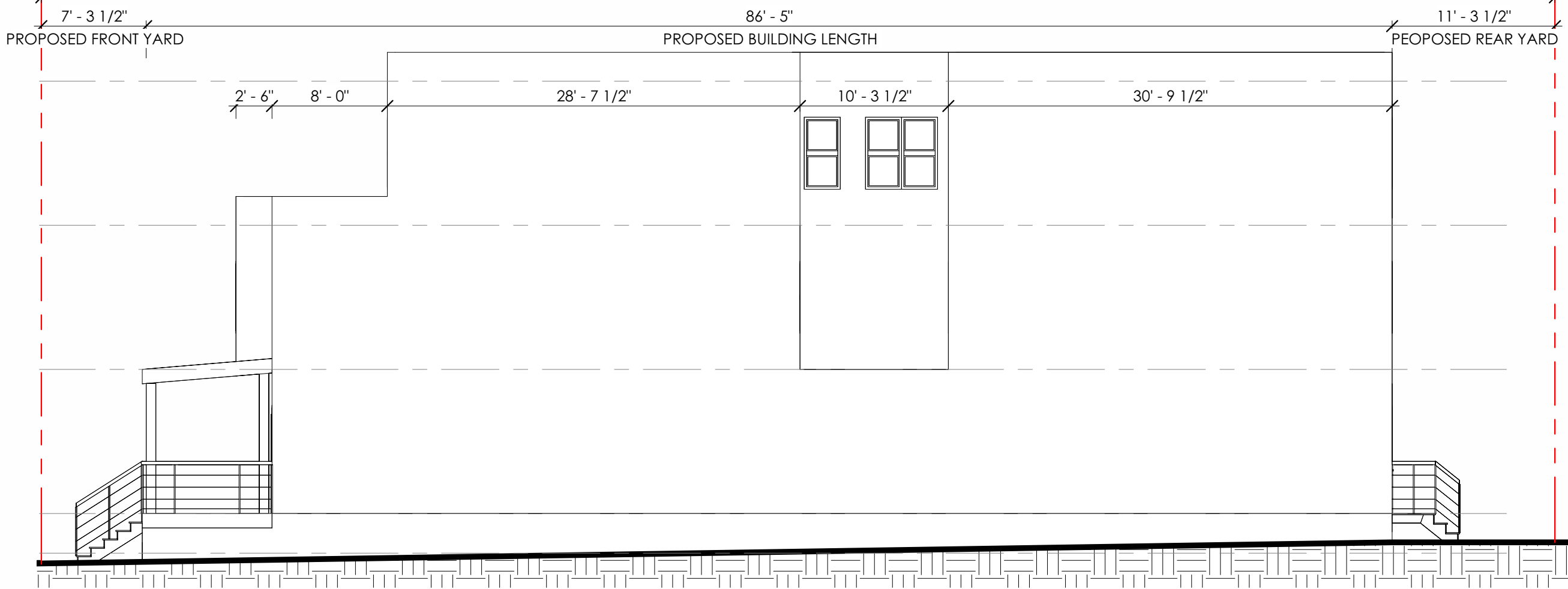
See § 14-303 of the Philadelphia Zoning Code for more information.



