

Zoning Permit

Permit Number ZP-2025-004942

LOCATION OF WORK 821 E CHELTEN AVE, Philadelphia, PA 19138-1711	PERMIT FEE \$965.00	DATE ISSUED 6/11/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER RAM PHILA COMMUNITY 16 LLC	230 S Broad St 17th Floor Philadelphia, Pennsylvania 19102
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OWNER CONTACT 1 Matan Shmuel	230 S Broad St 17th Floor. Philadelphia PA 19102
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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 WITH FRONT PORCH. SIZE AND LOCATION AS SHOWN ON PLANS. [AMENDMENT 10/21/2025 FOR AN INCREASE IN STRUCTURE HEIGHT (N.T.E. 38'-0").]

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

821 E CHELTEN AVE Philadelphia, PA 19138-1711

ADDITIONAL USE DETAILS

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

FOR USE AS SIX (6) DWELLING UNITS.

This permit is subject to the following specific conditions.

CONDITIONS

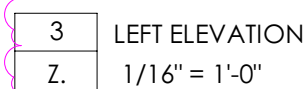
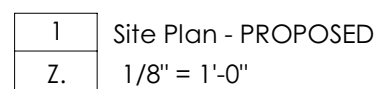
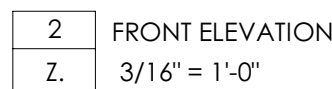
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



LIMIT OF DISTURBANCE: 1,430 SF

SHEET No

Z.

10/21/2025 10:39:32 AM

Applied by L&J: Christopher Hartland