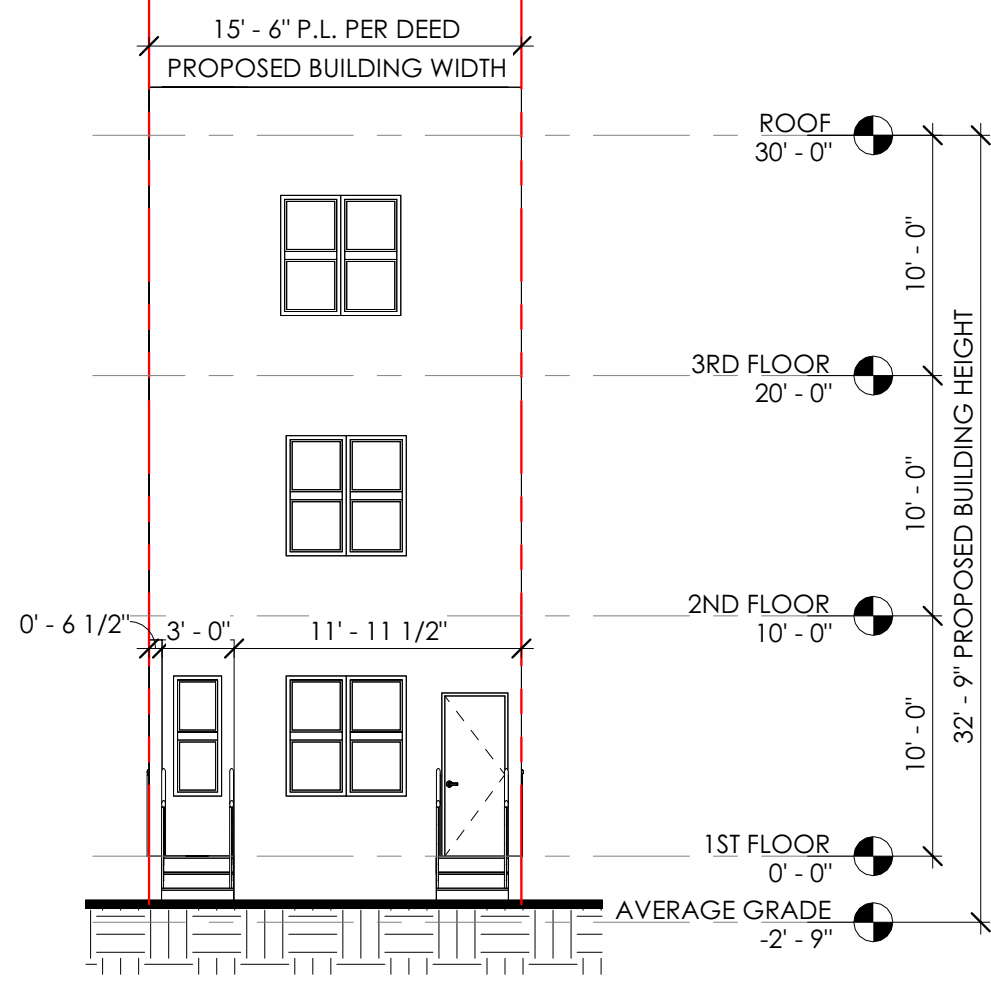
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



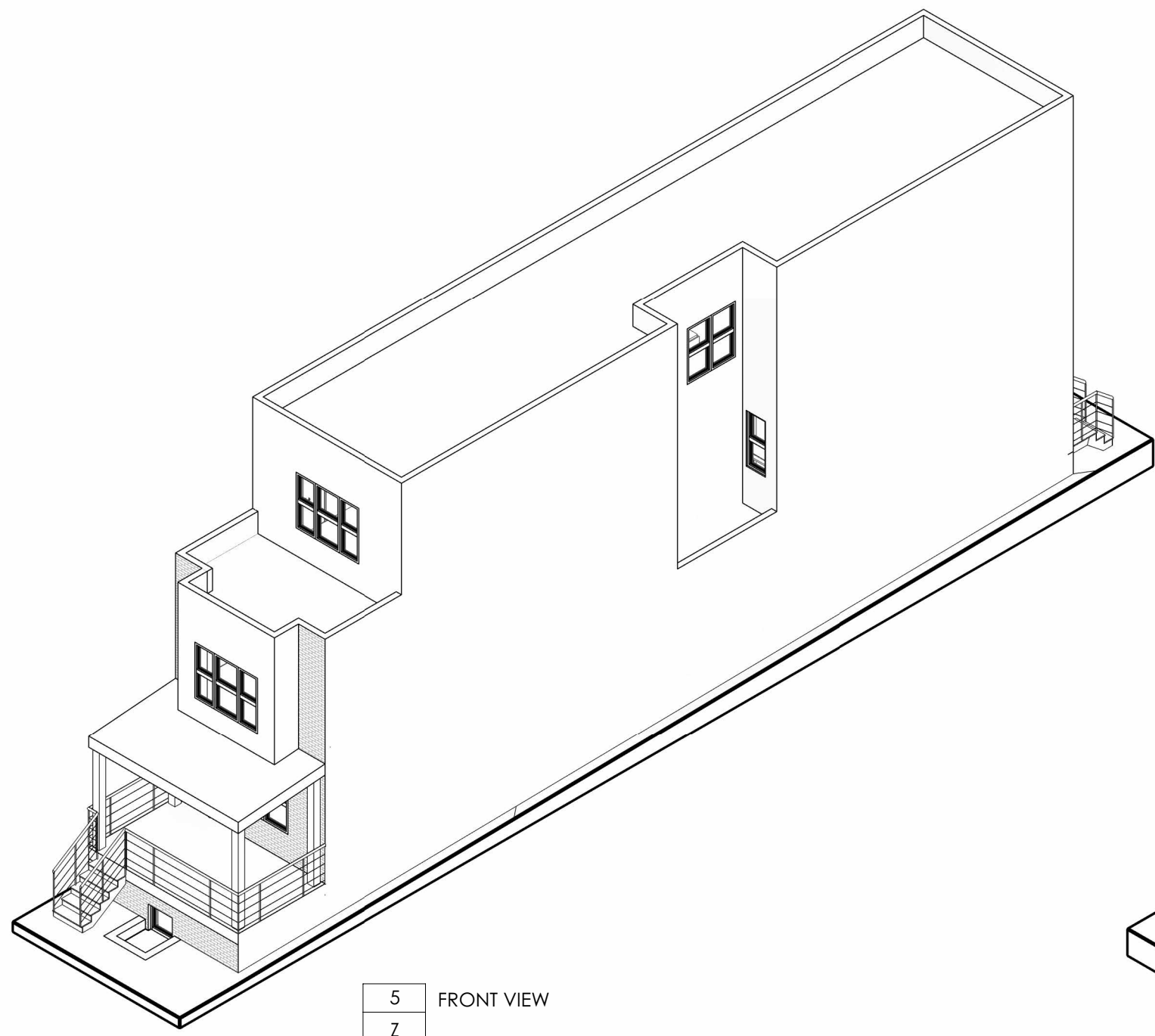
4 FRONT ELEVATION
Z 1/8" = 1'-0"



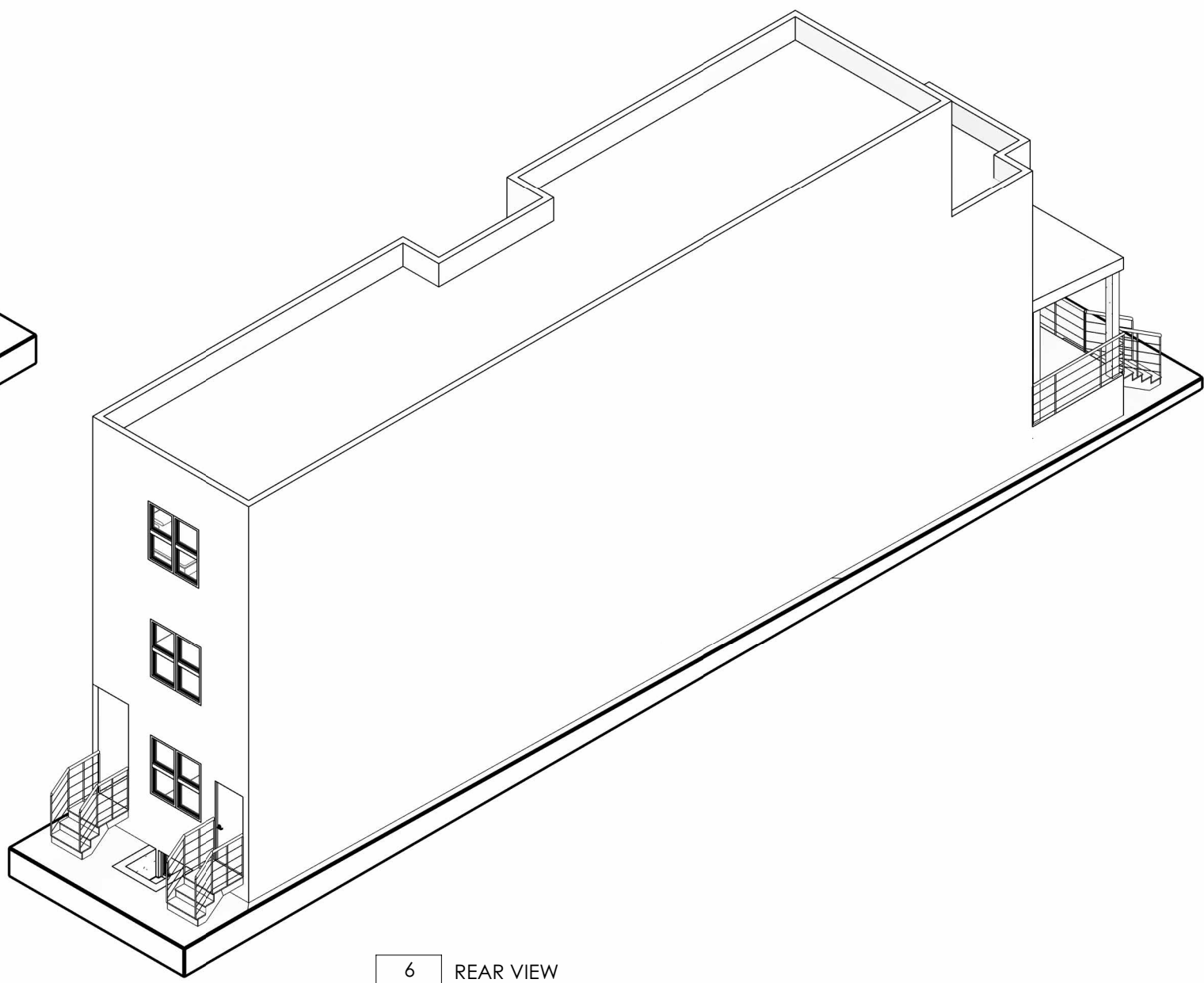
2 SIDE ELEVATION
Z 1/8" = 1'-0"



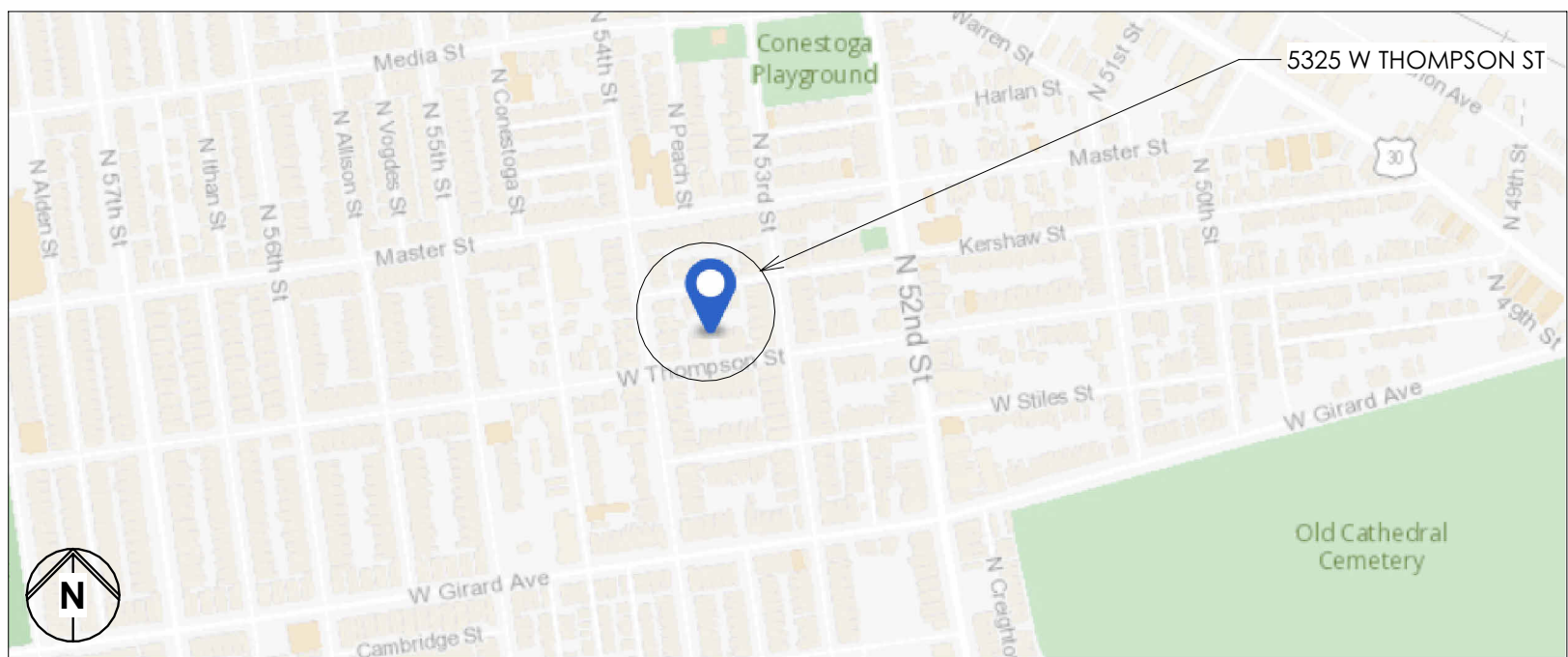
3 REAR ELEVATION
Z 1/8" = 1'-0"



5 FRONT VIEW
Z



6 REAR VIEW
Z



LOCATION MAP



LOOKING NORTH ON THOMPSON ST

PROJECT INFO.

ADDRESS:

5325 W THOMPSON ST
PHILADELPHIA, PA 19131

SCOPE OF WORK:

NEW CONSTRUCTION OF A 3-STORY BUILDING WITH BASEMENT.

LOT INFO

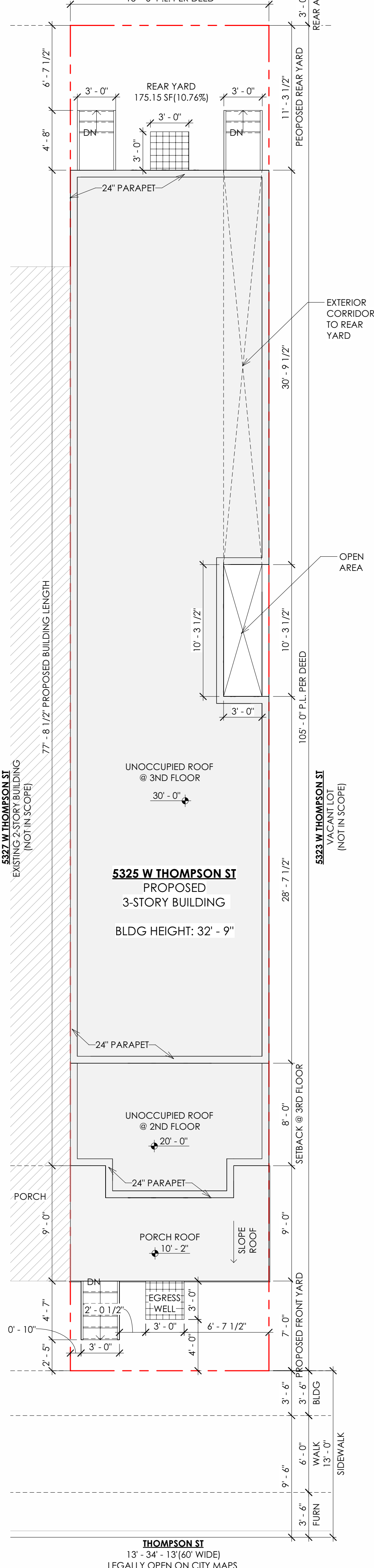
LOT SIZE: 1627.5 sf
ZONING: RM-1
EXISTING USE: VACANT LOT
PROPOSED USE: FOUR- FAMILY *

*NOTE: PER TABLE 14-601-1
LOT AREA / 360SF = 4.5 = 4 UNITS

DIMENSIONAL STANDARDS: RM-1

	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MIN LOT WIDTH:	16'- 0"	15'- 6"	--
MIN LOT AREA:	1,440 sf	1627.5 sf	--
MAX OCCUPIED AREA:	75% (INTERMEDIATE LOT)	--	73.66% (1,199 sf)
MIN FRONT YARD DEPTH:	7'- 0"	--	7'- 0"
MIN REAR YARD DEPTH:	9'- 0"	--	11'- 3 1/2"
MIN REAR YARD AREA:	144 sf	--	175.15 SF
MAX HEIGHT:	38'	--	32'- 9"

EARTH DISTURBANCE: 1,199 sf



1 SITE PLAN
Z 3/16" = 1'-0"



APPROVAL



Applied by L&I: Andrew DiDonato

PING ARCHITECTS

PING ARCHITECTS, LLC

1235 S 47TH ST APT-1F
PHILADELPHIA, PA 19143

510-394-8732
ping@ping-arch.com



Chwen-Ping Wang, RA
PA Registration Number RA-411046

Consultants:

Submission:

Project:

5325 W
THOMPSON ST

Drawing Title:

ZONING
DRAWING

Drawn by: YL
Checked by: CPW

Drawing
Number:

Z